Community Planning and Development
Denver Landmark Preservation

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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-1030	**LPC Meeting:**	September 15, 2026
Address:	222 S Fairfax Street	**Staff:**	Jessi White
Landmark:	#326 - Amter Residence		
Year structure built:	1952-1953		
Council District:	#5 - Amanda Sawyer		
Applicant:	Cody Van Holland and Chantal Perets, Classic Homeworks | Matthew DeFeo, owner		

Past LPC Action:

Meeting Date: November 21, 2023
Description: Alterations
Motion by G. Dennis: I move to approve with conditions application #2023-COA-542 for the alterations at 222 S. Fairfax Street, as per design guidelines 2.19, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. That the applicant correct the south elevation drawings and 2. That the applicant add southwest elevation drawings that clearly shows W14 and D7.
Second: E. Warzel
Vote: 5 in favor, 2 opposed (A. Wattenberg, G. Petri), 0 abstained (5-2-0), motion passes

Meeting Date: April 15, 2025
Description: Violations
Motion by N. Foussianes: I move to deny application #2025-COA-205 for the violations at 222 S Fairfax Street, as per design guidelines 2.1, 2.3, 2.4, 2.8, 2.10, 2.12, 2.14, 2.19, 2.23, 2.25, 2.26, 2.30, Intent Statements 2a, 2b, 2d, 2f, 2g, 2.h, character-defining features for the Amter Residence, presented testimony, submitted documentation and information provided in the staff report.
Second: C. McInnis
Vote: Unanimous in favor, (6-0-0), motion passes

Project Scope Under Review:

Violations Corrections

Staff Summary:

222 S. Fairfax Street, designated as the Amter Residence, is an individual landmark constructed between 1952 and 1953. The applicant is requesting to correct violations on the site that were completed without Landmark Preservation Commission review or approval. This staff summary reviews the landmark designation, recent history of the property, violations on the site, and the applicant's correction proposal. Landmark staff will reference four exhibits throughout the staff report.

I. **Landmark Designation** - (Please see Exhibit 1 for the full designation)

The Amter Residence was designated as an individual landmark on March 2, 2009, by Ann Amter, daughter of the original owners, Gershon and Dulcy Amter. The residence was designed by Joe M. Lort, Jr. in the Usonian style.

a. Designation Criteria - The home was listed under the following criteria:

1c. History - Have direct and substantial association with a person or group of persons who had influence on society.

2a. Architecture - Embody distinguishing characteristics of an architectural style or type.

2b. Architecture - Be a significant example of the work of a recognized architect or master builder.

2d. Architecture - Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

b. Site, Setting, and Architecture -

The Amter Residence is characterized by its low, horizontal form; relationship to the stepped site; use of Roman brick, wood, and glass; large expanses of glazing; low-slope roofs and overhanging eaves; and integration of exterior materials and features into the interior.

The designation specifically identifies the elevated siting of the house, stepped terraces, retaining and site walls, large windows and window walls, Roman brick, horizontal orientation, and relationship between the building and surrounding landscape as significant features. The designation also notes the use of exterior materials, including Roman brick and wood, throughout the interior and identifies the large expanses of glass, low-slope roofs, overhanging eaves, and horizontal orientation as important elements of the architectural design.

Core tenets of the design include the use of exterior materials that carry through into the interior, large windows that create a connection between interior and exterior spaces, and a low, horizontal form reflected in the material and structural elements that allows the building to blend with the surrounding landscape.

At the time of designation in 2009, the property was described as having no major exterior alterations and remaining essentially the same as when it was first constructed.

II. **Project History** -

a. Previous Ownership -

The property was owned and maintained by Ann Amter from 2009 to 2020. In 2020, Ann sold the property to Canvas Colorado, LLC. Under that ownership, much of the building's interior was demolished, including some key structural supports, and the exterior was allowed to deteriorate. Landmark staff initially became involved with the property in July 2021, when the owner submitted an application requesting major alterations and additions to the home, as well as an ADU. A violation case was opened in September 2022 due to lack of maintenance, followed by a Landmark neglect case in December 2022.

