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: 2021-COA-294  
LPC Meeting: July 20, 2021  
Address: 1433 E. 7th Ave.  
Staff: Jessi White  
Historic Dist/DLM: East Seventh Avenue  
Year structure built: 1900 (Period of Significance: Prior to and including 1942)  
Council District: District 10: Chris Hinds  
Applicant: Nancy Lyons representing Barry Danielsen

Project Scope Under Review:
Window replacement

Staff Summary:
1433 E. 7th Ave., constructed in 1900, is a contributing building to the East Seventh Avenue Historic District. The applicant is requesting to replace 10 heavily modified historic windows. An assessment of the windows revealed that the original windows were retrofitted for a Bi-Glass system. These modifications include planing all faces of the frame to receive the insulated glass, stiles were reduced by ¾", and vinyl jamb liners were installed on all of the modified windows. Additionally, the window weights were removed and filled with expanding foam. The Bi-Glass modifications preclude the windows from being restored to their original condition. The applicant is proposing to replace the existing windows with Sierra Pacific, aluminum-clad wood double-hung windows that closely match the appearance of the existing cottage style windows.

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>2.14 Maintain the pattern and proportion of historic window and door openings.</td>
<td>Yes</td>
<td>The applicant will be maintaining the existing window patterns and proportions.</td>
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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). | Yes | The new windows will closely match the existing windows sizes, operation types, and appearance. The applicant is proposing a high-quality durable replacement material. The applicant will not us excessive infill framing around the new windows. New windows will fit the existing rough opening. |
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.
j. Do not use perimeter infill framing to create smaller windows.
k. Do not use alternative material windows or sashes.

Recommendation: Approval

Basis: The existing windows have been heavily modified and modern alterations are failing. The applicant is proposing to replace the existing windows with modern aluminum-clad wood windows that closely match the existing historic windows (guidelines 2.14 and 2.19)

Suggested Motion: I move to APPROVE application #2021-COA-294 for the replacement of 10 windows at 1433 E. 7th Ave., as per design guidelines 2.14, 2.19, presented testimony, submitted documentation and information provided in the staff report.