



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: #2026-COA-118 **LPC Meeting:** March 3, 2026
Address: 321 N Delaware Street **Staff:** Jessi White
Historic District: Baker Neighborhood Historic District
Year structure built: 1890 (Period of Significance: 1873-1937)
Council District: #7 - Flor Alvidrez
Applicant: Amy Rypkema, Canvas Architecture | Joann Nieto and Anthony Villegas, owners

Past LPC Action:

Meeting Date: July 1, 2025

Description: Total Demolition

Motion by E. Hazen: I move to approve with conditions application #2025-LMDEMO-153 for the total demolition of 321 N Delaware Street, as per 30-11 of the DRMC, design guideline 2.58, character-defining features for the Baker Neighborhood Historic District, presented testimony, submitted documentation and information provided in the staff report with the condition that the Landmark Preservation Commission review and approve a replacement structure prior to demolition.

Second: E. Caswell-Dyer

Vote: Unanimous in favor, (8-0-0), motion passes

Meeting Date: October 7, 2025

Description: New Construction, Phase I: Mass, Form, and Context

Motion by E. Caswell Dyer: I move to approve with conditions application #2025-COA-713 for the New Construction, Phase I: Mass, Form, and Context at 321 N Delaware Street, as per design guidelines 4.1-4.6, 4.8-4.13, 4.15-4.16, 4.18-4.19, character-defining features for the Baker Neighborhood Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. That the applicant provide east and west elevation drawings for the garage; and 2. That the applicant correct dimensions in the plan set so that they are consistent throughout the application materials.

Second: E. Hazen

Vote: Unanimous in favor, (8-0-0), motion passes

Project Scope Under Review:

New Construction, Phase II: Design Details

Primary Structure:

Footprint: 20'-3" x 59'-7 1/2"

Height: 27'-7"

Garage Structure:

Footprint: 19'-6" x 22'-3"

Height: 13'-2"

Materials:

Foundation: concrete slab

Roofing: GAF, Timberline HDZ, Weathered Wood

Brick Siding: Summit modular veneer, Iron Mountain	Shingle Siding: Fiber cement shake shingle
Trim: 5 1/2" Fiber cement, smooth finish	Windows: Sierra Pacific, aluminum-clad wood
Entry Doors: Sierra Pacific, aluminum-clad wood	Garage Door: Clopay, steel panel door
Lighting: Progress Lighting, P6030-108 lantern sconce	Fence: 6'-0" vertical picket cedar

Staff Summary:

321 Delaware Street is a Neglected and Derelict Building located within the Baker Neighborhood Historic District. On July 1, 2025, the Landmark Preservation Commission (LPC) conditionally approved a request for non-contributing status and demolition of the existing structure, with the condition that LPC review and approve a replacement structure prior to demolition. On October 7, 2025, the Commission conditionally approved a request for Phase I: Mass, Form, and Context, with the conditions that the applicant provide east and west elevation drawings for the garage and correct dimensions in the plan set so that they are consistent throughout the application materials.

The current application before the Commission is for Phase II: Design Details for a proposed new primary duplex structure and garage on the lot.

The proposed primary structure will have a footprint of 20'-3" by 59'-7 1/2" and an overall height of 27'-7". The building features a simple nested gable form with tall, narrow proportions. Although the proposed use is a duplex, the overall massing and form resemble a single-family residential structure, drawing inspiration from the Queen Anne-style buildings found within the historic context.

The building's roof will be clad in GAF Timberline HDZ shingles in the color Weathered Wood. The east elevation will be clad in Summit modular brick veneer in the color Iron Mountain, with fiber-cement shake shingles with a 6" reveal at the gable end. The brick veneer will wrap 7'-9" onto the north elevation and 35'-0" onto the south elevation. The remainder of the north and south elevations, as well as the west elevation, will be clad in fiber-cement shake shingles with a 6" reveal. The building's eaves and trim will be smooth-finish fiber cement, with trim measuring 5.5".

