



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:	#2026-COA-216	LPC Meeting:	March 3, 2026
Address:	2535 W River Dr.	Staff:	Krystal Marquez
Historic Dist/DLM:	River Drive Historic District		
Year structure built:	1888 (Period of Significance: 1885-1923)		
Council District:	#1 – Amanda Sandoval		
Applicant:	Robert Laudick, Homeowner		

Past Action:

September 1, 2020:

#2020-COA-257 2535 W River Drive – River Drive

Description: Addition and Alterations

Motion by G. Petri: I move to conditionally approve application #2020-COA-257 for the addition and alterations at 2535 W River Drive, as per design guidelines 2.14, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Maintain the one historic window on the east elevation of the primary structure,
 2. Provide a recess on both the addition and the original building of the connector element;
- and recommend to the Zoning Administrator approval of an administrative adjustment for bulk plane violations on the zone lot per Section 12.4.5.3 of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

Vote: unanimous in favor (8-0-0), motion passes

February 20, 2024:

#2023-COA-081 2535 West River Drive – River Drive

Description: Violation - Windows

Motion by G. Johnson: I move to conditionally approve application #2024-COA-081 for the window violations at 2535 W River Drive, as per design guidelines 2.14, 2.19, presented testimony, submitted documentation and information provided in the staff report with the condition that the two front windows be replaced to match the original size, operation, and proportion.

Second: G. Petri

Friendly Amendment from N. Foussianes: Window material be compatible with the design guidelines

Amendment accepted

Vote: Unanimous in favor, (5-0-0), motion passes

YouTube Recording of the 2/20/2024 LPC meeting: <https://youtu.be/FRvSfLoN5sl?si=otKfZD3-rPON9OCZ>

May 21, 2024:

#2024-COA-081 2535 West River Drive – River Drive

Description: Window Violation

Motion by L. Sykes: I move to deny application #2024-COA-081 for the window violations at 2535 W River Drive, as per design guidelines 2.14, 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: Unanimous in favor, (5-0-0), motion passes

YouTube Recording of the 5/21/2024 LPC meeting: <https://youtu.be/CBuNtjKc0SI?si=9oLGPt6yeVpMfdYJ>

Project Scope Under Review:

Replacement of 2 casement windows at the front elevation that were installed without Landmark review and approval. Applicant proposes to keep the front windows as installed with casements with enlarged opening.

Front Windows		
	Width	Height
Existing	2'-4"	4'6"
Proposed	3'-0"	5'-0"
Difference	0'-8"	0'-6"

Materials:

Windows Installed: Jeld Wen aluminum clad Casement

Staff Summary:

The property at 2535 W River Drive is located within the River Drive Historic District. It was built in 1888 and is a gable front contributing structure to the district. The property owner's original project was reviewed and approved for a rear addition and for changing 2 windows at the east elevation. During demolition and building of the new addition that was previously approved the applicant stated that the demolition contractor removed and destroyed all the windows on the property.

The designation application property inventory form stated that the windows had previously been replaced, and only the 1 remaining on the east elevation had been original. The demolition contractor ordered new windows that matched the addition windows and dimensions, and not what would have matched existing openings or style of operation that were present on the historic structure. The windows violation was not discovered until the Landmark Inspector went out to the property for inspection and the new windows had already been installed, additionally a citizen also emailed Landmark about the property with window concerns and a historic photo. Staff has included that photo as well as some Google Street View images for context at the end of the staff report.

At the February 20th 2024 Landmark Preservation Commission (LPC) meeting the Commission approved the side windows to remain as is, but required that "...the two front windows be replaced to match the original size, operation, and proportion" per the previous approval (#2024-COA-081). The applicant has concerns about infilling the openings to match the smaller sized windows that previously existed. The applicant returned to the LPC with these concerns on May 21, 2024 and proposed to replace the windows with double hung windows, but leave the windows with the existing larger proportions. The application was denied by the LPC at that time. Links are above to those recorded LPC meetings for reference.

