Community Planning and Development
Denver Landmark Preservation

201 West Colfax, Dept. 205
Denver, CO 80202
p: 720.865.2709
www.denvergov.org/preservation

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:	#2020-COA-155	**LPC Meeting:**	September 15, 2026
Address:	2100 Larimer Street	**Staff:**	Brittany Bryant
Historic District:	Ballpark Neighborhood Historic District		
Year structure built:	C. 1910 (Period of Significance:1880-1948)		
Council District:	#9 - Darrell Watson		
Applicant:	Track Architecture		

Past LPC Action:

Meeting Date: October 1, 2019
Description: Rooftop Addition
Motion by G. Chapman: I move to deny application #2019-COA-379 for the storefront alterations and rooftop addition at 2100 Larimer Street, as per design guidelines 2.14, 2.44, 3.2, 3.3, 3.11, 3.12, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: J. Johnson
Vote: Unanimous in favor (8-0-0), motion passes

Meeting Date: December 17, 2019
Description: Total Roof Structure Demolition
K. Wemple opened the public hearing. Landmark staff presentation. Applicant presentation. Public comment – none. K. Wemple closed the public hearing.
Motion by K. Corbett: I move to conditionally approve application #2019-LMDEMO-436 for the total roof structure demolition at 2100 Larimer Street, as per design guidelines 2.55 and 2.57, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to demolition.
Second: J. Johnson
Vote: unanimous in favor (7-0-0), motion passes

Meeting Date: December 17, 2019
Description: Rooftop Addition
Motion by A. Wattenberg: I move to deny application #2019-COA-487 for the storefront alterations and rooftop addition at 2100 Larimer Street, as per design guidelines 2.14, 2.44, 3.2, 3.3, 3.11, 3.12, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Chapman
Vote: 6 in favor, 1 opposed (K. Corbett), 0 abstained (6-1-0), motion passes

Meeting Date: June 16, 2020 Description: Rooftop Additions
Motion by A. Wattenberg: I move to approve application #2020-COA-155 for the storefront alterations and rooftop

Motion by A. Wattenberg: I move to approve application #2020-COA-155 for the storefront alterations and rooftop addition at 2100 Larimer Street, as per design guidelines 2.13, 2.14, 2.41, 2.44, 2.57, 3.2, 3.2, 3.3, 3.6, 3.11, 3.12, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Johnson
Vote: 6 in favor, 1 opposed (G. Chapman), 0 abstained, (6-1-0), motion passes

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Project Scope Under Review:
Revision to Storefront Reconstruction, Rooftop and Side Additions, and Rehabilitation

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Staff Summary:
The applicant, Track Architecture, is requesting revisions to the approval for the replacement of non-historic storefronts, a new one-story rooftop addition, a small addition on the north elevation, and the general rehabilitation plan for the contributing building at 2100 Larimer Street in the Ballpark Historic District.

On October 1, 2019, and December 17, 2019, the Landmark Preservation Commission reviewed a proposal for a new two-story rooftop addition, measuring 23'-11" and 21'-5" in height, respectively. The Commission found that both two-story rooftop addition designs were not sufficiently subordinate to the existing historic structure or the surrounding historic context. On June 16, 2020, the Commission approved a one-story rooftop addition incorporating elements that the Commission had found favorable in the previous reviews. The approved proposal included a one-story rooftop addition constructed of steel with large glazing metal cladding on a stair elevator overrun.

In addition to the rooftop addition, the non-historic storefronts were approved to be demolished and reconstructed with a new storefront system featuring wood columns, a wood kickplate, fixed clear glazing, and a divided-light transom. On the non-street-facing elevations, windows were approved to be infilled, with boarded windows to be permanently infilled with brick.

Following the Commission's approval in 2020, the project proceeded through several Site Development Plan (SDP) and building permit review cycles. In 2024, activity on the project slowed after it was discovered that the historic cornice along Larimer Street had detached from the building. During this period, ownership of the property changed; however, the property was sold with previously approved plans, which were based on office use.