The building's entry doors will be full-light Sierra Pacific aluminum-clad wood doors, and the windows will be Sierra Pacific aluminum-clad wood windows with a mix of single-hung, fixed, and casement operation styles. All windows will be recessed into the wall a minimum of 2".

The building's porch and canopies will be clad in GAF Timberline HDZ shingles in the color Weathered Wood. The porch and canopy eaves and trim will be smooth-finish fiber cement, with trim measuring 5.5". The front porch columns will be American Porch 6" square wood columns, and the railing will be American Porch square wood railing with a molded handrail. The porch floor will be smooth- or broom-finished concrete.

The one-story, gable-roof garage located at the rear of the lot will measure 19'-6" by 22'-3", with an overall height of 13'-2". The garage roof will be clad in GAF Timberline HDZ shingles in the color Weathered Wood. The garage walls will be clad in fiber-cement shake shingles with a 6" reveal. The garage eaves and trim will be smooth-finish fiber cement, with trim measuring 5.5". The garage service door will be a full-light Sierra Pacific aluminum-clad wood door, and the overhead garage door will be a Clopay steel panel door.

Exterior lighting for the house and garage will consist of simple lantern-style wall sconces located at doorways. A 6'-0" wood fence is proposed for the rear yard.

All materials are of high quality and have been previously approved by the Commission for infill construction.

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

Guidelines	Meets Guidelines?	Comments
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<p>4.1 Respect established building location, lot coverage and open space patterns when locating a new building.</p> <p>a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.</p> <p>b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.</p> <p>c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.</p> <p>d. Locate communications, utility and mechanical equipment to minimize visibility from the street and sidewalk.</p>	<p>Yes</p>	<p>The new structure's footprint and setbacks fit within the range of footprints and setbacks found in the block and historic district context.</p>
<p>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</p> <p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p> <p>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</p> <p>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</p> <p>d. Orient a building's entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.</p>	<p>Yes</p>	<p>The building respects established alignments and entrance locations in the surrounding context/block.</p>
<p>4.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions. Features to reference include:</p> <p>a. Foundation heights</p> <p>b. Floor-to-floor heights and overall building height</p> <p>c. Window locations, proportions, and recess in the wall</p>	<p>Yes</p>	<p>The building's features and rhythms are consistent with the surrounding context/block.</p>

<p>d. Entry and porch location, size and proportions.</p> <p>e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</p>		
<p>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</p> <p>a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.</p> <p>b. Construct a new building at the same grade as historic buildings on adjacent lots.</p> <p>c. Use floor-to-floor heights that are similar to those in the surrounding historic context.</p> <p>d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.</p> <p>e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale of a larger building mass.</p>	<p>Yes</p>	<p>The building's height, mass, and form are compatible with the historic context.</p>
<p>4.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.</p> <p>a. Use a simplified interpretation of historic designs found in the historic district, or use a contemporary design that is compatible with historic siting, massing, and forms found in the historic district. At a minimum, an acceptable design should be neutral and not detract from the district's historic character.</p> <p>b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure.</p>	<p>Yes</p>	<p>The building has a traditional form, but is still recognizable as a new structure.</p>

<p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>		
<p>4.6 Use a roof form that is compatible with the historic context.</p> <p>a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity.</p> <p>b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.</p>	<p>Yes</p>	<p>The roof form is simple and compatible with other nested gable roof forms found in the historic context.</p>
<p>4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</p> <p>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</p> <p>b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.</p> <p>c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.</p> <p>d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible from public vantage points when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials.</p> <p>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4" to 6". If proposing larger exposures, document similar examples in the surrounding historic context. Vertical</p>	<p>Yes</p>	<p>The materials are traditional but feature colors and uses that give the building a more modern appearance.</p>

<p>tongue-and-groove or board-and-batten siding may be used only for small expanses of walls with that are not readily visible from public vantage points.</p> <p>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture.</p> <p>g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p>		
<p>4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. Incorporate doors and windows with similar proportions to those in the surrounding historic context for new construction.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.</p> <p>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.</p> <p>f. Inset a window into the wall plane at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.</p>	<p>Yes</p>	<p>The windows, doors, and other features are compatible with historic contributing primary structures in the historic context.</p>

