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-301
Address: 1608 East Colfax Avenue
Historic Dist/DLM: Wyman
Year structure built: C.1893-1895, storefront addition c. 1950s (Period of Significance: Prior to & Including 1955)
Council District: #10 – Chris Hinds
Applicant: SA+R

LPC Meeting: July 20, 2021
Staff: Brittany Bryant

Project Scope Under Review:
Rehabilitation and Window Replacements

Staff Summary:
The applicant, SA+R, is requesting to rehabilitate the historic mansion and storefront addition to 1608 E. Colfax as part of the larger development project at Colfax and Franklin. The Commission has reviewed and approved the two phases for the 7-story infill structure at 1450 Franklin Street. The rehabilitation of the Colfax Mansions is the last step in LPC review to move the entire project forward.

The structures located at 1600 E Colfax Ave. (c.1893-1895, storefront addition c. 1938) and 1608 E Colfax Ave. (c.1893-1895) were built within the Period of Significance (Prior to and Including 1955) and are contributing structures to the Wyman Historic District. Additionally, these structures are identified as contributing on a map submitted as part of the designation application identifying contributing and non-contributing structures. 1608 E Colfax is on the Neglected and Derelict Building list due to years of neglect and has more structural and water damage than 1600 E Colfax. In November 2017 Pando Holdings, LLC purchased the properties and have been working with Landmark staff prior to the purchase date to bring a successful project forward at this site. Both properties were evaluated by Noré Winter, Principal and Owner of Winter and Company and were found to be in a severe state of deterioration.

In the late 1800s, with Denver’s population booming, the East Colfax neighborhood emerged as an attractive residential area and gateway into downtown Denver with the advent of the cable car. With traffic increasing in the early 1900s, developers began to push for the East Colfax corridor to become increasingly commercial. After 1905, no new single-family residences were built on East Colfax between Broadway and Garfield Street. In 1925 the City of Denver adopted a zoning code that primarily identified East Colfax as a commercial corridor and the city’s first Master Plan described East Colfax as “formerly a principal residential street, and now in large part zoned for business and the principal artery through the Capitol Hill apartment district.” With the zoning, the streets were widened, many of the residential properties along the avenue lost trees and their front lawns. 1600 and 1608 E Colfax are representational of the district’s shift from a residential area to a commercial corridor. Originally, large corner mansions with primary frontage on E Colfax, slowly commercial storefronts were added to the buildings. Initially a small commercial space to the west of 1608 that allowed each structure to retain its residential character, then a streamline moderne addition completed in 1938 to 1600, and finally a full commercial storefront on 1608 in the 1950s. These two mansions with commercial storefronts are few of the protected structures along East Colfax that represent this transition of the street from a residential avenue to a commercial corridor.
1608 E Colfax Avenue is proposed to be rehabilitated as part of the project proposal a single-family residence with the storefront reactivated as retail space. The project scope includes total storefront replacement of the storefronts, total window replacement in the historic mansion and restoration of original window openings, removal of non-historic additions and porches at the front and rear of the structure, replacement of shingle siding, a new decorative metal screen along the commercial building parapet. Additional work outside of the LPC purview includes graffiti removal and providing a protective graffiti coating, reinforcing the structural integrity, and re-pointing of masonry joints.

1608-7, 1608-9, 1608-20, 1608-23, 1608-26, 1608-28, 1608-33, 1608-37 all have leaded glass details with 1608-37 also having stained glass. 1608-7, 1608-9, 10623, 1608-26, 1608-37 are all on the primary elevation facing Colfax. 1608-20 is located on the east elevation and 1608-33 on the south elevation. 1608-7 and 1608-9 are a group of three windows, 1608-20 is a single window, 1608-23 is a group of 2 windows, 1608-23 and 1608-26 are a group of two windows, 1608-33 is a single window, and 1608-37 is a group of three windows. These are the extant historic windows. All other windows are non-historic. All historic windows are in severe state of deterioration. All replacement windows are proposed to be aluminum clad wood, one-over-one design. The applicant perusing options to replicate the leaded glass with Scottish Stained Glass.

Site work includes a new shared concrete paver courtyard that will allow an at-grade entry on the west elevation of the mansion. The shared courtyard was approved as part of 1450 Franklin Street. A new parking pad will also be provided on the south side of the site for the residence.