Following the purchase, the proposed use of the building shifted to a hostel/hotel and entertainment venue. The current owner subsequently applied for repair of the historic cornice. Although Certificates of Appropriateness (COAs) are typically valid for three years, Landmark staff renewed the COA in January 2025 and amended the approval to include the cornice repair. This decision was made because SDP and building permit reviews had remained active since 2020 and the applicable Design Guidelines had not changed. Work completed to date has generally focused on core and shell improvements, masonry repointing, and stabilization of the building.

With the change in ownership and proposed use, the project scope has evolved, and revisions to the previously approved plans are now proposed. The revisions include:

- Replacement of the existing common windows throughout the building;
- Modifications to the approved storefront design, material, and operation;
- Minor modifications to the appearance of the approved one-story rooftop addition;
- A small addition on the north elevation; and
- Revisions to the general rehabilitation plan.

Given the extent and cumulative nature of the proposed changes, staff determined that the project exceeded the scope appropriate for administrative review and should return to the Commission for consideration. The current

submittal before the Commission, which is the SDP drawing set, lacks details regarding the reconstruction of the cornice along Larimer Street and the handrail and ramp required at the door. Although staff previously approved these scopes of work, the SDP site plan indicates that the ramp and handrail remain part of the project scope, and reconstruction of the cornice is required pursuant to Landmark Ordinance. These project elements will need to be incorporated into the drawing set to receive an updated Landmark Certificate of Appropriateness (COA) and Landmark approval of the SDP set.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, March 2026

Guideline	Meets Guideline?	Comments
2.3.3 Replace architectural features that cannot be repaired. a. Replace only those portions that are beyond repair. b. Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the structure's history. The replacement must match the original in material, composition, design, color, texture, and other visual qualities. c. Use the same kind of material as the original detail when feasible. d. An alternative material may be acceptable if the size, shape, texture, and finish conveys the visual appearance of the original.	No	The project will need to include the reconstruction of the missing cornice along Larimer Street. This scope of work was previously reviewed and administratively approved by Landmark staff as part of a revision to this application. Detailed drawings documenting the existing cornice and proposed reconstruction were provided with the prior submittal. However, the updated SDP submittal has omitted these drawings, which are necessary to ensure the accurate reconstruction of the cornice. The detailed cornice drawings will need to be included in the current submittal.
2.3.4 Develop a new design that is a simplified interpretation of a similar feature when the original is missing and cannot be documented. a. The new element should relate to comparable features in general size, shape, scale and finish. b. Use materials similar to those employed historically, where feasible.	Yes	The original storefront is no longer extant. The proposed storefront reconstruction is based on historic storefronts within the surrounding context and historic photographs of buildings in the area, as a historic photograph of this building could not be located. The proposed reconstruction will utilize wood panel columns, consistent with the prior approval. The revised storefront windows will be operable in select locations and will feature metal kickplates with transom windows above the storefront sections.
2.4.1 Preserve all historic window and door opening patterns and proportions on elevations that are visible from public vantage points.	Yes	No alterations to the opening patterns or proportions are proposed on the Larimer or 21st Street elevations, the two street-facing elevations. All existing historic openings will be preserved.
2.4.2 Alterations to common historic window or door opening patterns and proportions may be considered on elevations that are not visible from public vantage points.	Yes	Minimal alterations to the pattern and proportions of the windows on the alley and north interior lot elevation are proposed. The revised application proposes to reopen more original window openings that are currently

