



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-047 **LPC Meeting:** February 17, 2026
Address: 238 N Bannock Street **Staff:** Jessi White
Historic District: Baker Neighborhood Historic District
Year structure built: 1896 (Period of Significance: 1873-1937)
Council District: #7 - Flor Alvidrez
Applicant: Neil Cestra, owner

Project Scope Under Review:

NADB Remedial Plan, Addition, and Sitework

Footprint: 6'-0" x 9'-0"

Height: 9'- 3 ⁵/₈"

Materials:

Foundation: concrete slab	Roofing: modified bitumen membrane
Siding: smooth finish fiber cement lap with 6" reveal	Trim: 6" smooth finish fiber cement
Windows: aluminum-clad wood double-hung	Fencing: <u>Front Yard</u> - 4'-0" cedar 50% open; <u>Rear Yard</u> - 6'-0" wood.

Staff Summary:

238 N Bannock Street is a contributing resource in the Baker Neighborhood Historic District and was added to the Neglected and Derelict Buildings List in 2024. The building is a simple Queen Anne-style alley house constructed in 1896. The current owner is requesting Landmark approval for a remedial plan addressing deferred maintenance, corrective work to a non-compliant addition constructed without permits by a previous owner, and new site work.

I. Roof-

The roof on the primary historic structure was replaced in 2023 with Landmark approval. The roof is in good condition and will be maintained. No additional work is proposed.

II. Walls and Cladding-

The brick walls show signs of deterioration and deferred maintenance. The applicant proposes to remove Portland cement by the gentlest means possible. Where needed, brick joints will be repointed using Type "O" mortar, matching the original joint size, and kept covered with wet burlap or plastic for at least three days. Walls will be gently cleaned using water pressure at less than 100 PSI from a distance of 3 to 12 inches, followed by scrubbing with plain water and a natural or nylon brush. These methods follow the National Park Service's *Preservation Briefs 1 and 2*.

The gable ends are clad with historic wood shingles. Proposed work includes cleaning, scraping loose paint, repairing damaged shingles and trim, enclosing a non-historic attic access panel with matching wood shingles, and repainting shingles and trim. This work is consistent with *Preservation Brief 10*.

III. Windows and Doors-

The building's original windows remain in place but are in poor condition. The applicant proposes to replace the historic windows with aluminum-clad wood windows sized to fit the historic rough openings without excessive trim or infill. This approach is consistent with Preservation Brief 3.

The existing front door is non-historic but is in good condition. The applicant requests approval to retain the existing door.

IV. Porch-

The historic porch has been altered and partially damaged by a tree that is no longer extant. The applicant proposes to remove the remaining tree stump, square off the damaged northeast corner of the porch floor, and reset the porch posts to their historic location.

The original porch columns are no longer intact, and no documentation exists indicating their original appearance. The applicant proposes installing simple square posts with waterproof molding at the floor and ceiling.

V. Addition-

A one-story addition was constructed by a previous owner without Landmark review or building permits. The current owner proposes to retain the addition while performing corrective work to better align it with Landmark guidelines.

The addition measures 6'-0" by 9'-0" with a height of 9'-3 5/8" and has a shed roof form. Proposed corrective work includes straightening the soffit and raising it by 6 inches to meet head-height requirements. The roof will be clad with modified bitumen rolled roofing, and 6-inch "K"-style gutters and downspouts will be installed.

Existing T1-11 siding and trim will be removed and replaced with smooth-finish fiber cement lap siding with a 6-inch reveal. On the north elevation, window WN1 will be enclosed, and the existing vinyl slider window (WN2) will be replaced with a one-over-one double-hung aluminum-clad wood window. The applicant requests approval to retain the existing steel paneled door on the addition.

VI. Site Work-

The owner is requesting retroactive approval for a mechanical unit installed by the previous owner without Landmark review or permits. The unit is located at the back of the house and is not visible from public vantage points.

The applicant proposes to retain the existing chain link fencing at the front of the lot and add a new 4' wood picket fence along the south side of the lot. The new front yard fence will extend 8 feet before transitioning into a 6' wood rear yard fence. A new 6' wood rear yard fence and gate, matching the existing rear yard fence, are proposed on the northwest side of the house.

Additionally, the owner requests approval for a new 25'-0" x 14'-0" parking pad located on the north side of the lot. The parking pad will consist of a broom-finished concrete slab sloped away from the historic foundation.

VII. Timeline-

The owner estimates that the proposed work can be completed and compliance achieved in 380 days.