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>2.4 Replace original building materials in kind, if repair is not feasible. a. Replace only those materials necessary to facilitate a necessary repair. b. Use original materials, historic sizes, and original installation method to replace damaged building materials on a primary façade whenever possible.</td>
<td>Yes/No</td>
<td>The gable and dormer cladding material is wood shingles. This material is severely damaged in places and on the upper portion of the front façade gable, asphalt shingle has been installed. Only the asphalt shingle and deteriorated wood shingles should be replaced with as much of the original shingle salvaged as possible. The replacement shingle is a wood shingle and will have a natural finish.</td>
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<td>2.14 Maintain the pattern and proportion of historic window and door openings. a. Preserve the position, number and arrangement of historic windows and doors in a building wall. Modifying a window or door on the rear of a contributing structure may be considered on a façade that is not visible. See page 24 for more information. b. Maintain the original size and shape of window and door openings on primary façades. c. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes.</td>
<td>Yes</td>
<td>No alterations will occur to window position, number and arrangement on the Colfax elevation, the primary façade. On the east elevation, two historic openings will be restored with the removal of a portion of the commercial storefront that wraps on the alley elevation. On the south elevation, a modified historic porch will be removed, and the wall patched with brick to match existing. Three modified door openings will be returned to window openings. On the west elevation a infilled window will be returned to a window opening and a addition</td>
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<td>2.19 When replacement of an original window is necessary, match the replacement design to the original (see “Review &amp; Approval Process for Windows” on page 31 for more information).</td>
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<td>a. Match the original window size.</td>
<td>Many of the original windows have already been replaced with vinyl windows or other noncompatible replacement materials and designs. However, 15 historic leaded glass windows are intact, three with stained glass. The majority of these windows are on the primary Colfax façade with a single leaded glass window intact on the east elevation and a single leaded glass window intact on the south elevation.</td>
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<td>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).</td>
<td>All windows are in poor shape due to years of deferred maintenance and the historic windows are deteriorated beyond repair.</td>
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<td>c. Set windows into the same depth as the windows being replaced</td>
<td>The applicant has been consulting with Scottish Stained Glass to preserve and replicate the appearance of the existing leaded and stained-glass windows that are still intact. The applicant is proposing to remove, clean, and relead damaged sashes. These releaded sashes will then be installed as an insert on the exterior side of the insulated glazing unit, to match the existing design.</td>
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<td>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.</td>
<td>The application is proposing to replace with one-over-one aluminum clad wood windows in the historic mansion. The oval window will be replaced with a window to fit the opening and the decorative bay son the south and west elevation and dormer windows will have fixed windows.</td>
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<td>e. Use clear, or nearly clear low-e glass.</td>
<td>Pictorial evidence is available for 1608 E Colfax is not as readily available as it is for 1600 E Colfax as the majority of photographs are taken of these buildings from the west looking east.</td>
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<td>f. Closely match the original window profile.</td>
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<td>g. Match the original divided light type and pattern.</td>
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<td>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).</td>
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<td>i. If windows are missing, use a replacement design that matches the style, size, and material of the original windows.</td>
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<td>j. Do not use perimeter infill framing to create smaller windows.</td>
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<td>k. Do not use alternative material windows or sashes</td>
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### 2.20 Replace a non-original window that is out of character, whenever possible.
- Use a design that is similar to other original windows in similar locations.
- If all windows have been replaced, use photographs or evidence from other similar properties to re-create the original appearance.
- When replacing a non-original window, use traditional materials, such as wood, particularly if other original windows remain on the structure.

| Yes/No | Window profiles will be very similar, with the greatest measurement different occurring at the meeting rail. Replacement windows are proposed to be Quaker, a replacement window previously approved by the Commission. All windows should be inset into the wall plane to preserve the historic appearance of the window to wall relationship. See guideline 2.40 and 2.47 for the storefront window replacement request. |

### 2.23 When replacement of an original door is necessary, match replacement design to the original.
- Only replace an original door if it is damaged beyond repair.
- Use materials that match or appear similar to that of the original door.
- When replacing an original door on a primary façade, use a design that matches or appears similar to the original door and complements the building’s style.
- When replacing an original door on a non-primary façade, consider an alternative design that is in character, if a design that is similar to the original is not feasible.
- Do not use a featureless, flush face door where it is not in character.

| Yes/No | The original mansion doors are no longer intact and this structure is accessible by a number of non-historic door openings. On the west elevation a new divided light door will installed to provide access to the residence. This should be a simulated or true divided light. See guideline 2.40 and 2.47 for the storefront door replacement request. |

### 2.24 Preserve the form, materials and features of an original historic roof.
- Maintain the perceived line and orientation of the roof as seen from the street.
- Maintain roof overhangs because they contribute to the perception of the building’s historic scale.

| Yes | The original overhanging eave has severely deteriorated. The eave will be rebuilt to match its current configuration and design. |

### 2.25 Repair original roof materials and features, and replace only when necessary.
- If matching materials are not available or feasible, choose alternative materials, with a matching or closely matching appearance. For wood shingle roofs, a low profile asphalt in a brown color is typically appropriate.

| Yes | The original roofing material is not intact. The existing asphalt roof will be replaced with a new dimensional asphalt shingle roof. The new asphalt shingle roof will be a brown color. Landmark staff approve brown, greys, and black asphalt shingle administratively. The replacement shingle color will match the existing asphalt shingle color. |
### 2.29 Preserve a historic addition that has achieved significance in its own right.