In March 2023, Canvas Colorado, LLC sold the property to 222 S. Fairfax Holdings, LLC. Matthew Defeo, the current applicant, is a member of the LLC. On March 20, 2023, staff completed an initial site visit with the property owner to review site conditions and Landmark review requirements. In the following months, the applicant submitted nine plan sets, on which staff provided feedback.

On November 2, 2023, the applicant submitted a complete application, and staff scheduled the application for Landmark Preservation Commission review on November 21, 2023.

b. November 21, 2023 LPC Application and COA - (Please see Exhibit 3 for the Landmark COA and approved drawings.)

The 2023 application included the replacement, alteration, and infill of windows and doors, as well as replacement of siding and deck railing. The window and door replacement request included fourteen windows, five service doors, and one garage door. The alteration request included seven windows and one service door, and the infill request included two windows. All altered or infilled windows were located on the back and sides of the house to limit visibility.

For proposed replacements, the applicant demonstrated that the new windows and doors would match the existing ones as closely as possible, fit within the existing rough openings, and match the existing inset.

For proposed alterations, staff determined that minor changes, such as the number of lights, would not affect the overall appearance or design intent provided that the new windows fit the rough openings, used larger panes of glass, and featured thinner framing profiles. More significant alterations, including the infill of W11 and D2 and installation of a bi-fold "Servry" window, were supported because they were limited in number and located on the back of the house.

The applicant also proposed to replace the deteriorated plywood siding with smooth-finish fiber cement siding panels and replace the deteriorated deck railing in kind with horizontal wood planks set on a diagonal.

Landmark staff identified two errors in the 2023 submittal: W15 was shown in the wrong location on the south elevation, and an elevation drawing for the southwest elevation was not provided. The Commission added conditions requiring these errors to be corrected.

The applicant submitted a complete application addressing the conditions on December 7, 2023. Staff issued the COA approval and stamped drawing set on December 12, 2023.

c. Site Inspections - (Please see Exhibit 4 for the Landmark Documented Violations.)
Landmark Inspector Lauren Gleason performed a site visit on December 5, 2024, and identified numerous violations, including window and door alterations and replacements, trim alterations, and mechanical conduit issues. The identified violations either exceeded the 2023 Landmark COA approval or had not been reviewed or approved by the Landmark Preservation Commission.

On January 2, 2025, Landmark staff notified the applicant that alterations and deviations from the Landmark approval had been detected and that a Notice of Violation and Order to Cease and Desist would be placed on the site. The applicant was also required to schedule a one-hour site visit with Landmark staff to review the violations and discuss next steps. The notice was placed on the site on January 6, 2025, and a site visit was scheduled for January 23, 2025.

On January 23, 2025, Landmark staff, including Supervisor Amy Amidon, Senior Planner Jessi White, and Landmark Inspector Lauren Gleason, met with the current owner on site. Staff reviewed the violations and identified two additional violations: the addition of exterior lighting and alteration of the southwest elevation at W14.

Staff discussed two options with the applicant: reversing the alterations and complying with the approved COA or requesting retroactive approval from the Commission. Staff also notified the applicant that any violations would need to be disclosed to a future purchaser and would remain the responsibility of the new owner.

d. April 15, 2025 LPC Application and Denial- (Please see Exhibit 4 for the Landmark Documented Violations.)
The April 15, 2025 application requested retroactive approval for all violations identified on site. The Commission unanimously denied the application.

