STAFF BRIEF

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-053
Address: 724 Elizabeth St.
Historic Dist/DLM: East Seventh Avenue
Year structure built: 1926 (Period of Significance: Prior to and including 1943)
Council District: District 10: Chris Hinds
Applicant: Alexander Bender, Tomecek Studio

LPC Meeting: March 17, 2020
Staff: Jessi White

Project Scope Under Review:
Review of violations: Installation of light fixtures and camera on the front and back of the house; Installation of a retaining wall at the side of the house; Installation of an HVAC unit, HVAC shutoff, sprinkler backflow, hose bib, power vent, and mechanical vents on the east side of the house; Alteration of a previously approved rear deck stair; Replacement of two basement windows (N001 and N003) on the west elevation and one basement window (N004) on the east elevation; replacement of historic window (N104) on side of house without Landmark review; alteration of two infilled windows (N101 and N102) from previous Landmark approval; Alteration of new window (N103) on east elevation beyond previous Landmark approval.

Staff Summary:
On November 8, 2018, Landmark staff administratively reviewed and approved the addition of patio doors (N107 and N108) on the back of the house, the infill of two windows on the east and west sides of the house, the addition of an egress window on the side of the house (N001), the installation of two new windows (N101 and N102) in previously enclosed openings on the west side of the house, and the addition of a new window opening (N103) on the east side of the house. The COA and stamped drawings issued on November 8th required that infilled window openings have a 1” inset in the brick, that the windows to be reopened (N101 and N102) be double-hung windows, and that the new window (N103) on the east side of the house be a double-hung window.

On November 21, 2018, Landmark staff administratively reviewed and approved the replacement of an existing deck on the back of the house. The new deck was approved to be 8’-5” x 22’-0 ½” in size, with materials, height, and ornament to match the existing deck. Staff approved the use of a horizontal cable railing on the deck as it would not be visible from public vantage points.

On January 14, 2020, Inspector Delfino Rodriguez was called out to do a final inspection for the property and found the following issues:

1. AC unit installed without approval encroaching into the 5 ft south side interior setback space;
2. Exterior penetrations for mechanical equipment, new hose bibs, and a new electrical panel;
3. New concrete retaining wall along south zone lot line;
4. Some new windows installed that were not on the window approval (N001, N003, N004, and N104), specifically along the basement south and north elevation;
5. Exterior lighting and security camera on rear wall east elevation;
6. Window well (N002) tuck pointing not complete brick has an unfinished appearance;
7. Deck stair stringer is made of metal rather than wood.

Upon further examination of photos taken by the inspector and applicant, staff identified that the infilled window openings had not been inset 1” per the COA, that the reopened windows on the west side of the house (N101 and N102) were solid glass casement windows and not double-hung windows, that the new window on the east side of the house (N103) was not a double-hung window and had frosted glazing, and a historic window on the west side of the house (1-10 now N104) was replaced without Landmark review. Staff also identified that the new basement windows did not fit within the existing opening size and several of the new wall penetrations appeared unfinished with excessive spray foam.

The applicant is requesting retroactive approval for the identified violations except of finishing the brick work around the basement egress (N002) and removing excessive spray foam from wall penetrations.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.14 Maintain the pattern and proportion of historic window and door openings.</td>
<td>Yes/No</td>
<td>The applicant replaced three basement windows on the east and west sides of the house. In addition, the new basement windows do not fit within the existing window openings. Staff feel that the alteration of the basement windows may be appropriate as the windows are located on the sides of the house at the basement level where they are not as readily visible from public vantage points. Windows N101 and N102 were originally enclosed window openings. There are remain historic windows on the house that provide ample visual evidence of what the windows would have looked like, however, staff feel that the use of simple casement windows sufficiently blends with the house while still being recognizable as a modern alteration. In the past, Landmark has required that infilled windows be inset a minimum of 1” to maintain the outline of the original window opening. The 1” inset was clearly included in the COA, however, the applicant did not inset the brick infill. Staff feel that removal of brick to incorporate the 1” inset could potentially cause damage to the historic cladding and support allowing the infill to remain in this case only.</td>
</tr>
<tr>
<td>2.20 Replace a non-original window that is out of character, whenever possible.</td>
<td></td>
<td>Window N104, located on the west side of the house, was replaced without landmark approval. The applicant appears to have replaced the window with a new aluminum-clad wood window that matches the appearance of the historic windows on the house. Staff feel that the replacement window</td>
</tr>
</tbody>
</table>
Window N103, located on the east side of the house, was originally approved to be a double-hung window with clear glazing. The applicant installed an aluminum-clad wood window with a fixed bottom pane and upper push out awning pane with frosted glazing. Staff feel that this window stands out and is not compatible with the surrounding historic context.

