



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:	#2025-COA-627	LPC Meeting:	February 17, 2026
Address:	2709 W 36 th Avenue	Staff:	Krystal Marquez
Historic District:	Potter Highlands Historic District		
Year structure built:	1905 (Period of Significance: Prior to and Including 1943)		
Council District:	#1 - Amanda Sandoval		
Applicant:	Paul Minor, Blackstone Architecture; Kyle Mills, property owner		

Past Action:

#2025-COA-627 2709 W 36th Avenue – Potter Highlands; September 2, 2025 LPC Meeting

Description: Violation Remediation Approved on the Consent Agenda

(Please note: This applicant inherited a number of violations that were created by the previous owner, including unapproved window replacement and partial construction of a rear addition. The approval in September was to correct those conditions).

Project Scope Under Review:

- Reconstruction of a portion of the roof of the historic house after demolition increased from approximately 22% to 48.8% during construction.
- Re-clad new dormers and the existing front dormer with LP Smartside Cedar Shake shingles

Staff Summary:

The property at 2709 W 36th Avenue, built in 1905, is located in the Potter Highlands Historic District and is a corner property located at N Clay Street and W 36th Avenue. The home is a 1 ½ story contributing structure that has been altered over time. The application to correct previous violations as well as add new elements to the home was reviewed and approved by the LPC at the September 2, 2025 meeting. The applicants started the approved work but failed an inspection on December 17, 2025. A Stop Work Order was issued for the full project on December 23, 2025 and remained in place until January 2, 2026, when it was determined appropriate to allow work not associated with the roof concerns to proceed. The applicant was allowed to “dry-in” the roof construction.

The applicants were already approved to add 3 new dormers to the roof and 2 skylights; however, upon inspection, a much larger portion of the roof was found to have been demolished than originally approved by the LPC. According to the applicant and their architect, “...the contractor made a field decision to demolish more portions of the existing main section of roof to make the new dormer additions easier to construct. Many of the existing roof rafters were also in poor condition, so the contractor decided upon a clean cut on the south side of the existing main roof as shown in the plans on 3/A100. This is the reason for the excessive demolition. The demolished rafters in the portions indicated on 3/A100 have been replaced in the exact location and therefore will not change the look of the existing parts of the structure. We have classified this area of demo as ‘remove and replace’.”

The contractor was unaware as to how strictly the plans were to be followed regarding the amount of demolition allowed. In areas of Denver outside of historic districts and individual landmark sites, this expanded roof demolition

would not necessarily be a problem. Blackstone Architecture was not notified of this field change until the inspector issued the Stop Work Order. Exhibit B to this memo includes photographs provided by the architect showing the exterior and interior roof conditions as of December 29, 2025. One factor that reduces the negative impact of what has occurred is that the entire eave assembly, including the lower end of the rafters, the soffit, fascia and cornice molding remain intact. The demolition calculation that has been provided is concerning because of the extent that it exceeds what was approved, however it has been calculated to include the entire surface of the roof, non-historic plywood decking and all, which is an exaggeration of the historic building fabric. A more careful calculation, looking at the actual historic rafters and skip sheathing that were removed, would be a smaller figure.

Blackstone Architecture has pledged to provide additional services ensuring that the intent of the plans – and that of the Landmark Preservation Commission – will be strictly adhered to moving forward. Landmark staff has conveyed the importance of better communication with the architect and contractor, and the impact of the enforcement action has no doubt reinforced that message. We look forward to seeing the successful completion of the project.

The applicant has also proposed a revised siding on the 3 new dormers, from a horizontal lap siding to a shake shingle siding, and will be restoring the scallop shingle siding to the original existing front façade dormer, which meets the design guidelines.

LPC Review of Reconstruction of Roof:

It is important to note that LPC’s role here is not to revisit any aspect of the demolition topic. LPC only has the authority to review proposed demolition before it occurs. LPC’s charge is a review of the reconstruction of the roof of the historic structure to make sure it matches the previous historic roof in terms of materials, pitch and design. The Code states that the Commission shall place the emphasis on applying the appropriate design guidelines to said structure with a view to preserving the historic significance of the basic structure.