<p>g. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.</p> <p>h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. 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.</p> <p>i. Use a simplified version of a historic door design rather than replicating an historic door.</p> <p>j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing. Frosted glazing of primary façade entry doors may be appropriate.</p>		
<p>4.15 Use a front porch to provide a visual and functional connection between the building and the street.</p> <p>a. Use a front porch to define the entry.</p> <p>b. Orient a front porch towards the street and sidewalk.</p>	<p>Yes</p>	<p>The front porch is oriented towards the street and helps to define the entry.</p>
<p>4.16 Design a porch to be compatible with the historic context.</p> <p>a. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.</p> <p>b. Position a front porch to maintain historic porch spacing patterns seen in the historic district. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.</p> <p>c. When they are a characteristic of the surrounding historic context, use porch posts and columns with substantial dimensions so that the porch does not appear to float above the entry.</p>	<p>Yes</p>	<p>The porch proportions, position, articulation, and materials are compatible with the block and historic district context.</p>

<p>d. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.</p> <p>e. If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters.</p> <p>f. Do not visually overwhelm the primary façade.</p>		
<p>4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</p> <p>a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.</p> <p>b. Where most accessory structures in the surrounding historic context are located along an alley, locate a new garage or accessory structure along the alley and reinforce historical patterns by using the alley for garage access.</p> <p>c. Where most accessory structures in the surrounding historic context are located along an alley and are oriented toward the alley, orient a new garage or accessory structure similarly. If historically garage doors faced the alley, design new garage with doors to also face the alley.</p> <p>d. On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape.</p> <p>e. Avoid making new curb cuts for driveways, or widening existing curb cuts, when that is not part of the historic pattern along the block or consistent with the character-defining features of the district.</p>	<p>Yes</p>	<p>The garage is located at the back of the lot with access off the alley, reinforcing the surrounding historic district patterns.</p>
<p>4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</p> <p>a. Design the mass, form and roof shape of a new garage or accessory structure to be compatible with the primary structure and other historic accessory structures in the surrounding historic context.</p>	<p>Yes</p>	<p>The garage is compatible with and subordinate to the proposed primary structure on the lot and the surrounding historic context.</p>

<p>b. Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. If historically each garage bay has a separate door, design a new garage to also have garage doors for each garage bay.</p> <p>d. Sheds over 10'-6" or over 250 square feet must comply with the above guidelines for height and placement.</p>		
<p>4.20 Use materials that appear similar in scale, color, texture and finish to materials of the primary structure and to those seen historically in the district for detached garages or accessory structures.</p> <p>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</p> <p>b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.</p> <p>c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible from public vantage points and small expanses of the wall surface.</p> <p>d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible from public vantage points when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials.</p> <p>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4" to 6". If proposing larger</p>	<p>Yes</p>	<p>The garage uses traditional materials in a modern way to make it recognizable as a modern structure while still fitting in the context.</p>

