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:** 2023-COA-345  
**LPC Meeting:** September 19, 2023  
**Address:** 2234 Grove Street  
**Staff:** Jessi White  
**Historic Dist/DLM:** Witter-Cofield  
**Year structure built:** 1894 (Period of Significance: Prior to and including 1943)  
**Council District:** District 1: Amanda Sandoval  
**Applicant:** Peter Pappas, Pappas Architecture Design, LLC on behalf of Ronald Fox

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**Project Scope Under Review:**
Remedial plan review for neglected and derelict building

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**Staff Summary:**
2234 Grove Street is one of three neglected and derelict buildings (NADB) in the 2200 block of Grove Street located in the Witter-Cofield Historic District. All three properties have the same owner and require remedial plans. 2234 Grove Street, constructed in 1894, is a contributing building to the historic district. The applicant has submitted a complete remedial plan for 2234 Grove Street and will submit remedial plans 2228 and 2244 Grove Street at a later date. Due to the condition of the house, Landmark is requiring that all work on the building be completed by building professionals with experience working on historic building materials and that preservation best practices be employed for all work on the building. Finally, all work on the building must be permitted.

**Roof**
The remedial plan shows that the roof is in a state of disrepair and in need of replacement. Images included in the remedial plan show that portions of the shingle have been removed and the underlayment exposed. There is evidence that reroofing work was being done without permits at one time. All work has stopped on the property until a remedial plan is submitted and approved and appropriate permits pulled. The applicant is proposing to remove or repair existing underlayment, install 30# felt, install flashing and porches, dormers, and chimneys where needed, and install asphalt shingles in the color slatestone gray. In addition to replacing the roof, the applicant is proposing to install new 6” wood or smooth finish fiber cement fascia on the existing rafters as well as repairing and replacing as need the existing gutter system with 4” K-style gutters. The applicant's treatment methods are based on the National Park Service's Preservation Briefs 4.

**Walls and Foundation**
The applicant had an engineer complete an assessment of the building in late 2022, see pages 51-76 of the applicant packet. The engineer identified the following concerns:
- Cracks in the brick walls in multiple areas on the north wall.
- Separation of the stone mortar on the north wall in some areas.
- Separation of the window frame in the bay on the north wall.
- Some of the stacked stone in the foundation appears to be loose. Access was limited to observe the foundation.
• There is cut soil adjacent to the north wall of the house, it appears there was a previous CMU retaining wall in this area, but it has collapsed in some areas.
• Bowing/rotation of the brick window header in the bay on the north wall.
• Separation between the bay brick and window frames.

Following the engineer’s assessment, the applicant had a mason walk the site and discuss remediation approaches that are meant to address the concerns outlined in the engineer’s assessment.

Work includes:
1. North Wall- excavation to the bottom of the foundation, repointing of foundations stones, and installation of a French drain system.
2. South and East Walls- where foundations are more stable, patch and repair existing cementitious coatings at the foundation.

The remedial plan further outlines treatment of brick, stone, and wood materials as well as sitework and foundation. Of particular concern is the treatment of the bay on the north side of the building outlined in note C5. Additional information and details on the bay can be found on page 18.

**Brick and Stone**
• Pressure wash existing brick with less than 100PSI water from 3.5” away. Scrub with plain water and natural or nylon bristle brush.
• Remove mis-colored mortar and Portland cement patches by the gentlest means possible. Remove existing broken brick at vertically cracked and previously repaired areas and replace with new matching brick from Mendoza brick. Salvaged brick is to be toothed in with the existing sound bricks using type “o” mortar to match the existing. Work to be performed by a licensed brick mason or contractor who has experience with historic masonry.
• Repoint brick joints as needed with type “O” strength mortar colored to match the existing predominate mortar color on the building. Newly repointed wall to be covered with wet burlap or plastic for 3 days until set.
• Mason to remove and replace or reset masonry in areas indicated in the remedial plan. Salvaged brick to match the existing brick to be used if reset of existing brick material is not salvageable. Work to be performed by a licensed brick mason or contractor who has experience with historic masonry.
  o Remove existing face brick at minimum. Mason to evaluate interior wythes of wall and replace as required to stabilize wall.
  o Remove brick in sequenced fashion as required by the mason to maintain a stable wall system and construction safety.
  o Clean brick prior to using to rebuild wall. If insufficient material is salvaged provide matching brick and stone from Mendoza brick.
  o Use type “o” strength mortar color to match adjacent existing mortar.
  o Set brick with mortar joint thickness to match existing brick coursing height.
  o Tooth/lap all brick into existing adjacent remaining walls to provided complete running bond wall construction.
  o All brick detailing to be replicated and will match existing design including sizes of brick pieces.
  o Where work is around windows, remove, clean and reset stone windowsills. At broken stones cut neatly for clean new mortar joint if possible; or replace with new matching single piece stone sills.
• Repoint stone foundations where exposed at existing porches using type “s” mortar.

