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: #2022-COA-505
Address: 900 Oneida Street
Historic District: Montclair
Year structure built: C. 1946 (Period of Significance: Prior to and Including 1940)
Council District: #5 – Amanda Sawyer
Applicant: Steve Rupp

Past LPC Action:
Meeting Date: November 16, 2021
Description: Pop-top Addition
Motion by G. Johnson: I move to conditionally approve application #2021-COA-482 for the pop-top addition at 900 Oneida Street, as per design guidelines 4.5-4.8 and 4.17, character-defining features for the Montclair historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. clearly note the finish of the cladding material in the elevation material legend; 2. clearly note the exposure of the cladding material in the elevation material legend; 3. clearly note all exterior materials in the elevation material legend, including; windows, doors, trim, roof material, soffit material, column materials, and decking material.
Second: E. Warzel
Vote: unanimous in favor (9-0-0), motion passes

Meeting Date: August 2, 2022
Description: Pop-top Addition, Phase I: Mass, Form, & Context
Motion by E. Warzel: I move to APPROVE application #2022-COA-322 for the addition Phase I: Mass, Form, and Context at 900 Oneida Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, character-defining features for the Montclair Historic District, presented testimony, submitted documentation and information provided in the staff report.
Second: L. Sykes
Vote: unanimous in favor, (6-0-0), motion passes

Meeting Date: December 6, 2022
Description: Addition, Phase II: Design Details
Motion by G. Johnson: I move to conditionally approve application #2022-COA-505 for the addition Phase II: Design Details at 900 Oneida Street, as per design guidelines 4.1-4.8, 4.18-4.20, character-defining features for the Montclair Historic District, presented testimony, submitted documentation and information provided in the staff report with two conditions: 1. inset all windows into the wall plane at least 2-inches; and 2. clearly note the profile of the shiplap siding in plan.
Second: A. Wattenberg
Vote: unanimous in favor (6-0-0), motion passes
Project Scope Under Review:
As built conditions – window/door header detail

Staff Summary:
The applicant, Steve Rupp, is requesting approval for the as built conditions for the window/door headers on the existing sunroom as part of project scope #2022-COA-505. The sunroom was an existing element; however, this roof structure was reconfigured and exterior cladding material of the sunroom was to be replaced as part of the project scope. The sunroom addition on the south side of the home was approved to have a new hipped roof and the vertical cladding above the brick to be replaced with horizontal lap siding. The alteration to the sunroom addition were part of a larger project scope to add a pop-top addition to the existing non-contributing structure. The addition was conditionally approved by the Commission on December 2, 2022. A Certificate of Appropriateness was issued on the project on December 13, 2022. Following the initial COA issuance, the project was revised four times on the following dates:

- March 13, 2022,
- June 28, 2023
- November 15, 2023
- January 18, 2024.

On March 24, 2024, Lauren Gleason, the joint Landmark and Zoning Inspector visited the site for final inspection and noted the following discrepancy with the approved plan set/incomplete work and could not issue a final CO on the work:

1.) Front light fixture – not noted on Landmark plans and not a full cut off fixture as required by Zoning.
2.) AC units on the north side of the property not noted on the Landmark plan set and within the north side setback.
3.) Deck and flat work not completed.
4.) Approved pergola removed from the project scope.
5.) An egress window and well on the south elevation not shown in the Landmark approved plan set.
6.) A planter box adjacent to the garage not shown the Landmark approved plan set nor permitted.
7.) The configuration and design of the garage lights pattern on the interior lot elevation and the panel number on the south elevation doors differing from the Landmark approved plan set.
8.) Window detail in the sunroom – Landmark plan set showed a brick header above the windows. As built conditions do not have a brick header.

Landmark staff have worked with the applicants to resolve items 1-7 in the list above. Many of the issues listed above will be granted an infield modification including:

1.) The light fixture will be replaced with a full cut off fixture that meets Landmark requirements.
2.) The egress window and well on the south elevation as it was an existing condition a meets the Landmark requirements.
3.) The reduced project scope to eliminate the pergola.
4.) The modification of the light pattern and panel design of the garage doors.

