651 Humboldt – photos of work as completed
651 humboldt
Murtha
NEW WATER LINE CONNECTION IN GENERALLY SAME LOCATION AS PREVIOUS

THIS ELEVATION SEEMS TO BE NOT PER PLAN. EVALUATE MADE FROM GROUND LEVEL WITH ROOF ACCESS TO VERIFY

NEW WASTE OUTLET

EX WINDOW CONVERTED TO ENTRY
WITH CIRCA 2017 OUTLET WITHOUT PERMITS

EX WINDOW BRICKED IN JULY 2021

AC OUTLET

EXhaust OUTLET

TEMA BOARD

EX LIGHTS ON EXTERIOR FACADE OF GARAGE
* NOTE - NEW CONSTRUCTION HAS RACE BOARDS & EAUBS ARE CONSTRUCTED OF OSB BOARD INSTEAD OF PLANKS OF LUMBER.

EC METAL DOOR

BLOWER UP WINDOW

PROPOSED NORTH ELEVATION

CRACK TO FIX

PLASTIC TIGHTEN-DO

PLASTIC VENT PACE

DECK NOT MATCH

GAGE AirLite

NOT BUILT PER PLAN

LIGHT

ELEC PANEL

NOTE - PATIO IS TWO STEPS LOWER THAN WHAT IS SHOWN ON PLAN

PROPOSED WEST ELEVATION

BLOW OUT TEMP UP

POLLER PLAN

WINDOW OFFSET TO THE WHEEL 5"
Hi Bob-

If you want to make any changes to the plans as approved, you will need to submit a complete updated drawing set to Landmark showing the proposed changes. You will also need to submit revised LOG drawings showing those alterations. I could likely approve the closing up of the basement window administratively. But closing up two additional original large window openings is a significant change and would likely have to go to the Landmark Preservation Commission for review.

Best, Abigail

Abigail Christman | Senior City Planner—Landmark Preservation
Community Planning and Development | City and County of Denver
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Abi,

In working on our project we have come across some things that we think would improve its livability. I believe we need your approval to move forward.

1. The very large window on the North side of the house (the closest to the addition) should be bricked up, just as was the one you OK'd on our original drawings. Because of the stair case being built there, the window cannot be cleaned or even replaced once the stairs are built. It is also a safety feature that with the opening being bricked, it prevents anyone from accidentally falling thru it. If we could leave the top window (it is a double hung) for light, we would do that.

2. The basement window just below the a fore mentioned window should be bricked up also. It is not necessary.

3. The window opening on the South West corner is skewed due to settling and the
frames have been sawed to allow the windows to fit the opening. This allows air to flow around these odd shaped windows and will not allow them to be locked. Can we brick this opening up also?

We will use the brick from the demo of the rear of the house to enfill these openings. Set back is to be 1/4" as was requested in the original plans. We request your permission to proceed with these revisions.

Thank you,

Bob Maxwell

**M - 303-550-9051**
Hi Bob-

If you want to make any changes to your approved plans, you will need to submit a revised application to Landmarks.

Best, Abigail

Abigail Christman  |  Senior City Planner—Landmark Preservation
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---

Hi Abi,

Can I have your permission to use the siding on the face (alley side) of the garage instead of the brick that is on the plans?

Thank you,

Bob Maxwell

**M - 303-550-9051**
Hi Bob-

I apologize for the delay getting back. Landmarks is dealing with an exceptionally high volume, delaying response times.

I could approve the filling in of the basement windows administratively. However, bricking the first floor window is a more significant alteration. This would have to go to the Commission for review and Landmark staff would not recommend approval.

Additionally, there are a lot of other changes shown on your application that need explanation. Even with the first floor window alterations removed from the proposal, I could not stamp these plans until all the changes to the roof as shown in these plans as compared to the approved Landmark plans are clearly explained. These include changes to the dormer pitch, apparent changes to the roof ridge height, and changes to the roof pitch. Your Landmark approval requires that you retain the existing eaves. It is unclear how you can do this if you are changing the roof pitch. If you determine that the existing roof eaves need to be removed, that would also require returning to the Commission. More detail on the proposed new skylights is also required including product specs.

If you decide that you would like to take this to the Commission for review, please submit a written explanation of all of the changes between the previously approved drawings and the new drawings along with specs on the skylight windows.

