Pre-Review

The pre-review is meant to notify applicants of the process for the eight special project types noted below and offer initial feedback. Design review for this project will not begin until the final complete application is received. Staff’s initial comments do not constitute design review or approval/denial.

Property Address(es) 452 N Humboldt St

<table>
<thead>
<tr>
<th>Property Type/Use</th>
<th>Multi-Unit Residential</th>
<th>Historic District Name (if known)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 or 2 Unit Building</td>
<td></td>
<td>Driving Park</td>
</tr>
<tr>
<td>(Single Family Home, Duplex)</td>
<td></td>
<td></td>
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<tr>
<td>Commercial, Mixed-Use or Multi-Use</td>
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<tr>
<td>Other</td>
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</table>

Contact Name and Company  Steve Culbertson - Architect

Email Address  steve@landmarkk.com

Phone Number  303.831.4455

Please indicate the project type:

- Infill Construction
- Zone Lot Amendments
- Second Floor (Pop-Top) Additions
- Historic Window Replacement
- ADU Construction
- Large Additions
- Demolition in Historic Districts or Landmark Structures
- Comprehensive Sign Plans

*Only these eight project types require a pre-review, or as determined by staff*

Description of Project Concept:
addition of an attached 3 car garage and master bath. removal of a 60’s addition plus 30’s garage

Pre-Review Checklist

The following is REQUIRED for Pre-Review:

- 1. Complete Application for Pre-Review
- 2. Plans/drawings/sketches that adequately depict the project (clearly note existing and proposed)
- 3. Color photos of existing conditions

Please note: if the proposal includes demolition of an existing structure, a separate demolition application will need to be submitted for approval. Staff will schedule a meeting, call, or communicate via email for the pre-review meeting.

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-preapp.pdf”) and one pdf that combines all supporting materials (“yourname-preapp-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.
November 24, 2021  452 HUMBOLDT RENOVATION PROJECT

DESCRIPTION

- Initially built in 1902, the house will be renovated and turned into a residence for Jessica and Lucas Armijo along with their two children.
  - The president of the Driving Park Historical District, Betsy Rubner, has included a letter which supports this design on behalf of all the adjacent neighbors.
  - See the attached photos, documents and drawings which are attached to the outlined information below.
- The current condition of the house has severely deteriorated over the past 37 years when it was not occupied
  - We have engaged a structural engineer who works with a soil investigation company. His report is attached.
  - Although we cannot jack the foundation back to it’s original position, we can stabilize it so further settlement will stop.
  - The foundation and brick for the front porch has settled up to 5” and will need partial renovation
    - The damage is severe and may require an emergency repair permit
    - If such a permit is required, we will provide drawings for review
  - The south, front part of the house has settled approximately 1”.
    - This will require work but not replacement
  - After the house is stabilized, we will reshape the soil away from the foundation and add a perimeter drain to take away the ground water which has caused most of the trouble we see.
  - The interior of the house and the windows have suffered from years of deferred maintenance
- This house is a wonderful example of the Mission Revival style, in spite of all the problems presented.
  - The originator of the Driving Park Historic District in 2002, Nancy Widmann, identified 8 properties as the Mission Revival style. 452 Humboldt is on the list. This information is probably available from LPC, but we can provide it if requested.
  - As shown in our documents from the National Park Service and others, the elements of this style are
    - White stucco walls
    - A Mission shaped roof parapet
    - Wide overhanging eaves with decorative brackets
    - Arched doorways
    - Deep window openings without any framing
  - The 452 Humboldt design fits well with all of these features
- The materials will include
  - Stucco
  - New windows which will be painted wood [Will be referred to LPC in a future submittal]
  - Exterior floor tile for the porch and patio-Quarry Tile or similar
  - Garage & exterior doors
  - Black composite 50 yr roofing - CeDUR, Envirosheke, or Beaumont Shake -
- Proposed design features are shown below
  - Drawings showing the features below
  - The renovated front porch will
    - receive stucco inside and out same as the existing house
    - the existing and renovated brick walls and columns will be stone capped with the same or very similar stone.
    - The existing concrete porch slab will be repaired / replaced and resurfaced with the same quarry tile as the patio.
  - The 1156 sf addition is behind the existing house, smaller and hidden from view by the open patio and trellis, which is not a replicant of the existing front porch but it has many features which recall the porch.
    - It allows the owners to provide adequate space for a master bathroom
    - efficiently provides space for 3 cars.
    - The addition is only 45% larger than the existing 60’s addition and the oddly shaped garage from the 30’s.
  - After structural repair, the house brick, which is badly damaged in several places, will receive a coat of hard stucco.
    - In addition to the mission style benefits, the stucco will conceal the structurally patched brick.
  - The new roof will be black composite
  - The existing mission roof parapet will be restored as well as the existing eaves and brackets
  - We have reviewed the requirements of Zoning and the 2018 IRC. All is in compliance.
To Whom It May Concern:

