



## 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](http://www.denvergov.org/preservation)

**Project:** 2021-COA-0000514 **LPC Meeting:** May 17, 2022  
**Address:** 285 Bannock Street **Staff:** Evan R. Schueckler  
**Historic Dist/DLM:** Baker Historic District (Period of Significance: 1873-1937)  
**Year structure built:** New construction  
**Council District:** #7- Jolon Clark  
**Applicant:** Zeke Freeman, Root Architecture & Development

### Past LPC Action:

Landmark Preservation Commission Meeting December 14, 2021

Description: Infill, Phase I: Mass, Form, & Context

Motion by B. Gassman: I move to approve application 2021-COA-514 for the mass, form, and context of the proposed infill at 285 Bannock Street as per design guidelines 4.1-4.5, 4.7-4.13, 4.15-4.16, 4.18-4.19, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: unanimous in favor (8-0-0), motion passes

### Project Scope Under Review:

Phase 2, design details review for duplex residential structure with joint garage at rear. Residences and garage to be on single zone lot.

### **Primary Structure**

**Footprint:** 47'-1" x 38'-0"

**Height:** 29'-10"

#### **Materials:**

Foundation: General Shale, ballpark smooth brick	Roofing: Black asphalt shingles
Cladding: General Shale, ballpark smooth brick and fiber-cement, smooth, lap-siding with 4" reveal	Trim: Fiber-cement board, smooth
Doors: Fiberglass or fibrex	Windows: Fibrex
Front Porch: Concrete floor with wood columns and fiber-cement board trim, smooth	Roof Deck Railing: Metal
Back Patio: Concrete	Fencing: Wood

### **Garage**

**Footprint:** 22'-1" x 36'-10"

**Height:** ~16'

#### **Materials:**

Foundation: Concrete	Roofing: Black asphalt shingles
Cladding: Fiber-cement, smooth, lap-siding with 4" reveal	Trim: Fiber-cement board, smooth
Doors: Steel	Windows: Fibrex

## **Staff Summary:**

285 Bannock Street is currently an empty lot on the west side of Bannock Street, one parcel south of West 3<sup>rd</sup> Avenue. The parcel has been empty since at least 1929 and had previously been part of the corner parcel at 295 Bannock Street. The Landmark Preservation Commission approved the splitting of the 285 Zone Lot from the 295 Zone Lot on December 15, 2020. On December 14, 2021, the commission approved the Phase 1, mass, form, and context application for this infill project. This review is for the Phase 2, design details application.

The proposed infill structure would be two stories with a significantly set-back partial third floor and roof decks. The plan of the structure is primarily rectangular with one large central projection at the front elevation. A one-and-a-half story hipped-roof garage is proposed for the rear of the lot accessed from the alley. Since the Phase 1 review, the applicant has made several modifications to the design of the structure:

- The basement and egress wells have been eliminated.
- The rear portion of the third floor roof deck has been removed and replaced with a low-slope membrane roof, limiting the roof deck to the portion of the structure to be clad in brick. Mechanical equipment will be installed above these low-slope roofs.
- Access to the roof deck has been moved from the north and south elevations to the east elevation of the third floor in the form of French doors.
- Fenestration at the side and rear elevations has been reconfigured, though still utilizing the same window types and sizes.
- The garage roof has been changed from a gabled roof with gabled dormers to a hipped roof with gabled dormers.

Staff found that these alterations did not significantly alter the mass or form of the structure and could be reviewed as part of the Phase 2 review.

The applicant is proposing to clad the front and approximately front twenty feet of the side elevations in a smooth reddish brick. At the central bay of the front façade, the structure will be capped by a cornice composed of bricks laid in soldier, rowlock, and header courses creating a dental pattern at the bottom of the cornice and a slight projection at the top. The remainder of the brick portion of the structure will be capped by a soldier course of bricks at a lower height with the roof deck railing projecting behind and dying into the parapet at the central projecting bay. Windows will be capped with soldier course headers and feature rowlock sills. The use of brick detailing at the windows will provide a consistent appearance at the front façade and avoid a false sense of history given that most historic structures feature stone sills and headers rather than brick.