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

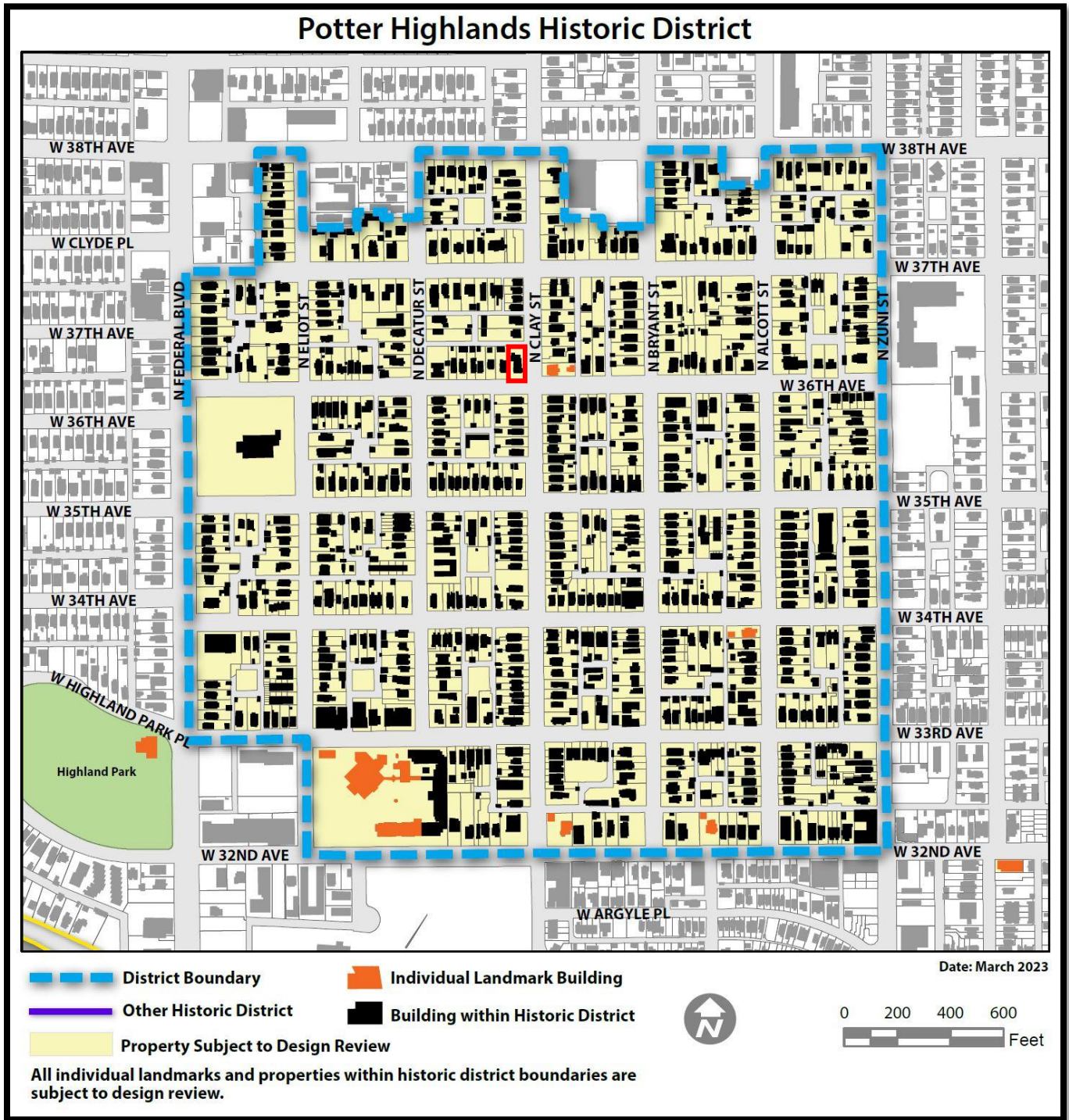
Guidelines	Meets Guidelines?	Comments
<p>2.4 Replace original building materials in kind, if repair is not feasible. a. Replace only those materials necessary to facilitate a necessary repair. b. Use original materials, historic sizes, and original installation method to replace damaged building materials on a primary façade whenever possible. c. If use of original materials is not feasible, use only replacement materials that have proven durability and are similar in scale, finish and character to the original material. d. Use of alternative materials may sometimes be acceptable for replacement of damaged building materials for rear façades. e. Avoid covering historic materials with new ones or using veneers.</p>	<p>Yes</p>	<p>During construction of the 3 new dormers, the applicant’s contractor demolished more of the roof than was originally approved. The contractor stated the roof rafters were in poor condition and needed replacement to support the new dormers. The contractor used wood materials to build back the roof structure and has matched the historic size and slope of the roof, meeting design guideline 2.4.</p>
<p>2.25 Preserve the form, materials and features of an original historic roof.</p>	<p>Yes</p>	<p>The overall roof form and materials have been rebuilt to match the historic condition, but with the new dormers added. The angle of the historic roof and scale has been maintained.</p>

