



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: #2025-COA-031 **LPC Meeting:** February 4, 2025
Address: 1212 Lipan Street **Staff:** Brittany Bryant
Historic District: La Alma Lincoln Park Historic Cultural District
Year structure built: c.1890 (Period of Significance: Prior to and Including 1873-1980)
Council District: #3 - Jamie Torres
Applicant: Ginger Bihm Architecture LLC

Project Scope Under Review:

Porch Alterations and Rear Addition with attached Garage

Addition Footprint: 18'- 11 ½" X 46' 9 ½"
Garage Footprint: 21' X 8 ½" X 22'- 3"

Addition Max Height: 12'- 6 ¾"
Garage Height: 16'- 11 ½"

Materials:

Foundation: Concrete	Roofing: Asphalt Shingle in "estate grey"
Siding: Fiber Cement board and batten and lap siding with 4" exposure, smooth finish	Trim: TruExterior smooth 1X6 trim with smooth finish and fiber cement fascia
Windows: Fiberglass casements and awning windows	Doors: Steel roll up doors
Lighting: Gooseneck lamp and security lighting	Pavers: Belgard pavers
Porch Columns and Ornamentation: Existing	Balustrade: Existing and vinyl white railing kit to match existing
Porch Flooring: Composite Decking	Porch Lattice: Existing and vinyl white diamond lattice

Staff Summary:

The applicant is requesting to construct a rear, 1-story, addition with attached garage. The new addition will have a concert hallway to connect a new primary bedroom and garage to the historic contributing structure. The addition and garage will have a gable roof and be clad in lap siding. The addition will not be visible from the public right of way and the garage will have minimal visibility from the street due to the narrow width of the primary structure. A court yard will be located on the south side of the addition between the addition and primary structure.

The applicant is also proposing to expand the depth of the existing porch footprint. The existing porch has a footprint of 5'-1" and the expanded footprint will be 9'. The porch has a mix of wood and vinyl materials. The existing columns are wood and the existing balustrade and lattice skirting are vinyl.

Excerpted from Appendix B: La Alma Lincoln Park Historic Cultural District Customized Design Guidelines, Adopted September 21, 2021

Guidelines	Meets Guidelines?	Comments
<p>2.10 Preserve significant stylistic and architectural features.</p> <p>a. Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.</p>	Yes	<p>The existing porch columns, exiting lattice and existing balustrade will all be preserved as part of the porch expansion project.</p> <p>A new shed roof will be constructed.</p> <p>The stylistic features of the front porch will not change.</p>
<p>2.37 Preserve a character-defining porch or stoop.</p> <p>a. Maintain the historic location and form of a porch or stoop.</p> <p>b. Maintain and repair historic porch and stoop components, finishes and details.</p> <p>c. Retain the historic location, orientation and size of front porch steps.</p> <p>d. Avoid enclosing a historic porch, particularly on a front façade.</p> <p>e. Do not remove an original porch or stoop.</p>	Yes	<p>The Sanborn map shows this home originally have a full width porch.</p> <p>The vinyl materials on the porch indicate the porch has also been altered.</p> <p>The expansion will preserve the original location, and orientation.</p> <p>The size of the porch will be altered. However, the porch is much shallower than the adjacent porches on the historic structures to the south and the new infill structure to the north.</p>
<p>2.38 If necessary, repair or replace damaged porch elements.</p> <p>a. Replace missing or deteriorated components and decorative features to match existing components and features.</p> <p>b. Use historical documentation to guide the design of a replacement component or decorative feature, or design simplified versions of similar components seen on nearby historic properties, if no documentation is available (See “A New or Replacement Porch” on page 44 for more information).</p> <p>c. Maintain the overall composition when replacing components and decorative features (i.e., when replacing balusters, match the original proportions and spacing).</p> <p>d. Composite or alternative materials would be appropriate if they match the historic or original appearance.</p>	Yes	<p>All original historic porch columns will be preserved and installed in the expansion of the porch.</p> <p>Existing vinyl balustrade and lattice will be reused. New infill vinyl materials will be used to infill where necessary. The infill vinyl materials are to match the existing vinyl.</p> <p>Although vinyl is not a material typically approved within Denver’s Historic Districts, vinyl is a common material within the La Alma Lincoln Park Historic District and a material used within the period of significance.</p>

