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: #2024-COA-248
LPC Meeting: May 21, 2024
Address: 975 Grant St./252 E. 10th Ave.
Landmark: #188- Porter House/ Sherman-Grant Historic District
Year structure built: 1906 (Period of Significance: Prior to and Including 1959)
Council District: #7 - Flor Alvidrez
Applicant: Bridget Rassbach- Rassbach Architecture | Bill and Penelope Eucker- property owners

Past LPC Action:
Meeting Date: April 2, 2024
Description: Window Violation
Motion by L. Sykes: I move to deny application #2023-COA-045 for the replacement of non-historic windows at 975 Grant Street/252 E. 10th Avenue, as per design guidelines 2.20.e, 2.20.f, character-defining features for the Sherman-Grant historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Dennis
Vote: 3 in favor (G. Dennis, J. Johnson, L. Sykes), 2 opposed (N. Foussianes, G. Johnson), 0 abstained, motion fails, status quo maintained

Project Scope Under Review:
Window Replacement

Staff Summary:
975 Grant Street/ 252 E. 10th Avenue, constructed in 1906, is a contributing building to the Sherman-Grant Historic District and is an individual Landmark known as the Porter House. The Landmark Inspector, Lauren Gleason, issued a Notice of Violation on 11/15/2023 for replacement of windows with vinyl windows on the attached carriage house structure. Subsequently, staff received an application requesting to maintain the vinyl windows on the carriage house.

The dwelling is located at the corner of Grant Street and 10th Avenue and the carriage house faces onto East 10th Avenue. Historically, the north side of the carriage house had a set of carriage doors that were converted into 4 windows in circa 1970. A fifth window was added to the east wall under the breezeway. The windows were added after the period of significance and were considered non-historic alterations. When the windows fell into disrepair the property owner replaced the windows with vinyl divided-light windows. The divided-light pattern matches the c.1970 window patterns as well as other historic window patterns on the building, however, the muntins are internal only. Landmark guidelines list appropriate replacement materials that do not include vinyl materials and also require that divided light windows be simulated divided light windows with a spacer bar. The applicant is requesting retroactive approval of the vinyl windows.
<table>
<thead>
<tr>
<th>Guidelines</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>2.14 Maintain the pattern and proportion of historic window and door openings.</td>
<td>Yes</td>
<td>While the window openings are not original to the carriage house, the windows were added prior to district designation and are part of the historic record of the building. The applicants have maintained the non-historic window openings and have only replaced the window units in those openings.</td>
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<tr>
<td>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.</td>
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<td>b. Maintain the original size and shape of window and door openings on primary façades.</td>
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<td>c. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes.</td>
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<td>d. Restore altered window or door openings on primary façades to their original configuration, when feasible.</td>
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<td>e. Avoid enclosing a historic window or door opening or adding a new opening.</td>
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<td>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.</td>
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<td>2.20 When replacing missing or non-historic windows, match replacement design to the historic window design if possible.</td>
<td>No</td>
<td>The non-historic windows were replaced with vinyl materials rather than wood or aluminum-clad wood. The vinyl windows have internal muntins, rather than simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass)</td>
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<td>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.</td>
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<td>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-hung window, the inset may be measured from the lower sash.</td>
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c. Use a design and window operation that is similar to other historic windows in similar locations on the building.

d. If all windows have been replaced, use photographs or evidence from other similar properties to provide windows that match or are similar to the historic windows in appearance and operation.

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.

f. Only use a divided-light design if there are historic divided-light windows or evidence of historic divided-light windows used on the historic building or similar historic buildings. 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.

g. Use clear, or nearly clear low-e glass. Windows on secondary elevations at bathrooms may have frosted glazing.

**Basis:**

The applicant is requesting to maintain vinyl windows with internal muntin bars. The vinyl material is not a traditional material and should be replaced with wood or aluminum-clad wood (guideline 2.20.e). The internal muntin bars do not maintain the appearance or profile of the historic divided-light windows on the house and should be replaced with simulated divided-light windows with a spacer bar that more closely match existing historic divided-light profiles (guideline 2.20.f).

Suggested Motion: I move to DENY application #2023-COA-045 for the replacement of non-historic windows at 975 Grant Street/252 E. 10th Avenue, as per design guidelines 2.20.e, 2.20.f, character-defining features for the Sherman-Grant historic district, presented testimony, submitted documentation and information provided in the staff report.
Sherman-Grant historic district with 975 Grant Street/252 E. 10th Avenue outlined in red

Sherman-Grant Historic District

Date: March 2023

District Boundary
Individual Landmark Building
Other Historic District
Building within Historic District
Property Subject to Design Review

All individual landmarks and properties within historic district boundaries are subject to design review.
1904 corrected to 1925 Sanborn Map with 975 Grant Street/252 E. 10th Avenue outlined in red