



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-COA-205	LPC Meeting:	May 17, 2022
Address:	2736 Champa Street	Staff:	Jessi White
Historic Dist/DLM:	Curtis Park		
Year structure built:	1900 (Period of Significance: prior to and including 1915)		
Council District:	District 9- Candi CdeBaca		
Applicant:	Dominique Cook		

Project Scope Under Review:

Remediation plan review for neglected and derelict building

Staff Summary:

2736 Champa Street, located to the Curtis Park Historic District, is a neglected and derelict building (NADB) located on the 2700 block of Champa Street. These structure is a multi-family apartment building that has been vacant for a number of years. The property owner is bringing a remediation plan in for the Commission's review to rehabilitate the structure.

Roof-

The applicant has received previous Landmark Staff approval for the replacement of the existing roof, see Landmark approval on page 27.

Walls and Foundation-

The building has been deemed to be structurally sound. The applicant is proposing to seal small cracks in the stucco using a then slurry coat consisting of the finish coat with a finish coat of paint. Stucco repairs will be made to the north elevation. The west, east, and south elevations are painted brick. The applicant is proposing to hand scrape loose paint and/or pressure wash the existing brick with less than 100 psi water from 3-12 insches away, scrub with plain water and a natural or nylon bristle brush where needed. The applicant will then repoint the brick joints as necessary with type "O" strength mortar. The applicant is proposing to select a contractor/brick mason with knowledge of reporting historic buildings. Once the brick is scrapped and repointed the applicant is proposing to repaint the brick. Painting of historic brick is not a preservation best practice, however, the existing brick is already painted in this case.

Windows and Doors-

The applicant had a historic window professional review a total of 36 windows on the building and 3 doors. The assessment identified 18 windows that were non-historic or had been altered significantly to be deemed no longer historic, 15 historic windows that were beyond repair, and 3 historic windows that could be repaired. 29 of the windows that are either non-historic or beyond repair will be replaced with Marvin aluminum-clad wood, one-over-one double-hung windows to fit the existing openings. 4 of the non-historic windows are in fair condition and will be maintained, see pages 19, 28, and 29 for a list of window conditions and replacement windows. The three

historic windows that are repairable will be repaired by the historic window professional, see page 21 for the repair procedure.

The building has 3 non-historic doors, 1 at the front of the building and 2 on the back of the building. The applicant is proposing to install a simple half-light wood panel door on the front of the building (see pages 23, 24, and 25 for front door details) and solid steel doors with transom windows on the back of the building (see page 26 for back door details).

Timeline-

The applicant believes that they can accomplish the proposed work within 12-18 months. The applicant will consult staff if additional time is needed to bring the property into compliance.

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

Guideline	Meets Guideline?	Comments
<p>2.1 Preserve original building materials. a. Protect original building materials from deterioration. b. Don't remove original materials in good condition or which can be repaired.</p> <p>2.3 Repair original building materials, when needed. a. Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material. b. If disassembly of an original element is necessary for its repair or restoration, replace the disassembled components in their original configuration.</p>	Yes	The applicant will be restoring and maintaining historic building materials.
<p>2.2 Use gentle methods when cleaning and refinishing historic materials. a. Use a low pressure water wash if cleaning is necessary. b. Perform a test patch before cleaning and refinishing to ensure that the procedure will not have an unanticipated negative effect on the material. c. Avoid using harsh cleaning methods, such as sandblasting, which can damage historic materials and cause future deterioration.</p>	Yes	The applicant is following the National Park Services Preservation Brief 2 for the treatment of historic masonry materials. The applicant will be using low pressured water wash (no more than 100 psi), and gentle brush cleaning methods.
<p>2.7 Re-point deteriorated masonry mortar joints.</p>	Yes	The applicant will be using a type "o" mortar to repoint the masonry.