III. **Violations on Site** - (Please see Exhibit 4 for the Landmark Documented Violations.)
Landmark staff have identified four categories of violations on the property: opening alterations, siding and trim alterations, exterior lighting, and sitework. Due to the number and complexity of the violations, staff will not address each violation individually in this report. A full accounting is provided in Exhibit 4. Due to the complexity of the home and its siting, it is also difficult to fully ascertain all violations and alterations that may have occurred.

a. Opening Alterations -
There are numerous alterations to the door and window openings, including changes to sizes and proportions, trim profiles, and the integration of trim with the wall plane. Notable alterations include the front door and decorative glazing, the configuration of windows and doors on the south and southwest elevations, and the relocation of W15, which is contrary to the Commission's 2023 condition.

b. Siding, Trim, and Roof Eave Alterations -
The applicant replaced all siding and trim on the structure. The new siding does not match the appearance or texture of the historic siding, and the new trim does not closely match the appearance, size, or profile of the historic trim. The new siding also features large control joints that alter the appearance of the building and compete with the established horizontal detailing original to the house.

Staff notes that there are conflicting notes in the approved application materials regarding the siding. The approved elevations state “NEW SIDING – LIKE FOR LIKE.” The materials page calls for Hardie Fine Texture Cladding, with a texture of “smooth, natural sand.” The COA states that the siding will be replaced with “smooth-finish fiber cement siding panels to match the existing siding as closely as possible.” The COA further states that its conditions supersede any contradictory notes or schedules found on the project drawings.

After reviewing photographs of the previous and as-built conditions, staff also identified several alterations to the soffit and eaves.

c. Exterior Lighting –
The applicant installed downlighting in the soffits at several locations on the house. Landmark guidelines do not support the use of soffit lighting that grazes the building façades.

d. Sitework-
The applicant altered the height and length of the retaining walls at the front of the property, removed a finger-joint detail on the southwest corner of the front retaining wall, and altered the size and stair placement of the front walkway. Several alterations were also made to the sitework in the backyard.

IV. **Applicant’s Correction Proposal** - (Please see Applicant Materials.)
The applicant is proposing to correct the violations to match the historic conditions as closely as possible. Due to the number of violations and proposed corrections, the proposal is addressed below using the same four categories: opening alterations, siding and trim alterations, exterior lighting, and sitework.

a. Opening Alterations -
There are five window types/configurations on the home: awning-style windows, fixed picture windows, window walls, clerestory windows, and the decorative glass sidelight at the front entrance.
The applicant is proposing to match the fixed picture windows, window walls, and clerestory windows using Weather Shield Vue Collection windows. The applicant also proposes to replace the broken fluted sidelight glass at the front entrance with custom replica glass from Cathedral Glass.
The most notable change involves the awning-style windows. The applicant proposes to install Weather Shield casement-style windows with muntins that simulate the appearance of the historic awning windows. The applicant conducted extensive research on replacement windows and found it difficult to identify awning-operated windows that closely match the historic profile and appearance. The closest match would require a change in operation. Staff supports the change in operation if it results in a closer match to the historic profile and appearance.

b. Siding, Trim, and Roof eave Alterations -
The applicant proposes to replace the trim and siding to match the historic conditions as closely as possible. The siding will be smooth-finish Medium Density Overlay siding with butt joints. The trim will be reduced in size to more closely replicate the historic trim, and the slanted roof eave detail will be restored.

c. Exterior Lighting –
The soffit pin lights will be removed, and new square downlights will be added in their historic locations.

d. Sitework-
The applicant proposes to return the retaining walls to their original height, reinstall the finger-joint detail on the southwest corner, and repour the walkway and stairs to match the historic configuration.

Alterations to the property are extensive. Landmark staff has worked closely with the owner since the April 15, 2025 denial, ensuring that the proposed remedial plan addresses all violations on site, employs preservation best practices, and sympathetically restores all character defining features, recognizing that the building was designated for architectural significance, and the original execution of each element of the design was very intentional.

At this point, construction has been stopped for over 18 months. There is benefit to advancing work as soon as possible through LPC approval and the issuance of updated permits.