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

Guidelines	Meets Guidelines?	Comments
<p>3.1 Locate an addition to be subordinate to the original structure.</p> <p>a. Place an addition to the rear of the original structure whenever possible.</p>	Yes	Addition is located entirely in the rear of the historic structure.
<p>3.2 Locate an addition to retain open space patterns.</p> <p>a. Retain original open space at the sides and rear of the structure.</p> <p>b. Avoid removing existing open space with a large addition.</p>	Yes	<p>Existing side yards will be retained.</p> <p>Rear yard will be altered; however, this has limited visual impact on the surrounding historic context.</p>
<p>3.3 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the historic primary structure.</p> <p>a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.</p> <p>b. Align porch eaves, roof lines and other features with adjacent structures, when possible.</p> <p>c. Retain the appearance and orientation of the historic primary entrance</p>	Yes	<p>Addition is compatible with the scale and massing of the existing 1-story historic structure.</p> <p>Addition is subordinate in height to the primary historic structure.</p> <p>The original historic primary entrance will be retained.</p> <p>Roof lines and other features will align.</p>
<p>3.4 Design an addition to be recognized as current construction.</p> <p>a. Differentiate an addition from the original structure with an offset of at least four inches.</p> <p>b. Differentiate an addition from the original structure with a change in material or size. In more vernacular building styles, this may be a relatively subtle change or distinction. If distinctions from old and new are subtle, a date plaque for new construction is also recommended.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. These may include:</p> <p style="padding-left: 40px;">» A cornice or other definition of the roof line</p>	Yes	<p>The addition will connect with the historic structure via a narrow 5' hallway allowing the addition to be differentiated from the historic structure.</p> <p>The addition and primary structure will have lap siding. The massing of the addition will help differentiate the addition.</p> <p>Addition will not be an exact copy of the existing historic structure, which is simple in design with vernacular style architecture.</p> <p>Addition will not contrast starkly with the existing historic structure.</p>

<ul style="list-style-type: none"> » A distinctive storefront or main door surround » Window, moldings or other features » Porches <p>d. Do not design an addition to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the original structure.</p> <p>e. Do not design an addition to contrast starkly with the original structure. At a minimum, an acceptable design should be neutral and not detract from the district's or structure's historic character.</p>		
<p>3.5 Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.</p> <p>a. Minimize the removal of original building fabric when attaching an addition.</p> <p>b. Design an addition so it can be removed without destroying original materials or features.</p> <p>c. Avoid damaging historic façades, cornice lines or other details.</p> <p>d. Avoid adding an addition that impacts the original building's structural system.</p>	<p>Yes</p>	<p>Minimal alteration to the historic structure will occur and addition could be demolished in the future to restore the original historic massing.</p> <p>The original structural system will not be affected.</p>
<p>3.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context.</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 tongue-and groove or board-and-batten siding may be used only for small expanses of walls 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>Yes</p>	<p>Siding will be fiber cement with a smooth finish.</p> <p>Exposure will be 5".</p>

<p>3.7 Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context.</p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows on the historic structure and in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices, string courses and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on the historic building and 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 public vantage points.</p> <p>f. Inset a window into the wall at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash. 76. Double-hung windows inset into the wall plane of a masonry facade and wood lap siding facade.</p> <p>g. Use window materials that are similar to windows on the historic building and in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential additions.</p>	<p>Yes</p>	<p>Windows will be at a similar ratio to those on the historic structure.</p> <p>Windows will be taller than they are wide with transoms on the south elevation.</p> <p>Window operations will be double hung, one-over-one operation on the south elevation with casement and awnings windows on the north elevation.</p> <p>Windows will have typical trim details of windows in lap cladding.</p> <p>Door heights are typical of the historic context.</p> <p>Windows and doors will not be visible from the public right-of-way.</p> <p>All addition and garage windows will be fiberglass composite.</p>
<p>3.8 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.</p> <p>a. Use a roof form that is consistent with the original structure's roof form and those of structures in the surrounding historic context in terms of pitch, orientation, and complexity. An addition with a pitched roof is usually inappropriate for a structure with a flat roof.</p>	<p>Yes</p>	<p>The addition roof will be a gable roof, similar to the primary historic structure.</p>

