



STAFF REPORT

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-098 **LPC Meeting:** February 17, 2026
Address: 760 N Josephine Street **Staff:** Andrew Abbey
Historic District: East Seventh Avenue Historic District
Year structure built: c. 1960 (Period of Significance: Prior to and Including 1943)
Council District: #10 - Chris Hinds
Applicant: Wilson Brothers Inc – Charity Goodnature

Project Scope Under Review:

Roof replacement on a non-contributing structure with non-standard roofing material

Materials:

Roofing: DECRA XD; Aggregate-Coated Steel Roofing Panels in "Midnight Eclipse"

Staff Summary:

The circa 1960 one-story residential structure located at 760 N Josephine Street is within the boundaries of the East Seventh Avenue Historic District. Due to its construction date, which falls outside the district's period of significance of prior to and including 1943, the building is classified as a non-contributing resource. Although non-contributing structures do not contribute to the district's historic significance, they remain subject to Landmark design review to ensure that proposed alterations are compatible with the overall character of the historic district.

The existing roof material is dimensional asphalt shingle, which is typical for mid-twentieth-century residential construction and is likely similar to the original roofing material installed at the time of construction. The applicant is proposing to remove the existing asphalt shingles and replace them with DECRA XD aggregate-coated steel roofing panels, a synthetic roofing product that is not commonly reviewed by Landmark staff.

Staff evaluated the proposal for consistency with Intent Statement 2K and Design Guideline 2.27. Intent Statement 2K emphasizes maintaining visual continuity of similar roof forms and materials within a block, while Guideline 2.27 provides direction on the use of synthetic and alternative roofing materials. Based on this review, staff finds that the proposed material is acceptable in this specific case due to the property's non-contributing status, the building's one-story scale, and the low-pitched roof form.

The proposed scope of work does not include any changes to the roof form, massing, or overall building configuration. As a result, the visual rhythm and continuity of the block will remain unchanged. While the proposed roofing material is synthetic in nature, staff finds that it will not detract from the surrounding historic context and will result in minimal visual change when viewed from the public right-of-way.

For these reasons, Landmark staff finds that the proposed synthetic roofing material is an appropriate replacement for the existing asphalt shingles on this non-contributing structure. Staff notes that similar materials may not be appropriate for contributing buildings within the district and should continue to be evaluated on a case-by-case basis.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022

Guidelines / Intent Statements	Meets Guidelines?	Comments
<p>2K To maintain the visual continuity created by a pattern of similar roof forms along a block</p>	<p>Y</p>	<p>The proposed roofing replacement will not disrupt the visual continuity of the block</p>
<p>2.27 When replacing missing or non-historic roofing material, match replacement materials to the historic roofing material if possible.</p> <p>a. If the original roofing material has been replaced, use photographs, records, or evidence from other similar properties to provide roofing that matches or appears similar to the historic roofing in appearance. For example, use clay-tile roofing when records show the roofing was originally clay tile. The use of historic roofing materials is particularly critical for individual landmark structures and structures where the historic roofing material is a character defining feature.</p> <p>b. When using alternative roofing materials, use materials that match the profile and texture of the historic roofing materials or have a closely matching appearance. For example, wood shingle roofing may be replaced with a low-profile asphalt shingles in a traditional or neutral color palette, or engineered/synthetic roofing products that match the historic appearance of wood shingles. For slate and tile roofing, engineered/synthetic roofing products matching the historic material's appearance may be appropriate for structures taller than one story when the roof is not steeply pitched or otherwise readily visible from public view.</p> <p>c. Use roofing materials that were used historically on the building, or alternative products that imitate those historic roofing materials. For example, wood shingle roofing should not be replaced with metal roofing, and clay tile should not be replaced with slate.</p>	<p>Y</p>	<p>The proposed roofing material was found to be appropriate for this property because it is replacing a non-historic roof on an already non-contributing structure within the district. The aggregate-coated steel roofing panels proposed appear visually to be a good fit, although staff notes that similar materials may not be appropriate for contributing buildings</p>

