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: #2020-COA-438
LPC Meeting: January 5, 2021
Address: 3412 West 31st Ave
Staff: Brittany Bryant
Historic Dist/DLM: Allen M Ghost Historic District
Year structure built: c 1949 (Period of Significance: prior to and including 1941)
Council District: #1 – Amanda Sandoval
Applicant: MmDArchitecture – Dave Marquez & Morgan Bilger

Past LPC Action:
Meeting Date: August 18, 2020
Description: Zone Lot Amendment
Motion by G. Johnson: I move to approve the consent agenda items consisting of; 2020-ZLAM-090 at 3414 W 31st Avenue, 2020-COA-207 at 416 Humboldt Street, 2020-COA-240 at 295 Bannock Street, 2020-COA-242 at 4501 W 46th Ave, and 2020-COA-243 at 675 Santa Fe Dr.
Second: G. Petri
Vote: Unanimous in favor (7-0-0), motion passes

Meeting Date: August 18, 2020
Description: Total Demolition of a Non-Contributing Structure
Motion by B. Gassman: I move to find the building at 3414 West 31st Avenue as non-contributing to the Allen M Ghost Historic District and conditionally approve application 2020-LMDEMO-246 for the total demolition of the primary structure and two accessory structure as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to the issuance of demolition.
Second: G. Petri
Vote: Unanimous in favor (7-0-0), motion passes

Meeting Date: November 3, 2020
Description: Infill, Phase I: Mass, Form & Context
Motion G. Petri: I move to conditionally approve application #2020-COA-351 for the Phase I: Mass, Form, and Context at 3412 West 31st Ave, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.17-4.19, character-defining features for the Allen M. Ghost Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. restudy the maximum height of the proposed structure in coordination with the restudy of the second and first floor window proportions; 2. overall structure width to remain 19 feet; 3. provide dimension for the porch roof, and front patio and ensure they are within typical ranges; 4. restudy the porch column and roof design; 5. eliminate rear rooftop deck if within the rear 35% of the zone lot; 6. incorporate additional horizontal articulation in the design detail submittal.
Second: G. Chapman
Vote: unanimous in favor (8-0-0), motion passes
Project Scope Under Review:
Infill Construction – Phase II: Design Details

Primary Structure Footprint: 19’ X 66'-6 ¼”
Garage Footprint: 20’- 6 ½” X 20'-11 /2”

Primary Structure Height: 27’- 5 ¾”
Garage Height: 11'-6 ¼”

Materials:

<table>
<thead>
<tr>
<th>Foundation: Concrete</th>
<th>Primary Roofing: Asphalt shingle, Timberline in “Charcoal”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Cladding: General Shale brick with a running bond in “Ballpark”</td>
<td>Secondary Cladding: Cementitious lap siding, smooth finish, 4-inch reveal in “cobble stone”</td>
</tr>
<tr>
<td>Gable Face Accent: Vertical cementitious panel, smooth finish, with a 4-inch spacing in “night gray”</td>
<td>Trim &amp; Fascia: Cementitious trim and fascia, smooth finish, in “Iron Gray”</td>
</tr>
<tr>
<td>Soffits: Tongue and groove cedar painted to match lap siding</td>
<td>Soffit Panel: Cementitious soffit panel, smooth finish, in “Iron Gray”</td>
</tr>
<tr>
<td>Porch Columns: Cedar, painted to match “Iron Gray” cementitious details, dimensions not provided</td>
<td>Roof deck: Composite decking in “Winchester Gray” with steel cable railing and steel rails/post in “dark bronze”</td>
</tr>
<tr>
<td>Mudroom roofing: Metal flashing in “dark bronze”</td>
<td>Windows: Fibrex Composite, single hung and fixed operation in “black” with low-e glass</td>
</tr>
<tr>
<td>Front Door: Therma Tru composite door, 3 quarter lights with two vertical panels below in “onyx”</td>
<td>Rear door &amp; garage door: Therma Tru composite door, full light in “onyx”</td>
</tr>
<tr>
<td>Patio and Deck Doors: Fiberglass composite sliding doors” in “black”</td>
<td>Garage Cladding Material: Cementitious lap siding, smooth finish, 4-inch reveal in “cobble stone”</td>
</tr>
<tr>
<td>Garage Door: Steel roll up, flush panel design in “black”</td>
<td>Garage Roofing: TPO in “black”</td>
</tr>
<tr>
<td>Window Well: Preformed stone finish fiberglass window wells</td>
<td>Lighting: Quoizel Westover 14 ¼” black outdoor wall sconce</td>
</tr>
<tr>
<td>Patio &amp; Walkway &amp; Alley Apron: Concrete</td>
<td>Fencing: Vertical cedar slats, height not provided</td>
</tr>
</tbody>
</table>

Staff Summary:
The applicant, MmDArchitecture, is proposing to construct a new 2-story, single family residence with detached garage on new zone lot that will be created with the demolition of a non-contributing structure, conditionally approved for demolition by the Landmark Preservation Commission on August 18, 2020.