My name is Dr. Jessica Armijo, my husband Jeremiah Armijo and I are excited for the opportunity to present our plans of rehabilitation and renovation for our new home.

The house at 452 Humbolt Street is a family treasure. Our uncle has been a part of its story first as a caretaker, then as an owner for the last 57 years. We are honored and excited that he has chosen us as the next stewards of the property, entrusting us to revitalize and rehabilitate it to the gem it was intended to be.

We are lucky that we have had the opportunity to hear stories of its life; originally its top floor was utilized as an informal dance hall. A room that was likely full of ragtime and jazz has, over time, become ravaged and dilapidated; now marked by sloping floors and cracked walls that will once again be full of life, laughter and music when transition the space into a shared living area for our nine-month-old twins John and Juliette. The kitchen that was by all accounts “barely used” was known singularly for a pot of pozole that was simmering on the stove “all year long”. The burners have been turned off for over 30 years, but that pot remains in an old steel cabinet tucked in the corner of the kitchen. We regularly host meals for nuclear, extended family and friends who live near and far. We look forward to having the ability to offer warmth and nourishment once again from the kitchen of 452 Humbolt. The house holds a lot of history and memories, but it has more life to live, stories to tell and memories to create. It will in essence serve as a place for us and our young family to grow up and continue to make memories for the rest of our lives.

Over the last two months we have been working with Steve Culbertson and the Drivers Park Community to come up with a plan of renovation that will allow 452 Humboldt Street’s Mission Revival Architecture to once again exude the amazing story the house has to tell while staying true to and honoring the home’s past.

This home is ready to be lived in again and we feel honored that our uncle has given us the opportunity to create the next generation of memories in this amazing home.

We look forward to working with you,

The Armijo’s
To whom it may concern –

Driving Park is writing on behalf of Dr. Jessica and Jeremiah Armijo who are planning for the renovation of 452 Humboldt Street. The Armijo Family has been working with Steve Culbertson who is an architect that specializes in the renovation of historical structures in Denver Colorado.

During the planning phase, the Armijo Family and Mr. Culbertson have communicated with the Board and their immediate neighbors to share their commitment that the renovation at 452 Humboldt Street is consistent with Driving Park’s history, architectural standards and in a manner that will improve property values in the Driving Park Historic District. We appreciate their efforts to keep the Board and their neighbors appraised of their plans and we are in support of their project.

The following items regarding the project are of note:

- The plans are consistent with Mission Revival Homes both at the time the home was built in 1903 and consistent with Mission Revival Homes in Driving Park. The neighborhood is delighted that 452 Humboldt Street’s Mission Revival Structure will be brought back to life with white stucco, dark wood accents, dark wood windows and a clay roof. We believe that this design is consistent with other Mission Revival homes in the neighborhood and will be a welcome addition to Driving Park.

- The neighbors have all enthusiastically provided their agreement with the attached plans and feel as though the plans are consistent with the style of homes on the block and will improve property values in the immediate area.

We are looking forward to welcoming the Armijo Family to Driving Park.

Sincerely yours,

Betsy Rubner
DPHD Board President

303-807-7176
betsyr@me.com
Mr. Steve Culbertson, AIA
939 Pearl Street
Denver, Colorado 80203

Subject: Residential Structural Evaluation
452 Humboldt Street
Denver, Colorado
Project No. 21-1486

At your request, Best Engineering Solutions and Technologies (BEST) visited the residence at 452 Humboldt Street to evaluate existing conditions of the structure. You requested BEST observe settlement distresses primarily associated with the front porch and front façade of the structure. You also requested BEST evaluate unevenness of interior floors. This letter conveys our observations and opinions.