<p>a. Maintain the perceived line and orientation of the roof as seen from the street.</p> <p>b. Maintain roof overhangs because they contribute to the perception of the building's historic scale.</p> <p>c. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets, finials and crests, especially when they are character-defining features of the structure.</p> <p>d. Avoid altering the angle of a historic roof.</p> <p>e. Avoid removing or covering original roof materials and features that are in good condition, or that can be repaired.</p> <p>f. Do not cut back exposed roof rafters and soffits.</p>		<p>The original front facade dormer will be preserved and repaired to keep the original configuration of scallop shingles.</p>
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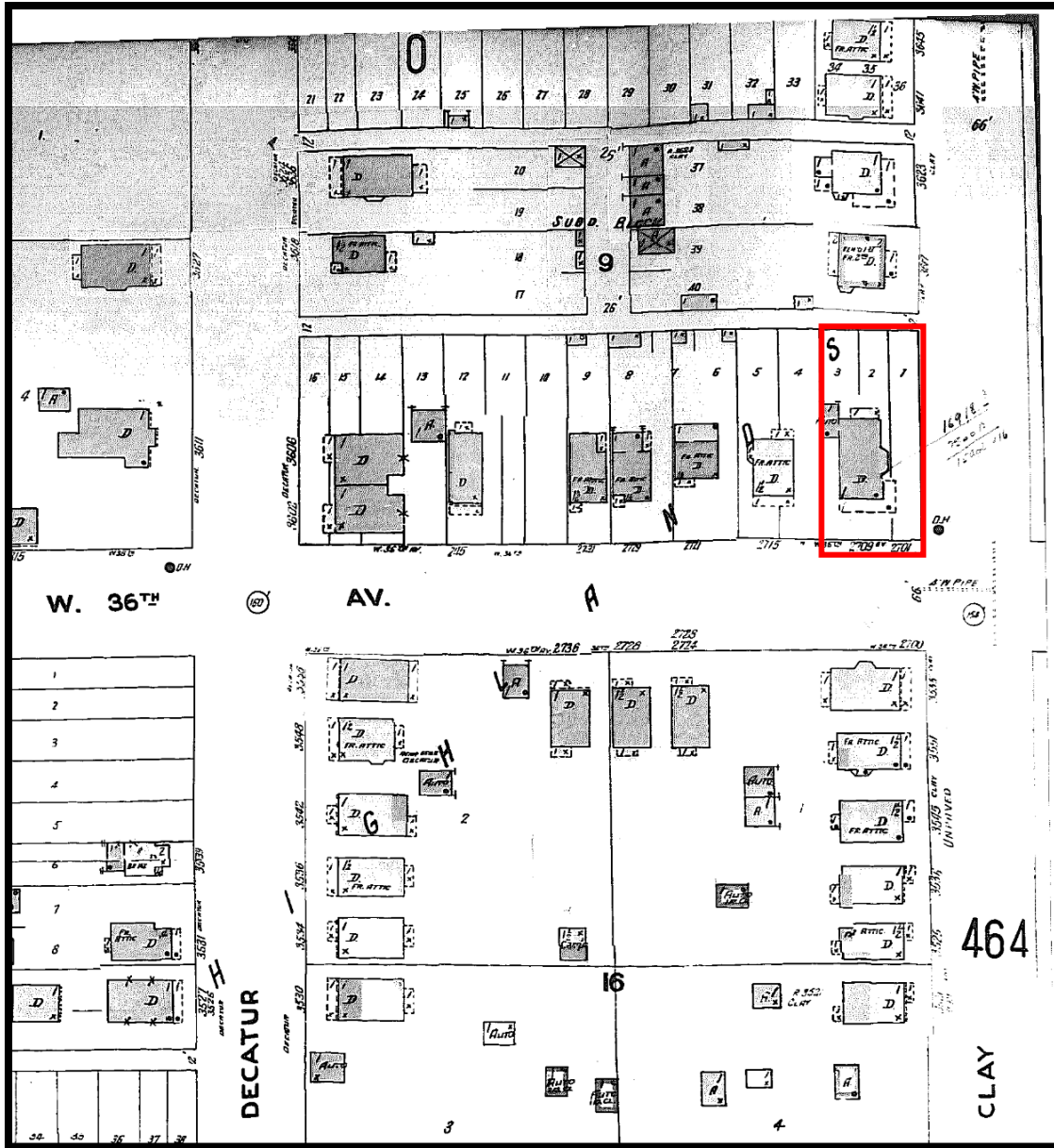
Basis: The roof will be reconstructed using materials which are the same as the historic materials, and will match the historic roof slope and profile.

Suggested Motion: I move to APPROVE application #2025-COA-627 for the reconstruction of the roof and recladding of the front dormer with scallop shingles at 2709 W 36th Avenue as per design guidelines 2.4 and 2.25, presented testimony, submitted documentation and information provided in the staff report.

Potter Highlands Historic District with 2709 W 36th Avenue outlined in red



1904 Sanborn Map, corrected to 1925, with 2709 W 36th Ave outlined in red



END