The remainder of the side and rear elevations and the entirety of the third floor will be clad in smooth fiber-cement board lap siding with a four-inch reveal. Openings will be surrounded by a flat fiber-cement board trim about four inches wide with a smooth finish. Eaves will feature a simple fascia in the same material and metal gutters.

Windows throughout will be fibrex with operations of one-over-one double-hung, single-light casement, or fixed faux double-hung windows at the largest openings with a meeting rail simulated by a heavy muntin bar. The front door will be in fiberglass with a simple textured translucent glass half-light. Rear doors will be fiberglass or fibrex with full-lights, and the third-floor French doors will be fiberglass with full-lights. The only sliding doors will be located at the rear.

The front porches will feature simple round wood columns with a base, a simplified cornice at the eave executed in fiber-cement board trim, and a concrete floor and steps. Both porches will be approached from the sidewalk by straight walkways of concrete pavers.

The garage would be a simple rectangular structure with a hipped-roof and small gabled dormers facing the alley. The structure will be clad in smooth fiber-cement board lap siding with a four-inch reveal and fiber-cement board trim. Doors will be steel. Dormer windows will be fibrex.

The rear of the house will feature a raised concrete patio with integral planter and bench, steps, and concrete walkway leading to the garage. The rear yards will be surrounded and divided from each other by six-foot-tall wood fencing with irregular horizontal slats.

The proposed structure will be clad in materials typical of the Baker Historic District with details reminiscent of those found on historic structures, but sufficiently simplified as to make the structure clear as new construction. Therefore, staff are recommending approval of the Phase 2, design details application.

**Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016**

Guideline	Meets Guideline?	Comments
<p><b>4.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions. Features to reference include:</b></p> <ul style="list-style-type: none"> <li>a. Foundation heights</li> <li>b. Floor-to-floor heights and overall building height</li> <li>c. Window locations, proportions, and recess in the wall</li> <li>d. Entry and porch location, size and proportions.</li> <li>e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</li> </ul>	<p>Yes</p>	<p>The infill design includes typical features and rhythms found on historic buildings throughout the district including:</p> <p>A raised foundation.</p> <p>Appropriate floor-to-floor heights. While the structure features a third floor, which is atypical of the district, it is significantly set back, and the overall height of the structure is still compatible with maximum heights found in the district.</p> <p>Typical window locations, proportions and patterns.</p> <p>Typical entrance and porch size, locations, and proportions.</p> <p>Scaling elements, such as façade articulation, setbacks, and decorative roof cornice.</p>
<p><b>4.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.</b></p>	<p>Yes</p>	<p>The building is a simplified interpretation of the Terrace type which is found in the Baker historic district. The design features simplified contemporary interpretations of features typically found on the Terrace type, including decorative brick cornice and detailing such as window headers and sills, and a partial-width front porch. These simplified interpretations will help to convey that the structure is a modern infill.</p>
<p><b>4.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically in the district.</b></p>	<p>Yes</p>	<p>The structure will be clad in smooth red brick and smooth lap siding, both materials typically found in the district.</p>