c. Maintain solid-to-void ratios typically found on the historic building. e. Maintain the location of historic headers. i. When infilling historic window and door openings, install the new window/door or new infill at the depth of the historic window/door. For example: » If an existing window or door is recessed in the wall plane, maintain the opening outline and inset infill materials or new window/door to match the existing recess.		boarded than were proposed in the previous application. On the north elevation, two second-floor window openings will be permanently infilled with brick to match the existing masonry. The existing headers will remain in place. At the ground floor, an existing utility alcove will be partially infilled, with a roll-up door added for security. An existing door opening will also be infilled. All new infill will be inset 1 inch from the existing wall plane. On the alley elevation, two currently boarded window openings will be permanently infilled with brick to match the existing masonry. The existing headers will remain in place.
2.4.8 When replacing common windows and doors, infilled windows and doors, or non-historic windows and doors on any elevation, match the existing historic windows and doors on the building or similar historic buildings within the historic context. a. When historic windows and doors are present on the building, match the replacement window or door to the size and form of historic windows or doors found on the building. b. When existing windows or doors are non-historic, or openings have been infilled, use new windows or doors similar to those found on historic photographs of the building or similar to windows and doors on buildings with similar architectural character. c. On primary elevations, do not use perimeter infill framing to create smaller windows or doors within historic openings. d. A simplified version of a historic window or door may be used on elevations that are not visible from public vantage points. e. On secondary elevations, perimeter infill framing may be used to minimally reduce historic openings that are not visible from public vantage points, and when the historic opening proportions, headers, and sills remain expressed. f. Inset new windows and doors into the wall plane the same depth as the existing. Inset is measured from the outside face of	Yes/No	The windows are generally common windows with a double-hung, one-over-one configuration, apart from two windows on 21st Street that are cottage-style windows. Clear photographs documenting the existing windows have not been provided; however, many appear to be non-historic. As all the windows are common windows, replacement is permitted. Two types of window openings are present on the building: square and arched openings. Both types appear to have original wood perimeter infill framing wood trim surrounding the window. The original wood trim should be retained. If any of the trim is found to be deteriorated beyond repair, it should be replaced to match the existing material, profile, and dimensions. Replacement windows will match the existing one-over-one configuration, with cottage-style windows provided in the 21st Street openings where they currently occur. All replacement windows will be inset into the wall plane, as demonstrated in the window section on page 12 of the packet. However, the dimension shown does not appear to be measured from the exterior wall surface to the window glazing. The final window inset dimension will need to be confirmed to ensure compliance with the applicable guidelines. On 21st Street, a man door and wood paneling with a window above will be replaced in two openings. Upon further investigation of the existing man door, staff does not believe the door itself is historic. However, the transom and perimeter infill framing appear to be original and should be retained. The replacement arched transom is noted as “new wood moulding and panel to match existing.” Given the elaborate woodwork in this area, additional

the window glass or door to the outside face of the adjacent wall.		documentation of the existing transom and proposed replacement is needed to confirm that the historic detailing will be replicated accurately. The design of the proposed replacement man door is also unclear. The drawings note “new wood stile and rail and glass door,” but do not clearly indicate the location or extent of the glazing. Additional details should be provided to clarify the proposed door design. The existing wood paneling and window located beneath the decorative brick header will be replaced with a fixed storefront designed to match the proposed new storefront system.
2.4.9 When replacing common windows, infilled windows or doors, or non-historic windows or doors on any elevation, or doors on secondary elevations, replacement windows and doors shall match historic window and door materials found on the building or on similar historic buildings in the historic context. a. Use wood, aluminum-clad wood, or composite fiberglass window and door materials on buildings that historically had wood windows and doors. Use steel, aluminum, or composite fiberglass window materials on buildings that historically had steel or aluminum windows and doors. b. New glazing may be double or triple glazed. c. Use clear or nearly clear low-e glass. Glass shall be void of tint, color, or reflection, with a minimum 65% visual-light transmittance and a maximum 25% reflectivity. Windows on secondary elevations at bathrooms may have frosted or obscured glazing. d. Do not use vinyl or vinyl composite replacement materials. e. Do not use integral shades or blinds.	Yes	Replacement windows are proposed to be aluminum-clad wood. No vinyl or vinyl composite materials will be used or integral shades or blinds.
2.10.2 Restore an altered storefront to its original design. a. Restore and reconstruct missing features based on historical documentation and physical evidence.	Yes	The existing storefront is proposed to be replaced. As a historic photograph of this building could not be located by the applicant or staff, the proposed reconstruction is based on historic storefronts documented within the surrounding context. The storefront design has been revised from previous approval. The revised design will feature

