

Cover & TOC			
Existing Page	New Page	Existing Design	Proposed Change
Cover	Cover	2014 and historic photo of Frank Snell Historic District	Format updated with additional photographs
List of Figures	na	Figures removed from document	Bluepage handouts created and figures removed to create independent "rip out" pages
Chapter 1 - Introduction			
Existing Page	New Page	Existing Design	Proposed Change
General	General	Introduction text	Rewrite of introduction text - posted online and sent to the Commission for prior review. Reference to BOA removed as BOA no longer reviews variances based on landmark criteria.
4	8	Secretary of the Interior's Standards for the Treatment of Historic Properties	To address CAO comments: Revisions have been made to this section to clarify that the Commission has adopted all the Secretary of the Interior's Standards; however, the Rehabilitation Standards are most commonly applied and serve as the basis for the local design guidelines and the historic tax credit program.
7	na	Chapter Application Chart	omitted from update
8	na	Additional Design Guidelines that may apply	chart omitted from update, replaced with list
9	13	Sample Design Guideline Format	To address CAO comments: On page 13 of the reformatted document a "Chapter Format" section explaining intent statements and guidelines has been added back to the document.
12	na	Desing Review and Approval Process Chart	omitted from update
17	11	Demolition Review	To address CAO comments: Section 1.6 Demolition Review Process has been revised to create better alignment with the Landmark Ordinance
18	na	Demolition Review Process Chart	omitted from update
na	na	Photographs	Captions added to Photographs in this section
Chapter 2 - Guidelines for Preserving Historic Buildings			
Existing Page	New Page	Existing Design	Proposed Change
20	na	Character Defining Features side bar	omitted from update
23	na	Reconstruction & Replacement of Character-defining features page	omitted from update

na	24	newly drafted guidelines	To address CAO comment Guideline 2.4.1 e was updated to read: Return Altered window or door openings to their historic configuration whenever possible.
27	20	For more information sidebar	Changed to "Historic Building Research and Historic Photographs" sidebar to link to Western history building research tutorial
28	20	For more information sidebar	Changed to "Preservation Briefs" sidebar and more general information about NPS preservation briefs
29	na	Application of Window Guidelines sidebar	sidebar omitted from update. Commercial window guidelines, 2.50-2.51 omitted from guidelines in favor new window and door guidelines in section 2.4
na	26	Character Windows and Doors vs Common Windows and Door	New "Bluepage Handout" with character window and doors definitions and common window and doors definition with minimal photographs
31	30	2.18 Locate and design a new egress window, defined by current zoning and building code, to be as inconspicuous as possible.	To address CAO comments: "defined by current zoning and building code" was struck from 2.4.10
30	31	Historic Window Considerations	Significant updates to page into "Bluepage Handout." Deletion of Storefront window drawing and double hung window ventilation drawing and "Review and Approval Process for Windows" and "Egress Windows" text. Text replacement for "Window Maintenance" and "Strom windows and Doors." General text clean up.
34	na	Typical Historic Doors image sidebar	omitted from update
42	37	Environmental Sustainability sidebar	Text updated with "The guidelines in this Chapter address maintenance of energy efficiency in an individually-designated landmark or contributing structure in a historic district, as well as methods for approaching energy conservation and generation technologies. See "Treatment of Windows & Doors" on page 29 and "Historic Roofs" on page 37 for more information." deleted as unnecessary and wordy
46	na	Historic Residential and Commercial Areas in Denver Sidebar	omitted from update - sidebar just states these guidelines are for residential buildings. Repetitive text that is elsewhere in guidelines

47	43	Porches on Historic Residential Buildings	Significant updates to page into "Bluepage Handout." Title change to "Historic Porches on Residential Buildings" List of typical features of historic porches. Revisions to a replacement porch text revisions to a new porch text.
50	na	Additions to a historic Secondary structure	omitted from update - many of these original drawings are no longer accessible/grainy in nature
51	na	Historic Commercial, mixed use & Civic Buildings sidebar	omitted from update - sidebar just states these guidelines are for commercial, mixed use, etc. Repetitive text that is elsewhere in guidelines
52	45	historic Commercial Storefront features and Civic & Institutional Building features	Significant updates to page into "Bluepage Handout." Historic Commercial storefront expanded to the entire commercial building. List of typical features of a commercial building. Page placed before any guidelines regarding these building types
57	na	Other guidelines that apply to civic buildings sidebar	omitted from update
59	52	Demolition Review and Neglected & Derelict Buildings sidebars	Merged into one sidebar titled "Minimum Maintenance of Designated Structures"
60	na	Denver Zoning Code Land Use Regulations	omitted from update
61	na	Equipment & Security Devices sidebar	omitted from update
61	54	Service areas sidebar	renamed "Additional Guidelines" sidebar
63	na	Americans with Disabilities Act	omitted from update
Chapter 3 - Guideline for Additions to Historic Buildings			
Existing Page	New Page	Existing Design	Proposed Change
66	na	Other guidelines for additions sidebar	omitted from update
68	na	Character Defining Features sidebar	omitted from update
69	64	Additions to a Historic façade sidebar	Retitled "Historic Additions" and text reworked
73	70	Denver Zoning Code Residential Bulk Plane Standard	Retitled "Height & Bulk Plane and Landmark Administrative Adjustments" and text reworked
74-75	68-69	Location & Design of a Residential Addition	Perspective views omitted as many of these original drawings are no longer accessible/grainy in nature. Birds eye view remain. Drawing reorganized from rear additions to rooftop additions.
Chapter 4 - New and Non-Contributing Buildings			
Existing Page	New Page	Existing Design	Proposed Change
79	76	Designing in Context	Levels of context images replaced with updated CDF map focusing on Snell

