Community Planning and Development
Denver Landmark Preservation

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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-665	**LPC Meeting:**	September 15, 2026
Address:	1127 North Lipan Street	**Staff:**	Andrew Abbey
Historic District:	La Alma Lincoln Park Historic Cultural District		
Year structure built:	1885 (Period of Significance: 1873-1980)		
Council District:	#3 - Jamie Torres		
Applicant:	Aaron Cleveland, isoA/D, LLC, representing owner, Craig Duncan		

Project Scope Under Review:
Post-fire remedial plan

Materials:

Porch Columns: Wood, Constructed using surviving design/profile	Roofing: Reconstructed roof deck; clad with architectural asphalt roofing shingles
Siding: James Hardie Fiber Cement Lap Siding, Smooth Finish, 4" Exposure	Trim: James Hardie Fiber Cement, Smooth Finish
Windows: Pella Impervia Fiberglass	Doors: Wood, Stained

Staff Summary:
1127 North Lipan Street contains a contributing circa-1885, single-story wood-frame worker's cottage within the La Alma Lincoln Park Historic Cultural District. The property is located on an interior lot at the edge of the district boundary. The current owners acquired the property in early 2024 with the intent of rehabilitating the residence and selling it upon completion. The owners contacted Landmark Preservation prior to initiating work and obtained approval for porch repairs and construction of a detached garage. Shortly thereafter, the unoccupied structure experienced an accidental fire. The fire primarily affected the interior, resulting in the loss of all interior finish materials, the heat of the fire, and firefighting effort destroyed the original windows.

Despite the damage, the building retains historic integrity. The original framing, now exposed to view, is all in place and the entire structure is as it appeared on the Sanborn map in 1890. The roof, though damaged beyond structural soundness, maintains its original form, including dormers flanking the central gable. Existing window and door rough openings are preserved and legible, enabling accurate measurement for matching replacement units. Exterior character-defining features, including porch elements, remain on three sides of the building. The historic clapboard is in place below the existing non-historic siding. Both layers will be removed and replaced with smooth Hardie lap siding with a 4-inch exposure, based on the factual evidence.

The historic interior framing uncovered after the fire provided additional insight into original exterior conditions. Evidence shows that the original front door was located on the north side of the front-facing elevation and included a transom above the door opening. The current proposal seeks to restore this original door location and reconstruct the transom based on the historic rough opening.

Similarly, framing at the second-floor central gable indicates that the historic window opening was larger than the existing window unit. The proposed plan restores the window to what is believed to be its original size, guided by the legible historic framing.

The existing porch supports consist of non-historic metal columns. Using the surviving wood pilaster and its associated profile as a guide, the proposal includes removing the metal columns and installing new wood porch supports that replicate this historic profile, restoring the front porch to an appearance more consistent with its likely early configuration.

In summary, the fire remedial plan encompasses reconstruction of the roof rafters and decking, and installation of new shingles; installation of new windows and doors within the existing rough openings, new siding, and recreation of the front porch posts based on remaining evidence. The proposed scope of work is consistent with both the La Alma Lincoln Park district-specific design guidelines and the citywide design guidelines. Staff recommends approval of the proposal with the following conditions:

1. The new roof structure shall not increase the plane of the existing roof beyond what is necessary to meet code-required roof framing, as determined by the structural engineer. The structural design shall closely replicate the nearly flat roof pitch on the rear portion of the home, which is not accurately drawn on Sheet A202, while accomplishing proper drainage.
2. A specification for the architectural asphalt shingle must be provided, along with clarification as to whether this product can be installed on the front porch roof and low slope roof on the rear of the house, or if another material must be substituted, to be approved by staff.
3. A revised window specification must be provided as the product in the application has been determined to only offer grilles between glass, which does not meet the design guidelines. All divided-light units shall be simulated divided lights and incorporate spacer bars between panes. All windows shall be double hung in operation other than fixed windows E, F, and G.
4. Once interior floor plans are developed for permit review, windows required for egress may be proposed as casement units and may be approved administratively by Staff. Egress casement windows shall not be located on the front-facing façade unless no other viable option exists for meeting egress requirements.

Excerpted from La Alma Lincoln Park Historic Cultural District Customized Design Guidelines, March 2026

Guidelines	Meets Guidelines?	Comments
2.2.1 Preserve original building materials. a. Protect original building materials from deterioration. b. Don't remove original materials in good condition or which can be repaired.	Yes	Materials are only being removed if they have been damaged beyond repair by the fire.
2.2.5 Remove later covering materials that have not achieved historic significance. a. Repair original materials after they are uncovered. b. Test the removal of covering materials to assure that the original underlying material will not be damaged.	Yes	The current siding/cladding on the house is non historic asbestos based. The historic clapboard below it is beyond repair. This remedial plan proposes to remove all existing siding and replace it with visually appropriate fiber cement lap siding.
2.3.3 Replace architectural features that cannot be repaired.	Yes	Architectural features on and inside the house are to be removed and replaced in kind, only those features that have been damaged by fire.

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.		
2.4.1 Maintain the pattern and proportion of historic window and door openings. a. Preserve the position, number and arrangement of historic windows and doors on readily visible façades. b. Maintain the original size and shape of window and door openings on primary façades. c. Avoid enclosing a historic window or door opening or adding a new opening. d. Do not reduce an original opening to accommodate a smaller window or door, or increase it to accommodate a larger one.	Yes	The pattern and proportion of all existing rough openings are to be retained, and two openings on the front façade will be restored to their original location and dimensions.
2.4.6 When replacement of an original or historic window is necessary, match the replacement design to the original historic window, or the design of historic windows commonly found in the historic district. a. Match the original window size. b. When possible, on the front façade, match the original or historic window configuration and operation. c. Set windows into the same depth as the windows being replaced d. Use clear, or nearly clear low-e glass. e. Use a window profile that is similar in style and size, or is a close approximation to the historic or original window or	Yes	None of the window units on-the-home survived the fire. The replacement units are based on contemporary photographs of the historic windows prior to the fire.

historic windows commonly found in the historic district. f. Do not use perimeter infill framing to create smaller windows.		
2.4.8 Preserve original or historic door fenestration patterns on readily visible facades. a. Do not alter the original or historic size and shape of door opening. b. Do not change the historic position of doors on primary façades. c. Do not add a new door opening on a primary façade. d. Do not enclose transoms or sidelights. e. Use a door design that is similar in style, or is a close approximation to the historic or original door.	Yes	The existing front facade configuration is not consistent with evidence of what was there historically. The proposal seeks to relocate the front door's rough opening slightly to reflect a more accurate placement, based on framing evidence discovered post-fire.
2.5.2 Repair original roof materials and features, and replace only when necessary. a. Check roof flashing for open seams and look for breaks or holes in the roof surface. b. Retain and repair roof detailing, including gutters and downspouts. c. If replacement is necessary, use original materials whenever possible. The use of original materials is particularly critical for landmark structures, or structures where the original material is important to the landmark or district designation. d. If matching materials are not available or feasible, choose alternative materials, with a matching or closely matching appearance. For wood shingle roofs, a low profile asphalt in a brown color is typically appropriate. e. Do not allow a roof to fall into disrepair, threatening the historic building.	Yes	A large percentage of the existing structural members of the roof were damaged during the fire resulting in the entirety of the roof structure having to be rebuilt. The pitch of the new roof will match that of the existing. A condition of approval is suggested to address any building code related roof alterations. The new roof structure is to be clad in architectural asphalt roofing shingles, which is consistent with what the structure has had for the last several decades and consistent with other residential structures in the district.
2.9.2 If necessary, repair or replace damaged porch elements. a. Replace missing or deteriorated components and decorative features to match existing components and features.	Yes	The existing porch roof structure will be repaired. The existing 4 porch supports are non-historic decorative metal pieces. These are to be removed and replaced with wood posts that will match the look of the original design of the house, which has been determined by an existing pilaster profile.

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. c. Maintain the overall composition when replacing components and decorative features (i.e., when replacing balusters, match the original proportions and spacing). d. Composite or alternative materials would be appropriate if they match the historic or original appearance.		

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, March 2026

Guidelines	Meets Guidelines?	Comments
2.2.1 Preserve original building materials. a. Protect original building materials from deterioration. b. Don't remove original materials in good condition or which can be repaired.		Materials are only being removed if they have been damaged beyond repair by the fire.
2.2.5 Remove later covering materials that have not achieved historic significance. a. Repair original materials after they are uncovered. b. Test the removal of covering materials such as stucco or permastone to assure that the original underlying material will not be damaged.	Yes	The current siding/cladding on the house is non historic asbestos based. The historic clapboard below it is beyond repair. This remedial plan proposes to remove all existing siding and replace it with visually appropriate fiber cement lap siding.
2.4.1 Preserve all historic window and door opening patterns and proportions on elevations that are visible from public vantage points. a. Preserve the placement, number, size, and shape of historic window and door openings. b. Do not reduce the size of historic window or doors openings to accommodate smaller windows or doors. c. Do not increase the size of historic window or door openings to accommodate	Yes	The pattern and proportion of all existing rough openings are to be retained with the exception of the front door which will be moved slightly to be more in accordance with where the door was when the home was constructed.

larger windows or doors. Altering the size of a historic window or door opening may be considered to accommodate egress required for life safety. See "Guidelines for Egress Windows" for more information. d. Do not infill historic windows or doors or add new window or door openings. e. Return altered window or door openings to their historic configuration whenever possible.		
2.4.8 When replacing common windows and doors, infilled windows and doors, or non-historic windows and doors on any elevation, match the existing historic windows and doors on the building or similar historic buildings within the historic context. a. When historic windows and doors are present on the building, match the replacement window or door to the size and form of historic windows or doors found on the building. b. When existing windows or doors are non-historic, or openings have been infilled, use new windows or doors similar to those found on historic photographs of the building or similar to windows and doors on buildings with similar architectural character. c. On primary elevations, do not use perimeter infill framing to create smaller windows or doors within historic openings. d. A simplified version of a historic window or door may be used on elevations that are not visible from public vantage points. e. On secondary elevations, perimeter infill framing may be used to minimally reduce historic openings that are not visible from public vantage points, and when the historic opening proportions, headers, and sills remain expressed. f. Inset new windows and doors into the wall plane the same depth as the existing. Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall. g. Only use divided-light windows or doors if there are existing divided light windows and doors on the building or there is	Yes	None of the window units on-the-home survived the fire. The replacement units are based on contemporary photographs of the historic windows prior to the fire.

evidence of historic divided-light windows and doors. Evidence may include: » historic photographs of the building » historic windows within the surrounding historic context h. Divided-light windows or doors must be true divided lights or simulated divided lights with a spacer bar (interstitial spacer, preferably color matched to the window frame and non-reflective to reduce visibility between the double-glazed panes of glass). Windows with applied mullions (attached to the glass, snap-in, add-on grids, or grids only between the glass) are not allowed.		
2.5.2 Repair historic roofing materials and features and replace only when necessary. a. Retain and repair roofing details, including ornate gutters and downspouts. Replacement decorative gutters should match the historic gutters in material, profile, and location. b. When replacing roofing materials, match the replacement materials to those that would have been used historically on the structure. For example, use clay tile matching the historic roofing in profile and color to replace clay tile roofing. The use of historic materials is particularly critical for individual landmark structures and structures where the historic material is a character defining feature. c. When the use of historic roofing materials is not feasible, use alternative materials that match the profile and texture of the historic roofing materials or have a closely matching appearance. For example, wood shingle roofing may be replaced with a low-profile asphalt shingles in a traditional or neutral color palette, or engineered/synthetic roofing products that match the historic appearance of wood shingles. For slate and tile roofing, engineered/ synthetic roofing products matching the historic material's appearance may be appropriate for structures taller than one story when the roof is not steeply pitched or otherwise highly visible from public view.	Yes	A large percentage of the existing structural members of the roof were damaged during the fire resulting in the entirety of the roof structure having to be rebuilt. The pitch of the new roof will match that of the existing. The new roof structure is to be clad in architectural asphalt roofing shingles, which is consistent with what the structure has had for the last several decades and consistent with other residential structures in the district.

2.9.2 If necessary, repair or replace damaged porch elements. a. Replace missing or deteriorated components and decorative features to match existing components and features. 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). c. Maintain the overall composition when replacing components and decorative features (i.e., when replacing balusters, match the original proportions and spacing). 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). e. Do not replace wood porch decking and steps with concrete or synthetic materials.	Yes	The existing porch roof structure will be repaired. The existing 4 porch supports are non-historic decorative metal pieces. These are to be removed and replaced with wood posts that will match the look of the original design of the house, which has been determined by an existing pilaster profile.

Basis: The proposed post-fire remedial plan for 1127 North Lipan Street meets both the district specific (2.2.1, 2.2.5, 2.3.3, 2.4.1, 2.4.6, 2.4.8, 2.5.2, 2.9.2) and the city-wide design guidelines (2.2.1, 2.2.5, 2.4.1, 2.4.8, 2.5.2, 2.9.2).

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2026-COA-665 for the post-fire remedial plan at 1127 North Lipan Street, as per district specific guidelines 2.2.1, 2.2.5, 2.3.3, 2.4.1, 2.4.6, 2.4.8, 2.5.2, 2.9.2 and per design guidelines 2.2.1, 2.2.5, 2.4.1, 2.4.8, 2.5.2, 2.9.2, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. The new roof structure shall not increase the plane of the existing roof beyond what is necessary to meet code required roof framing, as determined by the structural engineer. The structural design shall closely replicate the nearly flat roof pitch on the rear portion of the home, which is not accurately drawn on Sheet A202, while accomplishing proper drainage.

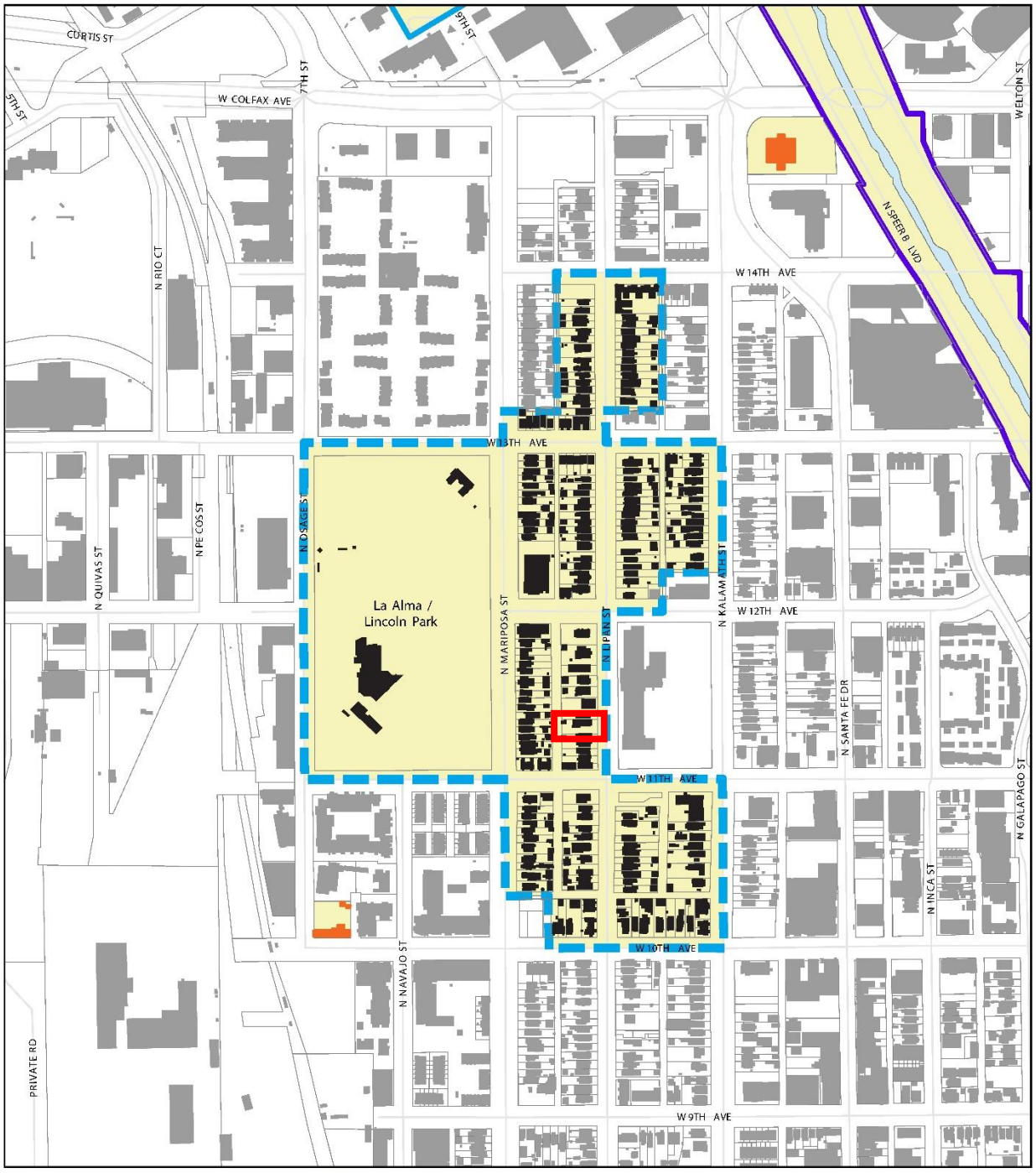
2. A specification for the architectural asphalt shingle must be provided, along with clarification as to whether this product can be installed on the front porch roof and low slope roof on the rear of the house, or if another material must be substituted, to be approved by staff.

3. A revised window specification must be provided as the product in the application has been determined to only offer grilles between glass, which does not meet the design guidelines. All divided light units shall be simulated divided lights and incorporate spacer bars between panes. All windows shall be double hung in operation other than fixed windows E, F, and G.

4. Once interior floor plans are developed for permit review, windows required for egress may be proposed as casement units and may be approved administratively by Staff. Egress casement windows shall not be located on the front facing façade unless no other viable option exists for meeting egress requirements.

La Alma Lincoln Park Historic Cultural District with 1127 North Lipan Street outlined in red

La Alma Lincoln Park Historic Cultural District



District Boundary

Other Historic District

Property Subject to Design Review

Individual Landmark Building

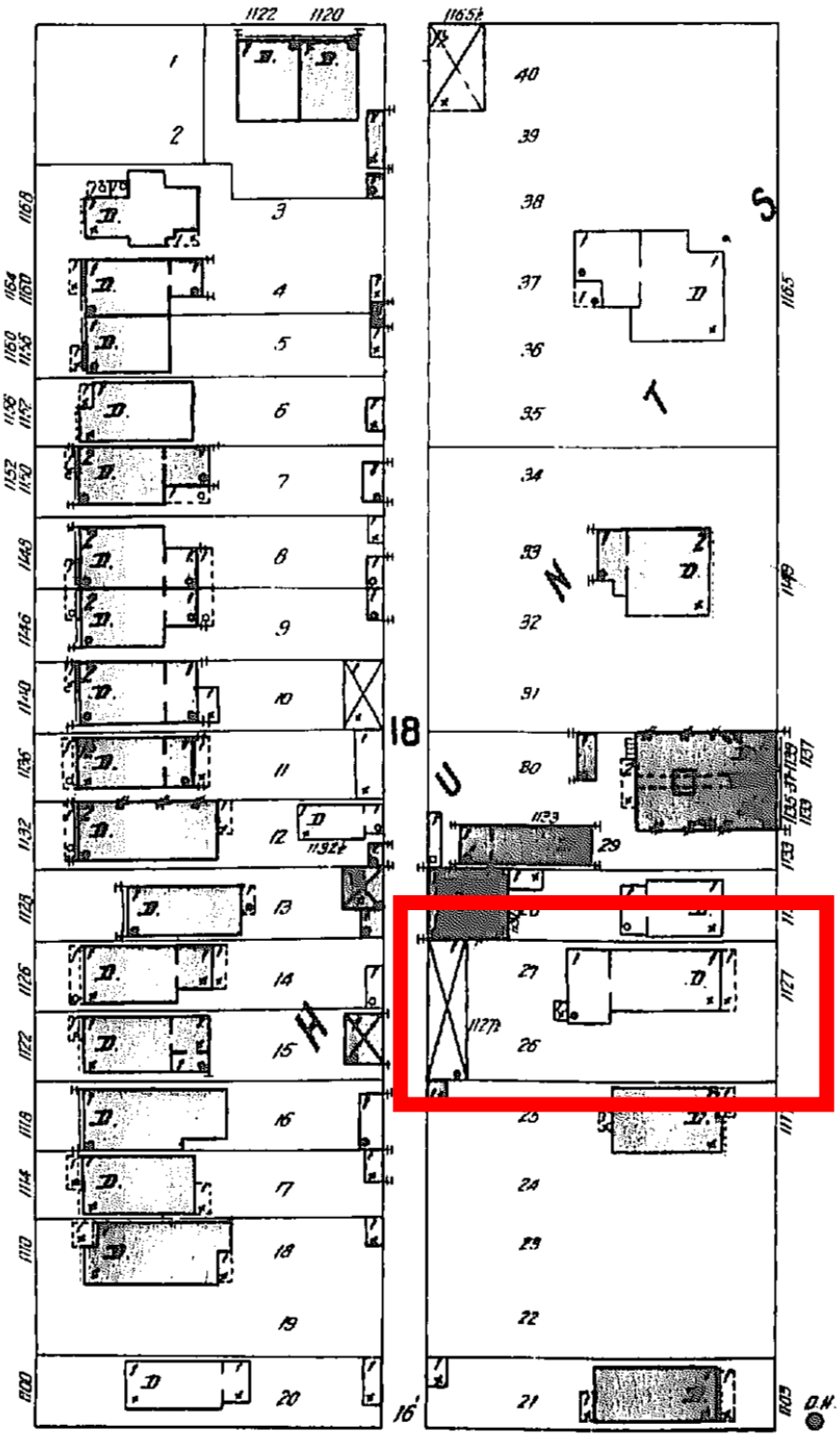
Building within Historic District

All individual landmarks and properties within historic district boundaries are subject to design review.

Date: March 2023

0 170 340 680 Feet

1929 Sanborn Map with 1127 North Lipan Street outlined in red



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