**Wood**
• Remove peeling paint from beams, soffits, fascia and trim; patch as required at deteriorated surfaces
• Install matching soffit boards where missing and repaint all trim
• Install wood shake shingles to match the existing shingles on the dormer
• Remove existing cornice blocks as required to allow brick wall rebuilding per note C5. Clean, repaint, and reinstall once the wall has been reconstructed.

**Sitework and Foundations**
• Remove all vegetation form roofs, walls, and from within 2 feet minimum of the foundation.
- Grade all earth away from the building for a minimum of 3’ distance sloped at 1.5” per foot (4.5” total) minimum.
- Where foundation stabilization is required, the following steps will be performed by a licensed brick mason or contractor who has experience with historic masonry:
  - Excavate to bottom of the foundation as required for mason to access/accomplish complete stabilization of stones and install new mortar from bearing point to start of brickwork
  - Use type “s” strength mortar colored to match adjacent existing stonework.
  - Backfill work when complete.
  - Install continuous French drain per wall section
- At foundations previously stabilized with compatible cementitious product, clean and chip existing as required to prepare the surface for continuous cementitious face at minimum 3/8” thick. Paint all such foundations.
- Remove existing coal chute plywood and replace with treated ¾” plywood and cover with 7/8” thick 2-coat cement stucco on diamond metal lath on stucco wrap. Color and texture to simulate adjacent cementitious coating on stone foundation.

**North Bay**
- Mason to remove and reset all masonry at the bay of the north wall from the bottom of the foundation to the top of the wall at the roof, including all wythes of the brick walls and the stone foundations. Work to be performed by a licensed brick mason or contractor who has experience with historic masonry.
  - Provide temporary interior support of all floors and roof at this area until the wall is completely rebuilt. Submit method of support to structural engineer for review and approval prior to installation.
  - Remove existing brick and stone in sequenced fashion as required by the mason to maintain a stable wall system and construction safety.
  - Clean brick prior to using it to rebuild the wall. If insufficient material is salvaged, provide matching brick and stone from Mendoza brick.
  - Use type “o” strength mortar colored to match adjacent existing brick walls.
  - Set brick with mortar joint thickness to match existing coursing height.
  - Tooth/lap all brick into existing adjacent remaining walls to provide a complete running bond wall construction and structural integrity.
  - All brick detailing to be replicated and shall match the existing design including size of brick pieces.
  - Remove, clean and reset stone windowsills. Where there are broken stones cut neatly for clean new mortar joint if possible; or replace with new matching single piece stone sills.

The applicant’s treatment methods are based on the National Park Service’s Preservation Briefs 2, 10, and 22.

**Windows and Doors**
The applicant reviewed a total of 16 windows and 2 doors. Two separate assessments were completed of the windows, and it was determined that three of the historic windows could be repaired or rebuilt including a stained-glass window on the second floor on the front of the house. Both window professionals outlined methodology for repair and reconstruction in their assessments on pages 87-133 of the remedial plan. The remaining 13 windows are either non-historic or beyond repair. The applicant is proposing to replace the remaining 13 windows with Pella wood windows. All new windows will match the profile, operation, appearance, and inset of the historic windows on the building. All new windows will fit the existing rough openings with no fillers. All windows on brick portions of the building will have a brick mould. The front and rear doors on the building are non-historic and do not fit the style of the building. The applicant is proposing to replace the non-historic front and back door with a custom wood half-light wood panel door that better fits the character of the house. The applicant’s repair methods are based on the National Park Service’s Preservation Brief 9.