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

Guidelines	Meets Guidelines?	Comments
2.2.4 Replace original building materials in kind, if repair is not feasible. a. Replace only those materials necessary to facilitate a necessary repair. b. Use materials, historic sizes, and original installation method to replace damaged building materials on a primary facade 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 facades. e. Avoid covering historic materials with new ones or using veneers.	Yes	The applicant proposes to replace altered building materials with new materials that closely match the sizes, finishes, and character of the historic building materials.
2.2.8 Protect wood features from deterioration. a. Maintain paint on wood surfaces. Original wood features have a long lifespan when properly maintained. b. Provide proper drainage and ventilation to minimize decay. c. Maintain protective coatings to retard deterioration and ultraviolet damage. d. Use wood consolidants to preserve as many original materials as possible. e. Repair wood siding and features, replacing elements beyond repair in-kind. f. Avoid covering wood with stucco or similar finishes.	Yes	The applicant proposes to replace altered wood features with new materials that more closely match historic wood features.
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	Yes	The applicant proposes to replace altered architectural features, such as the beams and eaves, with new features that more closely match historic features.

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.		
2.4.1 Preserve all historic window and door opening patterns and proportions on elevations that are visible from public vantage points. a. Preserve the placement, number, size, and shape of historic window and door openings. b. Do not reduce the size of historic window or doors openings to accommodate smaller windows or doors. c. Do not increase the size of historic window or door openings to accommodate larger windows or doors. Altering the size of a historic window or door opening may be considered to accommodate egress required for life safety. See "Guidelines for Egress Windows" for more information. d. Do not infill historic windows or doors or add new window or door openings. e. Return altered window or door openings to their historic configuration whenever possible.	Yes	Several of the window openings were altered on the structure. The applicant proposed to return openings to their historic placement, size, shape, and configuration.
2.4.6 Replacement of character windows and character front facade doors may be considered if the character windows or character front façade doors are severely deteriorated. a. Match the size of character windows or character front façade doors. b. On primary elevations, do not use perimeter infill framing to create smaller windows and doors within historic openings. c. Match the profile and design of character windows and character front façade doors, including frame, sash, divided-light patterns, mullions, sills, heads, jambs, glazing, moldings, transoms, and sidelights. d. Match types and appearances of character windows. For example, if the character window is arched, the new window should be	Yes	The applicant proposes to replace altered windows and doors with windows and doors that more closely match the size, profile, appearance, and design of the historic character windows.

an arched window that matches the appearance of the historic character window. e. A salvaged door may be considered if it is similar in design to historic doors found on the historic structure or in the surrounding historic context. f. Inset replacement windows or doors into the wall plane at the same depth as the units being replaced. Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall. g. Match glazing patterns of historic character windows and character front façade doors. For example, replace diamond-patterned leaded glass with diamond-patterned leaded glass. When divided lights are present use true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably in a dark finish to reduce visibility between the double-glazed panes of glass). Windows and doors with only grills between the panes of glass are not allowed.		
2.4.7 If replacement of severely deteriorated historic character windows or character front façade doors is necessary, closely match the materials of the historic window or door. a. Replace wood windows with wood or aluminum-clad wood windows. Replace steel or aluminum windows with steel or aluminum windows. Fiberglass composite windows may be considered if they closely replicate the historic window profiles and dimensions. b. Replace wood doors with wood or aluminum-clad wood doors. Fiberglass doors that replicate historic doors may be considered. Do not use faux wood grain finishes. c. A salvaged door may be considered if it is similar in design to historic doors found on the historic structure or in the surrounding historic context. d. Reuse specialty glass, such as etched, colored, textured, stained, or leaded glass. e. Replicate in kind any specialty glass that is damaged beyond repair. f. With the exception of leaded-glass windows, new glass windows may be double or triple glazed.	Yes	The applicant proposes to use fiberglass replacement window materials. While the windows were historically wood, the only way to achieve a close match in size, profile, appearance, and design of the historic character windows is to change to a fiberglass material.