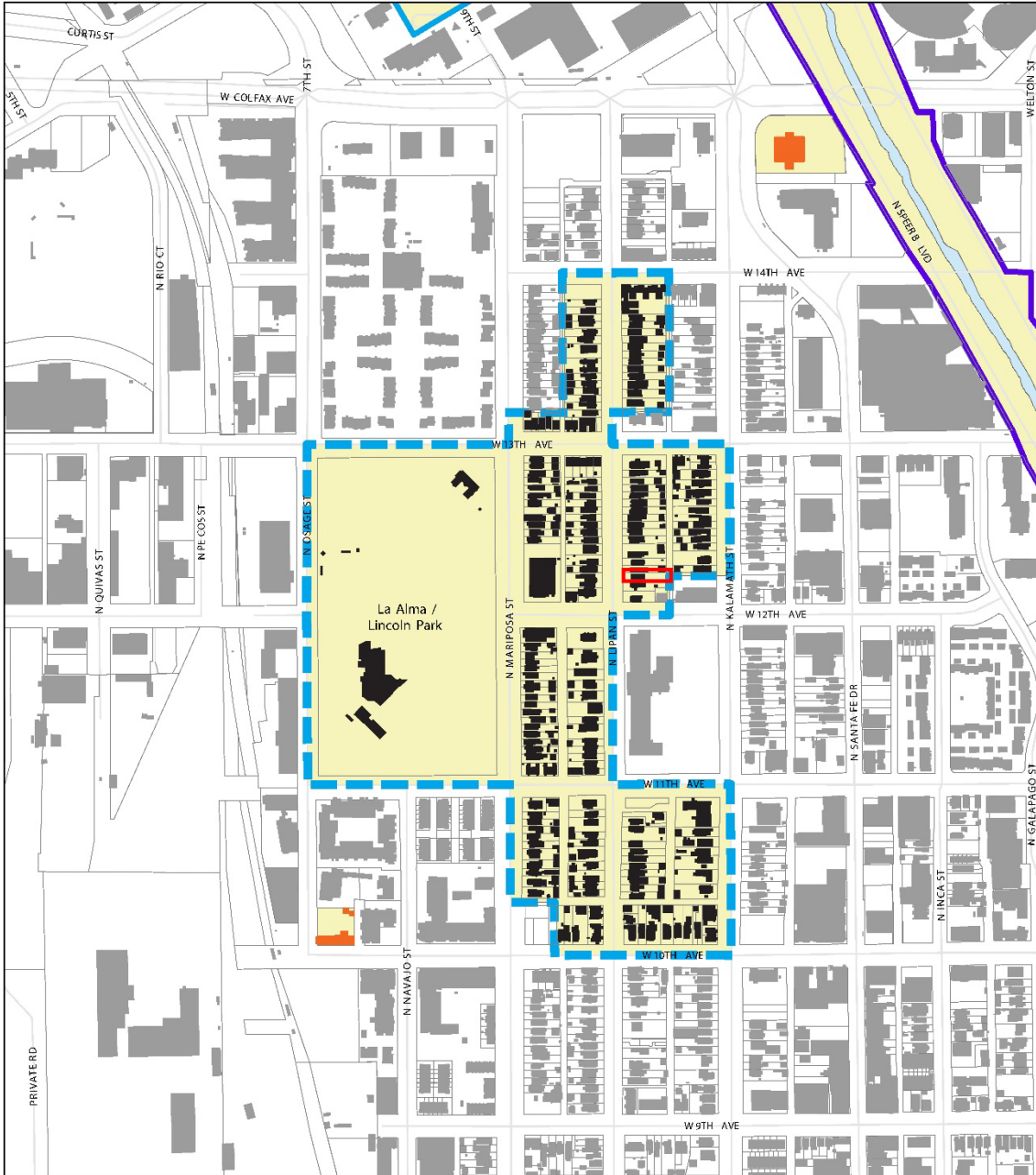
<p>b. If using contemporary materials, they should be compatible with historic roof materials in visual impact, texture, and relationship to architectural style.</p>		
<p>4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</p> <p>a. Locate a new garage 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>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 new garage is located at the rear of the lot along the alley.</p> <p>Garage door is oriented towards the alley.</p> <p>No new curb cuts will be made.</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>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>Yes</p>	<p>Garage is simple boxy shape with a simple footprint.</p> <p>Garage will have a gable roof, matching that of the primary structure.</p> <p>Simple architectural detailing will be used on the garage.</p>

<p>4.20 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context.</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 tongue-and groove or board-and-batten siding may be used only for small expanses of walls 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>Yes</p>	<p>Siding will be fiber cement with a smooth finish. In the gable face board and batten siding will be used to provide visual interest.</p> <p>Lap siding exposure will be 5".</p>
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Basis: Addition is subordinate to the historic structure and compatible in design and material. Addition and garage will have limited visibility from the primary street. Porch is very shallow and original and existing fabric will be reused in the expansion.