<p><b>4.8 Design windows, doors, and other features to be compatible with the original primary structure and historic context.</b></p>	<p>Yes</p>	<p>The design primarily uses vertically oriented double-hung windows, with some larger arched or paired windows marking the locations of primary rooms, and smaller square casement windows used at bathrooms or the rear of the structure. Windows are generally arranged evenly across the facades in a manner typical of the history context.</p>
<p><b>4.13 Use façade articulation techniques to help a new duplex, town house, or other small-scale residential building to fit within the scale of the surrounding historic context.</b></p>	<p>Yes</p>	<p>The infill structure utilizes shifts in wall plane to minimize its overall mass, while also using articulation at the façade to divide the duplex into two units, helping to scale the structure to the surrounding residential context.</p>
<p><b>4.14 Use material treatments to ensure that a new duplex, town house, or other small-scale residential building fits within the scale of the surrounding historic context.</b></p>	<p>Yes</p>	<p>The use of standard size red brick ensure that the new duplex structure fits within the context of primarily masonry single-family and duplex structures found in the district.</p>
<p><b>4.15 Use a front porch to provide a visual and functional connection between the building and the street.</b></p>	<p>Yes</p>	<p>The design includes front porches at each unit entrance.</p>
<p><b>4.16 Design a porch to be compatible with the historic context.</b>  a. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.  b. Position a front porch to maintain historic porch spacing patterns seen in the historic district.  f. Do not visually overwhelm the primary façade.</p>	<p>Yes</p>	<p>Proposed front porch design is compatible in scale/size with the façade and with the larger district. Front porches are simple in design and reflect the porches typically found on Terrace type properties.</p>
<p><b>4.17 Ensure that decks are compatible with the surrounding historic context.</b></p>	<p>Yes</p>	<p>The third floor roof deck and rear patio are not readily visible and do not detract from the character of the district.</p>

<p><b>4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</b></p>	<p>Yes</p>	<p>The garage will have a simple, rectangular, gable-roofed design that is typical of the district, while being subordinate to the new primary structure and surrounding historic structures. The garage will be clad in lap siding, a material typical of the district and subordinate to the masonry primary structure.</p>
<p><b>5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.</b></p>	<p>Yes</p>	<p>The proposed rear yard fence will be installed in a location consistent with the district.</p>

**Excerpted from Character-Defining Features of the Baker Historic District, January 2016**

<p><b>Character-defining features</b></p>	<p><b>Matches features?</b></p>	<p><b>Comments</b></p>
<p><b>Setbacks</b> Uniform front yard setbacks, varying from block to block, creating a consistent street wall. Front yards are shallow, historically open and at-grade. Narrow side yards result from the narrow lot configuration. The rear yards are larger to accommodate garden space and secondary structures.</p>	<p>Yes</p>	<p>Front and side setbacks fit with block and district patterns.</p>
<p><b>Mass &amp; Form</b> <b>Building Height:</b> Predominantly one- to two-story structures. <b>Building Shapes:</b> Single family residences and smaller duplex and multi-family housing. Rectangular forms are very common, although churches and a few Queen Anne homes have asymmetrical forms. Many homes have identical rectangular shapes with nested front gables or other architectural details applied to street sides.</p>	<p>Yes</p>	<p>Proposed infill is two stories with a significantly set back third story.  Footprint is roughly similar to other district footprints. Features simple boxy form that is similar to other Terrace type buildings in the district.</p>
<p><b>Materials</b> Brick construction typical with wood ornamentation. Foundations typically brick or stone.</p>	<p>Yes</p>	<p>The front façade is primarily of brick with wood detailing at the front porch.</p>

<p><b>Roofs</b></p> <p>Forward facing gable(s), and combined gable and hipped roof types are common on Queen Anne, Victorian eclectic and Bungalow homes. Most roofs have boxed eaves; many Queen Anne and Victorian eclectic examples feature decorative barge boards. Front and side hipped dormers are common on Classic Cottages and Denver Squares; some front gabled homes have gabled side dormers. Composite roofing material is common as a replacement to wood shingles.</p>	<p>Yes</p>	<p>Features a flat roof with a parapet, a combination found on other Terrace style buildings in the district.</p>
<p><b>Entries &amp; Doors</b></p> <p>Offset forward facing single entries, some with transoms.</p>	<p>Yes</p>	<p>Entrances face the street.</p>
<p><b>Windows</b></p> <p>Double hung one-over-one wood windows are common. Historic Bay windows on a number of structures. Windows are typically tall and narrow, often grouped or paired. arched windows and diamond pane windows in dormers are common. Framed windows are often in the upper gable. Stone headers and lintels are common. Historically, windows were recessed in the wall (not flush).</p>	<p>Yes</p>	<p>Windows are primarily tall and narrow, grouped or single with no divided lights. At the masonry portion of the structure, windows have brick headers and sills to distinguish the structure as new construction.</p>

