This document is the staff’s comparison of the Secretary of the Interior 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-439  
**LPC Meeting:** January 5, 2020  
**Address:** 3414 West 31st Avenue  
**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 by A. Wattenberg: I move to conditionally approve application #2020-COA-352 for the Phase I: Mass, Form, and Context at 3414 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. clarify the max height of the proposed structure; 2. overall structure width to remain 19 feet; 3. restudy the window proportions; 4. restudy the porch wall design; and 5. restudy horizontal articulation in the design detail submittal.  
Second: G. Johnson  
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’-5 ¼”
Garage Footprint: 20’-6 ½” X 20’-11 1/2”

Primary Structure Height: 28’- 4”
Garage Height: 11’- 4 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 “Parchment”</td>
<td>Secondary Cladding: Cementitious lap siding, smooth finish, 4-inch reveal in “night gray”</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 &amp; Walls: General Shale brick with a running bond in “Parchment”</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>Man Doors: Therma Tru composite door, 3 quarter lights with two vertical panels below in “onyx”</td>
<td>Header, sills, column cap, and foundation course: India limestone in “full bed blend” with smooth finish</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: Prefomed 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 Edwardian style 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 man doors are proposed to be a full light doors. Sliding glass doors allow for access to the rear patio and deck on the first and second floor respectively. 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 max height was clarified to be 28’-4” when previously shown as 27’ 6 ½”; 
On the ground floor windows were shifted to the west aligninf with the second-floor windows; and 
The window proportions on all elevations were revised to be typical of the surrounding context; 
The porch roof pitch was reduced; 
The porch wall was revised from a cable design to a solid brick wall; and 
A limestone foundation course was added to the front façade and a fiber cement belt course to the secondary elevation.

Landmark staff are concerned about the shift in the front façade ground floor windows to the west and the change in the porch roof pitch. In the Phase I submittal, the ground floor windows were centered on the dinning room wall. Staff would recommend they be recentered on the dining room wall, to be compatible with the Edwardian style this structure is pulling inspiration from, similar to 3395 W 30th Ave. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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>
</table>
| 4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.  
a. Locate a new building to reflect established setback patterns of the surrounding context/block.  
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.  
c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.  
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. | Yes | Proposed infill will be setback 18’ 3 ½” from the sidewalk.  
The proposed infill structure will feature a full width porch. The porch is setback 11’-6” from the sidewalk. The porch setback is within typical ranges for porch setbacks within the block.  
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 |
| 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. | Yes/No | A foundation height of 1”-3 ¼” is proposed. This is within ranges found on the block, although higher foundation heights are also found. |
| a. Foundation heights                                      | Additional scaling elements have been incorporated into the design details to break up the building massing and reflect typical details found in the surrounding context. |
| b. Floor-to-floor heights and overall building height      | This structure will have a foundation course and change in material at the gable face, similar to Edwardian development within the district. |
| c. Window locations, proportions, and recess in the wall   | The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. |
| d. Entry and porch location, size and proportions.         | Yes |
| e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.   | 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 28’ 4”. 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 3412 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. |

4.4 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...
### 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.

- **a.** 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.
- **c.** Use contemporary details, such as window moldings and door surround, to create interest and convey the period in which the structure was built.

| Yes/No | This structure is inspired by what the designation application describes as Edwardian style and is described as “the style displays similarities in form and massing to Queen Anne but is distinguished by its more restrained appearance and use of classical ornament. “This style is very prevalent in the Ghost Historic District.

The structure will be clad in a modern brick color and has a modern use of materials in the gable face.

Window header and sill are proposed for windows on all facades.

A full width front porch is proposed. The porch wall has been revised to be solid wall.

The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other 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. |

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

- **a.** Masonry materials such as brick, stone and genuine stucco are appropriate in most districts.
- **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.
- **d.** Use a simple combination of materials when this is characteristic of the district.
- **e.** Avoid using a wide range of building materials when building in the surrounding

| 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. |
| historic context use a simple combination of materials. |
| f. Do not use fiber cement board that is detailed to resemble wood grain. |

| 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. Grouped windows are proposed for the primary façade with some sets of grouped windows and single windows on the secondary elevations. |

| 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 and proch foundation should be used. However, unlike 3412 W. 31st Ave, this window will not be visible as it is within the porch. |

| The ground floor windows on the front façade have shifted to the west. In the Phase I submittal, the ground floor windows were centered on the dining room wall. Staff would recommend they be centered on the dining room wall. This will create asymmetrical alignment between the ground floor windows and second floor windows, however this is common on the Edwardian style this structure is pulling inspiration from, similar to 3395 W 30th Ave. |

| A light well is proposed for the front façade. Unlike 3412 W 31st Ave, this light well is in the porch foundation. A light well in a porch foundation is highly atypical. The front façade window on the egress window on the west elevation are the only window in the basement level. |

| Additionally, 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 courses. |

| 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.

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<table>
<thead>
<tr>
<th><strong>4.16 Design a porch to be compatible with the historic context.</strong></th>
<th><strong>Yes/No</strong></th>
<th>The porch wall has been restudied solid. The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
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<tr>
<td>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.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
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<tr>
<td>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.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
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<tr>
<td>d. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
</tr>
<tr>
<td>e. If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
</tr>
<tr>
<td>f. Do not visually overwhelm the primary façade.</td>
<td></td>
<td><strong>The porch wall has been restudied solid.</strong> The redesigned porch is more compatible with the surrounding historic context. The porch will be a very simplified interpretation of Victorian style porches found on the nested gable form. The porch roof pitch has been reduced in the Phase II submittal. In the Phase I submittal, the porch roof was just below the second-floor windowsills. The revised porch roof pitch is much shallower, creating a greater void between the porch roof and the second-floor windowsills. Staff would recommend a return to the steeper pitched roof porch. All other adjustment 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. The primary façade has not been visually overwhelmed.</td>
</tr>
</tbody>
</table>

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| **4.17 Ensure that decks are compatible with the surrounding historic context.** | **Yes** | Proposed roof deck will not be minimally visible from the public right-of-way and is totally with the front 65% of the lot. |
### 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.

| 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. |
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.

<table>
<thead>
<tr>
<th>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.</th>
<th>Yes/No</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Locate service areas and ground-mounted mechanical equipment to the side or rear of buildings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.21 Design lighting to be compatible and subordinate to historic buildings and the surrounding historic context.</td>
<td>Yes</td>
<td>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.</td>
</tr>
<tr>
<td>d. Design and orient new light fixtures to provide down-lighting.</td>
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</tr>
</tbody>
</table>

**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 and porch foundation material, on the front façade light well;
5. Use a smaller casement style window to reduce the height of the light well on the front façade;
6. Re-center the ground floor front façade windows on the dinning room wall; and
7. Increase the pitch of the porch roof to peak just below the second-floor windowsill.

**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-439 for the Phase II: Design Details at 3414 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 and porch foundation material, on the front façade light well;

5. Use a smaller casement style window to reduce the height of the light well on the front façade; and

6. Re-center the ground floor front façade windows on the dining room wall; and

7. Increase the pitch of the porch roof to peak just below the second-floor windowsill.
Allen M Ghost Historic District with site of 3414 West 31st Avenue outlined in red
1929 (corrected 1937) Sanborn Map with the site of 3414 West 31st Ave outlined in red