STAFF REPORT

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-392
Address: 361 Lafayette Street
Historic District: Country Club
Year structure built: C.1904 (Design Guidelines Period of Significance: 1902-1945)
Council District: #5 - Amanda Sawyer
Applicant: Patrick Cashen Architect

Project Scope Under Review:
Alterations to the front facade and addition alterations

Staff Summary:
The applicant, Pat Cashen, is requesting to reconstruct the porch knee walls, the porch floor and steps, the porch columns, restore an original window opening on the north elevation, modify opening son the south elevation, and renovate a rear non-historic addition.

On the front façade, existing second floor window hoods and balcony rails will be removed, the porch knee walls will be rebuilt to match existing, and new stucco porch columns and an arch detail will be constructed. The arch detail will open up the porch and provide visibility to a historic bullseye window. The porch foundation and stairs are in a state of structural distress and need to be rebuilt. On the north elevation, an original window opening that has been infilled will be restored with a new double hung, one-over-one, aluminum clad wood casement window. On the south elevation of the historic home a number of window alterations are proposed including: two windows flanking the chimney will be enlarged, the windows are not original but the opening proportions appear to be original; infill of an original opening on the first floor and introduction of two small arched window openings, and a new window on the second floor. All new window will be aluminum clad wood with a double hung operation.

Alterations to the non-historic addition include: enclosure of a 77 square foot porch on the first and second floor with stucco cladding and new windows and doors, a new stair with metal railing off the addition on the south side of the property, new window openings on the north elevation, reconfiguration of all window openings on the west elevation, and a conversion of a projecting bay window into a gable roof French door projecting bay. All new windows on the addition will be aluminum clad casement windows.

The composition roof shingles will be replaced with new asphalt shingle roofing on the historic home and addition.

Excerpted from Design Guidelines for Country Club Historic District, May 1995

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<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>B2. Side yard setback of a new structure of an addition should appear similar to those seen traditional in the</td>
<td>Yes</td>
<td>There will be minimal change to the side yard setbacks with the proposed addition alterations.</td>
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**E2. Use roofing materials that are similar in appearance to those seen historically.**

- Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate.

**F3. Windows should appear similar in basic character to those seen traditionally.**

- Windows that appear "punched" into the wall surface are appropriate.
- Window frames and sashes should have substantial depth.
- Windows that are vertically proportioned are preferred.
- To achieve larger areas of glass, group standard windows together.

An asphalt shingle will be used on the historic home and addition. Asphalt shingles replicate wood shingles. The primary structure roof and addition roof are not visible from Lafayette Street due to Mission style parapet.

All new windows will be inset into the wall plane and be "punched."

Windows on the brick portion will be inset 3".
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| **2.1 Preserve original building materials.**  
a. Protect original building materials from deterioration.  
b. Don’t remove original materials in good condition or which can be repaired. | Yes/No | The porch knee walls with stone caps are original building materials.  
The applicant has stated the knee walls porch surface and steps are structurally distressed and need to be rebuilt. Photographs show the porch out of plumb with the home. Porches often pull away after from the home after 100 year plus of settling.  
**Staff would encourage the preservation of all salvageable brick and stone from the knee walls for reuse in the construction of these elements.** |
| **2.14 Maintain the pattern and proportion of historic window and door openings.**  
a. Preserve the position, number and arrangement of historic windows and doors in a building wall. Modifying a window or door on the rear of a contributing structure may be considered on a façade that is not visible. See page 16 for more information.  
b. Maintain the original size and shape of window and door openings on primary façades.  
f. Do not reduce an original opening to accommodate a smaller window or door or increase it to accommodate a larger one. More flexibility may be appropriate on a façade that is not visible. See page 16 for more information. | Yes/No | No alterations to front façade windows and door openings are proposed.  
**Staff are concerned about the enlargement of the two windows on adjacent to the chimney on the south elevation. Smaller accent windows are typical around chimneys on secondary elevations. While these are on an interior lot elevation, they are located toward the front of the home. Staff would recommend retention of these original opening sizes.**  
An original window on the south elevation will be infilled and replaced with a two new smaller windows. This alteration occurs farther back on the façade than the proposed enlargement of the two chimney windows and will have minimal visual impact on the integrity of the home as viewed from the street.  
An infilled historic opening on the north elevation will be restored. |
| **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- | Yes | New window on the north elevation will match the size of the opening.  
Design of the new window on the north elevation will reference intact historic windows.  
New window on the north elevation will be inset 3 inches into the wall plane.  
A double hung operation is proposed.  
Window will be aluminum clad wood. |
Yes/No  The windows and doors on the existing addition will be remodeled. Proposed ratios are similar to those found in the surrounding context. Visibility of the Porch is proposed to be rebuilt in its original location.

