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

**STAFF BRIEF**

**Project:** #2022-COA-352  
**Address:** 95 Bannock Street  
**Historic Dist/DLM:** Baker  
**Year structure built:** c. 1890 (Period of Significance: 1873-1937)  
**Council District:** #7 – Jolon Clark  
**Applicant:** Radix Design | Andrew Johnsen

**Past LPC Action**

Meeting Date: June 6, 2023  
Description: Tandem House, Phase I: Mass, Form, & Context  
Motion by L. Sykes: I move to recommend an administrative adjustment for the bulk plane encroachment to the Zoning Administrator, per Section 12.4.5.2 B of the Denver Zoning Code and to APPROVE application #2023-COA-142 for the Phase I: Mass, Form, and Context for a new tandem house at 95 Bannock Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.18, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report.  
Second: E. Warzel  
Vote: unanimous in favor (7-0-0), motion passes

Meeting Date: September 19, 2023  
Description: Total Demolition of an Accessory structure  
J. Johnson opened the public hearing  
Staff prestation, Applicant & Owner presentation  
Public Comment – none  
J. Johnson closed the public hearing  
Motion by G. Dennis: I move to conditionally approve application #2023-LMDEMO-104 for the total demolition of the accessory structure at 95 Bannock Street with the condition that the replacement structure be approved by the Landmark Preservation Commission prior to the issuance of the demolition approval as per section 30-6 of Chapter 30 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.  
Second: G. Petri  
Vote: unanimous in favor (7-0-0), motion passes

**Project Scope Under Review:**

Infill Construction – Phase II: Design Details for a Tandem House

**Footprint:** 19’- 3/4” X 44’  
**Height:** 21’-9 5/8”
Materials:

<table>
<thead>
<tr>
<th>Foundation: Concrete</th>
<th>Roofing: Asphalt shingle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cladding: Summit Brick in &quot;Morning Sage&quot;</td>
<td>Dormer and gable face cladding: Fiber cement straight edge shingle with 7&quot; reveal</td>
</tr>
<tr>
<td>Trim: Fiber cement trim with smooth finish</td>
<td>Windows: Unknown material, storefront and double hung one-over-one configuration</td>
</tr>
<tr>
<td>Doors: Unknown material, half light doors with two panels below</td>
<td>Skylights: Unknown</td>
</tr>
<tr>
<td>Lighting: Unknown</td>
<td>Fencing: Unknows</td>
</tr>
</tbody>
</table>

Staff Summary:
The applicant, Radix Design, is proposing to construct a new 1.5 story Tandem House Structure. The new Tandem House will front onto West 1st Avenue and is reminiscent of the historic accessory structure that previously occupied the site.

The new tandem house will be a similar form, a 1.5-story gable structure, and be placed in a similar location as the prior accessory structure. The new tandem house will be 1'-6" taller and minimally relocated on the lot 3'-8" to the east and setback 1'-8" from West 1st Avenue. The new location on the lot allows the structure to no longer encroach into the public ROW.

At the June 6, 2023 LPC meeting, the Commission approved the Mass, Form, and Contest for this structure and an administrative adjustment for the roof form.

The proposed tandem house will have red brick cladding on the north, east and west elevations. On the south elevation the brick base will transition into a fiber cement straight edge shingle. The windows on West 1st Avenue will be field framed storefront design windows will divide mullions. The primary entrance is located on the east elevation and will have a simple shed roof porch/patio. All windows will have brick sills.

Site work to include a new concrete path, and drive aisle, and privacy fencing. Additional details on the site work will need to be provided before final approval. A new mini-split unit will be located on the south elevation of the new tandem house.

Registered Neighborhood Organization (RNO) comments:
The applicant met with the Baker Landmarks Committee on May 11, 2023 and the RNO recommended approval with a minor condition that front façade be full brick and not stucco.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1 <em>Respect established building location, lot coverage and open space patterns when locating a new building.</em>&lt;br&gt;a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.&lt;br&gt;b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block. For more information, see</td>
<td>Yes</td>
<td>The structure will have a site footprint similar to the former accessory structure. The new structure will comply with the DZC requirements for setback and move the structure out of the alley and off the public sidewalk.&lt;br&gt;The general open space pattern of this proposed tandem house and historic primary structure will be retained.</td>
</tr>
</tbody>
</table>
4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.  
   a. Locate a new building to reflect established setback patterns of the surrounding context/block.  
   d. Orient a building’s entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.

<table>
<thead>
<tr>
<th>Placement on the lot is typical of historic carriage houses with the Baker Historic District.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>The structure will be moved out of the ROW and placed totally within the property lines. The primary entrance will be on the east elevation, facing the primary structure, however the structure will have an opening proportion on West 1st Ave to allude to the historic configuration of the prior accessory structure.</td>
</tr>
</tbody>
</table>

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.  
   a. Foundation heights  
   b. Floor-to-floor heights and overall building height  
   c. Window locations, proportions, and recess in the wall  
   e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc

| The building features rhythms and elements influenced by the prior accessory structure.  
Floor-to-floor heights are typical of the district and prior accessory structure. First floor will be 11’5” with a half story above.  
The brick detailing will include a brick belt course detail that steps out from wall plane brick sills on all windows in the brick cladding, and a solider course brick foundation detail.  
The gable on the south elevation and dormer on the east elevation will have fiber cement shingles.  
The brick and fiber cement shingles provide horizontal scaling elements to the building façade. |
| Yes |

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.  
   a. Use simplified interpretation of historic designs found in the historic district or use contemporary design that is compatible with historic siting, massing, and forms found in the historic district.