**Porch**
The historic front porch roof was removed and partially replaced in 2022 without permits. Work was stopped on the porch and cannot proceed without remedial plan approval and permits. The applicant is proposing to remove
or repair existing underlayment, install 30# felt, install flashing, and install asphalt shingles in the color slatestone gray. In addition to replacing the roof, the applicant is proposing to install new 6" wood or smooth finish fiber cement fascia on the existing rafters as well as repairing and replacing as need the existing gutter system with 4" K-style gutters. The metal columns that currently support the porch roof are non-historic and will be replaced with 6" diameter Tuscan style wood columns to match the historic porch pilaster on the building. Finally, the applicant is proposing to paint existing railings and porch columns on the front and back porches.

Secondary Structures-
The site currently has a brick garage at the back of the lot. The remedial plan and engineer's assessment determined that the garage is not in a sound condition. The applicant is requesting to demolish the existing garage. Garages are not considered contributing features in the Witter-Cofield historic district.

Timeline-
The applicant believes that they can accomplish the proposed work within 8-12 months after permitting. The applicant is estimating 4 months for permitting. The total time to bring the properties back into compliance is 12-16 months.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td><strong>2.1 Preserve original building materials.</strong></td>
<td>Yes</td>
<td>The applicant will be restoring and maintaining historic building materials.</td>
</tr>
<tr>
<td>a. Protect original building materials from deterioration.</td>
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<tr>
<td>b. Don't remove original materials in good condition, or which can be repaired</td>
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<tr>
<td><strong>2.3 Repair original building materials, when needed.</strong></td>
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<tr>
<td>a. Repair deteriorated building materials by patching, piecing-in,</td>
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<td>consolidating, or otherwise reinforcing the material.</td>
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<tr>
<td>b. If disassembly of an original element is necessary for its repair or restoration, replace the disassembled components in their original configuration.</td>
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<tr>
<td><strong>2.2 Use gentle methods when cleaning and refinishing historic materials.</strong></td>
<td>Yes</td>
<td>The applicant is following the National Park Services Preservation Brief 2 for the treatment of historic masonry materials. The applicant will be using low pressured water wash (no more than 100 psi), and gentle brush cleaning methods.</td>
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<tr>
<td>a. Use a low pressure water wash if cleaning is necessary.</td>
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<tr>
<td>b. Perform a test patch before cleaning and refinishing to ensure that the procedure will not have an unanticipated negative effect on the material.</td>
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<tr>
<td>Topic</td>
<td>Yes/No</td>
<td>Description</td>
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<tr>
<td>2.7 Re-point deteriorated masonry mortar joints</td>
<td>No</td>
<td>The applicant will be removing and reinstalling historic foundation stones and brick wythes where needed. The applicant will be using a type “o” mortar for brick and type “s” mortar for stone when to point the masonry.</td>
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<tr>
<td>2.8 Protect wood features from deterioration</td>
<td>Yes</td>
<td>The applicant will be repairing and replacing where needed deteriorated wood details.</td>
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<tr>
<td>2.14 Maintain the pattern and proportion of historic window and door openings</td>
<td>Yes</td>
<td>The applicant is proposing to restore three historic windows that are not beyond repair. The applicant will be maintaining the pattern and proportion of historic window and door openings.</td>
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</table>
### 2.16 Preserve historic window materials.

a. Preserve historic window features including the frame, sash, muntins, Mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.

b. Use special care to preserve and protect stained and leaded glass.

c. Repair original windows by re-glazing and patching and splicing elements such as muntins, the frame, sill and casing.