g. Do not add new materials on top of historic window materials, such as trim wrap on top of historic brick mold. h. 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. i. Do not use vinyl or vinyl composite replacement materials. j. Do not use integral shades or blinds.		
2.4.10 Locate and design basement egress windows and basement light wells to be as inconspicuous as possible. a. Place basement egress windows on secondary, non-street fronting elevations, when possible. See "Guidelines For Window & Door Openings" for more information. b. Align new basement egress windows or expansion of existing basement egress windows with other windows and features on the building. c. Match the appearance of new basement egress windows to other historic basement windows or use single-light casement windows. d. Do not place basement egress windows on a primary elevation unless lowering the sill of an existing window while maintaining the width and header height of the existing opening. If the new egress window will be entirely below grade, the Landmark Preservation Commission may consider allowing a new opening on the front facade. e. On the front façade, new basement egress windows must be inset into the wall plane at the same depth as existing windows on the structure Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall. f. For basement egress windows use wood, aluminum-clad wood, aluminum, or composite fiberglass window materials. g. Do not use vinyl or vinyl composite materials for egress window materials. h. Do not use integral shades or blinds.	Yes	Basement egress windows will be added to secondary elevations and will more closely match the size, profile, appearance, and design of the historic character windows.

i. Where visible from the street, construct egress window wells of masonry, concrete, wood, or matte-finished metal. j. Visible window well surrounds should not protrude more than 6 inches in height above grade.		
2.4.11 Locate and design above-grade egress windows to be as inconspicuous as possible. a. Do not locate an above-grade egress window on the front façade. Locate above-grade egress windows on secondary, non-street fronting elevations. See "Guidelines For Window & Door Openings" for more information. b. In above-grade locations, creating new openings for egress is generally preferred over altering historic character windows. Align new above grade egress windows with other windows and features on the building. c. Maintain the location of historic headers. d. Only replace character windows for egress if there is no other feasible option to meet life safety requirements, such as adding a new opening. If a character window must be replaced for egress, match the appearance of the window and replace wood windows with wood or aluminum clad wood windows. Replace steel or aluminum windows with steel or aluminum windows. Fiberglass composite materials may be considered if they closely replicate the historic window profiles and dimensions. Maintain the location of historic headers. e. When replacing a common window above-grade for egress, use wood, aluminum-clad wood or fiberglass composite windows. f. Above-grade egress windows must be inset into the wall plane at the same depth as existing windows on the structure. Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall. Do not use vinyl or vinyl composite materials for egress window materials. g. Do not use integral shades or blinds.	Yes	Above grade egress windows will be added to front, side, and rear elevations. While upper-story egress will be visible from public vantage points the applicant proposes windows that closely match the size, profile, appearance, and design of the historic character windows.
2.5.3 When replacing missing or non-historic roofing material, match	Yes	The applicant proposes to return the historic slanted roof eave to the home.

replacement materials to the historic roofing material if possible. a. If the original roofing material has been replaced, use photographs, historic 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. 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 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. 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.		
2.5.4 Minimize the visual impacts of skylights, dormers and other rooftop alterations. a. Locate a new dormer or skylight below the ridge line of the roof. b. Locate a new dormer or skylight on a rear (preferred) or side-facing roof slope, when possible. c. Set back a side-facing gable from the front façade to minimize its visibility from the street and sidewalk. d. Set dormers back behind the roof eave and the building wall plane below to ensure that the building's original roof lines and building form are predominant. A setback of at least	Yes	The applicant proposes two new skylights on the rear roof slope.

one foot from the adjacent wall plane is strongly recommended. e. Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures. f. Install a new skylight to have a low profile. g. Do not remove or alter sizes of historic dormers on street-facing elevations. h. Do not add a shed dormer in a visible location if shed dormers are not seen in the surrounding historic context. i. Do not install a bubble skylight or other form that is not flat. j. Do not install a dormer or skylight on a front-facing roof plane. k. Do not visually overwhelm the original roof, particularly on street-facing elevations, with dormers, skylights and other features.		
2.6.2 Only replace foundation materials that are beyond repair. a. If the foundation material cannot be repaired or patched, only replace the minimum amount of material needed to make the repair. b. When replacing foundation materials, match the original materials and details whenever possible. c. If original materials are not available for the foundation replacement, choose new materials that convey the scale, texture and appearance of the original. d. Do not increase the height of the structure when replacing a foundation	Yes	The applicant proposes to return altered foundation materials back to their historic appearance, size, and configuration.
5.2.1 Retain and restore historic site features. a. Preserve historic landscape and features, such as walkways, fences, site walls, historic stairways and ornamental site features that are character defining features of the property or historic district. b. Preserve historic stone walkways if feasible. See “Historic Walkways” at right for more information. c. If beyond repair, replace deteriorated historic site features with matching features, including design and materials.	Yes	The applicant proposes to return the front walkways and retaining walls to their historic configuration.