<p><b>Porch</b></p> <p><i>Width:</i>  Partial and half width porches are typical on Queen Anne, Classic Cottages, Italianate and Victorian eclectic buildings; however, a few examples of these styles feature full width or wrap-around porches. Full width porches are more common on early 20<sup>th</sup> century homes, such as Bungalows and Denver Squares.</p> <p><i>Height:</i>  One story typical. Narrow two-story porches are only on the Queen Anne and Victorian eclectic homes.</p> <p><i>Projecting:</i>  The majority of porches within this district are projecting. A small number of the Queen Anne homes have engaged second story porches.</p> <p><i>Shapes:</i>  Raised square or rectangular shaped with gable, shed, and hipped roofs; some shed and hipped roofs have decorative front gables. Gable roofs are typical on Queen Anne and Victorian eclectic examples, and also on Bungalows. Hipped and shed roofs are common on most other styles.</p> <p><i>Materials:</i>  Masonry foundations with wood columns and railings are common. Brick piers and raised porch wall with stone caps are common on bungalow porches.</p> <p><i>Porch Ornamentation:</i>  Turned, and simple square and round porch columns, some with Doric capitals are common. Queen Anne and Victorian eclectic homes often have wooden spindle work, decorative brackets, and other ornamentation, Bungalows typically have exposed gable trusses.</p>	<p>Yes</p>	<p>Features two simple, single story porches; one at each unit entrance. This configuration is typical of historic duplexes within the district.</p> <p>The porches feature masonry foundations and simple wooden columns.</p>
<p><b>Building Ornamentation</b></p> <p>Fish-scale shingles are common in forward-facing gables. Half-timbering is common in gables in simpler Queen Anne style homes. A transition from highly ornate Queen Anne to the Shingle style, with shingle surfaces and simpler ornamentation defines the transition in styles post Silver Crash. Corner Quoins and decorative parapets are found on the Italianate homes.</p>	<p>Yes</p>	<p>Decorative cornices at the parapets are included as are typical on Italianate structures.</p>