### 2.19 When replacement of an historic window is necessary, match the replacement design to the historic window design.

a. Only replace an historic window if it is damaged beyond repair.

b. Match the historic window size.

c. Match the historic window type and operation. For example, if the historic window is a double-hung window, the new window should be double-hung window. New windows may be double or triple glazed.

d. Set a replacement window in the wall at the same depth as the window being replaced.

e. Replace a historic wood window with a wood or aluminum-clad wood window. Replace a historic steel window with a steel or aluminum window that replicates the historic steel. Match the original outward facing width and depth of perimeter framing material.

f. Repair a leaded-glass or stained-glass window whenever possible or replace with a similar window if it is in

| Yes | Several of the windows on the building are beyond repair or are non-historic. The applicant will be installing Pella wood windows that will closely match the profile, appearance, operation, and inset of existing historic windows. |
such irreparable condition that replacement is warranted.
g. Use clear, or nearly clear low-e glass. A window and door on secondary elevations may have frosted glazing.
h. Closely match the historic window profile.
k. Do not use perimeter infill framing to create a smaller window within historic opening on primary facades. Perimeter infill framing may be used to minimally reduce original openings on secondary elevations where they are not readily visible from the public vantage points when the original opening proportions, headers or sills remain expressed.

2.20 When replacing missing or non-historic windows, match replacement design to the historic window design if possible.

a. Match the historic window size. Do not use perimeter infill framing to create a smaller window within historic opening on primary facades. Perimeter infill framing may be used to minimally reduce original openings on secondary elevations where they are not readily visible from the public vantage points when the original opening proportions, headers or sills remain expressed.
b. Set a replacement window in the wall at the same depth as a similar historic window or at least 2-inches. For a double- or single-hung window, the inset may be measured from the lower sash.
c. Use a design and window operation that is similar to other historic windows in similar locations on the building.
d. If all windows have been replaced, use photographs or evidence from other similar properties to provide windows that match or are similar to the historic windows in appearance and operation.
e. When replacing a non-historic window, use traditional materials. If historic windows on similar properties were wood, replacement windows should be wood or aluminum-clad wood. If historic windows on similar properties were steel, windows should
be replaced with steel or aluminum replicating historic steel.
g. Use clear, or nearly clear low-e glass. Windows on secondary elevations at bathrooms may have frosted glazing.

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<tr>
<th>2.24 When replacing missing or non-historic doors, match replacement design to similar historic doors if possible.</th>
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<tr>
<td>a. Match the historic doorway size. Do not use perimeter infill framing to create a smaller doorway within a historic opening on a primary façade. Perimeter infill framing may be used to minimally reduce original openings on secondary elevations where they are not readily visible from public vantage points when the original opening proportions remain expressed.</td>
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<td>b. Use a design that is similar to other historic doors in similar locations on the building.</td>
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<td>c. When replacing a door that is not readily visible from public vantage points, additional flexibility in the design may be considered.</td>
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<tr>
<td>d. If all doors have been replaced, use photographs or evidence from other similar properties to provide doors that match or are similar to the historic doors in appearance and operation, or use a door that is simple in design.</td>
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<tr>
<td>e. Use a wood, aluminum-clad wood, or composite fiberglass door.</td>
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<tr>
<td>f. When using glazing, use clear, or nearly clear low-e glass. Doors on secondary elevations may have frosted glazing.</td>
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<tr>
<td>g. Do not use a featureless, flush face door where it is not in character with the historic building.</td>
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<td>h. Only use an exterior-rated door made to withstand the elements.</td>
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<tr>
<th>2.25 Preserve the form, materials and features of an original historic roof.</th>
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<tbody>
<tr>
<td>a. Maintain the perceived line and orientation of the roof as seen from the street.</td>
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<td>b. Maintain roof overhangs because they contribute to the perception of the building’s historic scale.</td>
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| Yes | The applicant will be replacing non-historic doors with more period appropriate wood half-light wood panel doors. |
| Yes | The historic roof on the house is in poor condition and will be restored to match the historic roof form and material. |
c. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets, finials and crests, especially when they are character-defining features of the structure.

d. Avoid altering the angle of a historic roof.

e. Avoid removing or covering original roof materials and features that are in good condition, or that can be repaired.

f. Do not cut back exposed roof rafters and soffits.

