This document is the staff’s comparison of the Secretary of the Interior’s 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:  #2020-COA-022  
Address:  2515 Stout Street  
Historic Dist/DLM:  Curtis Park - D  
Year structure built:  C. 1891 (Period of Significance: 1870-1891)  
Council District:  # 9 – Candi CdeBaca  
Applicant:  Matt O’Neill

LPC Meeting:  February 4, 2020  
Staff:  Brittany Bryant

Project Scope Under Review:  
Rear Addition – New 2-story rear addition  
Historic Building façade modifications and roof reconstruction

Addition Height: 29’-7”  
Addition Footprint: 23’-3” X 23”-5”

Materials:  
<table>
<thead>
<tr>
<th>Foundation: Concrete</th>
<th>Historic Structure Cladding: 3-Coat Stucco</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition Windows: Aluminum clad wood</td>
<td>Addition Cladding: Wood siding, 4” reveal</td>
</tr>
<tr>
<td>Roofing: Asphalt Shingle, “black in color”</td>
<td>Doors: Therma tru steel 6 panel door</td>
</tr>
<tr>
<td>Skylight: Velux 2’ x 4’</td>
<td>Light Fixtures: Hampton Bay, traditional style</td>
</tr>
</tbody>
</table>

Staff Summary:  
The applicant and homeowner, Matt O’Neill, is requesting approval to construct a new 2-story rear addition, reconstruction the demolished historic roof and exterior walls, alterations to window openings on the historic structure, and add a skylight into the reconstructed roof over the historic structure. 2515 Stout Street is a contributing structure to the Curtis Park – D Historic District, constructed during the district’s period of significance.

Staff became aware of this project after a Stop Work Order was issued in October of 2019. At the time, the applicant was in the process of constructing the rear addition, it is currently framed. The rear addition was originally approved by Landmark Preservation Staff in 2013. The original approved addition incorporated a rooftop deck on the south elevation, however, the addition as framed eliminates this element.

The Landmark Preservation Ordinance allows for the renewal of a Certificate of Appropriateness one time if the following are true:
1. The original Certificate of Appropriateness has not expired or an active building permit is in place;  
2. There have been no changes to the design;  
3. The Design Guidelines for Denver Landmark Structures and Districts have not changed; and  
4. There have been no changes the Landmark Ordinance.

This project is not eligible for a renewed Certificate of Appropriates as the following are true:
1. The original Certificate of Appropriateness is expired and there is no active building permits for the construction of the addition;  
2. The rooftop deck on the south elevation has been eliminated from the project;
3. The Design Guidelines for Denver Landmark Structures and Districts were updated in August 2014 with additional updates made in January 2016.

4. Changes to the Landmark Ordinance were adopted by City Council in September 2019 and became effective in November 2019.

