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: 2021-COA-057
Address: 940 E. 5th Ave.
Historic Dist/DLM: Alamo Placita
Year structure built: 1908 (Period of Significance: 1898-1942)
Council District: District 10-Chris Hinds
Applicant: Peter Thulson

Project Scope Under Review:
Porch Reconstruction

Staff Summary:
940 E. 5th Ave., constructed in 1908, is a contributing building to the Alamo Placita Historic District. Applicant is requesting to reconstruct a missing porch based on Sanborn maps and ghosting marks on the building. The porch measures 10'-0" w x 6'-2" d x 11'-2 1/2" h. The porch will have a concrete deck, simple wood unfluted tapered round columns, a flat roof, and a 24" simple square balustrade and railing.

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>
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<tbody>
<tr>
<td>2.36 Use historic evidence to inform replacement of a missing front porch or stoop.</td>
<td>Yes</td>
<td>Historic Sanborn maps of the site show a porch on the front of the house. Additionally, the applicant provided photos of ghosting marks on the house that show the width, height, and outline of the porch columns and balustrade. The applicant is proposing to install a simplified porch that mimics the footprint and ghosting marks for the house.</td>
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c. If there is evidence that a porch or stoop once existed, but no historical documentation is available, design a new porch or stoop as a simplified version of a comparable feature on a similar structure in the surrounding historic context (preferred). A more decorative porch or design may be appropriate if decorative porches appear on comparable structures in the surrounding historic context (will be considered on a case-by-case basis).

d. Design a replacement porch or stoop to be appropriate to the architectural style and relate to the overall scale of the primary structure.

**Recommendation:** Approval

**Basis:** The applicant is proposing a simple porch design that utilizes Sanborn maps and ghosting marks on the building (Guideline 3.36)

**Suggested Motion:** I move to APPROVE application 2021-COA-057 for the reconstruction of a porch at 940 E. 5th Ave., as per design guidelines 3.36, presented testimony, submitted documentation and information provided in the staff report.
District Map with 940 E. 5th Ave. outlined in red
1904 corrected to 1925 Sanborn Map with 940 E. 5th Ave. outlined in black