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-496
LPC Meeting: December 7, 2021
Address: 2101 E. 7th Ave.
Staff: Jessi White
Historic Dist/DLM: East Seventh Avenue
Year structure built: 1931 (Period of Significance: prior to and including 1943)
Council District: District 10- Chris Hinds
Applicant: Paul Bormann

Project Scope Under Review:
Egress window on front of house.

Staff Summary:
2101 E. 7th Ave., located on the corner of East 7th Ave. and Vine St., is a contributing building to the East Seventh Avenue Historic District. The applicant is requesting to demolish an existing egress window and window well and install a new egress window and window well to the front of the house. The new egress well will measure 5’ x 5’ and will be simplified from the previous window well. The new egress window will be a wood tilt-turn casement window.

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>2.18 Locate and design a new egress window to be as inconspicuous as possible.</td>
<td>Yes</td>
<td>The applicant is proposing to install a new egress window and window well in the same location as an existing egress window and window well. The new window well will be simplified from the current window well. The new window will meet egress code size requirements.</td>
</tr>
<tr>
<td>a. Place an egress window on a less visible façade that does not face the street, if possible.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Align a new basement egress window or expansion of an existing window with other windows and features on the façade.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Match a new basement egress window to a historic basement window type or use a simple single-light casement window.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Do not place an egress window on a primary façade</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Recommendation: Approval

Basis: The egress window will be located in the same place as an existing egress window and window well and will be simplified from the previous egress well layout. (Guideline 2.18).

Suggested Motion: I move to APPROVE application #2021-COA-496 for the installation of an egress window at 2101 E. 7th Ave., as per design guidelines 2.18 presented testimony, submitted documentation and information provided in the staff report.

East Seventh Avenue District Map with 2101 E. 7th Ave. highlighted in red
1929 Sanborn Map with 2101 E. 7th Ave. outlined in black