The applicant received Landmark approval for the AC units on June 6, 2024 (COA #2024-COA-308) and we understand that they are pursing proper permits for the units. Additionally, the deck and flat work will be completed per the approved plans and the planter box adjacent to the garage will be removed prior to final inspection. Landmark staff and the applicant have not come to an agreement on the sunroom window/door header detail and are thus forwarding the plans to the Commission for final review.

The applicant has stated the detail shown in the Landmark approved plan set for a brick solider course above the windows and doors of the sunroom is not a constructable condition nor were the existing conditions of the sunroom accurately reflected in plan. The applicant maintains that a rowlock course of brick, as shown in the Landmark approved plans, above the windows would conflict with the structural header needed above these
windows and doors. Staff were not notified during construction nor during our review of the four revisions to the plan set that the existing conditions were not accurate nor that the brick soldier course detail shown in all approved plan sets was not a constructable condition. Staff are concerned with this deviation from approved plans requires additional review by the Commission as the existing conditions were not accurately represented in the Commission reviewed plan set, the sunroom has a high level of visibility due to the corner lot location and Kittredge Park across the street, the alterations of the sunroom roof form making these elements more visible, and the deviation from the approved project scope without notification to Landmark staff prior to inspection. Staff are concerned the as built conditions have an unfinished appearance.

Please note the garage elevations are clouded showing a revisions to the door design. The E 9th Ave elevation (labeled Front Elev) show a 16-panel door. The installed door is a 20-panel door. The interior lot elevation (labeled Left Elev) shows a 15-light door. The installed door is an 8-light door. However as noted above, we will issue an infield modification for the as bult conditions for the garage doors.

The project scope under Commission review is depicted on pages LM04 and LM07. However, LM-04 depicts the existing conditions prior to the alterations and west elevation is inaccurate. The existing conditions prior to the addition can best be viewed on page LM-09 in photographs 1.3 - showing a transom above the door, photograph 5.1 – showing the existing door and window relationship to the existing rowlock, and photograph 2.2.

The applicant is requesting approval for the as built conditions, with no rowlock header above the sunroom windows, as depicted on page LM07 and the inspection photographs from May 24, 2024.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</td>
<td>Yes/No</td>
<td>The applicant initially proposed a rowlock brick header, see approved plans, most recently revised January 1, 2024. The existing conditions (prior to alterations of the sunroom roof and windows) did have a rowlock detail before the wall cladding transitioned into vertical siding, however this detail aligned with the top of the window head and was not above the windows/doors of the sunroom. However, the plan set showed the rowlock header on the front façade above the windows and aligning with the window header on the east elevation. Most historic structures within the district do have a header detail. However, many non-contributing structures within the district do not have headers. While the height of the windows on the east and west elevation and relationship to the rowlock header did not change, the window relationship on the south elevation was altered with the new roof form. Additionally, all windows were replaced and a transom was not reinstalled above the door on the west elevation (although approved to be eliminated from the project scope).</td>
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<tr>
<td>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</td>
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<tr>
<td>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from the street or public vantage points.</td>
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Staff do feel that the plans presented and approved on December 13, 2022 and most recently revised on January 1, 2024 did show a more typical detail for the historic context, with a header detail of some type above the windows and doors of the sunroom.

However, rowlock detail was not accurately reflected in the existing conditions and placement of this element did not change during construction. Nevertheless, we do feel that the transition between the window and door now appears to be unfinished and could potentially benefit from a header detail of some kind.

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<tr>
<th>Recommendation:</th>
<th>Denial</th>
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<td>Basis:</td>
<td>Proposed detail has an unfinished appearance and does not relate to the historic context, instead pulling more from the non-contributing context.</td>
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Suggested Motion: I move to DENY application #2022-COA-505 for the as built conditions for the window and door header detail on the sunroom at 900 Oneida Street, as per design guidelines 4.8, character-defining features for the Montclair historic district, presented testimony, submitted documentation and information provided in the staff report.
Montclair Historic District with 900 Oneida Street outlined in red

All individual landmarks and properties within historic district boundaries are subject to design review.
1962 (corrected 1967) Sanborn Map with 900 Oneida Street outlined in red