Suggested Motion: I move to APPROVE application #2025-COA-031 for the addition, garage, and porch alterations at 1212 Lipan Street, as per customized design guidelines for La Alma Lincoln Park 2.10, 2.37 and design guidelines for 3.1-3.8, 4.18-4.20, character-defining features for the La Alma Lincoln Park historic cultural district, presented testimony, submitted documentation and information provided in the staff report.

La Alma Lincoln Park Historic Cultural District map with 1212 Lipan Street outlined in red.



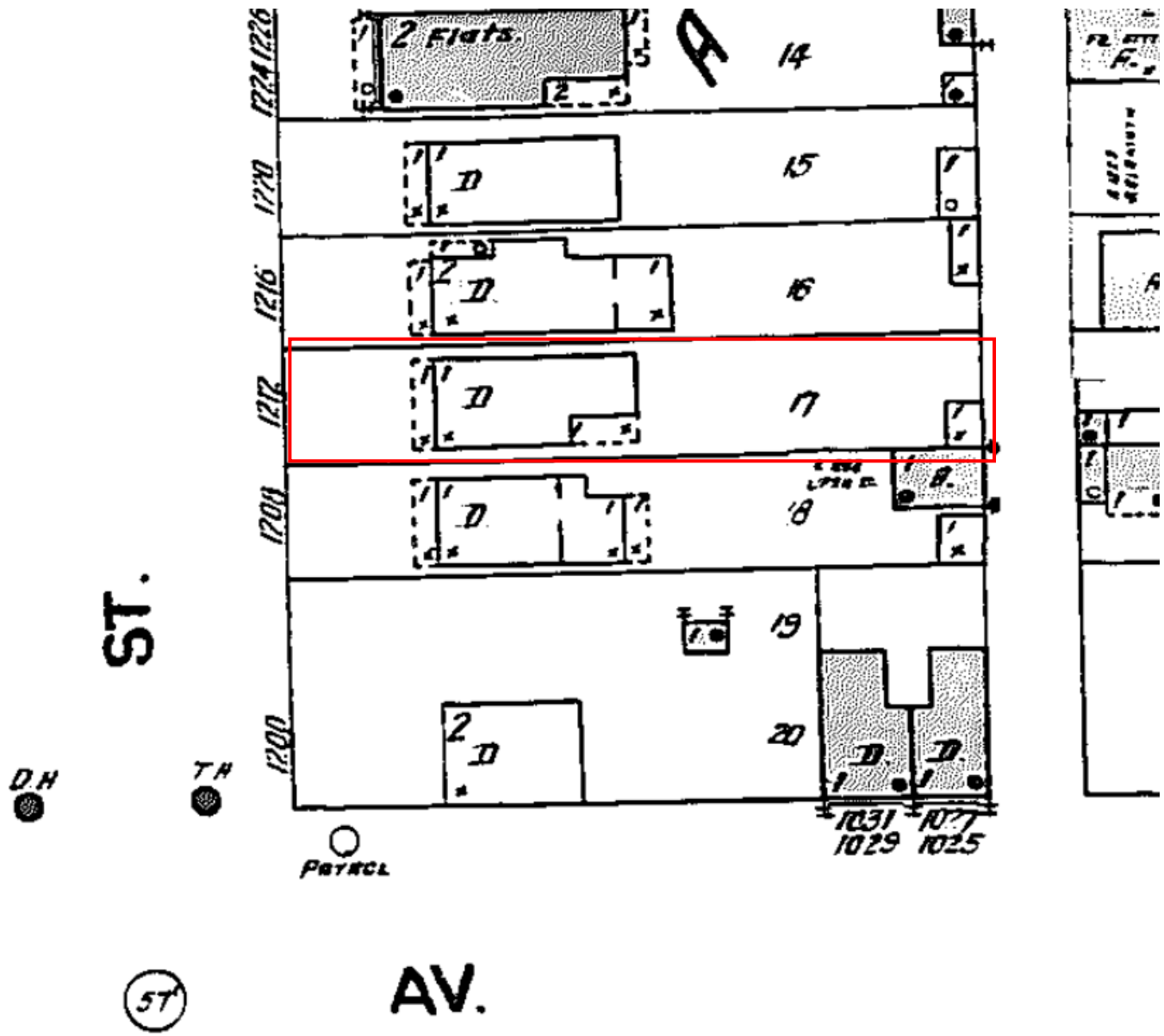
Date: March 2023

- 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.



1904, corrected 1925, Sanborn Map with 1212 Lipan Street outlined in red



END