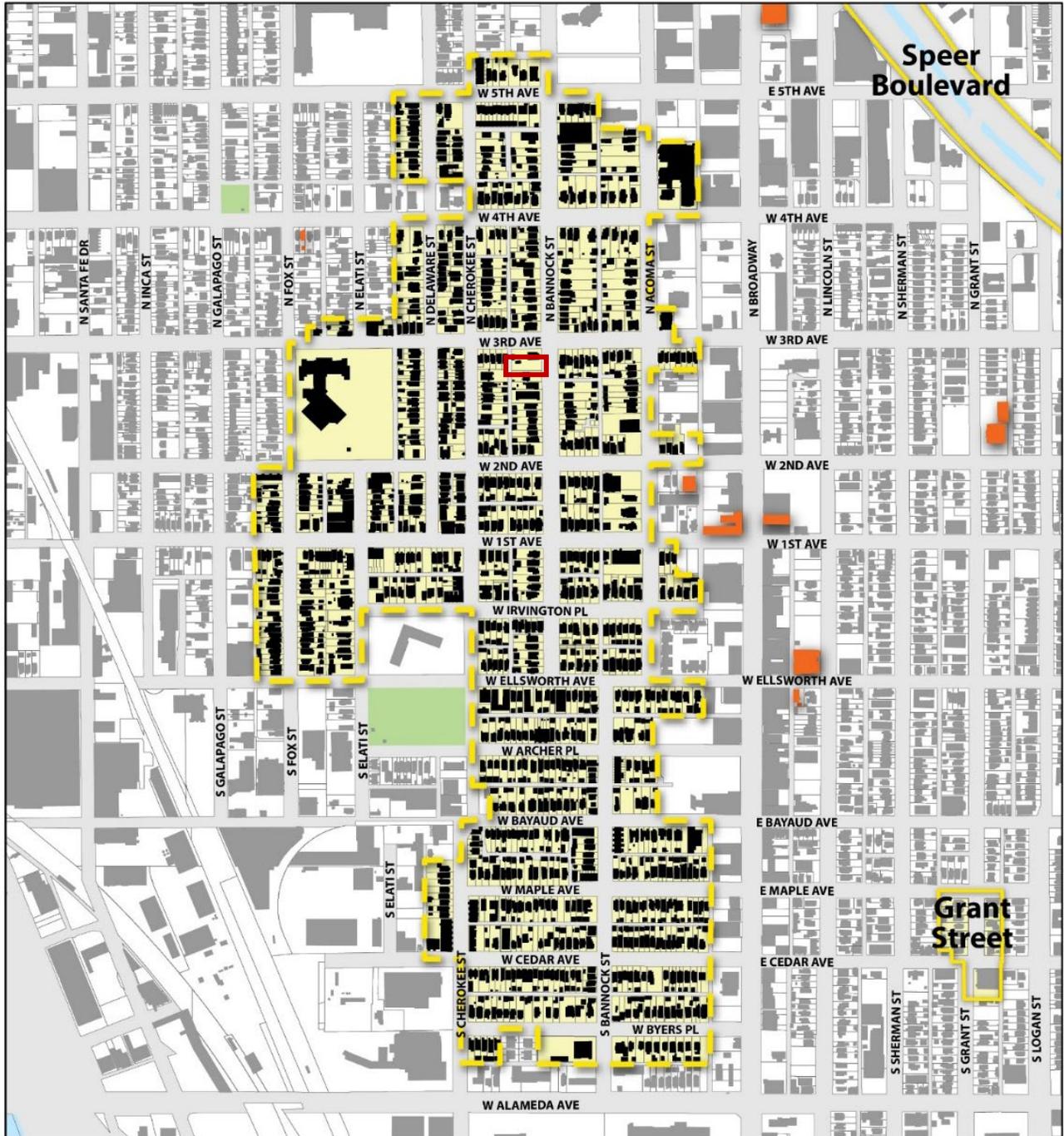
<p><b>Outbuildings</b>  <i>Detached:</i>  Yes  <i>Access:</i>  On the alleyways.  <i>Height:</i>  One- to two-story garages/historic carriage houses.  <i>Size:</i>  Smaller garages and carriage houses associated with the interior lots. Larger carriage houses on corner properties.  <i>Shape:</i>  Boxy masses with flat roofs and raised parapets and forward facing gables are common; a small number of hipped roofs.  <i>Materials:</i>  Brick and masonry construction.</p>	<p>Yes/No</p>	<p>The proposed garage will be detached, smaller than the primary structure, with a simple form, and accessed from the alley.</p> <p>The proposed garage will not be masonry, but it will be clad in materials typical of the district and common to new garages.</p>
<p><b>Walkways</b>  Historic sandstone and modern concrete walkways 3 to 4 feet in width are common, leading in a straight path to the front door. At grade walkways are typical. Walkways with 2 to 3 steps to accommodate small front yard slopes are less common in northern part of district.</p>	<p>Yes</p>	<p>A simple concrete walkway will be used to approach the front door.</p>
<p><b>Walls &amp; Fences</b>  <i>Side &amp; Rear Yards:</i>  Wood and iron fencing enclosing side and rear yards.</p>	<p>Yes</p>	<p>The rear yard will be surrounded by a wood fence.</p>

**Recommendation:**      **APPROVAL**

**Basis:**                      Materials and details of the proposed infill are typical of the district, but show that the building is of its time so as to not create a false sense of history.

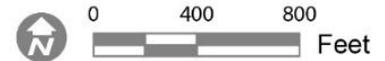
**Suggested Motion:** I move to APPROVE application 2021-COA-514 for the design details of the proposed infill at 285 Bannock Street as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.13-4.17, 4.19, 5.9, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report.

