



STAFF BRIEF

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: 2017-COA-311* **LPC Meeting:** November 5, 2019
Address: 160 W. Maple Ave **Staff:** Jennifer Cappeto
Historic Dist/DLM: Baker Neighborhood Historic District
Council District: #7 – Jolon Clark
Applicant: Tim Peters, Peters Construction

Past LPC Action:

Landmark Preservation Commission Meeting, September 5, 2019
2017-COA-311 160 W. Maple Ave.

Description: Garage demolition and ADU construction

Motion by C. Jordy: I move to approve application 2017-COA-311 for demolition of the existing garage and construction of the ADU at 160 W. Maple Avenue with the conditions the lap siding have a 4" exposure, as per design guidelines 4.6c, presented testimony, submitted documentation and information provided in the staff report.

Second by K. Corbett

Vote: Unanimous in favor (7-0), motion carries.

Project Scope Under Review:

The ADU is completed but was constructed with lap siding with faux wood-grain siding.

Staff Summary:

The ADU was completed last month. During a recent inspection, the ADU was found to have been constructed with faux wood-grain lap siding. Several other minor changes were made to the design, such as the addition of small light fixtures, relocation of the mechanical unit, amongst others. The majority of these changes can be approved administratively because they are in the spirit of the original LPC approval, with the exception of the siding.

The Certificate of Appropriateness issued for the ADU indicated in two places that the siding must have a smooth finish. The stamped drawings indicated that the siding would be fiber-cement board with a smooth finish.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

Guideline	Meets Guideline?	Comments
4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.	No	The siding used was LP Textured Hardboard, an engineered siding material according to the

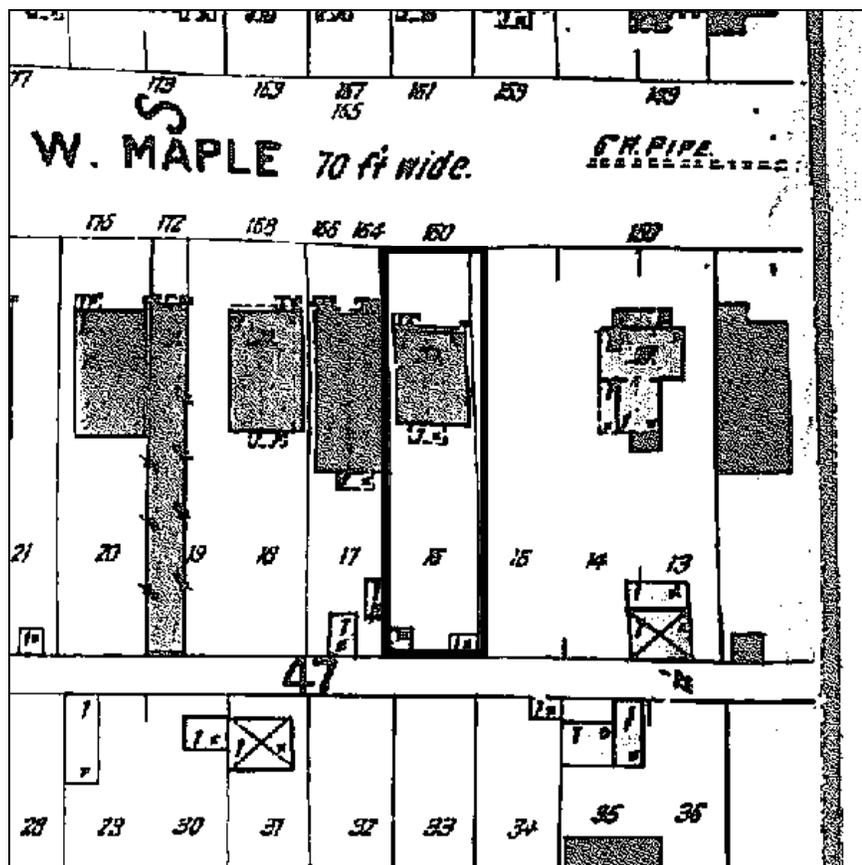
<p>c. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size and shape to traditional materials. Such materials may include smooth-finish (non-wood grain) fiber cement board and cast stone, when they are detailed to convey a sense of authenticity.</p> <p>f. Do not use fiber cement board that is detailed to resemble wood grain.</p>		<p>product's website. It has a faux wood-grain texture and was installed with a 4" exposure.</p>
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Recommendation: Denial