b. Reconstruct a missing lintel or cornice to help define the storefront. c. Replace missing pilaster elements. d. Reopen an enclosed or covered transom. e. If the original transom glass is missing, use new glass, or a sign panel/ decorative band if the transom must be blocked out. f. Use wood and glass, or metal and glass doors, as appropriate to the building. g. Do not install solid non-commercial doors. h. Do not install mill-finish metal doors or decorative historic-looking doors not original to the building.		wood columns, a 3'-2" tall metal kickplate, 6'-4" tall glazing with operability in select locations, and a 1'-10 3/4" tall transom. The major changes to the storefront design include the addition of a metal kickplate, operable glazing, larger expanses of transom windows, and minor adjustments to the dimensions of the rails and stiles. Overall, the appearance and proportions of the storefront remain generally consistent with the previously approved design.
2.10.5 If locating a rooftop patio on a historic building, minimize visual impacts on the original building and historic streetscape. a. Set the rooftop patio back at least ten feet from the street-facing façade of the historic building and from readily visible façades. Small exceptions to this setback may be appropriate if the patio is not readily visible from public vantage points due to a raised roof parapet or other similar reasons. c. Integrate permanent shade devices into the design of rooftop patios and deck. d. Do not use temporary materials such as plywood and drapery to provide shade for a rooftop deck or patio in lieu of more permanent and integrated shading designs. e. Locate any necessary elevator or stairwell enclosures at the rear of the rooftop patio, away from the historic façade.	Yes/No	The rooftop patio shown in this submittal is consistent with the rooftop patio approved in 2020. The existing building parapet will serve as the guardrail for the rooftop deck. However, page 15 depicts a metal guardrail. Staff believe this element was eliminated from the design due to its visibility. Therefore, the metal guardrail shown on page 15 will need to be removed from the plans and the detail corrected to accurately reflect the parapet as the fall protection element. A small portion of the building parapet on the north elevation will need to be built up to provide for fall protection. Infill brick will match existing. A stairwell and elevator lobby are proposed along the north side of the deck/building, consistent with Commission guidance regarding the placement of these elements. At this time, staff are not aware of any proposed permanent shade devices or other rooftop deck elements that would require a permit. If such elements are proposed in the future, they will require additional review and approval.
2.13.3 Plan projects to minimize demolition to a historic structure, including its historic additions and accessory structures.	Yes	Total demolition of the existing roof structure is included in the project scope. The Commission approved the demolition of the roof in December 2019. While the flat roof form is a character-defining feature of the building, the roof structure itself is not considered character-defining. No

		changes to the previously approved roof demolition scope are proposed currently.
2.15.1 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building. a. Install roof-mounted, and other mechanical/HVAC equipment, such as air conditioners and cooling towers to be inconspicuous when viewed from public streets and public vantage points.	Yes	Mechanical equipment will be roof-mounted, consistent with the previous approval. Due to the minor changes to the roof profile of the addition, the applicant has provided a sight-line drawing, as required by Zoning, demonstrating that the mechanical equipment will not be highly visible from the public right-of-way.
2.16.1 When adding accessibility features, such as ramps, minimize impacts on historic buildings and the surrounding historic context. a. Retain the key features of the historic structure in any design. b. Ensure that accessibility improvements are reversible to accommodate future changes in technology or building use. c. Add a ramp to the outside of a building or at an entry, wherever possible. d. Do not alter a storefront design or location to accommodate a ramp on the inside.	No	The project will need to include the ramp and handrail that is noted on the site plan. This scope of work was previously reviewed and administratively approved by Landmark staff as part of a revision to this application. Detailed drawings documenting the handrail and ramp were provided with the prior submittal. However, the updated SDP submittal has omitted these drawings, which are necessary to provide code compliant access to the building. The site plan notes that additional details for these elements can be found on pages 12 and 13; however, no additional details related to these elements are provided on those pages. Please include the referenced details in the submittal.
3.2.3 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the original primary structure. a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context. b. Align porch eaves, roof lines and other features with adjacent structures, when possible. c. Retain the appearance and orientation of the historic primary entrance	Yes	The rooftop addition, massing and placement remain unchanged from the 2020 approval. The overall building height will be 44'-5", which is like the previously approved height of 44'-8". The addition utilizes contemporary materials and maintains a strong proportional relationship to the historic building below, including alignment with the vertical bays and the division and rhythm of openings. The storefront and cornice of the addition have been revised to accommodate building code requirements associated with the change in use from office to habitable space. These revisions are nominal in nature and include select locations where the storefront will be operable and a slight change in the cladding material above the transom to accommodate additional insulation requirements. A small one-story brick addition is proposed on the north elevation. This addition will not be visible from the public right-of-way and will be very minimal in its footprint.