The new infill development will have a rectangular footprint, with gable roof form. The proposed building is inspired by the nested gable Queen Anne development within the district. A detached garage will be located on the rear of the site and features a rectangular footprint, with a one-story, one bay design.

The proposed single-family development will have a concrete foundation. The primary façade will have brick cladding that wraps 15'-4” onto the secondary elevations. The gable faces will feature a horizontal lap siding and a vertical panel to provide visual interest. The secondary elevations will be clad in lap siding with the mudroom at the rear of the structure clad in brick. A brick clad chimney is located on the west elevation. The majority of the windows on the primary structure will be single-hung, one-over-one windows, with one horizontal window on the west elevation. A cable railing is proposed for second floor deck. The front door is proposed to be a quarter light with two vertical panels below. The rear man door is a full light door with sliding glass doors on the first and second floor. The garage structure will be clad in lap siding, to match the secondary elevations of the primary structure. Windows on the garage will be horizontal.

Site work includes new privacy fencing, a rear yard concrete patio, and a new concrete walkway from the sidewalk to the front door. The height of the fencing is not noted in plan. The location of the gas meter and electrical meter has been shown in plan, but the location of the HVAC equipment has not been shown.
Since the Phase I: Mass, Form, and Context review the following adjustments have been made to the building design:

- The roof height was reduced from 28'4" to 27' 5 ¾";
- The pitch of the roof was reduced from a 10:12 pitch to a 9:12 pitch;
- The second-floor plate was reduced from 8' to 7'-8";
- The porch roof was revised from a flat roof to a shed roof;
- The ground floor windows have been revised from a group of three to a group of two on the front façade;
- The second-floor windows have been revised from a group of two to one single window on the front façade;
- The plinth from the porch column has been eliminated in favor of simple porch column; and
- Horizontal architectural banding has been incorporated into the façade design.

Landmark staff feel that the adjustments to the design has created a new infill structure that is compatible with the mass, scale, and form of the Allen M. Ghost historic district and meets the Commission’s conditions from the November 3, 2020 meeting.

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>4.2 Locate a new building to respect the alignment of historic building facades and entrances in the surrounding context/block.</td>
<td>Yes</td>
<td>Proposed infill will be setback 18’ 3 ½” from the sidewalk.</td>
</tr>
<tr>
<td>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</td>
<td></td>
<td>The dimensions of the porch and porch foundation have been noted in plan per the Commission’s conditions. The porch foundation will encroach into the setback 8 feet the porch roof 6 feet and is within typical ranges for the surrounding historic context.</td>
</tr>
<tr>
<td>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</td>
<td></td>
<td>The building’s entrance is oriented to the street and will be located on the side of the structure, typical of nested gable style architecture within the district that the proposed structure is pulling inspiration from</td>
</tr>
<tr>
<td>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Orient a building’s entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions.</td>
<td>Yes/No</td>
<td>A foundation height of 1’-3 ¼” is proposed. This is within ranges found on the block, although higher foundation heights are also found.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Additional scaling elements have been incorporated into the design details to break</td>
</tr>
</tbody>
</table>
4.4 Design the height, mass and form of new building to be compatible with the historic context.

| a. Design new building to be within the typical range of building forms, heights and sizes in the surrounding context/block. |
| b. Construct a new building at the same grade as historic buildings on adjacent lots. |
| c. Use floor-to-floor heights that are similar to those in the surrounding historic context. |
| d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block, such as a defined roof cornice on a commercial structure. |
| e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with the building massing and reflect typical details found in the surrounding context. |

This structure will have 3 soldier courses of brick to relate the string course found on the contributing structure in the surrounding context. A string course is located below the ground floor windows, to define the start second floor plate and at the gable face before the cladding material changes from brick to siding.

The primary façade windows location and proportions have been restudied to create a more compatible design. However, the light well window on the front façade is not in proportion with other windows found on the front façade. The window is 4’ X 5’6”. Staff would recommend a window unit that has a proportional relationship to the ground floor windows above and a smaller casement style window to reduce the height of the well on the front façade.

Within the surrounding block, the majority of the structures are 1 ½ stories in height. The applicant is proposing a 2-story structure. 2-story structures are found within the Allen M. Ghost Historic District and it is not uncommon for 2-story development to be adjacent to lower scale development.

The max height of the proposed infill development is 27’ 5 3/4. The overall height of this structure has been reduced and the roof pitch restudied per Commission conditions during the Phase I review.