Staff do not feel as though the plan accurately reflect the existing conditions or the proposed conditions. Photographs of the structure prior to roof and exterior wall demolition show three window openings on the south elevation of the existing structure. These windows are not represented in plan on the existing conditions. It is unclear to staff if these openings on the south elevation will be reconstructed, eliminated, or replaced with the 2 openings show on the proposed south elevation. On the North elevation, in the proposed elevation an existing window is shown on the second floor, however this window is not represented in the existing conditions elevation. On the front façade, it is unclear to staff what changes are proposed to the upper floor opening. Additionally the floor plans and elevations show conflicting information in terms of window opening and dimensions.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.14 Maintain the pattern and proportion of historic window and door</td>
<td>No</td>
<td>It is unclear to staff what alterations are proposed to the existing window openings and sizes. Existing openings are not properly identified in plan and alterations to the historic primary structure are not properly identified in plan.</td>
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<tr>
<td>openings. a. Preserve the position,, number and arrangement of historic</td>
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<td>windows and doors in a building wall. Modifying a window or door on the</td>
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<td>rear of a contributing structure may be considered on a façade that is not</td>
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<td>visible…</td>
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<tr>
<td>2.20 Replace a non-original window that is out of character, whenever</td>
<td>No</td>
<td>It is unclear to staff what alterations are proposed to the existing windows, which are likely not the original wood windows. Changes to the openings and windows to be placed in the openings have not been identified in plan.</td>
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<tr>
<td>possible. a. If all windows have been replaced, use photographs or evidence</td>
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<td>from other similar properties to re-create the original appearance. c.</td>
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<td>When replacing a non-original window, use traditional materials…</td>
<td></td>
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<tr>
<td>2.23 When replacement of an original door is necessary, match replacement</td>
<td>No</td>
<td>It is unclear to staff what alterations are proposed to the existing doors, which are likely not the original doors. Changes to the openings and doors have not been identified in plan.</td>
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<td>design to the original.</td>
<td></td>
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<tr>
<td>2.24 Preserve the form, materials and features of an original historic</td>
<td>Yes/No</td>
<td>The historic roof is proposed to be reconstructed with a 12 over 12 roof slope. The applicant has testified this slope will match the original.</td>
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<tr>
<td>roof. a. Maintain the perceived line and orientation of the roof as seen</td>
<td></td>
<td>The roof will be reconstructed to be a forward facing gable.</td>
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<td>from the street. b. Maintain roof overhangs because they contribute to</td>
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<td>the perception of the building’s historic scale.</td>
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<tr>
<td>c. Preserve functional and decorative roof features, include original dormers, parapets, chimneys, towers, turrets, finials and crest, especially when they are character-defining features of the structure.</td>
<td>Staff are concerned that the reconstructed roof will not include decorative features of the original roof, such as the chimneys, that are not identified in plan.</td>
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</table>
| 2.26. Minimize the visual impacts of skylights, dormers, and other rooftop alterations.  
a. Locate a new dormer or skylight below the ridgeline of the roof.  
b. Locate a new dormer or skylight on a rear (preferred) or side-facing roof slope, when possible.  
i. Do not install a bubble skylight or other form that is not flat. | Yes  
The new skylight will be located below the ridgeline of the roof and will be on a side facing roof slope.  
Skylight will be a flat profile skylight. |
| 3.1 Locate an addition to be subordinate to the original structure.  
a. Plan an addition to the rear of the original structure whenever possible. | Yes/No  
Addition is located to the side and rear of the existing historic structure.  
The addition is wider in width and taller in height than the existing historic structure. |
| 3.2 Design and addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the original primary structure.  
a. Design an addition to be compatible with the scale, massing, and rhythm of the historic structure and context. | No  
Addition is not in scale with the massing and rhythm of the existing historic structure.  
Proposed addition will have an asymmetrical roof slope and will be taller and wider than the existing historic structure. |
| 3.3 Design an addition to be recognized as current construction.  
a. Differentiate an addition from the original structure with an offset of at least four inches.  
b. Differentiate an addition from the original structure with a change in material or size….. | Yes/No  
The proposed addition is not inset from the historic structure. Along the south elevation, the addition is inset from a non-historic side addition. On the north elevation the addition is coplanar with the historic structure.  
The original structure will be reclad in stucco.  
The proposed addition will be clad in 4 inch lap siding, differentiating the two. |
| 3.6 Design windows, doors, and other features on a new addition to be compatible with the original structure and surrounding historic context.  
a. Incorporate windows, doors, and other openings at a ratio similar to those found on nearby historic structures. For additions with public visibility, doors and | No  
Windows on the north elevation, which has increased visibility due to the adjacent Stout Street Children’s Park do not respect the tall, narrow proportions of windows found in the Curtis Park Historic District.  
As shown in plan, the majority of windows on the north elevation appear to be of a fixed |
| 3.7 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.  
   a. Use a roof form that is consistent with the original structure’s roof form and those structures in the surrounding historic context in terms of pitch, orientation, and complexity… | Yes/No | A gable roof form is proposed.  
   The proposed addition roof is asymmetrical. Asymmetrical gables of this nature are not common within Curtis Park Historic District. The north slope will be a 12 over 12 slope, to match the reconstructed historic roof. The slope of the south slope is not identified.  
   The roof of the addition on the south slope will have increased visibility due to the adjacent Stout Street Children’s Park. |
|---|---|---|
| 3.8 Locate an addition to a residential structure to be subordinate to the existing structure.  
   a. Design an addition to have minimal visual impact to the existing structure.  
   b. Place a one-story addition to the rear of the existing structure, if possible. | No | Proposed addition will be significantly visible due to its height and width and the property’s location adjacent to the Stout Street Children’s Park. Staff do not feel the addition will have minimal visual impact on the existing structure.  
   Proposed addition is 2-stories in height. |
| 3.9 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.  
   a. Use subtle changes in material, color, and/or wall plane to differentiate an addition.  
   c. Consider using a lower scale connecting element to join an addition to a historic structure, particularly for large or two-story additions. | Yes/No | Proposed addition will have a change in materials to differentiate the addition from the original structure.  
   A connecting element has not been employed to break the wall plane between the original structure and the larger two-story addition to the rear.  
   The addition is not subordinate to the historic structure. |

**Recommendation:** Denial

**Basis:** Application lacks clarity. Proposed addition is not compatible with the existing historic structure, surrounding historic context and updated Design Guidelines for Denver Landmark structures and districts in terms of massing, scale, and proportions.
Suggested Motion: I move to DENY application #2020-COA-022 for the new 2-story addition, roof reconstruction, and historic building alterations at 2515 Stout Street, as per design guidelines 2.14, 2.20, 2.23, 2.24, 2.26, 3.1-3.3, 3.6-3.9, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.
1890 Sanborn Map with 2515 Stout Street outlined in red