d. Retain original open space patterns at the sides and rear of a structure		
5.2.2 Plan new site features to respect the character-defining features of the historic district or individual landmark site. a. When introducing a new site feature or modifying an existing feature, such as a stairway, fence or retaining wall, respect historical patterns in terms of placement, proportions and design compatibility with surrounding historic context. b. When designing a new walkway or path, use colors, styles and finishes similar to those seen in nearby historic walkways. c. Avoid introducing new site features that convey a false sense of history. d. Avoid introducing new readily visible site features, such as curb cuts, which were not historically present on the property, or prevalent in the historic district. e. Minimize impermeable surfaces in front yard landscape areas. f. Use decorative modular pavers, a cellular paving system or recycled historic site materials (such as stone or brick) to minimize the visual impacts of a larger paved surface area. g. Avoid introducing topographic features, such as berms, that were not historically present, especially if other front yard areas on the street do not include similar features.	Yes	The new rear yard patios and retaining walls are compatible with historic site features, have minimal visibility from public vantage point, and do not negatively impact the historic character of the building or site.
5.3.2 Where they are part of the historic context, preserve and repair historic front yard and street facing fences, masonry site walls and retaining walls. a. Replace only those portions of an original fence, site wall or retaining wall that are deteriorated. b. Preserve the character of the original mortar joints when repointing an original masonry site wall or retaining wall. c. Preserve an original wire fence when it is a character defining-feature of the historic district (a new chain link fence is not allowed)	Yes	The applicant proposes to return the front retaining walls to their historic configuration.
5.5.4 Design and install new building light fixtures that are compatible with the surrounding historic context.	Yes	The applicant proposes to install simple light fixtures that closely match the historic light fixtures.