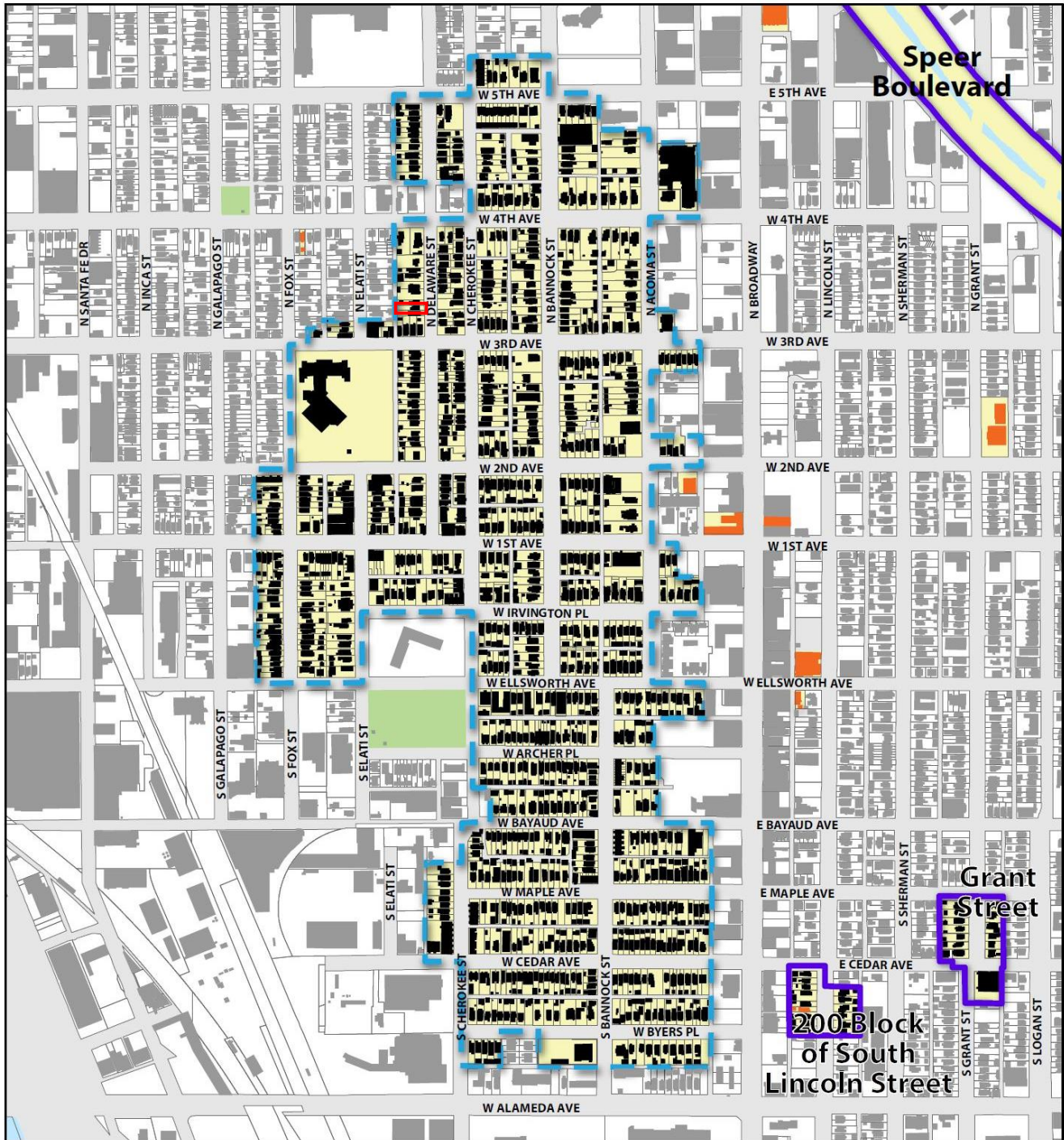
<p>exposures, document similar examples in the surrounding historic context. Vertical tongue-and-groove or board-and-batten siding may be used only for small expanses of walls with that are not readily visible from public vantage points.</p> <p>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture.</p> <p>g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p> <p>i. Sheds over 10'-6" or over 250 square feet must comply with the above.</p>		
<p>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</p> <p>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</p> <p>b. Use rear-yard fence typed and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context.</p> <p>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</p> <p>d. Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.</p>	<p>Yes</p>	<p>The proposed fence is simple and traditional in height and appearance.</p>

Basis: The proposed new primary structure is consistent with the historic district context in terms of site placement, footprint, setbacks, height, mass, and overall form (guidelines 4.1, 4.3, and 4.4). The building aligns with established development patterns on the block, including entrance orientation, rhythm, and roof form, and reflects traditional forms found within the

district while remaining clearly identifiable as new construction through contemporary detailing and material application (guidelines 4.2, 4.5, 4.6, and 4.7). Exterior materials, windows, doors, and architectural features are compatible with contributing primary structures, and the street-facing front porch is appropriately proportioned and detailed to define the primary entrance (guidelines 4.8, 4.15, and 4.16). The detached garage is located at the rear of the lot and accessed from the alley, is subordinate to the primary structure, and—along with the proposed fence—utilizes simple, traditional forms and materials compatible with the historic district (guidelines 4.18, 4.19, 4.20, and 5.6).