- **a.** Respect character-defining building components of a historically-significant addition or accessory structure added during the period of significance.
- **b.** Avoid the demolition of a historically-significant addition or secondary structure added during the period of significance. For example, an 1890 kitchen wing added to an 1882 house would be important both for its age and its link with the house's long history. Such an addition is usually similar in character to the original structure in terms of materials, finishes and design.

| Yes | The following elements are proposed for demolition: a portion of the storefront on the alley elevation, a historic rear porch, a fire escape, and a non-historic addition from the west elevation on the rear of the one-story commercial building between the two mansions. The portion of the 1950s storefront and rear historic porch are within the period of significance, however, neither are character defining features. Removal of the storefront will allow for more of the historic mansion façade to be exposed and this portion of the storefront will not significantly alter ones perception of the evolution of this structure over time. The porch is at the rear and while the original roof remains, the foundation is altered the porch has been enclosed over time. The addition on the west elevation was constructed outside of the district’s period of significance and is not visible from the public right-of-way. |

### 2.40 Preserve the character-defining elements of a historic storefront.

- **a.** Maintain the interest of pedestrians through an active street level storefront.
- **b.** Preserve the storefront glass if it is intact.
- **c.** Repair storefront elements by patching, splicing, consolidating or otherwise reinforcing the historic materials.
- **d.** Avoid altering the size and shape of a storefront opening.
- **e.** Do not use reflective, opaque or tinted glass except in the transom, if necessary.
- **f.** Do not remove or enclose a transom.
- **g.** Do not insert a garage door into a historic storefront.

| Yes/No | The storefront windows and doors are not original and are proposed to be replaced. On the east side of storefront, one piece of glazing will be replaced with a metal panel as there will be a new interior wall behind this opening for the code required water room. Staff do not feel that this significantly changes the transparency of the storefront. The rest of the glass will be transparent to activate the storefront and a primary entrance will remain on Colfax Ave. The brick will be repaired where necessary and the façade repointed. No garage doors will be used no transoms were historically present. |

### 2.47 Preserve the overall rhythm and arrangement of windows on a historic commercial building façade.

- **b.** If necessary, replace windows with thermal pane glass, similar in appearance to the original, on a historic storefront.

| Yes | The existing deteriorated storefront will be replaced with a new aluminum framed glazing system. The design of the storefront windows will be simple will glazing to with mullions to fit the openings. |
c. If replacing windows, replicate the original materials, type, pattern, operability and appearance.
d. Avoid adding new windows on a façade that is visible from the street.
e. Restore altered or closed-in windows whenever possible.
f. Do not alter the size and shape of an existing window opening.

The existing storefront on the earliest commercial building will be modified from a flush entrance to a recessed entrance to create a code compliant entry. Although this is the earliest commercial addition to the two mansions, it has been heavily modified, and the storefront is not historic.

The storefront opening and positions will not be significantly altered.

2.60 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building.

a. Install roof-mounted, and other mechanical/HVAC equipment, such as air conditioners and center towers to be inconspicuous when viewed from public streets and public vantage points.

Yes

The mechanical equipment has historically been located on the roof of the one-story commercial addition and is visible from public vantage points. The applicant is proposing a new perforated metal screen, to align with the parapet height of the earliest commercial addition to the two mansions. The new screen will minimize visual impacts to the surrounding context and is compatible with the commercial character of the storefront addition and commercial context of East Colfax.

Recommendation: Approval with Conditions

Conditions:

1. Confirm all windows replacements will be inset into the wall plane at least 2-inches or to match the historic inset;
2. Only replace gable face and dormer shingle cladding were missing and deteriorated beyond repair; and
3. Confirm residence entry door will be a simulated divided light or a true divided light

Basis:

Windows, roof eave, and shingle cladding show signs of deterioration and many windows and portions of the shingle cladding have already been replaced. Replacement windows will be aluminum clad wood windows. Demolition is limited to altered or non-character defining features. Alterations to openings sizes will only occur on secondary and rear elevations. Historic mansion will be returned to a single-family residence with an activated storefront along East Colfax Ave.
Suggested Motion: I move to APPROVE WITH CONDITIONS application #2021-COA-301 for the rehabilitation and window replacement at 1608 East Colfax Avenue per design guidelines 2.4, 2.14, 2.19-2.20, 2.23-2.25, 2.29, 2.40, 2.47, 2.60 character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. Confirm all windows replacements will be inset into the wall plane at least 2-inches or to match the historic inset;
2. Only replace gable face and dormer shingle cladding were missing and deteriorated beyond repair; and
3. Confirm residence entry door will be a simulated divided light or a true divided light.
1904 Sanborn Map with site of 1608 E Colfax Avenue and associated properties outlined in red

1929 Sanborn Map with site of 1608 E Colfax Avenue and associated properties outlined in red