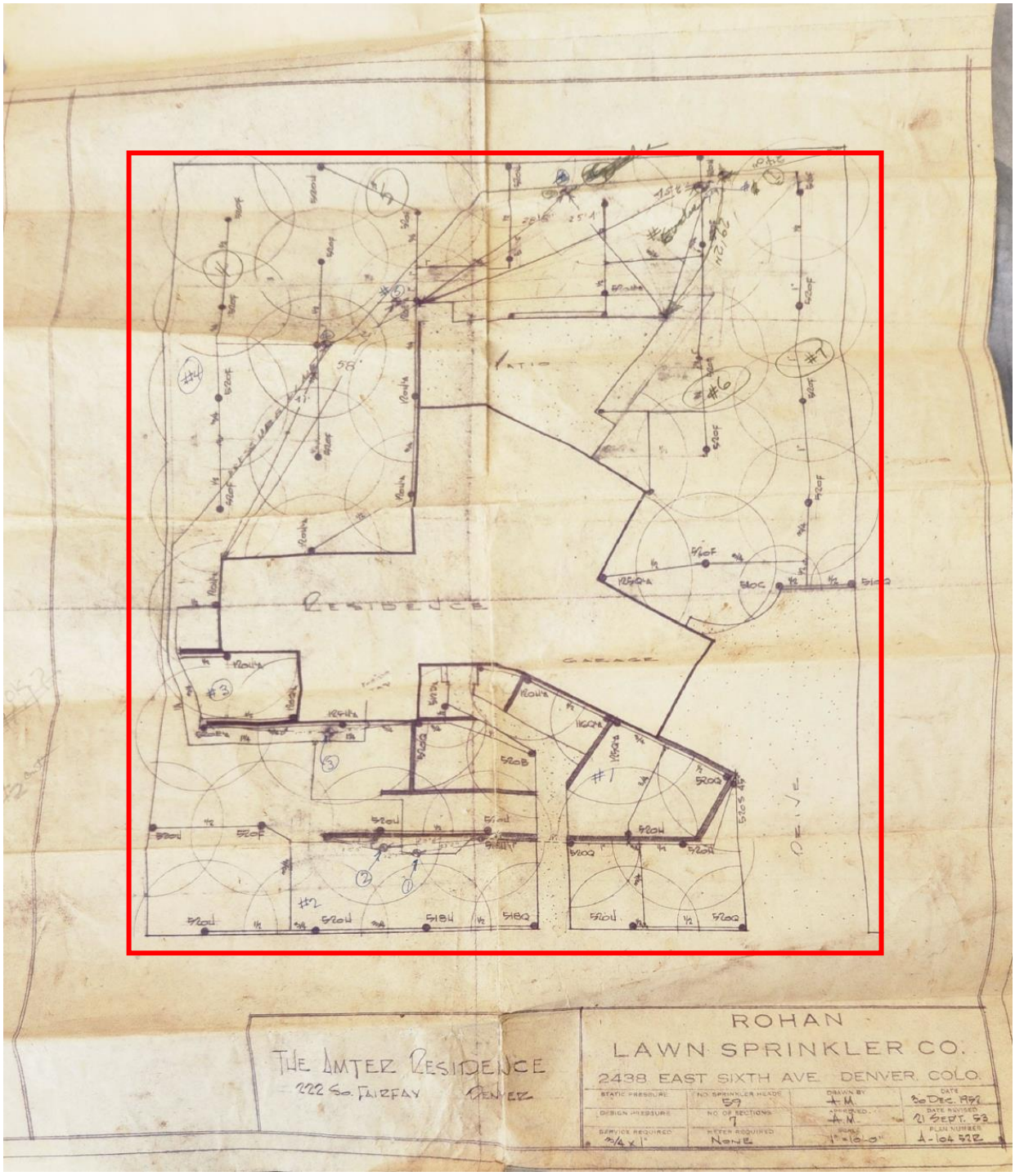
a. Install lighting on residential buildings at the first-floor level only. b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building. c. Design and orient light fixtures to provide down-lighting for residential buildings. d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings). e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building. f. Consider using period reproduction fixtures if they can be matched in style, quality and materials with the historic building, and are subordinate to historic building architecture and features. g. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate. h. Light fixtures along the alley should be utilitarian in design. i. Do not install flood lights or fluorescent tube lighting on street elevations. j. Conceal all conduits, raceways, and junction boxes within the building		

Basis: The applicant replaced and altered historic materials and details on the individual landmark without Landmark review. The replacement and alterations of historic materials have had a negative impact on the historic character of the individual landmark. The applicant proposes to return the building and site features to their historic sizes, patterns, finishes, appearances, and configurations (Guidelines 2.2.4, 2.2.8, 2.3.3, 2.4.1, 2.4.6, 2.4.7, 2.4.10, 2.4.11, 2.5.3, 2.5.4, 2.6.2, 5.2.1, 5.2.2, 5.3.2, 5.5.4).

Suggested Motion: I move to APPROVE application #2026-COA-1030 for the violations corrections at 222 S Fairfax Street, as per design guidelines 2.2.4, 2.2.8, 2.3.3, 2.4.1, 2.4.6, 2.4.7, 2.4.10, 2.4.11, 2.5.3, 2.5.4, 2.6.2, 5.2.1, 5.2.2, 5.3.2, 5.5.4, presented testimony, submitted documentation and information provided in the staff report.

Landmark Map with 222 S Fairfax Street outlined with a red rectangle

1953 Landscape Plan with 222 S Fairfax Street outlined with a red rectangle



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