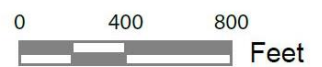
Suggested Motion: I move to APPROVE application #2026-COA-118 for the New Construction, Phase II: Design Details at 321 N Delaware Street, as per design guidelines 4.1-4.8, 4.15, 4.16, 4.18-4.20, 5.6, presented testimony, submitted documentation and information provided in the staff report.

Baker Neighborhood historic district map with 321 N Delaware Street outlined in red



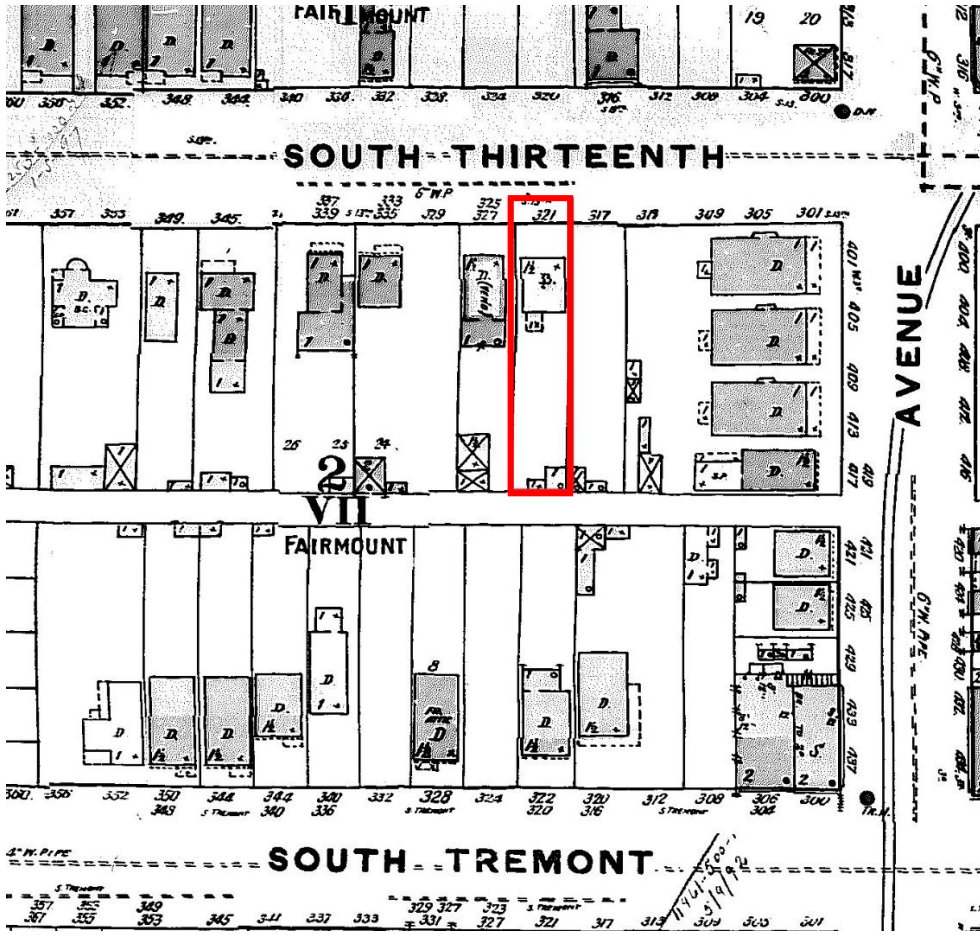
Date: March 2023

- 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.

1890 corrected to 1897 Sanborn Map with 321 N Delaware Street outlined in red



END