Due to the condition of the alley house, Landmark staff is requiring that all work on the building be completed by a building professional with experience working with historic building materials, that preservation best practices be employed for all work on the building, and that all work on the building be permitted.

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

Guidelines	Meets Guidelines?	Comments
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<p>2.1 Preserve original building materials.</p> <p>a. Protect original building materials from deterioration.</p> <p>b. Don't remove original materials in good condition or which can be repaired.</p>	<p>Yes</p>	<p>The applicant will be restoring the historic materials that are in repairable condition.</p>
<p>2.2 Use gentle methods when cleaning and refinishing historic materials.</p> <p>a. Use a low pressure water wash if cleaning is necessary.</p> <p>b. Perform a test patch before cleaning and refinishing to ensure that the procedure will not have an unanticipated negative effect on the material.</p> <p>c. Avoid using harsh cleaning methods, such as sandblasting, which can damage historic materials and cause future deterioration.</p>	<p>Yes</p>	<p>The applicant is following the National Park Service's <i>Preservation Brief 1 and 2</i> for the treatment of historic masonry materials. The applicant will be using low pressured water wash (no more than 100 psi), and gentle brush cleaning methods.</p>
<p>2.3 Repair original building materials, when needed.</p> <p>a. Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material.</p> <p>b. If disassembly of an original element is necessary for its repair or restoration, replace the disassembled components in their original configuration.</p>	<p>Yes</p>	<p>The applicant will be repairing building materials where possible.</p>
<p>2.7 Re-point deteriorated masonry mortar joints.</p> <p>a. Duplicate original mortar in strength, composition, color and texture.</p> <p>b. Duplicate the mortar joints in width and profile.</p> <p>c. Avoid using caulk, silicone sealant, or mortar with a high Portland cement content, which will be substantially harder than the original.</p>	<p>Yes</p>	<p>The applicant will be repointing historic masonry using the appropriate mortar strength and joint size.</p>
<p>2.8 Protect wood features from deterioration.</p> <p>a. Maintain paint on wood surfaces. Original wood features have a long lifespan when properly maintained.</p> <p>b. Provide proper drainage and ventilation to minimize decay.</p>	<p>Yes</p>	<p>The applicant will be repairing and replacing where needed deteriorated wood details.</p>

<p>c. Maintain protective coatings to retard deterioration and ultraviolet damage.</p> <p>d. Use wood consolidants to preserve as many original materials as possible.</p> <p>e. Repair wood siding and features, replacing elements beyond repair in-kind. f. Avoid covering wood with stucco or similar finishes.</p>		
<p>2.19 When replacement of an historic window is necessary, match the replacement design to the historic window design (see “Review & Approval Process for Windows” on page 30 for more information).</p> <p>a. Only replace an historic window if it is damaged beyond repair.</p> <p>b. Match the historic window size.</p> <p>c. Match the historic window type and operation. For example, if the historic window is a double-hung window, the new window should be double-hung window. New windows may be double or triple glazed.</p> <p>d. Set a replacement window in the wall at the same depth as the window being replaced.</p> <p>e. Replace a historic wood window with a wood or aluminum-clad wood window. Replace a historic steel window with a steel or aluminum window that replicates the historic steel. Match the original outward facing width and depth of perimeter framing material.</p> <p>f. Repair a leaded-glass or stained-glass window whenever possible or replace with a similar window if it is in such irreparable condition that replacement is warranted.</p> <p>g. Use clear, or nearly clear low-e glass. A window and door on secondary elevations may have frosted glazing.</p> <p>h. Closely match the historic window profile.</p> <p>i. Match the historic divided-light type and pattern.</p> <p>j. For replacements of a divided-light window, use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes</p>	<p>Yes</p>	<p>The applicant will be replacing deteriorated historic window materials with aluminum-clad wood windows that closely match the historic window sizes, appearances, and operations typical of this era of home. New windows will fit the historic rough openings.</p>

<p>of glass). A window with only muntins between the panes of glass shall not be allowed.</p> <p>k. 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.</p>		
<p>2.37 Preserve an original 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 highly-visible façade.</p> <p>e. Do not remove an original porch or stoop.</p>	<p>Yes</p>	<p>The applicant is proposing to preserve the historic front porch.</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 47 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. Restore altered or non-original components and decorative features to their original condition, whenever possible (i.e., if original wood porch steps have been replaced with concrete, consider restoring them to their original, wood condition).</p>	<p>Yes</p>	<p>The applicant will be repairing the historic porch roof and will be restoring porch support locations. The historic porch columns are no longer intact so the owner is proposing to install simple porch columns that fit the character of the home.</p>