Structure will be taller than the adjacent structures, heights ranging from 24-26 feet. However, the proposed height is within typical ranges of 2-story structures found within the Allen M. Ghost Historic District and will not be significantly taller than the adjacent properties. The Commission felt that the height was appropriate and varying the height from proposed infill at 3414 W. 31st Ave would be providing variation in the street scape while remaining compatible with surrounding context.

Horizontal articulation has been incorporated into the façade design.
4.5 **Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.**

- Use simplified interpretation of historic designs found in the historic district or use contemporary design that is compatible with historic siting, massing, and forms found in the historic district.
- Use contemporary details, such as window moldings and door surround, to create interest and convey the period in which the structure was built.

| Yes | A modern version of a nested gable is proposed, using a shift in wall plane on the front façade. The proposed nested gable will have a wider proportional relationship to the overall façade width than what is typical of historic development, however this will differentiate the structure as new.
- Windows will have header and sills.
- A partial width front porch is proposed. Proposed porch will also feature a larger patio foundation that extends past the partial width porch cover. This is a contemporary detail that will distinguish this structure as new construction. |

4.6 **Use materials that appear similar in scale, color, texture, and finish to those seen historically in the district.**

- Masonry materials such as brick, stone and genuine stucco are appropriate in most districts.
- New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size, and shape to traditional materials.
- Use a simple combination of materials when this is characteristic of the district.
- Avoid using a wide range of building materials when building in the surrounding historic context use a simple combination of materials.
- Do not use fiber cement board that is detailed to resemble wood grain.

| Yes/No | Brick will be used on the primary elevation, wrapping onto the secondary elevations for 15’4”. The mudroom at the rear and the chimney on the west elevation will also be clad in brick.
- The secondary elevations will be clad in lap siding.
- The gable faces will use horizontal and vertical siding to create visual interest in a modern interpretation of the decorative shingle work found in surrounding gable face Victorian structures.
- Fiber cement material will have a smooth finish.
- A simple combination of materials is proposed for the primary and secondary structure.

The proposed window well material will be a preformed stone finish fiberglass. Staff are very concerned about the use of this material, particularly for the light well on the front façade. A higher quality material that relates to the construction of the primary façade should be used on the light well on the front façade. |
### 4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.

- **a.** Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.

- **b.** When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context.

- **c.** Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.

- **d.** Use door widths, heights, and materials that are similar to doors on historic buildings in the surrounding historic context.

- **e.** Use a simplified configurations of historic doors rather than replicating a historic door exactly.

- **f.** Use clear or near clear low-e glass in windows.

| Yes/No | The window proportions have been restudied and are more typical of the surrounding context. The ground floor will have a grouped window with a single window in the gable faced above. Often on nested gable structures within the district, the ground floor window is larger than the upper story window. A light well and egress window are proposed on the front façade and west elevation respectively. The front façade window on the egress window on the west elevation are the only window in the basement level. The light well window on the front façade is not in proportion with other windows found on the front façade. The window is 4’ X 5’6”. Staff would recommend a window unit that has a proportional relationship to the ground floor windows above and a smaller casement style window to reduce the height of the well on the front façade. Windows will have header and sills or be incorporated into the string coursing. Windows will be inset at least 2 inches into all cladding material. Proposed glazing is low e-glass. The front door width and height is typical of the surrounding context. A quarter light door with 2-vertical panels below is proposed. The door design is more common to Craftsman style architecture and while the building form is more Victorian in nature, however, staff do not feel it negatively impacts the surrounding context or creates a false sense of history as the entire building is new and distinguishable as such. On the rear elevation, a set of 3 sliding glass doors is proposed for the ground floor and a set of 2 for the second floor. Sliding glass doors are rarely allowed by the Commission. However, the Commission have considered them on new construction where they have limited visibility. |

### 4.16 Design a porch to be compatible with the historic context.

- **a.** Proportion a front porch to be compatible in size and scale with the

| Yes/No | The porch has been restudied to have a shed roof and simple square wood column. The redesigned porch is more compatible with the surrounding historic context. |

| Yes/No | The porch has been restudied to have a shed roof and simple square wood column. The redesigned porch is more compatible with the surrounding historic context. |
building and surrounding historic context.  
b. Position a front porch to maintain historic porch spacing patterns seen in the historic district. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.

c. When they are a characteristic of the surrounding historic context, use porch posts and columns with substantial dimensions so that the porch does not appear to float above the entry.

d. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.

e. If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters.

f. Do not visually overwhelm the primary façade.