87	82	Contextual Evaluation for New Construction	Significant updates to page into "Bluepage Handout". Graphics replaced with 415 Clarkson Street infill example with permission of architect to provide application infill example
93	na	Commercial, Mixed-use, Multifamily & Civic Buildings sidebar	omitted from update - sidebar just states these guidelines are for commercial, mixed use, etc. Repetitive text that is elsewhere in guidelines
94	na	Compatible massing for a new commercial, mixed-use or multifamily building page	omitted from update - page doesn't provide clear graphics on human scale or clear sense of historic lot and building widths. Doesn't help explain how to develop and compatible new infill building
99	na	New Construction and Sustainability	omitted from update

Chapter 5 - Site Design

Existing Page	New Page	Existing Design	Proposed Change
102	na	Character Defining Features side bar	omitted from update
103	na	Care of Established Trees	omitted from update
105	98	Denver Zoning Code and Wall Standards and Front Yard vs Rear Yard Sidebars	Merged together and retitled "Fence and Wall Standards and the Denver Zoning Code"
106	na	Tree requirements in Denver	omitted from update
113	na	Scaling Site Lighting Sidebar	omitted from update - many of these original drawings are no longer accessible/grainy in nature
114	104	5.18h Do not design lighting for the sole purpose of attracting attention to residential buildings.	To address CAO comments: guideline was struck from the text as CAO expressed concerns that this language was not reviewable

Chapter 6 - Signage

Existing Page	New Page	Existing Design	Proposed Change
118	109	Introduction text	Last paragraph edited
121	109	Landmark Design Review process text	text largely omitted as repetitive with chapter 1, some text edited into the introduction text in the last paragraph
121	109	Denver Zoning Code Sign Standards sidebar & Denver Sign Permitting sidebar	Omitted and text combined into introduction text and overall sign considerations
122	109	Landmark Design Review process text	omitted from update, repetitive with page 121 and combined into introduction text
123	111	Sign Hierarchy	Minor text clarity edits
125	112	6.2 B Create signs that are attractive.....	To address CAO comments: The word "attractive" has been struck from 6.2.2 b

131-132	116-117	Sign Types for Commercial Buildings	Diagram omitted, eliminated of primary and secondary signage classification, general layout improvements. Omitted "other" sign type and replaced with ground sign type
133	na	Sign Types for converted uses	omitted from update, repetitive with pages 131-132
136	122	6.16e do no add logos to awning	To address CAO comments: guideline regarding logos has been struck from text as is poses legal concerns as a restrictions based on the content of speech.
138	124	6.18c use window signage to provide supplemental information...such as "fresh oysters, fine dinning and fun times..."	To address CAO comments: guideline regarding supplement at information has been struck from text as is poses legal concerns as a restrictions based on the content of speech.
Appendix A - La Alma			
Existing Page	New Page	Existing Design	Proposed Change
na	na	Guideline numbering	Numbering system updated to match new numbering system and correlate with updates made in Chapter 2
na	na	Photographs	Captions added to Photographs in this section to provide greater context to customized guidelines
Appendix B - Glossary			
Existing Page	New Page	Existing Design	Proposed Change
na	na	Capital, classical architecture, classical order, clipped gable, composite order, cornice return, cresting, dentils, dogtooth course, doric order, established tree, fanlight, fretwork, green roof, half timbering, harmony, high style, historic imitation, ionic order material change, modillion, mutule, purlin, sunburst, wind turbine, Historic Preservation Ordinance. belfry, lantern	Terms removed from glossary as not used within text
na	na	appropriate, obscured	commonly understood terms that do not need to be defined with text
na	na	Landmark Preservation Commission, Secretary of the Interior, Administrative Review	Amended Definitions

na	na	Lower Downtown Design Review Commission, divided light, Severely deteriorated, Character window & front façade door, common window & door, Public vantage point, visible/visibility, Accessory Dwelling Unit, Infill Construction, Large Scale Projects, Pop-top addition, Registered Neighborhood Organizations (RNO), Quick Review	Added definitions
na	na	Accessory structure, alteration, contributing, culture, demolition, district, feature, historic, improvement, integrity, non-contributing, period of significance, primary structure, replacement structure, residential, structure, temporary sig, temporary structure	To address CAO: Terms defined in the Landmark Preservation Ordinance and thus noted as such to avoid any conflict with our primary governing document
Color Code Key			
These comment reflect updates to address changes made to the document since intial filing with the Denver Clerk and Recorder on January 26, 2026			