<p>e. Do not replace wood porch decking and steps with concrete or synthetic materials.</p>		
<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> <p>b. See Guidelines 3.9-3.11 for additions to residential structures and Guidelines 3.12-3.13 for additions to commercial structures.</p>	<p>Yes</p>	<p>The addition is subordinate in height and footprint to the historic structure.</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>	<p>Yes</p>	<p>The addition has a simple form that is recognizable as modern and is still compatible with the historic context.</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> <ul style="list-style-type: none"> » A cornice or other definition of the roof line » A distinctive storefront or main door surround » Window, moldings or other features » Porches 	<p>Yes</p>	<p>The addition will be differentiated from the historic structure with a change in material.</p>

<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>The addition does not damage or obscure historic features.</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>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 when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts.</p>	<p>Yes</p>	<p>The additions uses simple, modern cladding materials that fit in with the surrounding historic context.</p>

<p>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 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>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>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>Yes</p>	<p>The window is simple and has proportions similar to those found in the 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.</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>h. When using divided-light windows on an addition, use a design based on windows found on the historic building and in the surrounding historic context and ensure that some other design element differentiates the addition as new. 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 are not allowed.</p> <p>i. Use a simplified design of an historic door rather than replicating exactly an historic door found on the primary structure.</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.</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>b. If using contemporary materials, they should be compatible with historic roof materials in visual impact, texture, and relationship to architectural style.</p>	<p>Yes</p>	<p>The roof form is simple and compatible with the historic structure and surrounding historic context.</p>

<p>3.9 Locate an addition to a residential structure to be subordinate to the existing structure.</p> <p>a. Design an addition to have minimal visual impact to the existing structure.</p> <p>b. Place a one-story addition to the rear of the existing structure, if possible.</p> <p>c. Consider a compatible side addition if a one-story rear addition is not possible.</p> <p>d. Consider a compatible rooftop addition for a one-story house if there are no other alternatives. A limited program rooftop addition on a one-story house may be appropriate when the house is located on a small lot and there are no opportunities for expansion elsewhere on the property.</p> <p>e. Avoid locating a rooftop addition on an individually-designated Denver landmark structure. Such additions are generally not allowed because of the existing structure's elevated level of significance.</p>	<p>Yes</p>	<p>The addition is located on the back of the structure and is subordinate in height and scale to the main house.</p>
<p>3.10 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.</p> <p>a. Use subtle changes in material, color, and/or wall plane, to differentiate an addition.</p> <p>b. Design an addition as a simplified version of the architectural style of the original structure, or in a compatible, contemporary style.</p> <p>c. Consider using a lower-scale connecting element to join an addition to a historic structure, particularly for large or two-story additions.</p>	<p>Yes</p>	<p>The addition uses simple modern materials that relate to materials found in the context but are modern enough to allow the addition to be recognizable as a modern addition.</p>
<p>5.5 Design a new front yard fence to minimize impacts on the historic context.</p> <p>a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48" or less.</p> <p>b. Use compatible but simplified (less ornate) versions of historic fences and</p>	<p>Yes</p>	<p>The front yard fence will be 4'-0" in height and 50% open.</p>