<table>
<thead>
<tr>
<th>4.17 Ensure that decks are compatible with the surrounding historic context.</th>
<th>Yes</th>
<th>Proposed roof deck will not be minimally visible from the public right-of-way and is totally with the front 65% of the lot.</th>
</tr>
</thead>
</table>
| 4.18 Locate a new garage or secondary structure to reinforce surrounding historic development patterns.  
a. Locate a new garage or secondary structure within the typical range of locations for garages and secondary structures in the surrounding historic context.  
b. Where most secondary structures in the surrounding historic context are located along an alley, locate a new garage or secondary structure along the alley and reinforce historical patterns by using the alley for garage access.  
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. | Yes | Garage is located behind the primary structure at the rear of the lot.  
Garage will be accessed off the alley.  
Garage structure is wider than the primary structure, the primary structure is 19’ and the garage structure is proposed to be 21’- ½”. Garages are typically subordinate in massing to the primary structure, however, due to the tight sighting of structures on the lot, the garage will have minimal visibility from the public right-of-way. |
### 4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.

- **a.** Design the mass, form and roof shape of a new garage or secondary structure to be compatible with the primary structure and other historic secondary structures in the surrounding historic context.
- **b.** Design the height of a new garage or secondary structure to be within the range seen in the surrounding historic context.
- **c.** Use materials that are of a similar color, texture, and scale to materials of the primary structure and the surrounding historic context.
- **d.** Use simplified versions of building components and details found in the surrounding historic context...

| Yes | A simple square footprint for the garage is proposed.

The garage will have a flat roof. Flat roofs for secondary structures are common within the Ghost Historic District.

The garage will be clad in lap siding with a 4-inch reveal. Siding will match the secondary siding material of the primary structure and is typical of new garage construction within the district.

A simple combinations of material versions of building components is found on the garage structure. |

### 5.9 Add rear yard fence consistent with historical patterns of the property and surrounding historic district.

- **a.** Locate a rear yard to have minimal visibility from public view.
- **b.** Situate a rear or side yard fence return at least one foot behind the front corner of a historic house façade, and to be located behind important architectural features, such as bay windows and chimneys whenever possible.
- **c.** Use a rear and side yard fence type and material traditionally found in the historic context...
- **d.** Design new fences to have traditional height, style and design to blend with historic building and surrounding context.

| Yes/No | A rear yard privacy fence is proposed.

The fence will be cedar and have a vertical orientation.

**The height of the fence has not been noted in plan.**

**The fence should be located one foot behind the primary façade.** |

### 5.16 Site and access service areas and ground-mounted mechanical equipment to minimize impacts on the historic streetscape and disruption of the pedestrian environment.

| Yes/No | The location of the gas and electrical meter have been shown in plan and they are located at the rear and side elevations, behind the privacy fencing.

**The location of the HVAC has not been shown in plan. It should be at the rear.** |
a. Locate service areas and ground-mounted mechanical equipment to the side or rear of buildings.

5.21 Design lighting to be compatible and subordinate to historic buildings and the surrounding historic context. 
d. Design and orient new light fixtures to provide down-lighting.

| Yes | Lighting will be located at the ground floor, adjacent to the front door, the patio door, the rear door, and garage man door. Lighting will be down-lighting. |

Recommendation: Approval with Conditions

Conditions:
1. Show the location of the HVAC equipment and ensure it is in the rear of the property;
2. Provide a height dimension for the proposed fencing and ensure it is no taller than 6-feet in height;
3. Set fencing back one foot from the primary façade;
4. Use a higher quality material, that relates to the front façade cladding material, on the front façade light well;
5. Revise the proportions of the light well window on the front façade to have a proportional relationship to the ground floor windows above; and
6. Use a smaller casement style window to reduce the height of the light well on the front façade.

Basis: Proposed infill development will occur on a lot with a non-contributing structure and will reinforce the 25-foot lot development pattern in Allen M. Ghost. High quality material construction is used, and design details respond well to the surrounding context without being too replicative.

Suggested Motion: I move to CONDITIONNAL APPROVE application #2020-COA-438 for the Phase II: Design Details at 3412 West 31st Ave, as per design guidelines 4.2-4.6, 4.8, 4.14, 4.15, 4.17, 4.18, 4.19, 5.9, 5.16, 5.21, character-defining features for the Allen M Ghost historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. Show the location of the HVAC equipment and ensure it is in the rear of the property;
2. Provide a height dimension for the proposed fencing and ensure that it is no taller than 6-feet in height;
3. Set fencing back one foot from the primary façade;
4. Use a higher quality material, that relates to the front façade cladding material, on the front façade light well;
5. Revise the proportions of the light well window on the front façade to have a proportion relationship to the ground floor windows above; and
6. Use a smaller casement style window to reduce the height of the light well on the front façade.
Allen M Ghost Historic District with site of 3412 West 31st Avenue outlined in red
1929 (corrected 1937) Sanborn Map with the site of 3412 West 31st Ave outlined in red