3.2.4 Design an addition to be recognized as current construction. b. Differentiate an addition from the original structure with a change in material or size. In more vernacular building styles, this may be a relatively subtle change or distinction. If distinctions from old and new are subtle, a date plaque for new construction is also recommended. c. Use simplified versions of building components and details found in the surrounding historic context. d. Do not design an addition to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the original structure. e. Do not design an addition to contrast starkly with the original structure. At a minimum, an acceptable design should be neutral and not detract from the district's or structure's historic character.	Yes	The additions are recognizable as contemporary construction and feature a change in materials and a complementary brick color that distinguishes the new construction from the historic building. During the 2020 review, Commission generally commented that the aesthetic design of the addition was appropriate and complementary to the historic building, particularly in the selection and application of materials. These selections remain unchanged.
3.2.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context. a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context. d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials.		A standard brick and architectural metal will be used for the additions Architectural metals are appropriate within the commercial context. A steel ribbed panel and Alucobond metal panel are proposed, both in a "Harvest Gold/Threshold Taupe" color. Simplified interpretations of historic building components have been incorporated into the addition, including a cornice and strong horizontal and vertical articulation.
3.2.7 Design windows, doors and other features on a new addition to be	Yes	The proposed addition will feature large expanses of glazing.

compatible with the original structure and surrounding historic context. a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. For additions with public visibility, doors and windows should have similar proportions and rhythms as windows on historic façades. b. When using contemporary window patterns and designs, ensure that they respect the typical historic character and proportions of windows on the primary structure and adjacent structures.		While the proposed glazing is substantially larger in scale than the historic building's window openings, the proportions of this element remain unchanged from the 2020 approval.
3.4.1 Locate an addition to a historic commercial structure to be subordinate to the primary structure. a. Set an upper-floor addition back, typically at least 15 feet, from the primary façades, to preserve the perception of the historic scale of the structure. Small exceptions to a side street setback may be appropriate for buildings less than 75 feet wide as long as the addition is not readily visible from public vantage points. b. Minimize the height of a rooftop addition to ensure the historic structure remains visually prominent. c. Do not locate an addition in front of, or flush with the primary façade.	Yes	The proposed rooftop addition will be set back from the primary façades, 18'-6 7/8" from Larimer Street and 8'-9" from 21st Street. The placement of the addition on the roof remains unchanged from the 2020 approval. The Commission previously granted additional flexibility for this building, which is less than 75 feet in height, and determined that a reduced setback along 21st Street, a secondary frontage, was appropriate for the rooftop addition. The north addition will be flush with the north façade for a portion of its length, corresponding to an existing jog in the massing of the historic building. The proposed addition is very small in footprint and is not anticipated to have a significant visual impact on the historic building or surrounding historic district. The proposed addition maintains a strong proportional relationship to the historic building below through the vertical alignment and division of bays, as well as the rhythm of openings.
3.4.2 Design an addition to a historic commercial structure to be clearly differentiated from the original structure. a. Design the addition to be modest in character, and either a simplified version of the original structure's style or a compatible, contemporary style, so it will not detract from the historic structure. b. Differentiate an addition from the original structure with a change in material, color and/or wall plane.	Yes	The proposed additions are differentiated from the existing historic building while remaining compatible in terms of the relationship between its bays and the rhythm of its openings. A rooftop addition is appropriate in this context and has been limited to one story in height to maintain a modest scale and character.

Basis: The proposed additions remain subordinate to the historic building and will not negatively impact the surrounding historic context. The revisions to the application are appropriate to

accommodate the change in use and expanded rehabilitation scope while remaining consistent with the applicable design guidelines.

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2020-COA-155 for the revised Storefront reconstruction, Rooftop and Side Additions, and Rehabilitation at 2100 Larimer Street, as per design guidelines 2.3.3, 2.3.4, 2.4.1, 2.4.2, 2.4.8, 2.4.9, 2.10.2, 2.10.5, 2.13.3, 2.15.1, 2.16.1, 3.2.3, 3.2.4, 3.2.6, 3.2.7, 3.4.1, and 3.4.2 presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Include detailed drawings documenting the proposed reconstruction of the building cornice.

