STAFF REPORT

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

Project: #2023-LMDEMO-242  
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

LPC Meeting: October 3, 2023  
Staff: Brittany Bryant

Project Scope Under Review: Demolition of front façade features

Staff Summary:
The applicant, Pat Cashen, is requesting to demolish front façade feature that include: the porch post, the wood timbers in the open face gable of the front porch, the low brick knee walls of the front porch, the porch foundation and steps, and the decorative window hoods and balconies on the second floor windows.

361 Lafayette Street is a contributing structure to the Country Club Historic District. It is a 2-story Mission Revival style structure with a mission parapet and decorative corner quoins. An image of the home is featured on History Colorado’s website in reference to the Spanish Colonial Revival style of architecture. The original home is of brick construction, which has been painted. A large stucco addition is located at the rear. 12 of the homes original windows are intact, many which include leaded and stained glass. The porch roof is a red clay tile roof.

It is unclear to staff when the rear addition was constructed, likely 2003 based on the type of permit records from around this time. Elements of the front porch match elements of the rear porch, however, it is unclear if the front porch details severed as inspiration for these design choices. The Country Club Historic District was designated in 1990, however, information regarding specific homes within the district is sparse in the designation application materials.

Staff have extensively discussed the elements proposed for demolition. The porch foundation and Sanborn maps do indicate the porch foundation are original to the home. The porch columns, wood timbers in the porch gable, and decorative window hood and balconies on the second floor have been more difficult to date. Staff has chosen to error on the side that they may have been constructed during the district’s period of significance, 1902-1945, and thus have set a public hearing for demolition per the design guidelines which state “demolition of any portion of a façade or feature (such as a porch, porte cochere, etc.) facing a public street other than a public alley” requires a demolition public hearing if a contributing structure.

Staff have evaluated the elements proposed for demolition against the 7 aspects of integrity, as defined in the Denver Revised Municipal Code, Chapter 30: Landmark Preservation and the proposed demolition project scope against the Design Guidelines for Denver Landmark Structures and Districts.
Excerpted from the Denver Revised Municipal Code, Chapter 30

<table>
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<tr>
<th>Ordinance</th>
<th>Comments</th>
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<td>Integrity shall mean the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance. To have integrity means that a structure or district can be recognized as belonging to its particular time and place in Denver's history. The seven (7) qualities that, in various combinations, define integrity are:</td>
<td>a. The porch is in its original location of construction. Architectural details on the porch indicate that the porch foundation is original.</td>
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<tr>
<td>a. Location: The place where the historic structure was constructed or the place where the historic event occurred.</td>
<td>b. The setting and physical environment of the home is intact as this structure is located in a district for preservation.</td>
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<td>b. Setting: The physical environment of a historic structure.</td>
<td>c. The porch knee wall architectural details indicates that these elements are original. The porch floor and steps are tile over wood. The tile does not appear to be historic. It is difficult to determine if the columns are original to the era of construction. The home is Mission Revival in style, however there are some classical elements on the home such as corner quoins, bullseye windows, and traditional brick construction vs stucco construction that is often associated with the Mission Revival style. Staff feel that the window hoods block the decorative leaded and stained glass in the upper sash of the original windows. The balconies block the stone window sill and the decorative string course. Staff have not seen this hood/balcony detail on structures from a similar era with a similar style of cottage windows or other Mission Revival style structures in Denver.</td>
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<td>c. Design: The combination of elements that create the form, plan, space, structure, and style of a structure.</td>
<td>d. The porch knee wall materials appear original. The porch floor and steps appear to be a non-historic tile. The porch columns and gable face materials appear to be wood, but do not appear to be older wood. Window hoods and balconies are constructed out of materials that were common to the early 1900s and to Mission Revival architecture.</td>
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<td>d. Materials: The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic structure.</td>
<td>e. The columns are Doric style columns, however the appear to lack entasis and refinement typical of Doric columns from the early 1900s. The wood timber detail in the gable face also lacks detailing common from the era is which craftsman style porches were added onto homes from the early 1900s.</td>
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<td>e. Workmanship: The physical evidence of a particular culture or people's craft during any given period in history.</td>
<td>f. Staff do not feel the timbers in the gable face, window hoods, and balconies contribute to the Mission revival aesthetic of the home. The Doric porch columns may have been based on the original porch columns as the home does have some Classical details.</td>
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<td>f. Feeling: A structure's expression of the aesthetic or historic sense of a particular period of time.</td>
<td>g. Staff could not find a direct link between the porch columns, timber detail, window woods and balconies to an important historical event or person.</td>
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<td>g. Association: The direct link between an important historic event or person and a historic structure.</td>
<td>Staff finds the porch foundation to have integrity. However, the other elements have questionable integrity.</td>
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Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022

<table>
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<tr>
<th>Guidelines</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
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<td>2.1 Preserve original building materials.</td>
<td>Yes/No</td>
<td>The porch knee walls with stone caps are original building materials.</td>
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b. Don’t remove original materials in good condition or which can be repaired.

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.

2.10 Preserve significant stylistic and architectural features.

Yes

The porch columns, porch timbers, and window hoods and balconies do not appear to be stylistic features that showcase skilled craftwork.

Removal of these features will not significantly change the architectural style of the building.

Porch roof, which does appear to have more craftwork and original architectural details will remain intact.

2.37 Preserve an original porch or stoop.

Yes/No

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.

Porch is proposed to be rebuilt in its original location. Staff would encourage the preservation of as much original brick and stone as possible.

Basis: Elements of the porch and window hoods and balconies lack integrity. Elements of the porch and window hoods and balconies do not contribute to significantly to the architectural character and craftsman’s ship of the home (2.10). 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).

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2023-LMDEMO-242 for the demolition of the porch foundation, porch columns, porch timbers, window hoods and balconies at 361 Lafayette Street, as per design guidelines 2.1, 2.10, 2.37, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition:

1. Retain and salvage usable original bricks and stone from the porch demolition.
Country Club Historic District with 361 Lafayette Street outlined in red.
1929 Sanborn Map with 361 Lafayette St outlined in red