The single-story home with developed attic, partial basement and crawlspace was built in 1905. Construction is 3-wythe brick masonry foundation, 2-course brick with plaster finish exterior walls and wood-frame with lath and plaster finish interior walls. These construction materials and practices were common in Denver at the time this home was constructed. It appeared that minimal maintenance has been performed on the site in several years.

We looked at the east, west and south exterior walls. The north wall was not accessible at the time of our visit but was visible from the east and west ends. We also looked at the interior basement, crawlspace, first floor and attic spaces. Exterior walls were checked with 12-inch level in various places around the building perimeter both inside and outside and were plumb within normal construction tolerance. Observation of the foundation from the basement and crawlspace indicated the foundation was in good condition relative to its age and type of construction. Exterior walls observed from the outside showed displacement of face bricks primarily on the south and west sides. The west side is discussed below. On the south walls, approximately 1-inch settlement was observed, and some bricks were displaced around window openings. Settlement was not apparent on the east walls, and to the extent visible, on the north walls. Excepting the west side, exterior walls were plumb and brick facing was in good condition, needing normal maintenance such as resetting some bricks and tuck-pointing mortar joints.

We found evidence of structure settlement throughout the interior space. Interior walls had cracks reflecting through the finishes primarily on exterior walls. In the attic room, cracks were observed in the ceiling. BEST considered these cracks to be normal for structures of this age in the Denver area. Floors close to the center bearing wall were level. Local depressions and irregular pitch of the floors was noted in areas near the west and south external walls. In these areas floor slope measured as much as 3/16 inches per foot (vertical:horizontal), with the low end toward the exterior walls. It is BEST’s opinion that repairs to these materials, including shimming floor joists and repairing floor finishes along with normal maintenance will inhibit further similar damage.

Severe damage found at the west side of the structure appeared to be associated with movement of the front porch structure. This damage included large cracks and differential movement of the bricks, concrete steps,
and porch slab. Horizontal displacement of approximately 5 inches was measured at the top of the north column on the front porch. Cracks measured approximately 3 inches wide at the north and south corners of the porch. In BEST’s opinion, damage to the front porch and front façade of the primary structure is related to consolidation of founding soils that resulted in settlement of the porch structure. It is BEST’s opinion that complete reconstruction of the front porch structure is necessary, including construction of a new spread footing foundation.

It is BEST’s opinion that measures to reduce further soil consolidation are necessary to mitigate settlement of the structure. These measures include re-grading the property to provide positive drainage away from the structure, installing trench drains or other means to collect and disperse surface water away from the structure, extending gutter downspouts away from the structure, managing landscape irrigation, and normal maintenance and upkeep of the property. Eliminating settlement cannot be guaranteed. In BEST’s experience with homes of this age in the Denver area, most soil consolidation has already occurred, and further settlement of the structure for the indefinite future would be much smaller in magnitude provided routine maintenance and repairs are performed as described above.

Please contact us if we can be of further assistance.

Respectfully submitted,
BEST ENGINEERING

Joel A. Kauffman, P.E.
Project Manager
SITE PLAN
SCALE 2" = 1'
COVID-19 Response

Masks are required for everyone, regardless of location or vaccination status, in all NPS buildings, crowded outdoor spaces, and all forms of enclosed public transportation. Additional details are available at [www.nps.gov/coronavirus](http://www.nps.gov/coronavirus). Before visiting, please check the park website to determine its operating status. Please recreate responsibly.

National Park Service

ARTICLE

Mission Revival Style 1890s - 1920s

Golden Gate National Recreation Area

This Crissy Field administrative building was constructed in 1921 in the Mission Revival style. NPS

History of the Style

By the late 19th century, California architects made a monumental shift in the direction of their architectural inspiration. Rather than continuing to adopt imported East Coast architectural styles, these architects recognized the value of their own historic surroundings, where the Spanish Colonial mission heritage of California and the Southwest had built beautiful mission chapels, with thick, white stucco walls, red clay roofs and bell towers. These West Coast architects launched the Mission Revival style, which was characterized by silhouetted shapes that mimicked the old missions, with large flat stucco surfaces, often punctuated by deep windows and door openings. The exterior surface was usually devoid of any ornamental detail; the shadow patterns of the roof overhangs displayed on the walls were usually the only building decoration. The gable and hip roofs had overhanging eaves...
and were typically sheathed with red clay tile. The Mission Revival style became more visible and popular across the west as the Santa Fe and Southern Pacific railways embraced the style with their new stations and resort hotels.