Best, Abigail

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Good Morning Abbey,
Attached are the plans for our project at 651 N. Humboldt St.
We are requesting that all the basement windows on the north side of the property are to be bricked in. This will keep water from getting into the basement. Also requesting that a window in the family room area of the main floor be bricked in as there is not much wall space in the house (mainly glass windows) and we know it would offer better insulation and efficiency for that room. That window just looks out at out neighbors shed.
May we have your OK to proceed?

Thank you,

Bob and Jeanne Maxwell

**M - 303-550-9051**
Hi Jose-

I apologize for the delay responding—Landmarks have been dealing with an extremely high application volume.

I am still unclear on the changes you describe in your letter and the reasons for them. You state that you were asked to “meet the maximum 40% demolition of the roof.” Why? And by who? Any changes in plan should have immediately come back to Landmark prior to work beginning. The most recent set of plans you sent me still show that the roof demo is 37.85%. Has this changed? If so, this must be show on the plans. And if 40% of the roof has (or will be demolished) a public hearing will be required. Demolition of 40% or more of the existing roof triggers a public hearing.

Further explanation of the lowering the attic cross section 12” is also needed. Please clarify. Are you proposing to lower the existing/original cross section by 12”? If so that would be considered to be roof demo and that is not show in you demo plan.

The bricking in of the rear window and the changes to the roof will require review by the Landmark Commission. Annotated plans that fully explain the above items will be needed in order to schedule this for a Commission meeting. For the Commission meeting, they will be reviewing your previously approved plans and comparing them page by page to your new set of plans. So I would encourage you to fully annotate your plans to explain all changes from the previous application. Without this explanation, there is a good chance that the Commission will continue your application rather than deciding on it.

Due to our current application volume, LPC meetings have been filling quickly. The March 16th agenda is already filled. We are currently scheduling for the April 6th agenda. But that is also filling quickly, so I encourage you to get an application for the commission submitted as soon as possible. Once I receive plans that fully describe and justify all changes from the previously approved plans including accurately showing all demolition, then I can put this on the agenda for a Commission meeting.

Best, Abigail
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From: josorio nexus-architecture.com <josorio@nexus-architecture.com>
Sent: Wednesday, January 20, 2021 9:56 AM
To: Christman, Abigail D. - CPD City Planner Senior <Abigail.Christman@denvergov.org>
Cc: guy nexus-architecture.com <guy@nexus-architecture.com>
Subject: [EXTERNAL] 651 Humboldt St - Comment Response Letter (2020-LOG-0001497)

Ms. Abigail Christman,

Find attached on this email a response letter for your comments sent on December 21st, 2020 for the project located at 651 N. Humboldt Street (2020-LOG-0001497)

Thank you,

Jose A. Osorio
Nexus Architecture
Denver, CO
(321) 888-5913
www.nexus-architecture.com
Hi Jose-

I got your voicemail. Thanks for the explanation regarding the ridge height. However, additional information is still needed regarding the roof demolition. If changes to the roof demolition have been made, they will need to be reviewed by the Commission.

Additionally if you want to move ahead with applying to fill in the first floor window, this will have to go to the Commission.

If you want to revise the application to be limited to infilling the basement windows, that could be approved administratively (assuming that all other roof changes are explained).

I happy to set up a phone or zoom meeting to discuss this further if you want. This is a short week for me since the city was closed yesterday and I am off on Friday, so I don’t have any availability this week but I have some time available next Wednesday, Thursday or Friday.

Best, Abigail
Hi Jose-

I apologize for the delay responding—Landmarks have been dealing with an extremely high application volume.

I am still unclear on the changes you describe in your letter and the reasons for them. You state that you were asked to “meet the maximum 40% demolition of the roof.” Why? And by who? Any changes in plan should have immediately come back to Landmark prior to work beginning. The most recent set of plans you sent me still show that the roof demo is 37.85%. Has this changed? If so, this must be show on the plans. And if 40% of the roof has (or will be demolished) a public hearing will be required. Demolition of 40% or more of the existing roof triggers a public hearing.

Further explanation of the lowering the attic cross section 12” is also needed. Please clarify. Are you proposing to lower the existing/original cross section by 12”? If so that would be considered to be roof demo and that is not show in you demo plan.

