Project Scope Under Review:
Modify two existing window wells on west and south elevations and enlarge corresponding openings. Create two new basement window openings on west and south elevations with new window wells.

Staff Summary:
180 Marion Street is located in the Country Club Historic District at the southeast corner of Marion Street and E 3rd Avenue. The house was originally constructed in 1907. However, the structure was heavily modified with large additions at the north, east, and south elevations sometime after 1967. The large additions have compromised the historic character of the structure, and therefore staff have reviewed this structure as non-contributing. The footprint of the original structure can be seen in the Sanborn maps below and is indicated on the applicant’s plans.

The applicant is requesting to alter two existing window openings and wells, one each on the west and south elevations (W2 & W5). The existing openings will be widened, while the head and sill heights will remain the same. The existing egress wells will be removed and replaced with new timber wells with a buff flagstone cap to hide the timber from view from the street. The new openings and wells will be created at the southwest corner of the structure (W3 & W4). The head and sill heights of the new openings will match those of the existing, and their corresponding wells will be of the same construction. All openings will receive new paired aluminum-clad wood casement windows.

The guidelines for and non-contributing buildings do not specifically address egress windows, so staff have also used the guidelines for egress windows on historic buildings to review this proposed scope, acknowledging that non-contributing status affords additional flexibility. The guidelines generally require that the visibility of new egress wells should be minimized. The most visible well is existing and is only being modified. The existing well is corrugated metal, and the proposed timber and stone well will be a more appropriate detailing within the historic context. The other well on the west elevation is also street-facing, but the area where it will be installed is set back significantly behind a projecting sunroom/study addition, so it will be minimally visible. The other two wells will be located on the south elevation, facing a side yard, and will therefore also be minimally visible. As the window wells are either existing or will be minimally visible, staff are recommending approval.
### 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>
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<tbody>
<tr>
<td>2.18 Locate and design a new egress window to be as inconspicuous as possible.</td>
<td>Yes/No</td>
<td>Two of the proposed windows will be located on the front of the house, which the guidelines do not support. However, one of these windows is existing and the proposed egress well will be more appropriate to the district. The other is proposed for a set-back portion of the street-facing elevation and will be obscured by an adjacent projecting addition. The other two windows and wells are located on the side yard-facing south elevation. All windows will have matching head and sill heights, and matching wells to provide a consistent appearance to the egress windows.</td>
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<td>4.8 Design windows, doors, and other features to be compatible with the original primary structure and historic context.</td>
<td>Yes</td>
<td>The proposed windows and wells will be compatible with the existing structure and district, using aluminum-clad wood windows, and wooden wells with stone caps.</td>
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**Recommendation:** Approval  
**Basis:** The structure is non-contributing and should therefore be afforded additional flexibility in reviewing the guidelines. Two of the window openings and wells are existing and are being modified to be more appropriate to the context. The other two will be located at inconspicuous locations and use details to match the other windows and wells. Overall, the work will be inconspicuous, having a minimal impact on the historic context, and no impact on historic fabric.

**Suggested Motion:** I move to approve application #2021-COA-0000527 for the basement egress windows and window wells at 180 Marion Street as per guideline 2.18, 4.8, submitted documentation and information provided in the staff report.
Sanborn Map: 1929 corrected to 1967 Sanborn map with 180 Marion Street outlined in red.