**Mission Revival Buildings at Golden Gate**

Fort Winfield Scott, constructed on the Presidio in 1912 as the new headquarters for the coastal artillery defense, was one of the army’s first building projects in the Mission Revival style. The new, large barracks and administrative buildings were built with flat, unadorned white stucco walls, decorative parapets and red tile roofs. Fort Winfield Scott's design was considered a great success and eventually the Mission Revival style became a visual tool that identified the army’s military presence. By the 1930s, the Mission Revival style became so popular with the San Francisco-based army that they repainted most of their older buildings off-white and replaced dark roofing material with new red clay tiles, in order to create a uniform appearance.

![Mission Revival elements of Fort Winfield Scott (Presidio) Building 1208](https://www.nps.gov/articles/mission-revival-architecture.htm)

The Mission Revival elements of Fort Winfield Scott (Presidio) Building 1208:

1. Mission-shaped roof parapet
2. Wide, overhanging eaves with decorative brackets
3. Red clay roof tiles
4. Arched doorways
5. Deep window openings without any framing, except the sill.

GGNRA, NPS.
In 1908, the army established the San Francisco Port of Embarkation at lower Fort Mason. Instead of using standard building plans, the army hired an architectural firm who built the port’s buildings in the Mission Revival style. Building C has a hipped roof with clay tiles, overhanging eaves with brackets, and an undecorated, concrete surface. PARC, GGNRA.

The Fort Mason Chapel, constructed in 1942, exhibits many classic Mission Revival elements. Covered in white stucco and red roof tiles, the building has a bell tower, a projected arched entryway, a center quatrefoil window vent and deep, narrow windows. GGNRA,NPS.
Architectural History at Golden Gate National Recreation Area >

Colonial Revival Style 1880s - 1940s >
ARTICLE

Greek Revival Style 1830s - 1860s >
ARTICLE

Queen Anne Style 1880s - 1910 >
ARTICLE
World War II Temporary Construction →

ARTICLE

Italianate Style 1850s - 1880s →

ARTICLE

Tags: architectural history, history, culture, stories

Last updated: August 15, 2019
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Authentic beauty and ultra-dimensionality, finally, wood shakes have met their match. We have taken the natural textures of genuine hand-split wood shakes and enhanced their rugged good looks to embody all the character, charm, and aesthetic appeal that wood shakes are known for. The vertical grooves and rich cedar grain create a captivating contrast between light and shadow that is expressed magnificently on your home. With industry leading durability, the Beaumont Shake is sure to make a dramatic, handsome statement on your home for years to come.

It comes in a convenient panel form magnificently displayed with a 9” exposure to-the-weather. Also featuring an interlocking panel system which allows for efficient installations, saving time and money as well as giving it superior wind performance. Offered in four expertly mixed color blends, Black, Brown, Grey & Driftwood* and covered by an industry-leading, Non pro-rated lifetime warranty, giving you worry free superior, lifetime performance at affordable pricing.

(*Driftwood is available at upgraded cost)
Please see our website for complete details.

BEAUMONT SHAKE

Authentic beauty and ultra-dimensionality, finally, wood shakes have met their match. We have taken the natural textures of genuine hand-split wood shakes and enhanced their rugged good looks to embody all the character, charm, and aesthetic appeal that wood shakes are known for. The vertical grooves and rich cedar grain create a captivating contrast between light and shadow that is expressed magnificently on your home. With industry leading durability, the Beaumont Shake is sure to make a dramatic, handsome statement on your home for years to come.

It comes in a convenient panel form magnificently displayed with a 9” exposure to-the-weather. Also featuring an interlocking panel system which allows for efficient installations, saving time and money as well as giving it superior wind performance. Offered in four expertly mixed color blends, Black, Brown, Grey & Driftwood* and covered by an industry-leading, Non pro-rated lifetime warranty, giving you worry free superior, lifetime performance at affordable pricing.

(*Driftwood is available at upgraded cost)
Please see our website for complete details.

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