2.37 Ensure that decks are compatible with the surrounding historic context.
   a. Locate decks to minimize visual impacts on the street when they are not a part of the historic context.

<table>
<thead>
<tr>
<th>2.37 Ensure that decks are compatible with the surrounding historic context.</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Locate decks to minimize visual impacts on the street when they are not a part of the historic context.</td>
<td></td>
</tr>
<tr>
<td>The metal stairs are located on a rear deck and will not be readily visible from public vantage points.</td>
<td></td>
</tr>
</tbody>
</table>

2.60 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building.
   a. Locate deck equipment in inconspicuous locations.
   b. Locate ground-mounted units in an inconspicuous location and sensitively screen if visible from public vantage points.
   c. Avoid cutting holes in important architectural features, such as cornices, decorative ceilings and paneling.
   d. Incorporate mechanical equipment with matte or non-reflective finishes that blend with building colors if the equipment will be visible from the street or sidewalk.

2.61 Install communications, utility and mechanical equipment to minimize damage to historic building fabric.
   a. Install mechanical equipment in areas and spaces that require the least amount of alteration to the historic materials and elevations of the building.
   b. Avoid cutting holes in important architectural features, such as cornices, decorative ceilings and paneling.
   c. Avoid cutting into a masonry wall to install conduit.

<table>
<thead>
<tr>
<th>2.60 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building.</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Locate ground-mounted units in an inconspicuous location and sensitively screen if visible from public vantage points.</td>
<td></td>
</tr>
<tr>
<td>d. Incorporate mechanical equipment with matte or non-reflective finishes that blend with building colors if the equipment will be visible from the street or sidewalk.</td>
<td></td>
</tr>
<tr>
<td>The new wall penetrations, HVAC unit, and electrical panel are located on secondary elevations. Staff feel that the wall penetrations should be painted to match the brick to help the penetrations to better blend with the house.</td>
<td></td>
</tr>
</tbody>
</table>

5.12 Locate and design a new retaining wall to minimize impacts on the historic district or historic property

<table>
<thead>
<tr>
<th>5.12 Locate and design a new retaining wall to minimize impacts on the historic district or historic property</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>The retaining wall is located at the side of the house and is less than 1’ in height.</td>
<td></td>
</tr>
</tbody>
</table>
### 5.23 When necessary, design and install new building light fixtures that are compatible with the historic building and surrounding historic context.

- a. Install lighting at the ground level of buildings only.
- c. Scale new light fixtures to the building
- d. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.

### 5.24 Use lighting sources and illumination levels that enhance historic building and district character.

- d. Do not install light fixtures that cast light upward into the sky or onto the façade of a historic building.

---

**Recommendation:** Approval with Conditions

**Conditions:**
- That window N103 on the east side of the house be a double-hung window that matches the appearance, profile, and operation of the historic windows on the house.
- That the penetration on the side of the house be painted to blend with the brick

**Basis:**
- Window N103 does not match the appearance or operation of other windows found on the house and is therefore incompatible with the surrounding historic context (guideline 2.19 and 2.20). While the new wall penetrations are located on the side of the house they are currently unpainted and stand out (guideline 2.60.d) The penetrations should be painted to blend in with the brick on the house.

The light fixtures are in scale with the building, fit with the context of the house, and cast light downward.
Suggested Motion: I move to CONDITIONALLY APPROVE application #2020-COA-053 for the violations at 724 Elizabeth St, as per design guidelines 2.19, 2.20, 2.60.d, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

- That window N103 on the east side of the house be a double-hung window that matches the appearance, profile, and operation of the historic windows on the house.

- That the penetration on the east side of the house be painted to blend with the brick.

East Seventh Avenue District Map with 724 Elizabeth St. outlined in red