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Best, Abigail

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Hi Bob-

I still need clarification on the roof demolition. In the comments Jose sent on January 20th, there was a statement that “late in the process we were asked to meet the maximum 40% demolition of the existing roof.” This needs further clarification. Who asked this? Why? What changes were made? If the roof demolition amount has been altered, that must be shown on the plans. Once the demolition is clarified, I can schedule this for a meeting. It would either be April 6 or April 20th, depending on when a complete application is received. Who you want to represent the application at the meeting is up to you, but it can be very helpful to have the architect present to answer any potential questions from the commission.

Best, Abigail

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---

From: ROBERT MAXWELL <robertjmaxwell@comcast.net>
Sent: Monday, March 1, 2021 8:05 AM
To: Christman, Abigail D. - CPD City Planner Senior <Abigail.Christman@denvergov.org>
Subject: RE: [EXTERNAL] Fwd: Updates for requests at 651 N. Humboldt

VELUX egress window specs for your approval.

Thank you,

Bob Maxwell
Hi Abbey,
Attached are the updated plans for your approval.
We want to add egress window in the new upstairs bedroom and brick in the main floor SW window.
Do we have to complete some form for you prior to the meeting?
What is the date and time of the meeting in APRIL?
Do we need Guy Nichols to attend?
I can answer all the questions you have put forth.

Thank you,

Bob Maxwell

Hi Bob-

As I said the in the email I cc’d you on earlier this week, I cannot approve the request to brick in the rear window administratively. This will have to go to the Commission for review. But the Commission will also have questions about the changes made to the plans since the previous approval so those also need to be clarified before this goes to the Commission. I would also recommend including the additional window information you emailed me in your application to the Commission.

We are currently scheduling for April Commission meetings. Once I have a complete application for the Commission, I can place this on an agenda.

I’ve attached below the text of the email from earlier this week in case you didn’t receive it.

Best, Abigail

Hi Jose-
I got your voicemail. Thanks for the explanation regarding the ridge height. However, additional information is still needed regarding the roof demolition. If changes to the roof demolition have been made, they will need to be reviewed by the Commission.

Additionally if you want to move ahead with applying to fill in the first floor window, this will have to go to the Commission.

If you want to revise the application to be limited to infilling the basement windows, that could be approved administratively (assuming that all other roof changes are explained).

I happy to set up a phone or zoom meeting to discuss this further if you want. This is a short week for me since the city was closed yesterday and I am off on Friday, so I don’t have any availability this week but I have some time available next Wednesday, Thursday or Friday.

Best, Abigail

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From: ROBERT MAXWELL <robertjmaxwell@comcast.net>
Sent: Friday, February 19, 2021 7:45 AM
To: Christman, Abigail D. - CPD City Planner Senior <Abigail.Christman@denvergov.org>
Subject: [EXTERNAL] Fwd: Updates for requests at 651 N. Humboldt

any update as to our request to brick up the rear window??????

Thank you,
Bob Maxwell

**M - 303-550-9051**

--------- Original Message ---------
From: ROBERT MAXWELL <robertjmaxwell@comcast.net>
To: "Christman, Abigail D. - CPD City Planner Senior"
<Abigail.Christman@denvergov.org>
Cc: robert maxwell <robertjmaxwell@comcast.net>
Date: 12/15/2020 11:22 AM
Subject: Updates for requests at 651 N. Humboldt

Dear Abbey,
Do you have an update for our requests to brick in additional basement windows and the window in the dining area. Also we added 2 bedrooms in the attic that will need your OK also.

Thank you,

Bob Maxwell

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Hi Bob-

As I said in the email I cc’d you on earlier this week, I cannot approve the request to brick in the rear window administratively. This will have to go to the Commission for review. But the Commission will also have questions about the changes made to the plans since the previous approval so those also need to be clarified before this goes to the Commission. I would also recommend including the additional window information you emailed me in your application to the Commission.

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I happy to set up a phone or zoom meeting to discuss this further if you want. This is a short week for me since the city was closed yesterday and I am off on Friday, so I don’t have any availability this week but I have some time available next Wednesday, Thursday or Friday.

