Staff Brief

This document is the staff’s comparison of the Secretary of the Interior’s Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation.

**Project:** #2022-LMDEMO-009  
**Address:** 3717 Decatur Street  
**Historic Dist/DLM:** Potter Highlands (Prior to and Including 1943)  
**Year structure built:** C. 1940  
**Applicant:** Moshe Schwab | SH Architecture

**Past LPC Action:**  
Meeting Date: December 7, 2021  
Description: Dormer Addition and Carriage House Addition  
Motion by B. Gassman: I move to set a public hearing for project #2021-COA-502 3717 Decatur Street for January 11th, 2022.  
Second: G. Petri  
Vote: unanimous in favor (7-0-0), motion passes

Motion by G. Petri: I move to continue application #2021-COA-502 3717 Decatur Street until January 11th, 2022.  
Second: J. Johnson  
Vote: unanimous in favor (7-0-0), motion passes

**Project Scope Under Review:**  
Demolition – Demolition of 70% of the roof structure

**Staff Summary:**  
The applicant, Moshe Schwab, is requesting to demolish the entire rear (west) roof slope of a contributing structure in the Potter Highlands Historic to accommodate a new rear dormer addition on the structure. The project scope will also involve the demolition of a centrally located chimney.

**Registered Neighborhood Organization (RNO) comments:**  
The application was referred to HUNI on September 15, 2021. The RNO was unable to comment and formally met with the applicant due to their monthly meeting schedule, however, Tim Boers Chair of HUNI’s planning and community development committee did not that “many of the proposed changes are not visible from the street. The north and south dormers would be visible, but not the west.”

**Excerpted from the Design Guidelines for Denver Landmark Structures & Districts, January 2016**

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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| 2.24 Preserve the form, materials and features of an original historic roof.  
  a. Maintain the perceived line and orientation of the roof as seen from the street. | Yes | The perceived line and orientation of the roof as seen from the street will be retained with the roof demolition. The east roof slope will remain intact and is not included in the demolition of the roof to accommodate the new rooftop/dormer addition. |
c. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets, finials and crests, especially when they are character-defining features of the structure.
d. Avoid altering the angle of a historic roof.
e. Avoid removing or covering original roof materials and features that are in good condition, or that can be repaired.

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<tr>
<th>2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.</th>
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<tr>
<td>Yes</td>
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<td>a. Take all measures required to repair and retain a contributing or landmark historic structure to protect the community interests in its preservation.</td>
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<td>b. Preserve the essential form and integrity of historic buildings and structures.</td>
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<td>c. Avoid demolitions that change the overall appearance, massing and volume of the historic building as perceived from public vantage points.</td>
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<td>d. Avoid demolition actions that remove historic structural systems or which compromise the structural integrity of a historic building.</td>
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<td>e. Do not demolish character-defining features of a historic property.</td>
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<td>The home is contributing to the Potter Highlands Historic District. Although the roof demolition percentage is extensive, the rear roof slope is not a character defining feature of the home.</td>
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<td>From public vantage points, the overall appearance of the massing and volume of the historic structure will be retained.</td>
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<td>The proposed demolition will alter the structural system of the rear roof slope; however the overall structural integrity of the historic building will be retained.</td>
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<td>The essential form and integrity of the historic building will be retained.</td>
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<td>The Denver zoning code does not include roof demolition in its calculation of total demolition, therefore zoning would not consider the 70% demolition a “total” demolition.</td>
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Recommendation: Approval with Conditions

Conditions: 1. Correct elevation direction key notes on page A1.1; and 2. Approval of a replacement plan prior to demolition.

Basis: Proposed roof demolition is located on the rear roof slope. The rear roof slope is not a character defining feature of the home and the overall mass and volume of the structure will be retained.

Suggested Motion: I move to CONDITIONALLY APPROVE application #2022-LMDEO-009 for the roof and chimney demolition at 3717 Decatur Street, as per guidelines 2.24 and 2.55, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Correct elevation direction key notes on page A1.1; and
2. Approval of a replacement plan prior to demolition.
Potter Highlands Historic District with 3717 Decatur Street outlined in red.
1929 (corrected 1956) Sanborn Map with 3717 Decatur Street outlined in red.