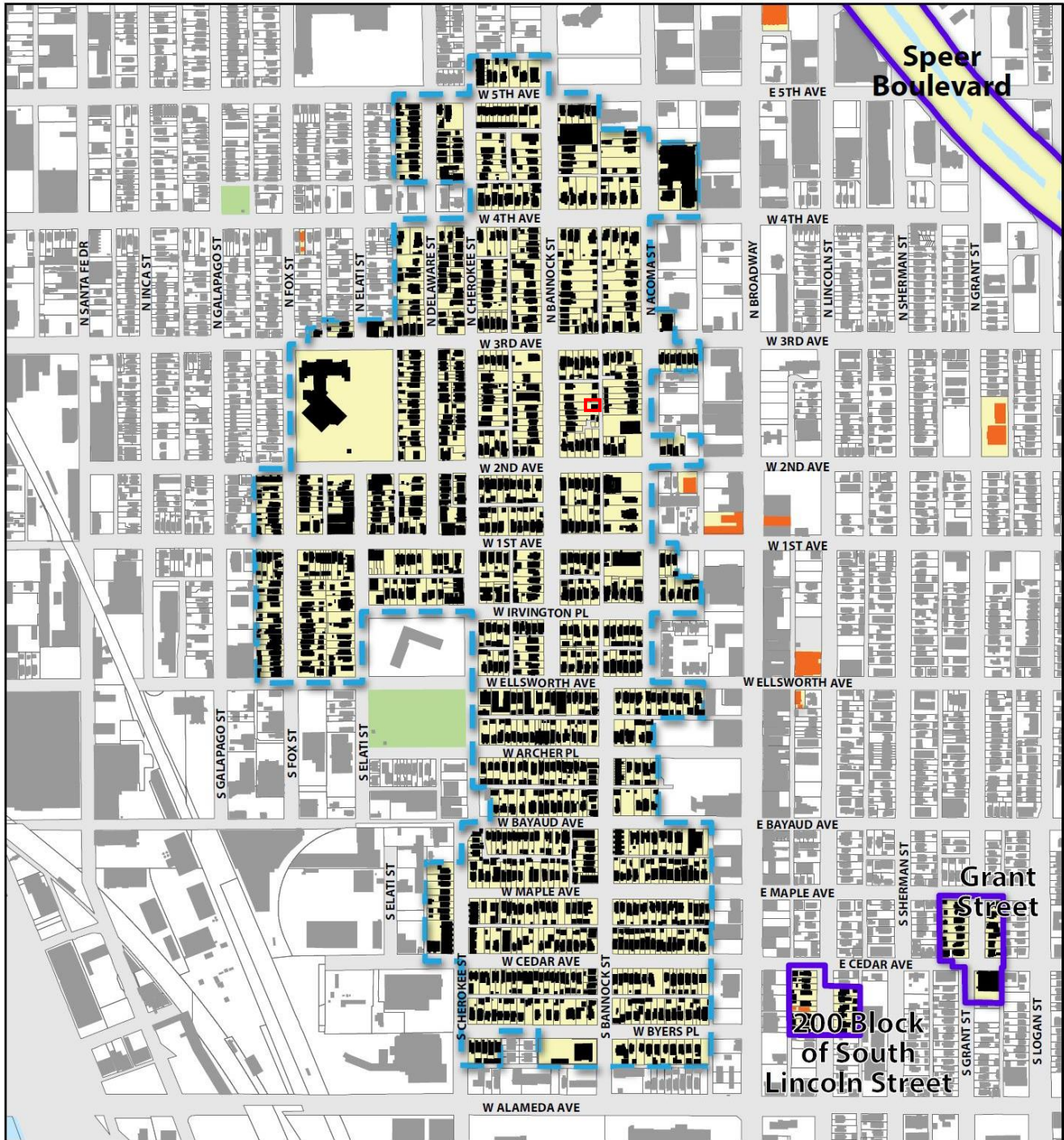
<p>walls present in the historic district or in the surrounding historic context.</p> <p>c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials.</p> <p>d. Do not install a new chain link fence in the front yard (an existing chain link fence should be preserved when it is a character-defining feature of the district).</p> <p>e. Do not install opaque fencing of any kind. A fence should be more than 50% open.</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 rear yard fence will be 6'-0" in height and made of wood.</p>
<p>5.11 Locate and access surface parking areas to minimize impacts on the historic streetscape, rhythm of the built environment and disruption to pedestrians.</p> <p>a. Minimize the visual impacts of a surface parking area (note that this is especially important in, and adjacent to, historic residential areas).</p> <p>b. Locate surface parking areas to the side or rear of buildings.</p> <p>c. Provide access to surface parking areas from an alley, when feasible.</p>	<p>Yes</p>	<p>The parking pad is located at the side of the house and will be sloped away from the house's foundation.</p>

<p>5.12 Site and access service areas and ground-mounted mechanical equipment to minimize impacts on the historic streetscape and disruption of the pedestrian environment.</p> <p>a. Locate service areas and ground-mounted mechanical equipment to the side or rear of buildings.</p> <p>b. Where possible, place a service area or ground-mounted mechanical equipment within a building alcove, especially if it is not located to the side or rear of a building.</p> <p>c. Provide access to service areas from an alley, where present.</p> <p>d. Avoid locating a service area (including trash containers), or mechanical equipment, adjacent to residential property or directly against a public sidewalk.</p>	<p>Yes</p>	<p>The mechanical unit is on the back of the house and is not visible from public vantage points.</p>
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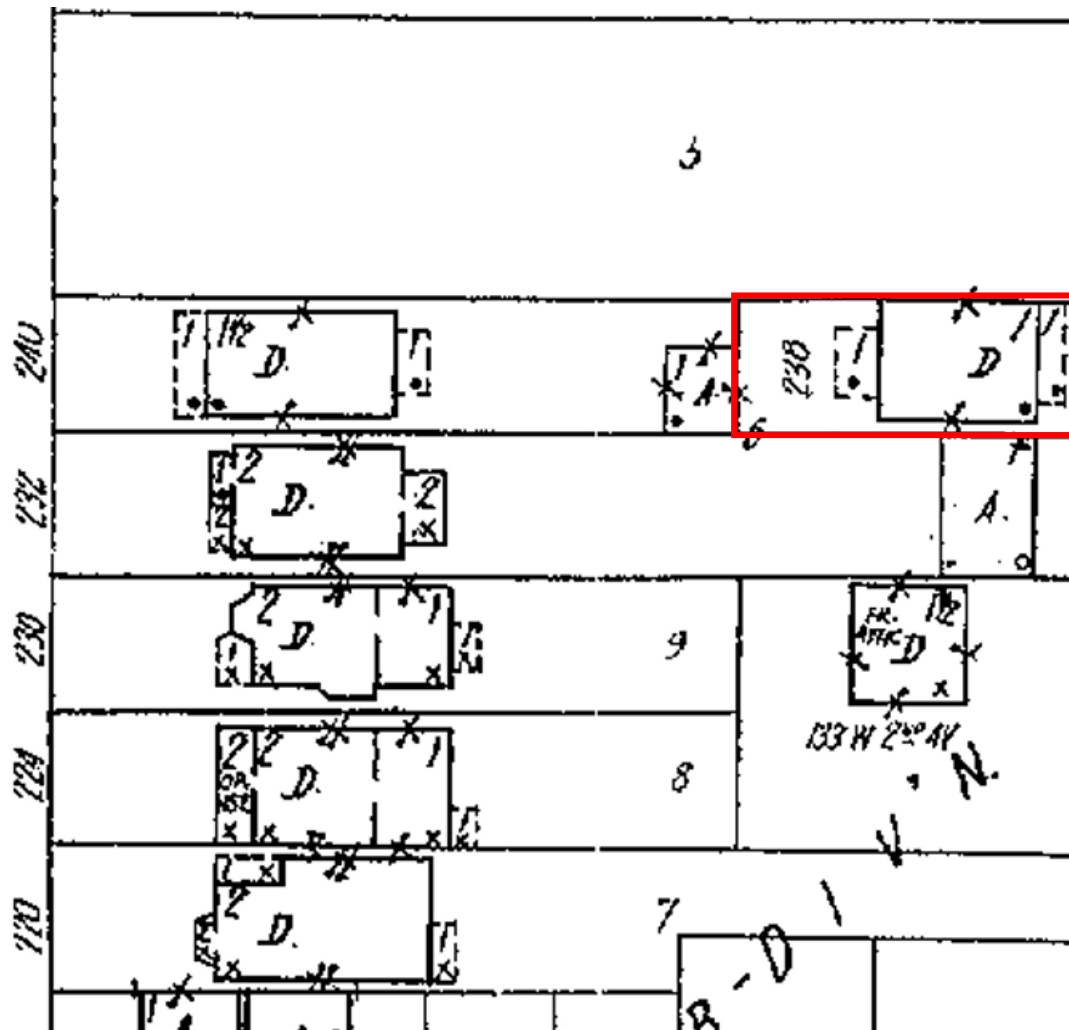
Basis: The remedial plan proposes to preserve and repair historic building materials using preservation best practices (guidelines 2.1- 2.3, 2.7, 2.8, 2.19, and 2.37); Replace damaged materials in-kind (guideline 2.19), and replace non-historic materials with compatible materials (guideline 2.38). The new addition is subordinate in size (guidelines 3.1 and 3.9), respects historic features (guidelines 3.3 and 3.5), is recognizable as a new addition (guideline 3.4), and is compatible with the historic structure and surrounding historic context (guidelines 3.6, 3.7, 3.8, 3.10). The proposed fencing meets height and material requirements (guidelines 5.5 and 5.6); the parking pad is located at the side of the house (guideline 5.11); and the mechanical unit is located at the back of the house (guideline 5.12).

Suggested Motion: I move to APPROVE application #2026-COA-047 for the NADB remedial plan, addition, and sitework at 238 N Bannock Street, as per design guidelines 2.1-2.3, 2.7, 2.8, 2.19 , 2.37, 2.38, 3.1, 3.3-3.10, 5.5, 5.6, 5.11, 5.12, presented testimony, submitted documentation and information provided in the staff report.

Baker Neighborhood with 238 Bannock Street outlined in red



1929 Sanborn Map with 238 Bannock Street outlined in red



END