2.26 Repair historic roofing materials and features and replace only when necessary.

a. Retain and repair roofing details, including ornate gutters and downspouts. Replacement decorative gutters should match the historic gutters in material, profile, and location.

b. When replacing roofing materials, match the replacement materials to those that would have been used historically on the structure. For example, use clay tile matching the historic roofing in profile and color to replace clay tile roofing. The use of historic materials is particularly critical for individual landmark structures and structures where the historic material is a character defining feature.

c. When the use of historic roofing materials is not feasible, use alternative materials that match the profile and texture of the historic roofing materials or have a closely matching appearance. For example, wood shingle roofing may be replaced with a low-profile asphalt shingles in a traditional or neutral color palette or engineered/synthetic roofing products that match the historic appearance of wood shingles. For slate and tile roofing, engineered/synthetic roofing products matching the historic material’s appearance may be appropriate for structures taller than one story when the roof is not steeply pitched or otherwise highly visible from public view.
2.29 Maintain and repair an original foundation.
   a. Re-point original masonry foundations to retain the original design. Note, an analysis of appropriate mortar type is necessary since incompatible mortar can damage masonry structures.
   b. Keep stone foundations in good repair.
   c. Patch a deteriorated foundation using a restoration patching material that closely matches the appearance and texture of the original material.
   d. Avoid applying a coating or stucco over an existing foundation to create a uniform appearance, or to hide the original material due to its deteriorated condition.
   e. Do not cover an original foundation with newer siding material.
   f. Do not allow an original foundation to fall into disrepair.
   g. Do not install windows and window wells on the street-facing façades of an original foundation. (New windows and window wells may sometimes be appropriate on non-primary façades.)

The applicant is proposing to repair the existing foundation and reconstruct it in areas where reconstruction is needed. The applicant will reuse the existing foundation stones or in cases where there stones are damaged replace them with matching salvaged stones.

2.30 Only replace foundation materials that are beyond repair.
   a. If the foundation material cannot be repaired or patched, only replace the minimum amount of material needed to make the repair.
   b. When replacing foundation materials, use original materials and details whenever possible.
   c. If original materials are not available for the foundation replacement, choose new materials that convey the scale, texture and appearance of the original.
   d. Do not increase the height of the structure when replacing a foundation wall as it will alter the proportions of the structure.

2.37 Preserve an original porch or stoop.
   a. Maintain the historic location and form of a porch or stoop.
   b. Maintain and repair historic porch and stoop components, finishes and details.

The applicant is proposing to reroof the existing porch and add columns that match the historic pilaster still intact. The applicant will be repainting and repairing railings and supports where needed.
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<th>Recommendation: Approval</th>
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**Basis:**

The applicant is proposing to repair and replace the damaged roof (guideline 2.25 and 2.26). The applicant will be preserving and cleaning all historic materials on the structure (guidelines 2.1, 2.2, 2.3). The applicant will be repairing the historic brick materials as well as repairing and replacing foundation stones (guidelines 2.2, 2.7, 2.29, and 2.30). The applicant will be restoring 3 historic windows and replacing non-historic windows and doors or windows that are beyond repair with appropriate materials (guidelines 2.14, 2.16, 2.19, and 2.20). The applicant will be restoring the porches using appropriate materials (guidelines 2.37 and 2.38).

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| c. Retain the historic location, orientation and size of front porch steps. |
| d. Avoid enclosing a historic porch, particularly on a highly-visible façade. |
| e. Do not remove an original porch or stoop. |

### 2.38 If necessary, repair or replace damaged porch elements.

- a. Replace missing or deteriorated components and decorative features to match existing components and features.
- b. Use historical documentation to guide the design of a replacement component or decorative feature, or design simplified versions of similar components seen on nearby historic properties, if no documentation is available (See "A New or Replacement Porch" on page 47 for more information).
- c. Maintain the overall composition when replacing components and decorative features (i.e., when replacing balusters, match the original proportions and spacing).
- d. Restore altered or non-original components and decorative features to their original condition, whenever possible (i.e., if original wood porch steps have been replaced with concrete, consider restoring them to their original, wood condition).
- e. Do not replace wood porch decking and steps with concrete or synthetic materials.
Suggested Motion: I move to APPROVE application 2023-COA-345 for the remedial plan at 2234 Grove Street, as per design guidelines 2.1, 2.2, 2.3, 2.7, 2.8, 2.14, 2.16, 2.19, 2.20, 2.24, 2.25, 2.26, 2.29, 2.30, 2.37, 2.38, presented testimony, submitted documentation and information provided in the staff report.

Witter-Cofield District Map with 2234 Grove Street outlined in Red
1904 Sanborn Map with 2234 Grove Street outlined in black