2. Include detailed drawings documenting the ramp and handrail required for the entry, as shown on the site plan.

3. Maintain the existing historic window trim and clearly document the trim conditions in the application materials.

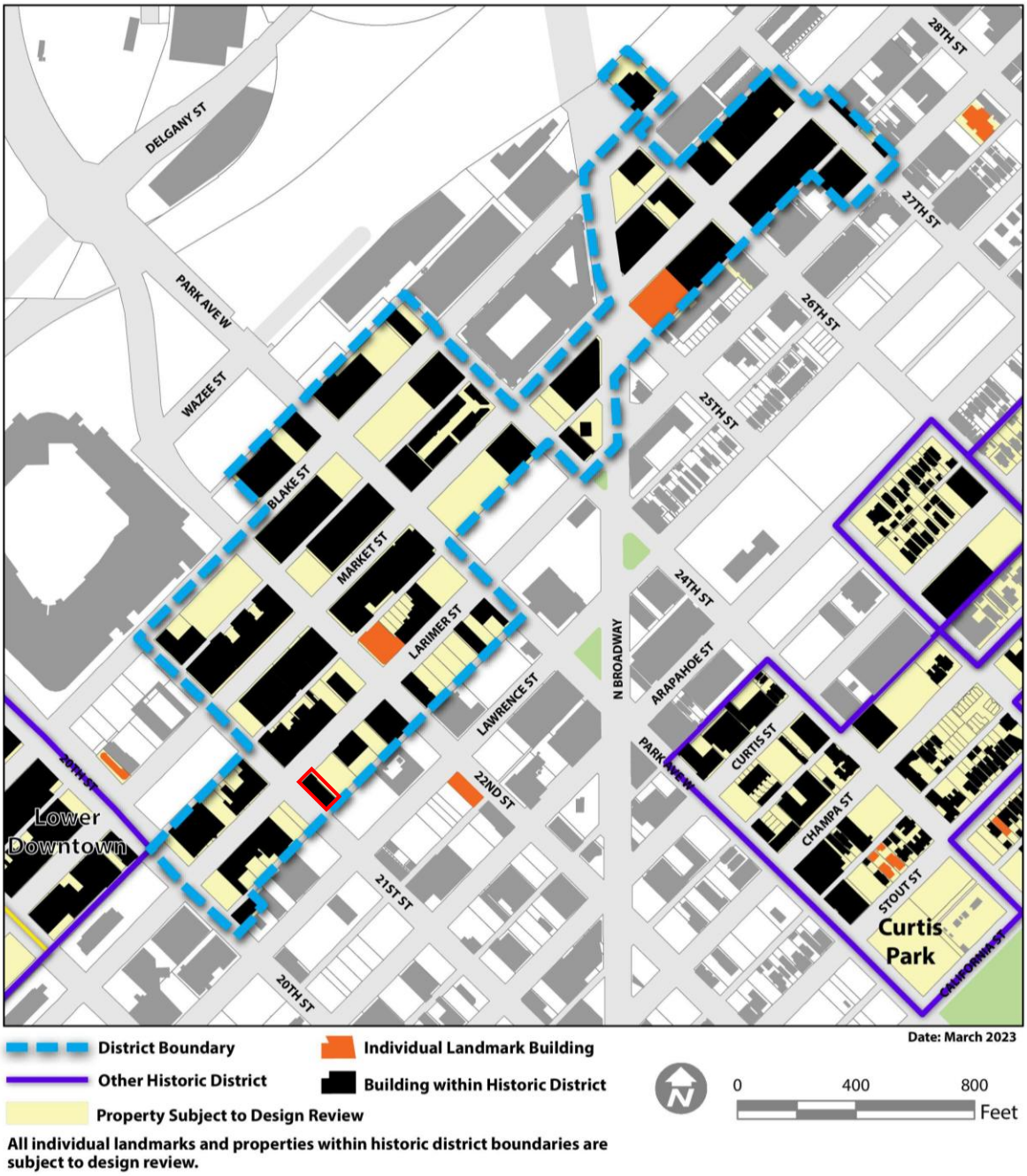
4. Provide the existing and proposed window inset dimensions, measured from the face of the wall plane to the glazing, and ensure that the proposed window inset matches the existing condition.

5. Provide additional documentation of the transom window molding and trim details at the man door entry on 21st Street and ensure that the existing details are replicated.

