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-307
Address: 441 Pearl St
Historic Dist/DLM: Alamo Placita
Year structure built: 1901 (Period of Significance: 1889-1942)
Council District: #10, Chris Hinds
Applicant: Chuck Miller

LPC Meeting: 7/20/2021
Staff: Becca Dierschow

Project Scope Under Review:
Repair porch decking. Replace rotting joists and decking. Remove existing porch railing. Replace with wood railing, 24” high. Railing to be added along porch front edge (currently no railing). Skirting will be changed from 6” tongue-and-groove to a framed-lattice (wood).

Staff Summary:
The applicant is proposing to repair the existing porch, replacing decking and joists. The applicant is also proposing to replace existing railing with shorter railing. As the porch is under 30” tall, a railing is not required by code.

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>2.34 Preserve an original porch or stoop. a. Maintain the historic location and form of a porch or stoop. b. Maintain and repair historic porch and stoop components, finishes and details. c. Retain the historic location, orientation and size of front porch steps. d. Avoid enclosing a historic porch, particularly on a highly-visible façade. e. Do not remove an original porch or stoop.</td>
<td>Yes</td>
<td>The historic porch will be maintained in location and form. The repair will use in-kind and compatible materials. The porch will be repaired and not removed or enclosed.</td>
</tr>
</tbody>
</table>
2.35 If necessary, repair or replace damaged porch elements.
   a. Replace missing or deteriorated components and decorative features to match existing components and features.
   b. Use historical documentation to guide the design of a replacement component or decorative feature, or design simplified versions of similar components seen on nearby historic properties, if no documentation is available.
   c. Maintain the overall composition when replacing components and decorative features.
   d. Restore altered or non-original components and decorative features to their original condition, whenever possible.
   e. Do not replace wood porch decking and steps with concrete or synthetic materials.

| Yes | The proposed repairs will match existing materials or will be compatible replacements. The design will remain simple and in keeping with the character of the porch and surrounding historic context. |

**Recommendation:** APPROVAL

**Basis:** Porch will be repaired and not removed (guideline 2.34). The repairs will be in-kind with like materials and the added elements will be simple and in keeping with the character of the porch and surrounding historic context (guideline 2.35).

**Suggested Motion:** I move to APPROVE application #2021-COA-307 for the porch repair at 441 Pearl St, as per design guidelines 2.34 and 2.35, presented testimony, submitted documentation and information provided in the staff report.
Alamo Placita Historic District

1925 Sanborn Map with 441 Pearl outlined in blue