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: Change status from contributing to non-contributing
Address: 407 Corona Street
Historic Dist/DLM: Alamo Placita Historic District
Year structure built: ca. 1902, rebuilt 1995 (Period of Significance: 1889 - 1942)
Council District: District # 10, Chris Hinds
Applicant: Stephanie and Reginald Rivers

LPC Meeting: December 7, 2021
Staff: Kara Hahn

Past LPC Action:
Landmark Preservation Commission Meeting June 20, 2017

Description:
The structure is on a corner lot, at the intersection of Corona Street and 4th Avenue. On east (front) elevation, the project proposed to remove the existing, non-historic, full width one-story porch. It was proposed to construct a one-story porch on the front elevation that wraps around to the south elevation and extends around a historic chimney. The porch was proposed to be constructed of wood and seasoned mahogany composite material, with roofing material to match the house.

Motion by R. Holdorf:
I move to conditionally approve application 2017-COA-205 for the construction of a porch at 407 Corona Street as per Denver Landmark Structures and Districts Guidelines 2.35, 2.36, and 3.5, presented testimony, submitted documentation, and information provided in the staff report with the condition that the porch remain at the front, that the material be of hard wood and final details come back to staff for approval.
Second by: C. Jordy
Vote: Unanimously opposed (0:6, G. Chapman not present for vote), motion fails. Application denied by default.

Project Scope Under Review:
The structure at 407 Corona Street is listed as contributing within the documentation for the Alamo Placita Historic District. Per the Landmark ordinance, Chapter 30 of the Denver Revised Municipal Code, the property owners are requesting a change in the status of the structure from contributing to non-contributing. In 1995, there was a fire that resulted in major modifications to the structure. These changes, along with other alterations, impacted the property to the extent that it no longer retains integrity.

Below are excerpts from Chapter 30 that address the process and LPC considerations when reviewing changes of contributing/non-contributing status, as well as the definition of integrity, including the seven aspects of integrity.
Sec 30-11 – Landmark preservation commission designation of contributing or non-contributing properties.

1. In determining whether a structure or feature is contributing or noncontributing to the structure or district for preservation, the commission shall determine whether the structure or feature retains integrity and evaluate the following criteria:
   a. Whether the structure or feature is listed as contributing or noncontributing in the designation ordinance or in the designation application;
   b. Whether the structure or feature was constructed within the period of significance for the structure or district for preservation; or
   c. Whether the structure or feature contributes to the significance for which the structure or district for preservation were designated.

2. The commission may approve a change in the contributing or noncontributing status of a property if listed in the designation ordinance in the following circumstances:
   a. The structure or feature has been rehabilitated or restored so as to meet the criteria for contributing structures or features; or
   b. The structure or feature has lost its integrity and no longer contributes to the significance for which the structure or district for preservation was designated.

Sec. 30-2. - Definitions.
The following words and phrases, when used in this chapter, shall have the meanings respectively ascribed to them:

11. Integrity shall mean the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance. To have integrity means that a structure or district can be recognized as belonging to its particular time and place in Denver's history. The seven (7) qualities that, in various combinations, define integrity are:
   a. Location: The place where the historic structure was constructed or the place where the historic event occurred.
   b. Setting: The physical environment of a historic structure.
   c. Design: The combination of elements that create the form, plan, space, structure, and style of a structure.
   d. Materials: The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic structure.
   e. Workmanship: The physical evidence of a particular culture or people’s craft during any given period in history.
   f. Feeling: A structure's expression of the aesthetic or historic sense of a particular period or time.
   g. Association: The direct link between an important historic event or person and a historic structure.

Determining which of these seven (7) qualities are most important to a particular property requires knowing why, where, and when the property is significant.

