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-261
Address: 227 W. 5th Avenue
Historic District: Baker Neighborhood
Year structure built: 1900 (Period of Significance: 1873-1937)
Council District: #7 - Flor Alvidrez
Applicant: Brian Blas, BIM Services | Michael Fuhriman, property owner

LPC Meeting: July, 23, 2024
Staff: Jessi White

Project Scope Under Review:
Siding replacement and alteration

Materials:
| Existing Siding Profile: Octagonal | Proposed Siding Profile: Round |

Staff Summary:
227 W. 5th Avenue, constructed in 1900, is a contributing building to the Baker Neighborhood Historic District. The applicant removed existing octagonal profile shingles in the gable end and on the side dormers and replaced it with round profile shingles. The octagonal profile shingles were individual shingles, and appear historic to the house as demonstrated on sheet A-002. The applicant is requesting retroactive approval of the round shingle profile change. The new shingles are TruWood shingle panels.

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>2a To convey the character of Denver’s landmarks and historic districts by preserving, maintaining and uncovering historic building materials</td>
<td>No</td>
<td>The new siding materials do not match the profile or appearance of the historic siding materials.</td>
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<td>2b To keep the integrity of historic buildings by retaining historic building materials</td>
<td>No</td>
<td>The applicant removed historic siding materials that may have been repairable.</td>
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<tr>
<td>2f To respect historic design character and style of a historic building</td>
<td>No</td>
<td>The applicant altered the historic shingle profile that was part of the character of the historic building.</td>
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### 2.8 Protect wood features from deterioration.

- a. Maintain paint on wood surfaces. Original wood features have a long lifespan when properly maintained.
- b. Provide proper drainage and ventilation to minimize decay.
- c. Maintain protective coatings to retard deterioration and ultraviolet damage.
- d. Use wood consolidants to preserve as many original materials as possible.
- e. Repair wood siding and features, replacing elements beyond repair in-kind.
- f. Avoid covering wood with stucco or similar finishes.

| No | The applicant removed historic siding materials that may have been in repairable condition and replaced it with new materials that do not match the historic materials in kind. |

### 2.12 Replace architectural features that cannot be repaired.

- a. Replace only those portions that are beyond repair.
- b. Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the structure’s history. The replacement must match the original in material, composition, design, color, texture and other visual qualities.
- c. Use the same kind of material as the original detail when feasible.
- d. An alternative material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original.

| No | The applicant removed historic siding materials and replaced it with new siding that does not match the historic siding material, composition, design, or appearance. |

**Basis:** The applicant removed historic siding materials that may have been repairable and replaced with materials that do not match the historic siding profile or appearance (Intent Statements 2a, 2b, and 2f, and Guidelines 2.8 and 2.12).

**Suggested Motion:** I move to DENY application #2023-COA-261 for the replacement of siding at 227 W. 5th Avenue, as per design guidelines 2a, 2b, 2f, 2.8, 2.12, character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report.
Baker Neighborhood map with 227 W. 5th Avenue outlined in red
1925 Sanborn Map with 227 W. 5th Avenue outlined in red