



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

LPC Meeting: June 21, 2022
Staff: Brittany Bryant, Jennifer Cappeto, Jessica White
Discussion Item: Draft Design Guidelines Phase I Update

Project Scope for Discussion Item:

The *Design Guidelines for Denver Landmark Structures and Districts* were developed through a public process from 2012-2014 and last updated in 2016. The guidelines serve as the rules and regulations that Landmark Preservation staff and the LPC use to evaluate proposed changes to individual landmarks or properties in historic districts. Additionally, the design guidelines help owners of individual landmarks and properties in historic districts make improvements to their properties while protecting the historic, architectural, or cultural features of the neighborhood.

Starting in the fall of 2021, Landmark staff began working with the community and the Landmark Preservation Commission (LPC) to update and address evolving needs and the desire for greater flexibility within the design guidelines. These changes will be made through a comprehensive update divided up into four phases. Each phase will include community meetings and input, online surveys, public review of draft updates, and a public hearing and vote by Denver's Landmark Preservation Commission.

The phase I update includes proposed changes to the guidelines focused on solar panels, retaining walls, and materials for use on additions, new construction, and accessory structures, as well as clarifications to guidelines associated with egress windows, landscaping, fences, lighting, and sheds.

Future phases will address alterations to historic buildings, windows, additions, infill, ADUs, tandem house, commercial and institutional buildings, signage, accessibility and comprehensive updates to graphics, images, and formatting.

Changes to the *Design Guidelines for Denver Landmark Structures and Districts* must be adopted by the Landmark Preservation Commission (LPC).

Timeline

- September 29, 2021 – Design Guideline update project kickoff public meeting
- November 17, 2021 – Phase I Community Meeting
- November 17, 2021 to February 15, 2022 – Phase 1 Online Survey
- April 26, 2022 to May 31, 2022 – Phase I draft posted for public review and comment
- June 21, 2022 – LPC Discussion Item about public comments and draft guidelines

Staff analyzed the comments received on the public review draft and have organized them by topic in the following document, with staff comments in the far column. Landmark staff agreed with most comments, and noted them as such. We disagreed with a few comments and noted why in "Staff Response." To

focus the LPC's discussion, we highlighted major topics in yellow that we thought needed the most discussion, while those highlighted in blue are comments that need some further discussion.

END