



STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors 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-258
Address: 2434-2436 W 36th Ave.
Historic Dist/DLM: Potter Highlands
Year structure built: 1955 (Period of Significance: prior to and including 1943)
Council District: #1 Amanda Sandoval
Applicant: Don Goering

LPC Meeting: May 17, 2022
Staff: Abigail Christman

Project Scope Under Review:

Demolition of a non-contributing building

Staff Summary:

2434-2436 W 36th is a non-contributing building to the Potter Highlands Historic District. The applicant is requesting to demolish the existing structure to make way for new infill. Any approval of demolition within a Landmark district is contingent upon the approval of a replacement plan.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

Guideline	Meets Guideline?	Comments
2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.	Yes	The existing structure is non-contributing. It's demolition will not impact surrounding contributing buildings.

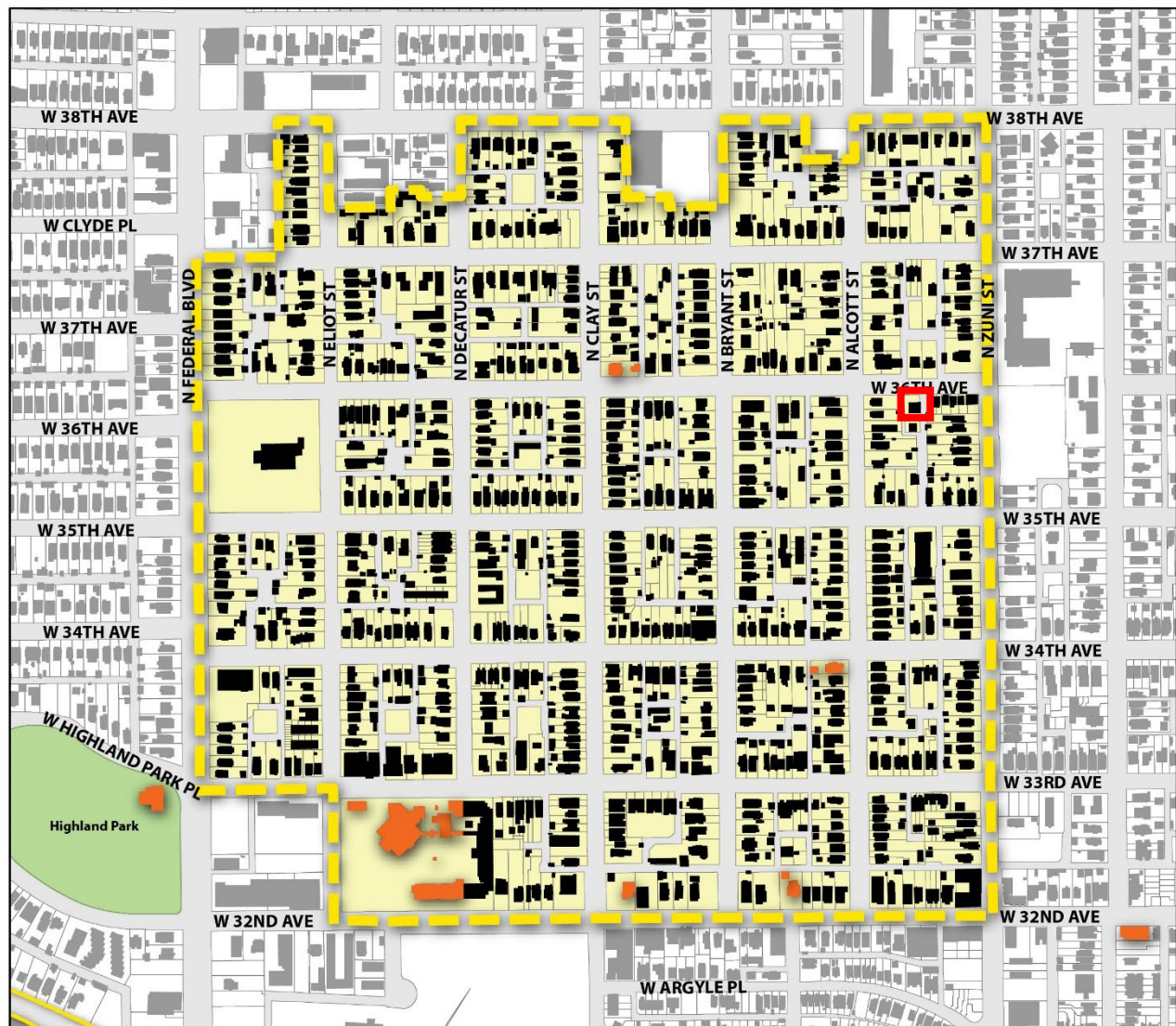
Recommendation: Approve demolition with the condition that a replacement plan be approved prior to the demolition

Conditions: That a replacement plan be approved prior to demolition of the existing house

Basis: The property is non-contributing and can be demolished, however, a replacement plan must be approved prior to demolition Section 30-11 of the Denver Revised Municipal Code

Suggested Motion: I move to **CONDITIONALLY APPROVE** application #2022-LMDEMO-258 for the demolition at 2434-2436 W 36th Ave., as per design guideline 2.55, chapter 30-6(6) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report with the following condition: That a replacement plan be approved prior to demolition of the current structure.

Potter Highlands District Map with 2434-2436 W 36th Ave. outlined in red.

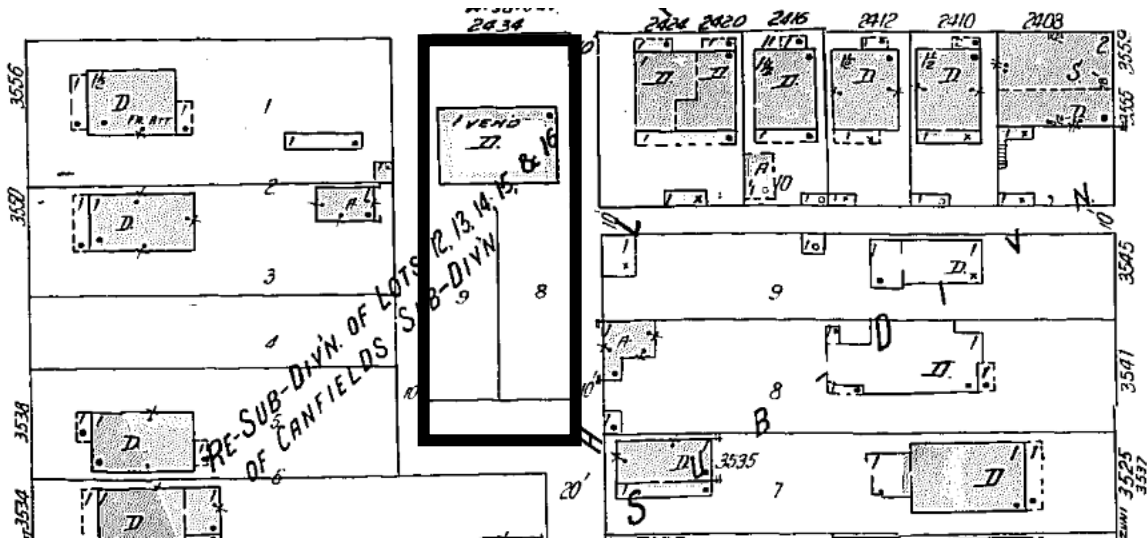


- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Date: February 2014



1956 Sanborn Map with 2434 W 36th outlined in black



END