STAFF BRIEF

This document is the staff’s comparison of the Secretary of the Interior's 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-020
Address: 1828 E 7th Ave
Historic Dist/DLM: East Seventh Ave.
Year structure built: 2019 (district period of significance up to and including 1943)
Council District: #10 Chris Hinds
Applicant: Kristin Park

Past LPC Action:
Landmark Preservation Commission Meeting: January 9, 2018
Description: Total Demolition
Motion by K. Corbett: I move to conditionally approve application #2017-LMDEMO-600 for the demolition of 1828 East Seventh Ave. as per presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement design be approved prior to demolition of the existing structure.
Second by G. Chapman.
Vote: Unanimous in favor (7-0), motion carries.

Landmark Preservation Commission Meeting: January 9, 2018
Description: Mass, Form, and Context
Motion by K. Wemple: I move to approve application #2017-COA-496 for the mass, form and context for the proposed infill at 1828 East Seventh Ave., as per design guidelines related to mass, form and context of new construction, the presented testimony, submitted documentation and information provided in the staff report.
Second by K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

Landmark Preservation Commission Meeting: March 6, 2018
Description: Design Detail Review for Infill Project
Motion by K. Corbett: I move to approve application 2018-COA-53 for the design detail for the proposed infill at 1828 E 7th Ave, as per design guidelines 4.3, 4.5, 4.6, 4.8, and 5.3, the presented testimony, submitted documentation and information provided in the staff report with the condition that:
1. Change the sidewalk and walkway to concrete.
Second by K. Wemple
Vote: Unanimous in favor (8-0), motion carries.

Project Scope Under Review:
Construct bluestone front walkway and stoop at new infill residence. Stone to be laid in Versailles pattern.
Staff Summary:

This infill residence was approved by the Commission in 2018. In the design detail application submitted to the Commission, the applicant proposed a brick sidewalk to be constructed in front of the property (replacing a concrete sidewalk) and a brick walkway leading to the front door. Staff and the Commission were concerned that this sitework design was overly historical/replicative, especially combined with the Colonial Revival style infill. It was determined that a simpler, more contemporary material would be more appropriate, and the Commission approved the project with the condition that the sidewalk and walkway be concrete. The applicant is now proposing to change the walkway and front stoop to bluestone laid in a Versailles pattern. This does not meet the condition previously set by the Commission. Staff has administratively approved the use of bluestone for the rear patio and side courtyard since these areas are not readily visible from the street.

Staff is recommending denial of the proposed bluestone sidewalk and stoop based on the Commission’s previous condition that concrete be used for sitework at the front of the property. Staff find that a simple concrete walk is most appropriate for an infill residence, particularly one that strongly references the Colonial Revival style. Combining a decorative stone walkway and stoop with a historicist infill design could make the overall appearance of the property read as more replicative. Additionally, the multi-hued bluestone proposed does not appear to be a characteristic feature of the district. Red or buff sandstone is much more characteristic of the district. Staff suggested that the applicant include information in the application regarding whether there was a precedent for bluestone within the E. Seventh Ave. district, and the application includes several examples of stone walkways. However, the two examples that appear to most closely resemble the bluestone paving proposed are located within the Country Club district, not the E. Seventh Ave. district. Of the other four examples, three feature non-bluestone stone walkways on historic properties. The other example (2000 E 7th Ave) appears to be a bluestone walkway on a non-contributing c.1948 property, though the stone details are difficult to distinguish in the photo. Based on the examples submitted, bluestone does not appear to be material used historically within the district. However, there are two ways to view this finding: either that bluestone is not appropriate for use since it is not characteristic of the district or that bluestone is ok to use on a new infill property since it would not be a replication of historic walks and stoops found in the district.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

<table>
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<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>5.3 Plan new site and landscape features to respect the character-defining features of the historic district or individually-designated Denver landmark. c. 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. d. When designing a new sidewalk or path, use colors, styles and finishes similar to those seen in nearby historic sidewalks. e. Avoid introducing new site features that convey a false sense of history. f. 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.</td>
<td>Yes/No</td>
<td>Stone walkways and stoops are found within the E. Seventh Ave. district, though the bluestone proposed is not characteristic of the district. The placement and proportions of the walkway and stoop are compatible with district patterns, but the multi-hued stone proposed is not characteristic. Single-hued walks are most common. Stones laid in decorative patterns such as the Versailles pattern proposed are found in the district though they are more characteristic of historic properties rather than infill, which most often features simple concrete walks. A decorative stone walkway and stoop on a infill project could be viewed as creating a false sense of history, particularly on a historicist design.</td>
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Recommendation: DENIAL

Basis: Proposed bluestone walkway and stoop does meet the condition set by the Commission on March 6, 2018.

Suggested Motion: I move to DENY application 2020-COA-020 for the sitework at 1828 E. 7th Ave, as per design guideline 5.3, presented testimony, submitted documentation and information provided in the staff report.

Map of the E. Seventh Ave. Historic District with 1828 E. Seventh Ave. outlined in red: