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## 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:** 2022-COA-257  
**Address:** 940 E 5<sup>th</sup> Avenue  
**Historic Dist/DLM:** Alamo Placito  
**Year structure built:** 1908 (Period of Significance: 1889-1942)  
**Council District:** District 10, Chris Hines  
**Applicant:** Mighty Dog Roofing, Gregory Gentile

**LPC Meeting:** June 21, 2022  
**Staff:** Karen Bryant

### Project Scope Under Review:

Reroof and installation of railing.

### Staff Summary:

Reroof flat roofed rear addition used as a patio with dark grey Dec-Tec Walkable Membrane to be reroofed is 447 sq ft. Also, install a 36" high black iron railing along edge of patio.

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

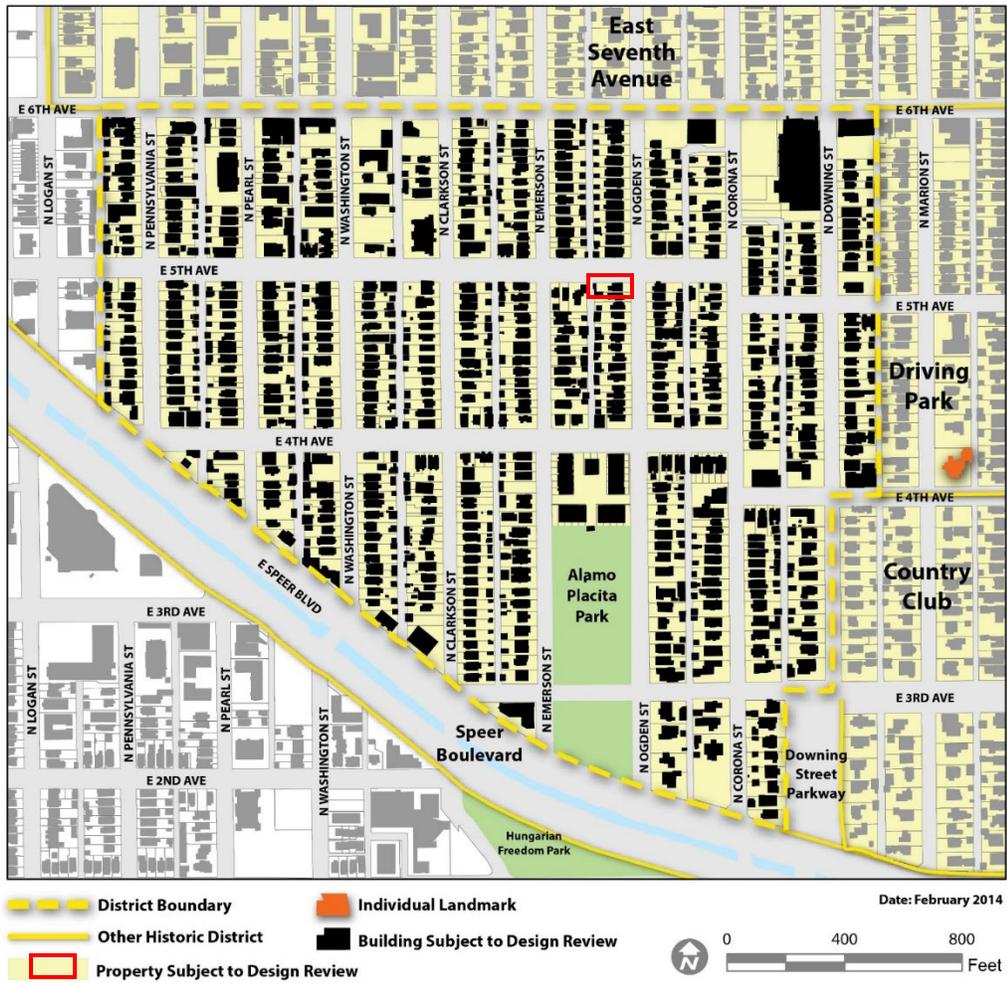
Guideline	Meets Guideline?	Comments
<p><b>2.25 Repair original roof materials and features, and replace only when necessary.</b></p> <p>c. If replacement is necessary, use original materials whenever possible. The use of original materials is particularly critical for landmark structures, or structures where the original material is important to the landmark or district designation.</p> <p>d. If matching materials are not available or feasible, choose alternative materials, with a matching or closely matching appearance. For wood shingle roofs, a low profile asphalt in a brown color is typically appropriate.</p>	<p>Yes</p>	<p>The existing roof material needs to be replaced and the applicant is using a similar product to the original. The difference is that the original roofing material was not intended for use on a patio and the new material is, however the color is the same.</p> <p>The railing to be installed on the existing rear roof deck is a simple design with a color chosen that reduces the visibility of the railing from the public vantage points.</p>

<p><b>2.37 Ensure that decks are compatible with the surrounding historic context.</b></p> <p>a. Locate decks to minimize visual impacts on the street when they are not a part of the historic context.</p>		
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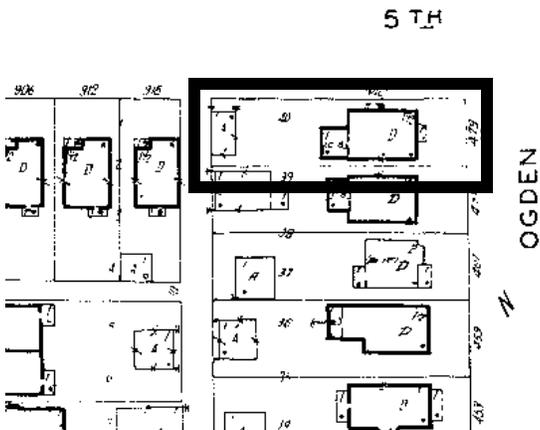
**Recommendation:**      **Approval**

**Basis:**                      The applicant is proposing to reroof a flat roof addition and install a railing. (Guidelines 2.25 c and d, Guidelines 2.37 a)

**Suggested Motion:** I move to approve application 2022-COA-257 for the reroof and railing installation at 940 E 5<sup>th</sup> Avenue, as per design guidelines 2.25 c and d and 2.27 a, character-defining features for the Alamo Pacito historic district, presented testimony, submitted documentation and information provided in the staff report.



1962 Sanborn Map, Corrected 1967



END