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: #2024-COA-235
Address: 1360 North Birch Street
Landmark: #275 – Milo Smith House
Year structure built: 1890 (Period of Significance: Prior to and Including 1919)
Council District: #5 - Amanda Sawyer
Applicant: Design Edge – Dawn Burnley

LPC Meeting: May 21, 2024
Staff: Andrew Abbey

Project Scope Under Review:
Front porch Balustrade replacement to match existing and porch reroofing

Materials:
| Balustrade: Painted Wood posts, rails, and caps | Roofing: EPDM |

Staff Summary:

1360 North Birch Street, aka the Milo Smith House, is Denver’s 275th Individual Landmark. The home was constructed in 1890 by its namesake, Milo Smith, a late nineteenth, early twentieth century Denver Businessman, Civil Engineer, and Home Builder. He would live at the residence until his death at age 77 in 1922.

The home is a large Queen Anne style residence. Between 1909 and 1911 the original front porch was removed and a new larger porch was added, along with a new second story porch formed by the first floors roof. In 1919, the carriage house was taken down and replaced by a three car garage. In 1994, a new back entrance, sunroom/greenhouse and a deck were added to the rear of the residence. The home was declared an individual landmark in 1996.

The applicant is proposing to reconstruct the second story portion of the front porch, specifically replacing rotted and unsafe wood balustrade members. The applicant is proposing to recreate the profile of each porch balustrade member using like for like material (wood). All dimensions are proposed to stay the same, save for (2) areas. Modern code requirements call for the existing porch height to be raised slightly for life safety reasons.

- The existing top rail height is at 2'-6½" and the proposed height is 3'-0" (code minimum)
- The existing max height of the porch measured from the top wood cap of the posts is 2'-10" and the proposed height is 3-3½"

Additionally, the applicant is also proposing to replace the worn flat roof on the same porch with new EPDM roofing.

Given that the applicant is proposing to match the appearance and materiality of the new porch to the existing as closely as possible, and that the proposed changes in dimensions are based on modern code requirements, staff are recommending approval.
<table>
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<tr>
<th>Guidelines</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>2.37 Preserve an original porch or stoop.</td>
<td>Yes</td>
<td>The applicant is proposing to maintain the original location and form of the second story porch.</td>
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<tr>
<td>a. Maintain the historic location and form of a porch or stoop.</td>
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<td>2.38 If necessary, repair or replace damaged porch elements.</td>
<td>Yes</td>
<td>The applicant has provided sufficient documentation to conclude that, given the severity of the deterioration and rotting wood members, they are proposing to replace the entirety of the balustrade and accompany posts of the second story porch. The original proportions of each porch element are to be carefully reconstructed. The only change proposed will be to raise the height of the balustrade slightly to meet current building codes.</td>
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<td>a. Replace missing or deteriorated components and decorative features to match existing components and features.</td>
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<td>c. Maintain the overall composition when replacing components and decorative features (i.e., when replacing balusters, match the original proportions and spacing).</td>
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**Basis:** The reconstructed second story porch will match the appearance of the original porch elements as closely as possible, while making minor changes to the height of the overall balustrade so as to meet modern code requirements (2.37 & 2.38)

Suggested Motion: I move to APPROVE application #2024-COA-235 for the front porch balustrade replacement and porch reroofing at 1360 North Birch Street, as per design guidelines 2.37 and 2.38, presented testimony, submitted documentation and information provided in the staff report.
1929 Sanborn Map with 1360 North Birch Street outlined in red