



DENVER LANDMARK PRESERVATION Certificate of Appropriateness

Denver Landmark Preservation grants a Certificate of Appropriateness based on submitted plans for the following:

PROPERTY LOCATION: Street Address: 414 14th Street
District: Landmark #219 DPS Admin Building

NAME OF APPLICANT: Hyder Construction

WORK ITEMS (only as described in specifications below):

Construct rear addition in building 'U' opening and one-story above current roof line

Project Specifications

Foundation: concrete Windows: metal
Siding: aluminum Roofing: standing seam metal
Footprint Size: 53' x 34'
General placement of structure: open 'U' of structure

PROJECT SPECIFICATIONS:

Note: These conditions supersede any contradictory notes or schedules found on project drawings.

General Notes

1. Items not listed in work items on this certificate have not been reviewed. Any changes or additions require further review.
2. Work to be accomplished in accordance with submitted plans. Any deviation from the plans is to be submitted to staff prior to construction.
3. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with submitted plans at the responsibility of the applicant. Inaccuracies or differences should be reported to LPC staff prior to commencement.
4. Work to be accomplished in accordance with all applicable zoning regulations and building codes, or Board of Adjustment decision. This Certificate does not constitute or recommend a hardship for purposes of zoning review.
5. Further permits and approvals may be required. This Certificate signifies review and issuance of the Certificate based on the Landmark Preservation regulations and guidelines. No other city, state, or federal review and approval should be assumed or implied by this Certificate of Appropriateness.

NOTICE

*** POST ON SITE WITH BUILDING PERMIT ***

Any substitution or deviation from the reviewed work requires further review by Denver Landmark Preservation staff **PRIOR** to work being undertaken.

The work items contained above are in accordance with Landmark Preservation Commission or Lower Downtown Review Board decision, Chapter 30 Denver Revised Municipal Code, the Secretary of the Interior's Standards for Rehabilitation, Design Guidelines for Landmark Structures and Districts, Contemporary Guidelines for Landmark Structures and Districts, and Design Guidelines for Lower Downtown Historic District and are NOT applicable beyond the unique facts and circumstances of this particular application.

This permit becomes invalid THREE years after issue date. Expired permits must be reissued by staff prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT

No work can begin without the appropriate review and approval by City and County of Denver Development Services: Webb Municipal Building (720) 865-2720.

Present this certificate to Denver Development Services staff when submitting an application for building or zoning review.

September 5, 2013

COA granted by LPC at the 9/3/13 meeting; George Gause; Staff

Date