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>2.37 Preserve an original porch or stoop.</th>
<th>Yes/No</th>
<th>Porch is in its original location and the knee walls are original. However, these elements have not be maintained over the years and are out of plumb and need to be rebuilt.</th>
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<tbody>
<tr>
<td>a. Maintain the historic location and form of a porch or stoop.</td>
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<td>b. Maintain and repair historic porch and stoop components, finishes and details.</td>
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<td>c. Retain the historic location, orientation and size of front porch steps.</td>
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<td>e. Do not remove an original porch or stoop.</td>
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<th>2.39 Use historic evidence to inform replacement of a missing front porch or stoop.</th>
<th>Yes</th>
<th>New porch columns will be simple arched details, allowing for greater visibility onto the historic door and bullseye windows.</th>
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<td>d. Design a replacement porch or stoop to be appropriate to the architectural style and relate to the overall scale of the primary structure.</td>
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<td>Arched details are typical of Mission Revival architecture.</td>
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<td>Porch columns and arch will be constructed of stucco.</td>
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<th>3.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context.</th>
<th>Yes</th>
<th>The existing rear addition is clad in stucco. Where necessary, the addition walls will be patched and repaired.</th>
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<td>c. Use stucco that is a cementitious stucco at least 7/8” thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.</td>
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<td>The cladding used on the enclosed rear porch will be stucco and match the profile and finish of the adjacent stucco on the existing addition.</td>
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<th>3.7 Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context.</th>
<th>Yes/No</th>
<th>The windows and doors on the existing addition will be remodeled. Proposed ratios are similar to those found in the surrounding context. Visibility of the</th>
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<td>hung window, the inset may be measured from the lower sash.</td>
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<td>c. Use a design and window operation that is similar to other historic windows in similar locations on the building.</td>
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<td>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.</td>
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<td>g. Use clear, or nearly clear low-e glass. Windows on secondary elevations at bathrooms may have frosted glazing.</td>
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a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.

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

d. Use window and door widths and heights that are similar to windows and doors on the historic building and in the surrounding historic context.

e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from public vantage points.

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

i. Use a simplified design of an historic door rather than replicating exactly an historic door found on the primary structure.

j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing.

windows will be limited as they are located on a rear addition.

are existing condition and while the windows will not be deeply recessed, a recess will be maintained.

Casement operation is proposed.

Windows will be aluminum clad wood.

Basis: As it is evident the porch knee walls and are original, the building materials should be salvaged for the reconstruction of the porch (2.1 and 2.37). Window opening portions alterations on the historic home should be limited to areas with minimal visibility (2.14). Alterations to the porch and addition are compatible with the surrounding context (2.39, 3.6 and 3.7).

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2023-COA-392 for the porch reconstruction/modifications, the window and door alterations, the addition alterations, and new roofing at 361 Lafayette Street, as per Country Club design guidelines B2, B7, E1, E2, F3 design guidelines 2.1, 2.14, 2.20, 2.37, 2.39, 3.6, 3.7 character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Salvage and reuse original bricks and stone, where possible, for the reconstruction of the porch knee walls; and

2. Do not enlarge the two window openings, adjacent to the chimney, on the south elevation.

Country Club Historic District with 361 Lafayette Street outlined in red
1929 Sanborn Map with 361 Lafayette Street outlined in red