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Cc: robert maxwell <robertjmaxwell@comcast.net>
Date: 12/15/2020 11:22 AM
Subject: Updates for requests at 651 N. Humboldt

Dear Abbey,
Do you have an update for our requests to brick in additional basement windows and the window in the dining area. Also we added 2 bedrooms in the attic that will need your OK also.

Thank you,

Bob Maxwell

**M - 303-550-9051**
Hi Bob-

It has come to my attention that you have infilled the basement windows at 651 Humboldt. You do not have Landmark approval for this work, so this is a violation. Only the work shown on your most recent Landmark stamped plans dated 7/30/2020 is approved. I had previously told you that infilling the basement windows was work that COULD be approved administratively. But first there were questions regarding the revised plans that needed to be addressed. These were never addressed, so no approval for infilling the windows was issued. Additionally, the plans submitted for infilling the basement also included the infilling of a first floor window, work which cannot be administratively approved. I cannot issue a revised approval and stamp plans unless all work shown on the plans has either been approved by the Commission or clearly meets all guidelines and can be approved administratively.

To move forward and get the your project in compliance, you will need to submit a complete revised plan set with the following items addressed:

- Clearly explain the changes to the roof as drawn on the previous approval and in the revised approval.
- Make sure that all demolition calculations are accurately shown on the plans. You need to clarify the previous comment made by the architect stating that “Late in the process we were asked to meet the maximum 40% demolition of the existing roof.” The plans show 37.85% of the roof to be demolished.
- All exterior penetrations need to be shown on the plans. Based on photos taken by the inspector, it looks like you installed a pipe within one of the infilled window openings. This is not something that Landmarks typically allows. It looks like there are also other exterior penetrations that are not shown on the plans.
- All lighting needs to be show on the drawings and manufacturer specs need to be included for the lighting. It looks like lighting has been installed on the building that is not shown on the plans.
- More detail is needed on the brick used to infill the first floor window on the north elevation and the basement window openings. The plans approved by Landmark state that the reclaimed brick matching the historic brick would be used. But based on the inspector photos, the brick does not appear to match. The mortar also appears to be different.
- If you still want to pursue approval for infilling a first-floor window on the south elevation then that should be included in the plans and this will need to go to the Commission for review. If you don’t want to go to the Commission, then this needs to be removed from the drawings.
- Include material detail for the proposed skylights in the plan set. Have you submitted a revised plan set with the addition of the bedrooms and skylights to Residential Plan review? If not, you need to do this ASAP to make sure that this alteration to the original plans meets
code. There are a lot of regulations related to egress skylights.

- Make sure the location of any HVAC units is accurately shown on plans.
- Make sure that the drawings accurately show the addition and site work as constructed. If ANY deviations have been made from what is shown in the approved drawings and what was built these need to be identified in your plan set. I only have a photo of the rear elevation but can see a couple alterations to the plans as approved: there is a gap between the single door and the four-part door as built which was not shown on the elevation drawing and the trim band at the at the gable end is placed lower than shown in the approved drawings.

Let me know if you have any questions.

Best, Abigail

---

From: Christman, Abigail D. - CPD City Planner Senior  
To: ROBERT MAXWELL <robertjmaxwell@comcast.net>  
Cc: josorio@nexus-architecture.com; guy nexus-architecture.com <guy@nexus-architecture.com>  
Subject: RE: [EXTERNAL] Fwd: Updates for requests at 651 N. Humboldt

Hi Bob-

I still need clarification on the roof demolition. In the comments Jose sent on January 20th, there was a statement that “late in the process we were asked to meet the maximum 40% demolition of the existing roof.” This needs further clarification. Who asked this? Why? What changes were made? If the roof demolition amount has been altered, that must be shown on the plans. Once the demolition is clarified, I can schedule this for a meeting. It would either be April 6 or April 20th, depending on when a complete application is received. Who you want to represent the application at the meeting is up to you, but it can be very helpful to have the architect present to answer any
potential questions from the commission.

Best, Abigail

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Sent: Monday, March 1, 2021 8:05 AM
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Subject: RE: [EXTERNAL] Fwd: Updates for requests at 651 N. Humboldt

VELUX egress window specs for your approval.

Thank you,

Bob Maxwell

**M - 303-550-9051**

---

On 03/01/2021 7:39 AM ROBERT MAXWELL <robertjmaxwell@comcast.net> wrote:

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