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-138
Address: 509 Pennsylvania Street
Historic District: Alamo Placita
Year structure built: 1908 (Period of Significance: 1889-1942)
Council District: #7 - Flor Alvidrez
Applicant: Brenna Owens
LPC Meeting: October 3, 2023
Staff: Jessi White

Project Scope Under Review:
Replacement of the historic front door

Staff Summary:
509 Pennsylvania Street, constructed in 1908, is a contributing building to the Alamo Placita Historic District. The applicant is requesting to replace their historic front door.

On April 20, 2023, staff reviewed and approved the replacement of 14 non-historic window and two historic windows on the front, sides, and back of the house, alteration of one window on the side of the house, alteration of one window on the back of the house into a door, and replacement of a door on the side of the house.

The applicant is now asking to add the replacement of the historic front door to the approved scope of work. The home was recently damaged when a neighbor’s tree fell on the front of the house. The tree caused some structural shifts in the building that have rendered the front door inoperable. The applicant has had the opening assessed by contractors who recommend removing the existing door and sidelight, reframing the opening, and installing a new door. The applicant is requesting to install a new steel half-light entry door with half-light sidelight that match the appearance of the historic door as closely as possible. Staff would like to note that the door quote shows textured glazing, however, the applicant will be replacing the textured glazing with clear glazing to meet Landmark requirements.

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

<table>
<thead>
<tr>
<th>Guidelines</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>2.23 When replacement of an historic door is necessary, match replacement design to the historic. a. Only replace an historic door if it is damaged beyond repair. b. Use traditional materials that match or appear similar to that of the historic</td>
<td>Yes</td>
<td>The existing historic door is no longer functional due to structural damage, making the door damaged beyond repair. The applicant is proposing to install an new door unit that matches the existing door as closely as possible in appearance and operation.</td>
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door. On the primary façade, an historic wood door should be replaced with a wood or aluminum-clad wood door. On a secondary elevation, wood, aluminum-clad wood, or composite fiberglass doors may be used.

c. When replacing an historic door on a primary façade, use a design that matches or appears similar to the historic door and complements the building’s style.

e. 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.

f. Use clear, or nearly clear low-e glass for door glazing. Doors on secondary elevations may have frosted glazing.

h. Do not use a featureless, flush face door where it is not in character with the historic building.

i. Only use an exterior-rated door made to withstand the elements.

**Basis:**

The historic front door is damaged beyond repair and will be replaced with a steel door that closely matches the appearance and operation of the existing door (guideline 2.23)

**Suggested Motion:** I move to APPROVE application #2023-COA-139 for the replacement of the front door at 509 Pennsylvania Street, as per design guideline 2.23, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report.
Alamo Placita with 509 Pennsylvania Street outlined in red
1904 corrected to 1925 Sanborn Map with 509 Pennsylvania Street outlined in red