The applicant is now proposing to leave the windows as is though this proposal has already been denied by the LPC. The applicant states in their letter that they would like to leave the casements windows as is, but show a single or double hung window in their plan drawing; so staff is unsure if they were proposing a different window operation of the same size. The applicant is stating that they cannot find anyone to change the windows or coordinate the different trades and it would be detrimental to the home to change them. Additionally, the applicant has stated that a new front yard fence and additional trees hide much of the front façade, so not changing the windows will be less noticeable; Landmark staff does not believe new fencing and vegetation hiding the windows are reasons to let them remain as is. The LPC mentioned previously at the 5/21/2024 LPC meeting that the windows at the front façade are the only windows on the home that would convey the character of this early folk Victorian home. LPC at that time did not believe the windows that were installed matched the window size, type or style that would have been characteristic of

this home. Additionally, as the LPC previously mentioned, there are alternative ways for the applicant to replace siding and patch after replacing the windows that does not involve only cutting out 4” strips of siding as shown in the applicant’s plans.

This property has been cited for a violation of the LPC approval and three attempts to bring the project into compliance have been made through the issuance of Administrative Citations. The Commission has previously heard the property owner’s concern with reducing the size of the openings on the front of the home and decided on May 21st, 2024, that this action is necessary. Based on the guideline findings on the following pages, staff recommends denial of the application. If that is the decision of the LPC, Zoning and Neighborhood Inspections will be asked to promptly continue their enforcement efforts.

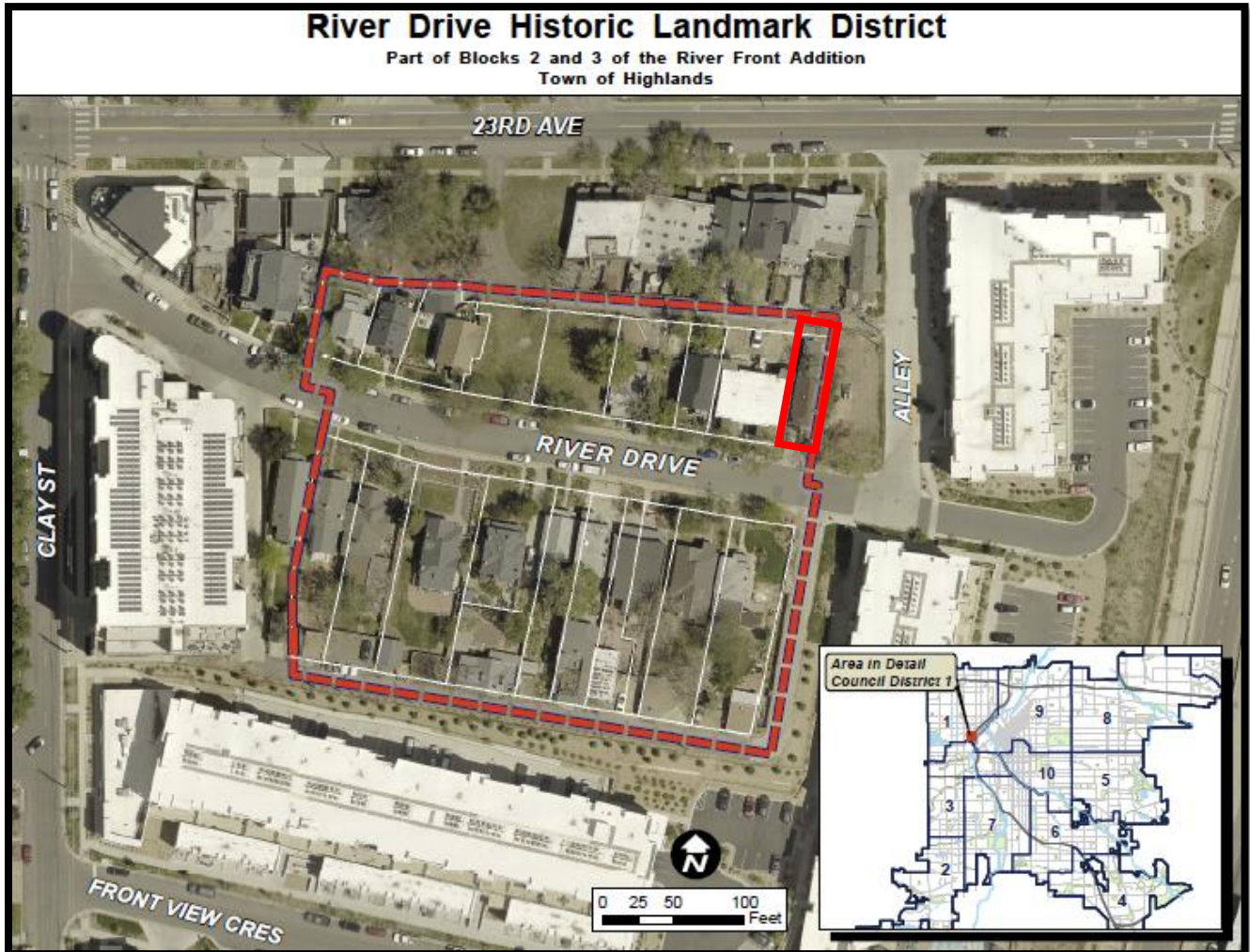
Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