| The proposed tandem house is a simplified interpretation of the prior accessory structure.  
It will have simplified elements influenced by the accessory structures found in the Baker historic district such as a gable from, dormers, and the appearance of storefront on West 1st Ave.  
Materials will likely help distinguish the structure as new. |
<p>| Yes |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>4.6 Use a roof form that is compatible with the historic context.</strong></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td><strong>a. Use a roof form that is consistent with the typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity.</strong></td>
<td>A gable roof form is proposed. This form matches the primary structure and prior accessory structure.</td>
</tr>
<tr>
<td><strong>4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</strong></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td><strong>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</strong></td>
<td>A standard size brick from summit brick will be used. Brick is color is traditional to the surrounding historic context and respects the building material found within the Baker Historic District. Cedar shingles will be used on the south gable faced and east dormer. A change in material in the gable face is common. Shingle profile is proposed to be 7” the application has provided documentation indicating this is a traditional reveal within the Baker Historic District for straight edge cedar shingles. Shingles and trim is fiber cement. Shingles will have a faux wood grain finish and trim will have a smooth finish.</td>
</tr>
<tr>
<td><strong>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4” to 6”. If proposing larger exposures, document similar examples in the surrounding historic context. Vertical tongue-and-groove or board-and-batten siding may be used only for small expanses of walls with that are not readily visible from public vantage points.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingle may have a simulate faux-wood grain texture.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</strong></td>
<td><strong>Yes/no</strong></td>
</tr>
<tr>
<td><strong>a. Incorporate windows, doors and other openings at a ratio similar to those found...</strong></td>
<td>All windows on the building elevations will have proportions that are typical of the Baker Historic District. The West 1st Avenue façade will have in field storefront windows in the proposed openings. Staff are concerned about the number of...</td>
</tr>
</tbody>
</table>
on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.

b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.

c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.

d. Use door widths, heights, and materials that are similar to doors on historic buildings in the surrounding historic context.

f. Inset a window into the wall plane at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.

g. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.

h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.

i. Use a simplified version of a historic door design rather than replicating an historic door.

j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing. Frosted glazing of primary façade entry doors may be appropriate.

mullions proposed for the West 1st Avenue façade. While supportive of the storefront design, staff would recommend a simpler mullion design for these windows. All mullions must be a true divided light or a simulated divided light with spacer bar (or grills between the glass).

In the gable face on West 1st Ave, casement windows will be used.

On other elevations the windows will be double hung, one-over-one windows.

Brick window sill will be used. Placement is typical of the surrounding historic context.

Window and door materials are unknown. Windows must be wood, aluminum clad wood, fiberglass, or fibrex composite. Doors should be wood, steel, or fiberglass.

Material details of the skylights have not been provided.
### 4.16 Design a porch to be compatible with the historic context.

- **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. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.

| **Yes** | The porch on the east elevation is of a compatible size and scale with the building and surrounding historic context.
|         | Porch will have wood columns, a shed roof with asphalt shingles, and fiber cement trim elements along the soffit and fascia. |

### 5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.

- **a.** Locate a rear-yard fence return behind the front corner of a historic primary structure.
- **b.** Use rear-yard fence typed and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context.
- **c.** Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.
- **d.** Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.

| **Yes/no** | Based on rendering and some of the plans, the fence appears it will be located totally in the rear yard and no taller than 6 feet in height.
|           | It appears that the fence will separate the existing historic home from the new tandem home.
|           | A detail of the fence must be provided to confirm the fence is no more than 6 feet in height and its location should be clarified in the site plan.
|           | Fence appears to be vertically oriented with horizontal gate details. Rear yard fences may have either orientation. |

### 5.18 Design and install new building light fixtures that are compatible with the surrounding historic context.

- **a.** Install lighting on residential buildings at the first-floor level only.

| **Unknown** | Light fixtures are not shown in plan or elevation. If any fixtures are proposed they must comply with guideline 5.18. |
b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building.

c. Design and orient light fixtures to provide down-lighting for residential buildings.

d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings).

e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.

f. Consider using period reproduction fixtures if they can be matched in style, quality and materials with the historic building, and are subordinate to historic building architecture and features.

g. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate.

h. Do not design lighting for the sole purpose of attracting attention to residential buildings.

i. Light fixtures along the alley should be utilitarian in design.

j. Do not install flood lights or fluorescent tube lighting on street elevations.

k. Conceal all conduits, raceways, and junction boxes within the building.

Recommendation: APPROVAL WITH CONDITIONS

Condition:
1. Provide information on window materials and confirm they are either: wood, aluminum clad wood, or fiberglass composite;
2. Provide information on door materials and confirm they are either wood, steel or fiberglass composite;
3. Provide material information on skylights;
4. Provide an elevation on the fence and confirm material and height; and
5. Provide details on light fixtures, if any and ensure they meet guideline 5.18.

Basis:
Proposed development is reflective of the original accessory structure, is subordinate to the primary structure and typical of development patterns within the Baker Historic District. Cladding materials are high quality in nature. Additional details are needed on the window, door, and light fixtures (if any).
Suggested Motion: I move to CONDITIONALLY APPROVE application #2023-COA-352 for the Phase II:
Design Details for a new tandem house at 95 Bannock Street, as per design guidelines 4.1-4.8, 4.16, 5.6, and
5.18, character-defining features for the Baker Historic District, presented testimony, submitted
documentation and information provided in the staff report with the following conditions:
1. Provide information on window materials and confirm they are either: wood, aluminum clad wood, or
   fiberglass composite;
2. Provide information on door materials and confirm they are either wood, steel or fiberglass composite;
3. Provide material information on skylights;
4. Provide an elevation on the fence and confirm material and height; and
5. Provide details on light fixtures, if any and ensure they meet guideline 5.18.
Baker Historic District with 95 Bannock Street outlined in red.
1929 Sanborn Map with 95 Bannock Street outlined in red.