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

STAFF BRIEF

<table>
<thead>
<tr>
<th>Project:</th>
<th>2019-COA-386</th>
<th>LPC Meeting:</th>
<th>February 4, 2020</th>
</tr>
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<tbody>
<tr>
<td>Address:</td>
<td>655 Gaylord St.</td>
<td>Staff:</td>
<td>Jessi White</td>
</tr>
<tr>
<td>Historic Dist/DLM:</td>
<td>East Seventh Avenue</td>
<td>Historic Dist/DLM:</td>
<td>East Seventh Avenue</td>
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<tr>
<td>Year structure built:</td>
<td>1909 (Period of Significance: Prior to and including 1943)</td>
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<td>Applicant:</td>
<td>Patrick Cashen</td>
<td>Applicant:</td>
<td>Patrick Cashen</td>
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Past LPC Action:

October 1, 2019
Description: Windows and patio
Motion by G. Johnson: I move to approve application #2019-COA-386 for the replacement of windows, replacement of glazing, installation of French doors, and construction of a new patio and stairs at 655 Gaylord St., as per design guidelines 2.14, 2.19, 2.37, presented testimony, submitted documentation and information provided in the staff report.
Second: K. Corbett
Vote: Unanimous in favor (8-0-0), motion passes

Project Scope Under Review:

Alteration of the porch window configuration

Staff Summary:

On October 1, 2019, the Commission reviewed the replacement of three windows on the enclosed porch, the replacement of non-historic frosted glazing on seven windows, the removal of one window on the west elevation to accommodate new French doors, and the replacement of stairs and addition of a built-in grill on west elevation. The Commission approved all requested alterations. The applicant is proposing to meet the previous approval but is requesting to alter the configuration of the existing porch windows on the east elevation. The existing windows, while not original to the house, were added within the period of significance for the East Seventh Avenue Historic District and are considered historic to the house. The applicant has provided photographic evidence showing that the windows are in a significant state of disrepair. The current window configuration is three, 35-light slider windows (105 lights total). The applicant is unable to reproduce the existing window configuration and is proposing two sets of 25-light slider windows (a total of 4 sashes and 100 lights). The proposed slider windows will maintain the same number of divided lights vertically and will feature one less column of divided lights horizontally.
<table>
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<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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| 2.19 When replacement of an original window is necessary, match the replacement design to the original  
  a. Match the original window size.  
  b. Match the original window type and operation (if the original windows are wood double hung, the new windows must be either wood or clad-wood double hung, and can be double or triple glazed).  
  c. Set windows into the same depth as the windows being replaced  
  d. Match original window materials, or use materials that are similar in texture, durability and appearance. Match the original outward facing thickness and depth of perimeter framing material.  
  e. Use clear, or nearly clear low-e glass.  
  f. Closely match the original window profile.  
  g. Match the original divided light type and pattern.  
  h. For replacements of a divided light window, use a simple design or use applied muntins with an interstitial spacer for dividers. Applied muntins shall be installed on both sides of the glass (note that true divided light windows may be difficult to obtain with modern double glazing).  
  i. If windows are missing, use a replacement design that matches the style, size, and material of the original windows.  
  j. Do not use perimeter infill framing to create smaller windows.  
  k. Do not use alternative material windows or sashes. | Yes | The applicant is proposing to maintain the same window operation style and will match as closely as possible the existing light-configuration, patterning, and number. The applicant is also proposing to match as closely as possible the existing proportions of the window components. |

**Recommendation:** Approval

**Basis:** The applicant is proposing to match the window operation type and will match as closely as possible the window appearance, configuration, and proportions, guideline 2.19.
Suggested Motion: I move to APPROVE application #2019-COA-386 for the alteration of the porch windows at 655 Gaylord St, as per design guidelines 2.19, presented testimony, submitted documentation and information provided in the staff report.

District Map with 655 Gaylord St. outlined in red
1929 Sanborn Map with 655 Gaylord St. outlined in black