Guideline	Meets Guideline?	Comments
<p>2.14 Maintain the pattern and proportion of historic window and door openings.</p> <p>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. See page 24 for more information.</p> <p>b. Maintain the original size and shape of window and door openings on primary façades.</p> <p>c. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes.</p> <p>d. Restore altered window or door openings on primary façades to their original configuration, when feasible.</p> <p>e. Avoid enclosing a historic window or door opening or adding a new opening.</p> <p>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. See page 24 for more information.</p>	<p>No</p>	<p>The primary structure’s property inventory states that windows have been replaced on the primary structure. The primary structure only has 4 windows: 2 on the front elevation and 2 on the east elevation. 3 of them appeared to be non-original windows and only 1 appeared to be original on the east elevation.</p> <p>However, during construction of the new addition the demolition contractor removed and destroyed all windows on the primary structure and replaced them with windows to match the new structure in size and operation. The issue was not discovered until after the new windows were installed and inspected by the Landmark inspector.</p> <p>The windows at the front elevation were likely not original, but did originally appear to maintain historic window proportions and style/operation whereas the existing windows do not. The change of windows at the front façade enlarged the openings and changed the window style and operation at the most visible façade not meeting design guideline 2.14.f.</p> <p>The applicant now proposes to leave the existing 2 installed windows at the front façade as is, not meeting design guideline 2.14.f.</p>
<p>2.19 When replacement of an historic window is necessary, match the replacement design to the historic window design (see “Review & Approval Process for Windows” on page 30 for more information).</p>	<p>Yes/No</p>	<p>All windows on the primary structure were replaced without review and approval by Landmark. The windows at the front elevation were likely not the original windows, but likely did maintain overall type and operation as well as historic proportions.</p>

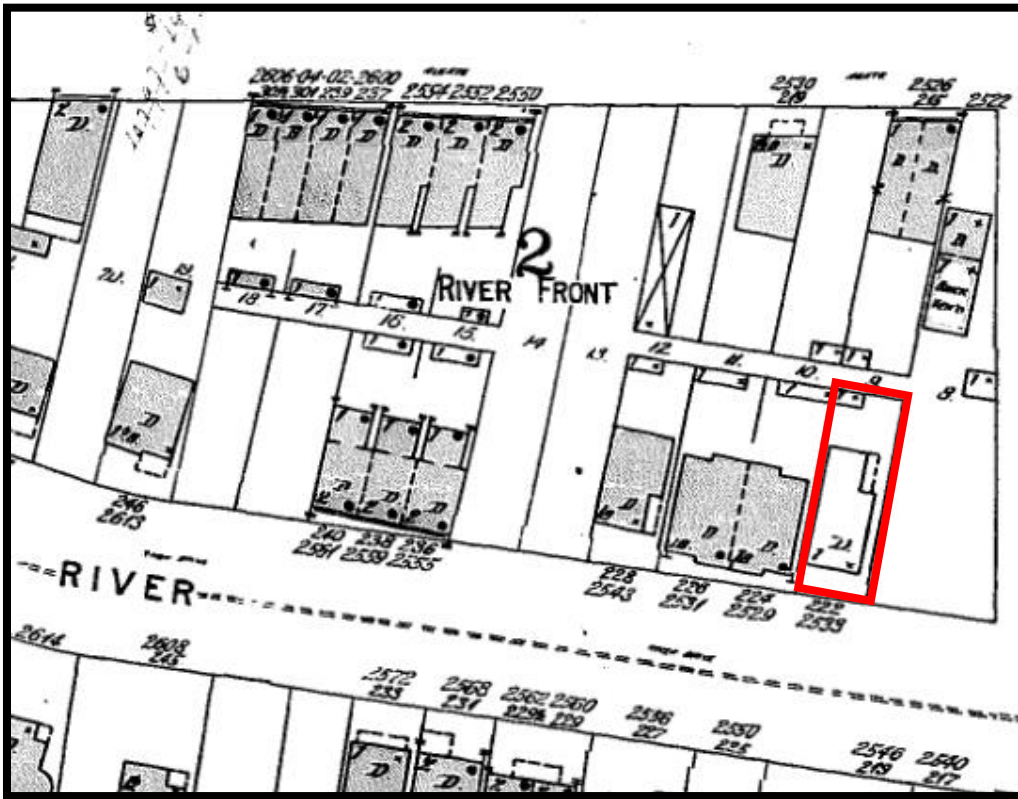
<p>a. Only replace an historic window if it is damaged beyond repair.</p> <p>b. Match the historic window size.</p> <p>c. Match the historic window type and operation. For example, if the historic window is a double-hung window, the new window should be double-hung window. New windows may be double or triple glazed.</p> <p>d. Set a replacement window in the wall at the same depth as the window being replaced.</p> <p>e. Replace a historic wood window with a wood or aluminum-clad wood window. Replace a historic steel window with a steel or aluminum window that replicates the historic steel. Match the original outward facing width and depth of perimeter framing material.</p> <p>g. Use clear, or nearly clear low-e glass. A window and door on secondary elevations may have frosted glazing.</p> <p>h. Closely match the historic window profile.</p> <p>i. Match the historic divided-light type and pattern.</p> <p>j. For replacements of a divided-light window, use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). A window with only muntins between the panes of glass shall not be allowed.</p> <p>k. Do not use perimeter infill framing to create a smaller window within historic opening on primary facades. Perimeter infill framing may be used to minimally reduce original openings on secondary elevations where they are not readily visible from the public vantage points when the original opening proportions, headers or sills remain expressed.</p>		<p>The proposed windows that have already been installed do not match historic window size, type or operation that would have likely existed per design guidelines 2.19.b and c.</p> <p>The applicant is now proposing to leave the 2 existing front casement windows as installed, though it does not match the historic window size. This proposal does not meet design guidelines 2.19.b, 2.19.c, 2.19.h.</p>
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Basis: The 2 proposed windows at the front elevation do not maintain the size, operation type and proportions of the historic window openings (2.14, 2.19).

Motion for DENIAL: I move to DENY application #2026-COA-216 for the window violations at 2535 W River Drive, as per design guidelines 2.14, 2.19, presented testimony, submitted documentation and information provided in the staff report.



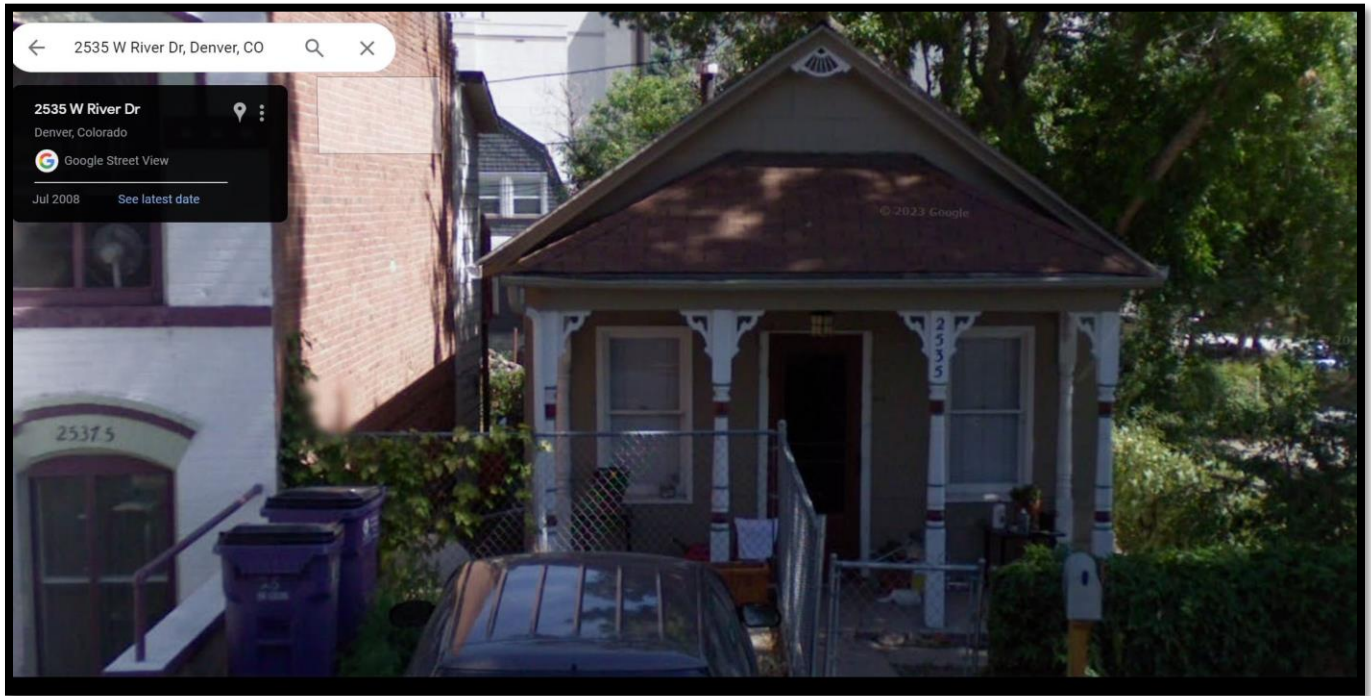
1890-97 Sanborn Map with 2535 W River Dr outlined in red