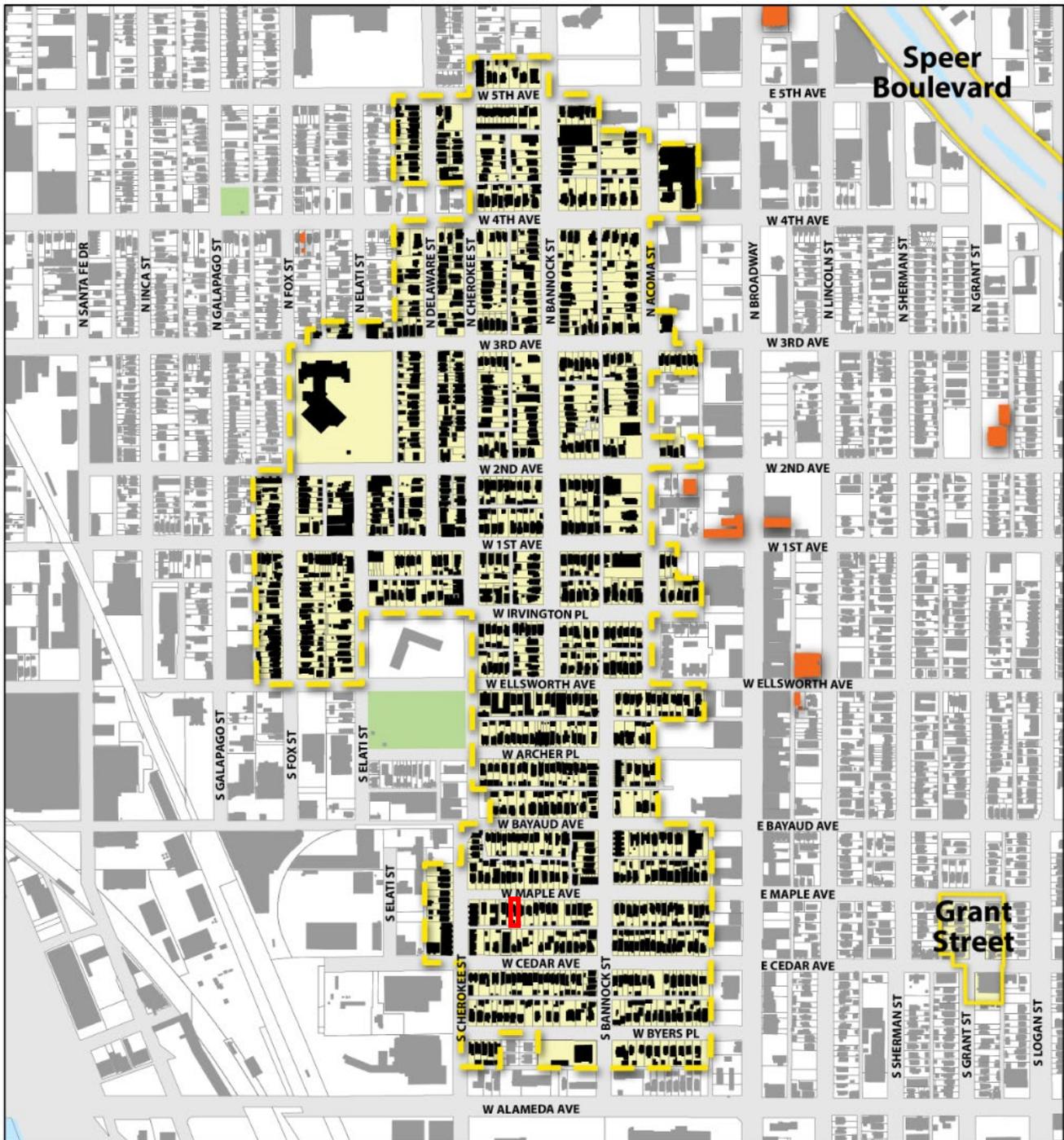
Basis: The use of faux wood-grain siding does not meet guideline 4.6c or 4.6f.

Suggested Motion: I move to deny application #2017-COA-311* for the faux wood-grain texture of the siding at 160 W. Maple Avenue, as per design guidelines 4.6c and 4.6f, presented testimony, submitted documentation and information provided in the staff report.

Sanborn Map: 1904 (with 160 W. Maple Avenue highlighted in black outline):



Map of the Baker Neighborhood Historic District with 160 W. Maple Avenue highlighted in red:



- District Boundary
- Other Historic District
- Building Subject to Design Review
- Property Subject to Design Review
- Individual Landmark

Date: February 2014