Baker Historic District with 285 Bannock Street outlined in red:

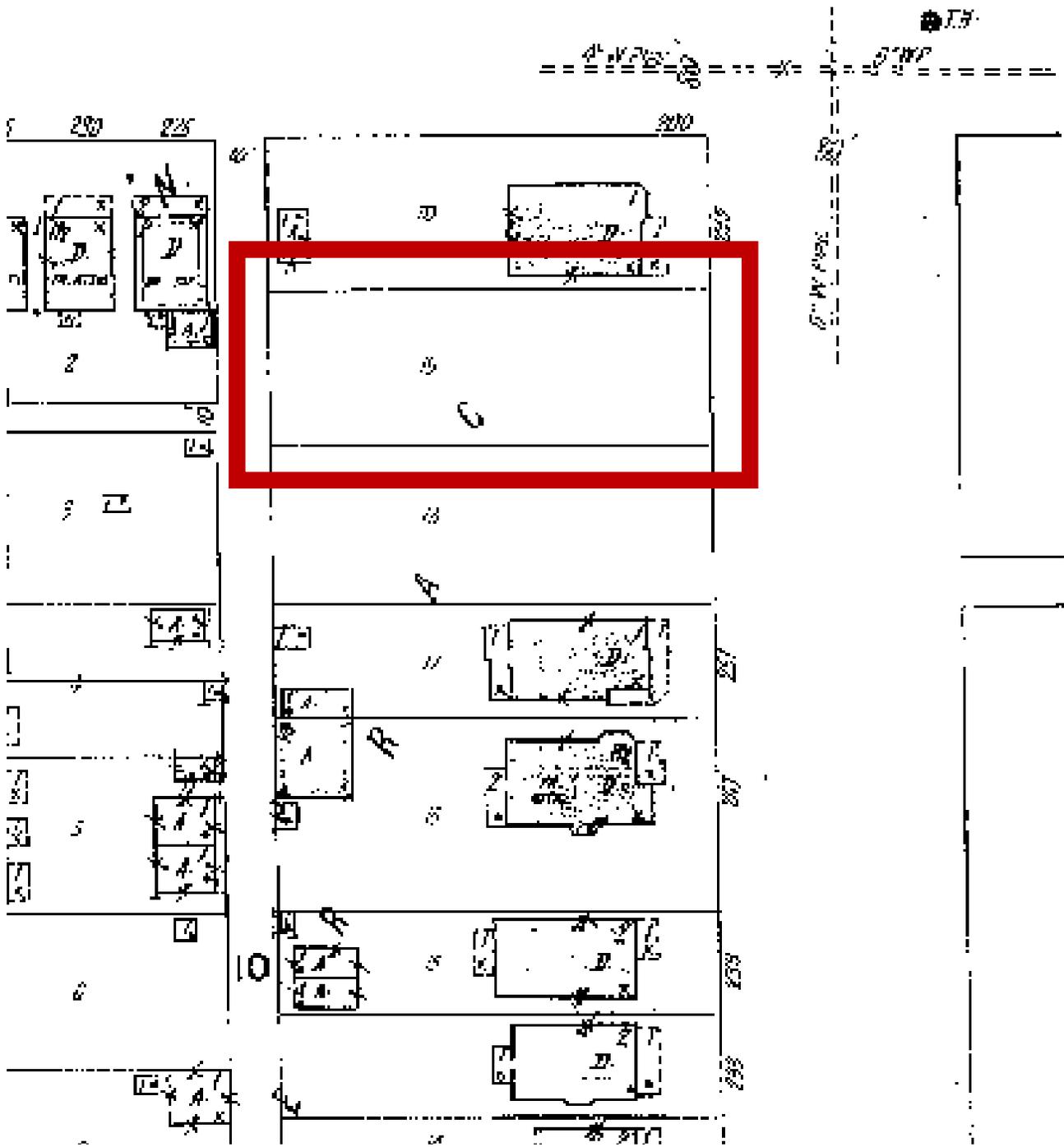


-  District Boundary
-  Individual Landmark
-  Other Historic District
-  Building Subject to Design Review
-  Property Subject to Design Review

Date: February 2014



1929 Sanborn Map with 295 Bannock Street outlined in red:



END