Historic Photo emailed to Landmark Staff – date unknown



Google Street View Image – July 2008



Google Street View Image – May 2014, East elevation



CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2535 West River Drive
3. **Date of Construction:** c.1888 **Source:** Sanborn Map (1890), Denver Assessor Records, Denver City Directories

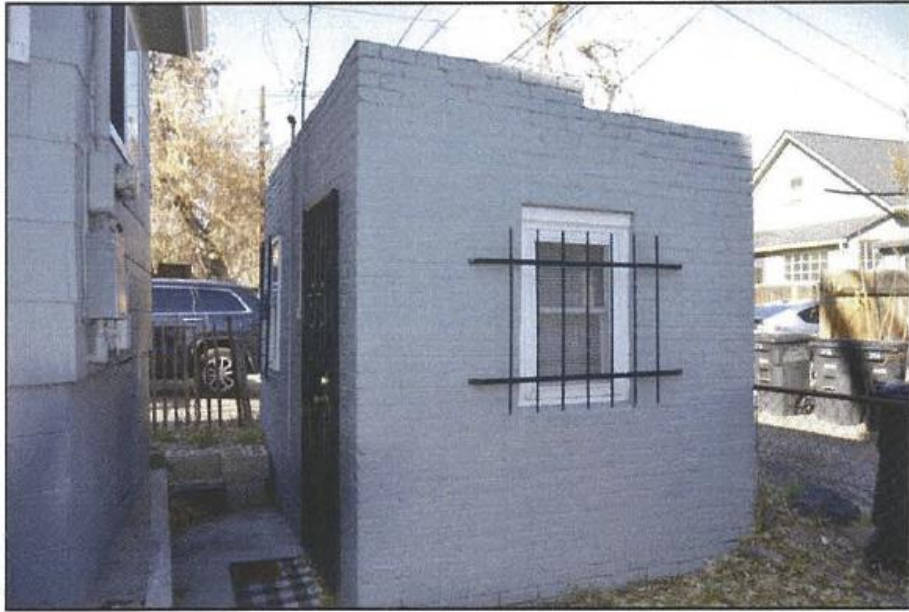
ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/Gable Front
5. **Primary Exterior Wall Material(s):** Asbestos, wood
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Rectangular plan, one story, gable front, central front porch supported by turned wood columns, rectangular window and door openings
8. **Construction History:** Constructed around 1888, brick coal house constructed in 1933, frame addition to house for a bathroom constructed in 1933, several rear additions since 1961 extending the house back toward the alley, windows replaced
9. **Landscape or Special Setting Features:** Corner lot anchoring northeast end of the district, yard enclosed with chain link and wood lattice, step down from concrete sidewalk/street level to front entrance
10. **Associated existing buildings, features, or objects:** One-story brick outbuilding on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera looking northwest at brick coal house

END