LANDMARK CERTIFICATE OF APPROPRIATENESS – Application

Design review for this project will not begin until a complete application and required submittal materials are received. Landmark Preservation reserves the right to delay consideration and/or action on a submittal in the event that information is missing and/or changed at the time of the scheduled design review or public hearing. Please use the appropriate project checklist for guidance. A pre-application review is required first for certain projects.

SUBJECT PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Property Address</th>
<th>805, 807, 811, 813, 817, 819 32ND ST  DENVER 80205</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Type/Use</td>
<td>□ 1 or 2 Unit Building (Single Family Home, Duplex)</td>
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<td></td>
<td>□ Commercial</td>
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<td></td>
<td>□ Multi-Unit Residential</td>
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<td></td>
<td>□ Other Rowhouses</td>
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<tr>
<td>Historic District</td>
<td>Curtis Park 'A'</td>
</tr>
<tr>
<td>Applicat</td>
<td>s Name: Candice Pulliam</td>
</tr>
<tr>
<td>Company: (32nd St Rowhouses)</td>
<td>City: Denver</td>
</tr>
<tr>
<td>Phone: 720.290.4599</td>
<td>Zip: 80205</td>
</tr>
<tr>
<td>Email: <a href="mailto:Candice@locatefineArt.com">Candice@locatefineArt.com</a> (OR) <a href="mailto:jcbart@gmail.com">jcbart@gmail.com</a></td>
<td></td>
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ITEMIZED LISTING OF PROPOSED WORK ITEMS - only listed items will be reviewed:

[Example: Replace roof shingles, Construct 2-car detached garage, etc.] Only work listed below will be considered.

Jeremy Burns

- Replace 3 porches which are crumbling and cracked and beyond repair
- # 805, 807, 811, 813, 817, 819 - 32nd St

- please see detailed information included

Materials of work:
(Example: Type of window materials, siding, roofing, etc.)

- Reinforced concrete

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Amount of demolition of original features/materials

- Each porch 819 square feet

- *DETAILED INFO ATTACHED

APPLICATIONS ARE NOT CONSIDERED COMPLETE UNTIL ALL INFORMATION REQUIRED ON THE APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED

I attest that no additional exterior work or window work will occur under this application (sign, and print application).

Candice Pulliam

Design Review Deadline: The filing deadline is 4 weeks prior to scheduled Landmark Preservation Commission (LPC) meetings, and 23 days (3 weeks and 2 days) prior to the first Thursday of each month for the Lower Downtown Design Review Board (LDDRB). A complete application, including full supporting documentation, is due in the Landmark Preservation office by 12:00pm (noon) on the filing deadline. Landmark staff will determine whether LPC or LDDRB review is required based on adopted design guidelines. Staff will contact the applicant regarding staff comments, meeting dates (if applicable) and any additional materials that may be required.

To submit electronically: Email this form and supporting materials to landmark@denvergov.org. Electronic submission should include two attachments: one pdf with the completed form ("yourname-app.pdf") and one pdf that combines all supporting materials ("yourname-app-materials.pdf"). File size should not exceed 25MB combined. Contact us if you are having trouble with your electronic submission.

To submit in person: Submit this form and supporting materials to the Records Counter weekdays between 7:30am and 4:30pm on the 2nd floor of the Webb Municipal Building, 201 W. Colfax Ave.

All submittals become the property of the City & County of Denver. Submittals are open records. Submittals will be posted online or made available to any party that requests a copy.
June 7, 2021

Denver Landmark Certificate of Appropriatness Application

Submitted and agreed upon by all 5 owners:
1. Graham and Ashlee Tharp (2 units) 813 and 819
2. Mikell and Kevin Beechinor  817
3. Jeremy Burns 813 (contact 720-244-2141) owner/occupied
4. Kristi Legaarden 807 (contact 303-842-7131) owner/occupied
5. Candice Pulliam 805 (contact 720-290-4599) owner/occupied

We are proposing replacing the existing porches which are beyond repair. The 3 porches are identical. The building was constructed on or around 1893 but the current porches were probably added during typical neighborhood updates in the last 50-60 years. There are a number of this type of walled porch in this neighborhood. Each porch has two entrances with a total of 6 separate addresses.

We have found no records to confirm the front of the original building. We weren't able to find photos of the original building at Denver Public Library or the Colorado History Museum's digital files.

The materials used on the existing porches is concrete and stucco covered cinder block walls with brick along the top of the wall. After researching materials and meeting with several contractors it was determined the porches can no longer be patched or successfully restored. The owners are in agreement that the porches should be replaced keeping in mind the integrity of our beautiful old building and approprietness in Curtis Park.

The replacement will include taking existing porches (not the roof) down and debris removed. A concrete slab will be poured with steps. The current approach from the front sidewalk be exactly as it looks now for each porch. Details such as the step heights will be addressed and corrected. The concrete will be gray. The roof over the porch will be supported during this process and not be altered. After the concrete is dry the porch supports will be replaced with solid 6x6's. Plans include wooden railings and banisters replacing the current walls. We invision a new look to brighten the facade creating a less heavy look while staying within the historical look of Curtis Park. (see drawings)

The railings will be added after the porches have cured. The dimensions of the porches are within the guidelines determining that railings are not necessary but our plan is to finish them with railings and banisters when we have the trim repainted.

The dimensions of each existing porch: 29'L x7'D x 15''H
The dimensions of the new porch: the same

Work will be scheduled as soon as we receive our certificate and reach an agreement on contractor. We have begun the bidding process with licensed concrete contractors.
PROPOSED:

FORM AND POUR NEW CONCRETE PORCH FLOOR, STEPS AND ENTRY SIDEWALK.
Porch floor should slope away from bldg for proper drainage
(i.e., 1/4" per foot).
Replace existing shortened wood columns with full-length columns and attach to column bracket anchored to concrete floor.
Add 5x3 wood post with metal cap and add 2'7" high rail and simple 2x2 wood balustrades.