Staff Summary:
The structure at 407 Corona Street was classified as contributing to the Alamo Placita Historic District. Neither the original designation application nor the designating ordinance provided a list of contributing or non-contributing structures. However, the June 2000 designating ordinance stipulated that “The Landmark Preservation Commission shall formally adopt a listing of structures in the historic district that are contributing and non-contributing to the district.” It also stated that “The period of significance for the district is 1889-1942. Only those structures that were built during the period of significance and are recognizable as such shall be considered as contributing structures by the Landmark Preservation Commission.” The LPC subsequently approved a list of contributing and non-contributing properties where this property was listed as contributing.

While the structure is compatible with historic district, there have been a series of changes to the building, which alter it to the extent that building no longer conveys its historic significance. Based on Assessor Records the
building was constructed circa 1902, which aligns with its presence on the 1905 Baist Atlas. The earliest located Sanborn map for this block is dated 1904, corrected to 1925, showing the house on the corner of Corona Street and Fourth Avenue, with a full-length front porch and south elevation bay window. Sanborn maps do not show any major changes for several decades. However, based on building permits, the property was converted to a duplex in 1944. According to Sanborn maps, between 1958 and 1961, the property was then changed to mixed use, with both residential and shop uses. The Yolando Beauty Studio is shown occupying this space in city directories as early as 1950. There is a side door on the south elevation with an unknown date, it may be historic, or it may have been added for either the duplex or the beauty studio. Between 1958 and 1961 the front porch was removed, as illustrated in Sanborn maps. At some point between the last 1967 Sanborn map and 1995, a full-length porch was rebuilt (as is also noted in the application form).

Assessor records show in 1984 the property was purchased by Dorothy Nepa (she was the ninth out of ten owners). In 1995 there was a fire in the attic, which damaged the building; however, it was the water used to expunge the fire that caused the most damage to the building necessitating major reconstruction. This is highlighted in the letter from the Department of Public Works. Within the application, Dorothy Nepa is noted as saying that only two walls remained and "I would have torn down those down too, because they were water damaged, but the setback rules had changed, and if we had torn down those two walls, we would not have been able to rebuild a 2-story structure, so we kept those two partial walls that meet in the North East Corner of the home." Staff located stamped zoning plans (included in the packet) from 1995, for the work to rebuild the property. These show fairly extensive changes to the building as a result of the fire and water damage. Based on those plans it appears the roof was rebuilt, new footings and foundations were rebuilt for approximately half the house, multiple windows on the north, east, and south elevations were either added or closed (including the addition of a large window on the first story front façade and alterations to the gable-end window), a large two-story rear addition was constructed, the cladding was changed to stucco on the first and second stories, and shingle siding was added on the gable-end (this is a different cladding as is noted on the zoning plans). Additionally, in 2006 the circa 1937 garage was demolished and replaced with a three-bay garage.

With all of the changes to the property, there are a few historic features remaining. It seems that the door is in the historic location as is the bay window on the south elevation, the corner windows on the second story are likely in the same location (but are slightly unusual for the area), as are a few other windows on the north and south elevations. However, the accumulation of changes outside the period of significance, including the increased footprint of the building (which is readily visible due to the corner lot), roof, cladding materials, and fenestration patterns, have so altered the building that it no longer conveys its significance.

Overall, the property has lost integrity. The property is still on the corner of Corona Street and Fourth Avenue and thus retains integrity of location. Due to continued residential use and minimal changes in the surrounding area, the building retains integrity of setting and association. But the numerous changes to the property have severely impacted integrity of design, materials, workmanship, and feeling. Without historic fabric, the building does not retain integrity, and should be classified as a non-contributing building.

Recommendation: Approval

Basis: Staff recommends approval of the change from contributing to non-contributing, due to the loss of integrity. While originally built during the period of significance, it is no longer recognizable as such.

Suggested Motion: I move to APPROVE the change from contributing to non-contributing for 407 N Corona Street, as per the June 2000 designating ordinance for the Alamo Placita Historic District, Sections 30-2 and 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation, and information provided in the staff report.
Alamo Placita Historic District
407 Corona Highlighted in Blue