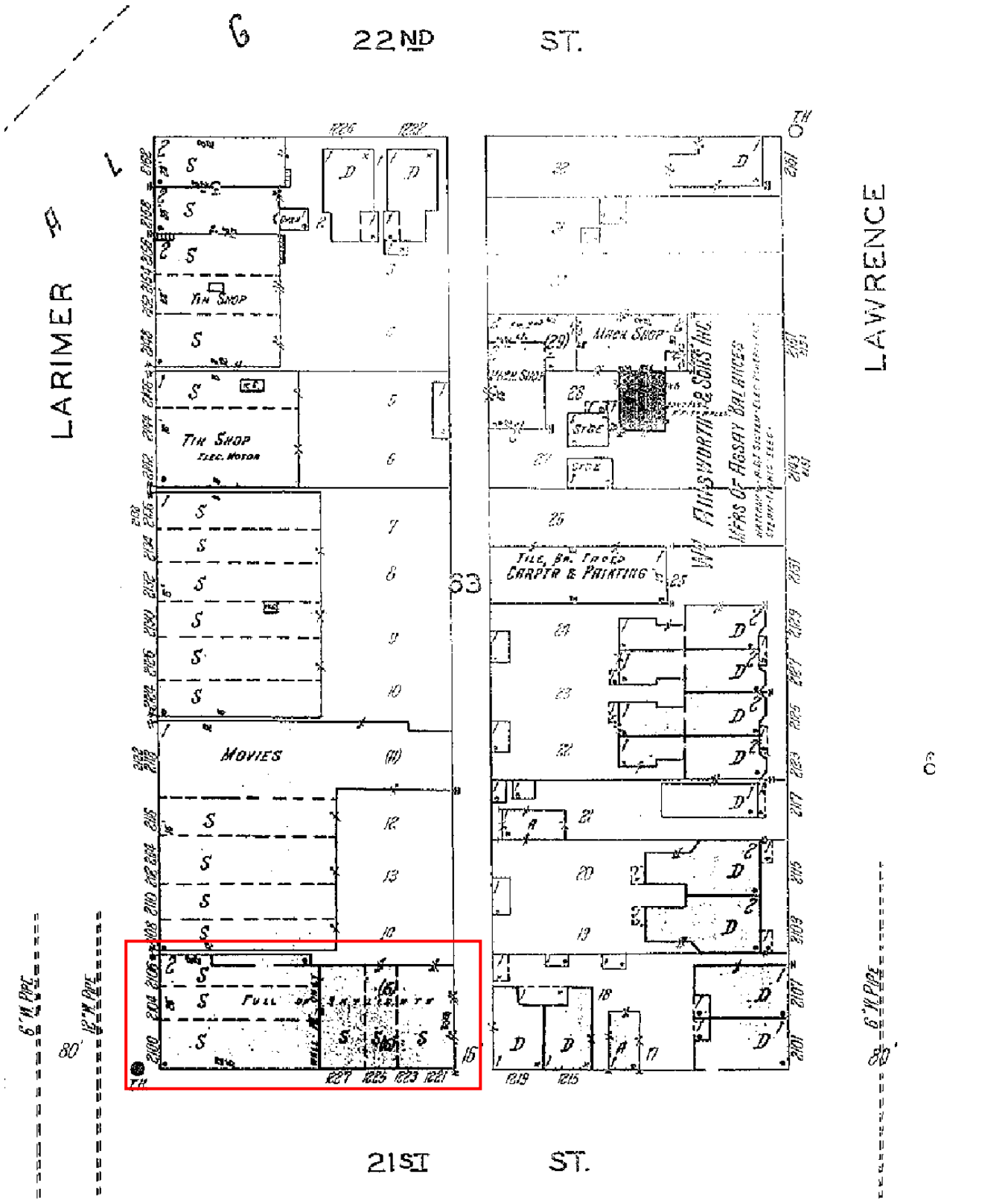
7. Provide additional information and clarification regarding the proposed man door replacement on 21st Street.

8. Remove metal guardrail detail from section drawing on page 15.

Ballpark Neighborhood Historic District with 2100 Larimer Street outlined in red



1929 Sanborn Map with 2100 Larimer St outlined in red



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