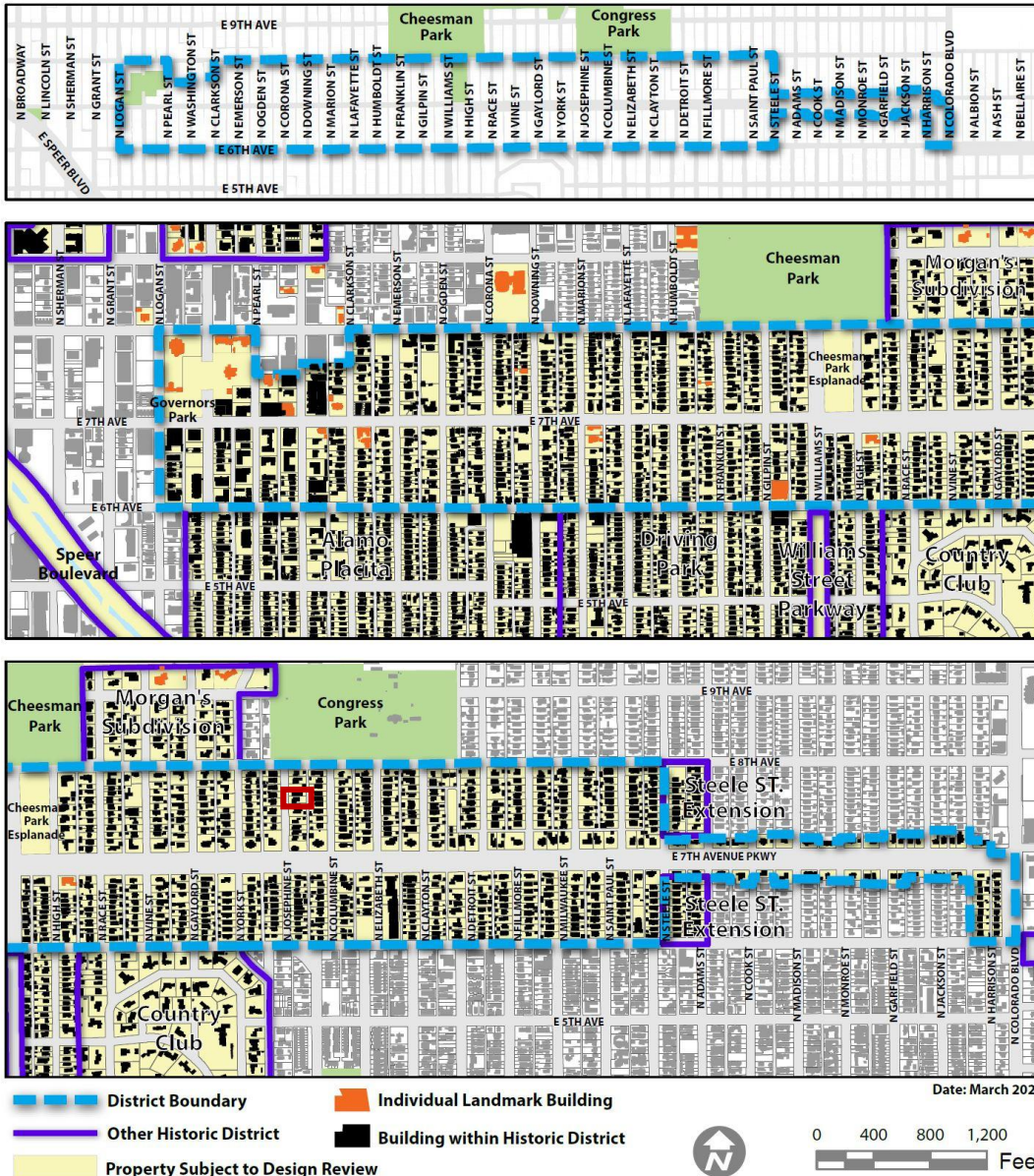
Basis:

Landmark staff are recommending approval of this roof replacement project with a non-standard roofing material on the basis that the proposal complies with intent statement 2K and guideline 2.27

Suggested Motion: I move to APPROVE application #2026-COA-098 for the roof replacement with non-standard roofing material at 760 N Josephine Street, as per intent statement 2K, design guideline 2.27, presented testimony, submitted documentation and information provided in the staff report.