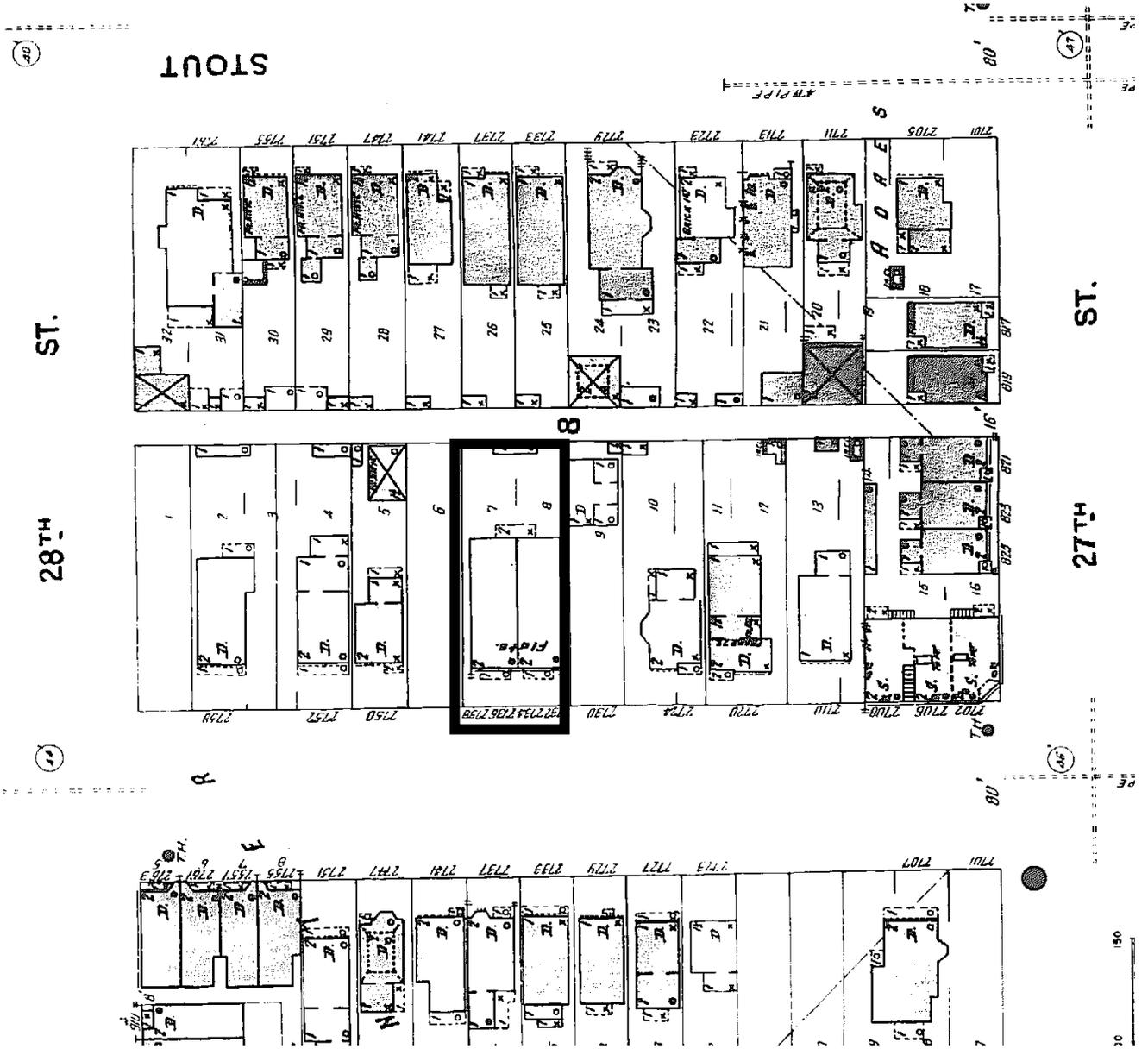
<ul style="list-style-type: none"> a. Duplicate original mortar in strength, composition, color and texture. b. Duplicate the mortar joints in width and profile. c. Avoid using caulk, silicone sealant, or mortar with a high Portland cement content, which will be substantially harder than the original. 		
<p>2.14 Maintain the pattern and proportion of historic window and door openings.</p> <ul style="list-style-type: none"> a. Preserve the position, number and arrangement of historic windows and doors in a building wall. Modifying a window or door on the rear of a contributing structure may be considered on a façade that is not visible. b. Maintain the original size and shape of window and door openings on primary façades. c. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes. d. Restore altered window or door openings on primary façades to their original configuration, when feasible. e. Avoid enclosing a historic window or door opening or adding a new opening. f. Do not reduce an original opening to accommodate a smaller window or door, or increase it to accommodate a larger one. More flexibility may be appropriate on a façade that is not visible. <p>2.16 Preserve historic window materials.</p> <ul style="list-style-type: none"> a. Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows. b. Use special care to preserve and protect stained and leaded glass. c. Repair original windows by re-glazing and patching and splicing elements such as muntins, the frame, sill and casing. 	<p>Yes</p>	<p>The applicant is proposing to restore all historic windows using the National Park Service Preservation Brief 9. All historic window openings, appearances, operation, material, and placement will be restored and maintained.</p>
	<p>Yes</p>	

<p>2.21 Preserve and repair functional and decorative features of an original door.</p> <ul style="list-style-type: none"> a. Preserve features including door frames, sills, heads, jambs, moldings, detailing, transoms, stained glass, hardware and flanking sidelights. b. Repair locks and other hardware, if feasible. c. Limit replacement parts and materials to only those parts of the door that are deteriorated beyond repair. d. Do not apply faux or stained glass window film to a historic door. e. Do not alter the original size and shape of a historic door opening. f. Do not change the historic position of doors on primary façades. g. Do not add a new door opening on a primary façade. h. Do not enclose transoms or sidelights. 		<p>The applicant is installing new doors that fit the period and style of the building.</p>
<p>2.20 Replace a non-original window that is out of character, whenever possible.</p> <ul style="list-style-type: none"> a. Use a design that is similar to other original windows in similar locations. b. If all windows have been replaced, use photographs or evidence from other similar properties to re-create the original appearance. c. When replacing a non-original window, use traditional materials, such as wood, particularly if other original windows remain on the structure. If all historic windows have been removed, an alternate material that closely matches the original in appearance, such as composite fiberglass for wood, may be acceptable. 	<p>Yes</p>	<p>The applicant will be replacing the non-historic windows and historic windows beyond repair with period appropriate one-over-one windows that fit the existing window openings. The material will be aluminum-clad wood.</p>

Recommendation: **Approval**

Basis: The applicant will be preserving and cleaning all historic materials on the structure (guidelines 2.1, 2.2, 2.3). The applicant will be repairing the historic stucco cladding and brick materials (guidelines 2.7). The applicant will be restoring historic windows on the structure and will replace non-historic windows and doors with appropriate materials (guidelines 2.14, 2.16, 2.20, 2.21).

1904 Sanborn Map with 2736 Champa Street outlined in black



END