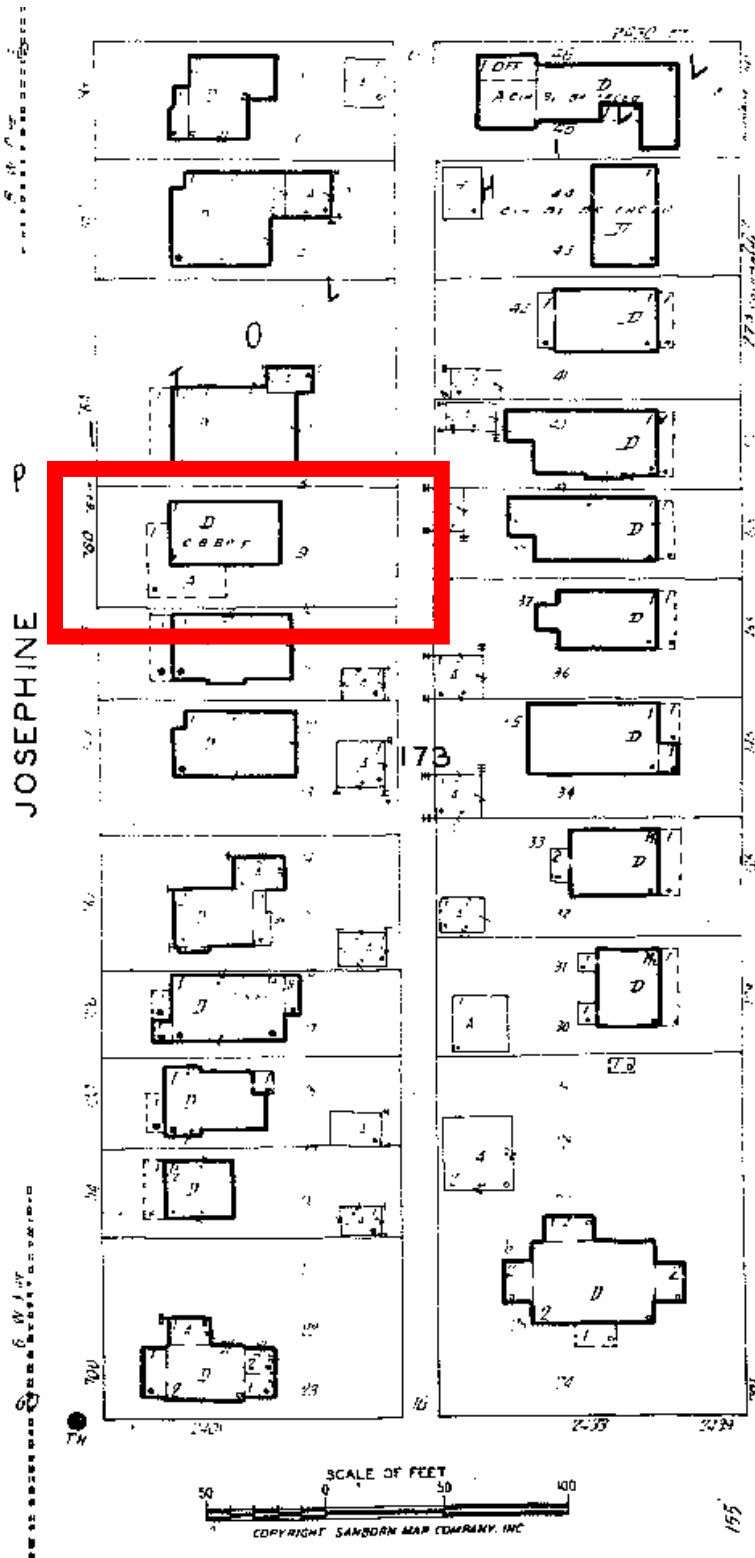
East Seventh Avenue Historic District with 760 North Josephine Street outlined in red

East Seventh Avenue Historic District



All individual landmarks and properties within historic district boundaries are subject to design review.

1967 Sanborn Map with 760 North Josephine Street outlined in red



END