STAFF BRIEF

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: 2019-COA-535*  
Address: 3393 W 30th Ave  
Historic Dist/DLM: Allen M. Ghost  
Year structure built: New construction  
Council District: Amanda Sandoval, #1  
Applicant: Derek Soule, WestStandard  
LPC Meeting: March 2, 2021  
Staff: Abigail Christman

Past LPC Action:

Landmark Preservation Commission Meeting, January 7, 2020  
2019-COA-535 3393 W 30th Ave—Allen M. Ghost  
Description: Infill - Phase 2 Design Details  
Motion by J. Johnson: I move to approve application #2019-COA-535 for the design detail of the proposed infill at 3393 W 30th Ave., as per design guidelines (4.3, 4.5, 4.6, 4.8, 4.16, 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) that additional window details be provided to show that all windows will be uniformly recessed in the wall.  
Second: G. Petri  
Vote: unanimous in favor (6-0-0), motion passes

Project Scope Under Review:

Applicant requesting recommendations to Zoning for an Administrative Adjustment for bulk plane for the four dormers.

Staff Summary:

The LPC approved the infill at 3393 W 30th Ave. on December 7, 2020. The dormers on the proposed infill violate the bulk plane. The roof design has not changed since the LPC review, but this violation was not called out on the plans reviewed by the Commission so no recommendation regarding an Administrative Adjustment was made previously. The bulk plane violation is now identified in the plans. The dormers exceed the bulk plane by the following amounts:

- Southwest dormer: 4'-6"
- Southeast dormer: 5'-11"
- Northwest dormer: 6'-11"
- Northeast dormer: 5'-11"
The Landmark Preservation Commission may recommend an Administrative Adjustment for buildings or additions that violate the code-required height, bulkplane, or siting standards as specified in the zoning code if they find that conforming with the zoning code "would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved." This is based on Section 12.4.5.3 of the Denver Zoning Code. This is intended "to relieve unnecessary hardship" associated with meeting Landmark design guidelines.

Staff finds that an Administrative Adjustment recommendation to be justified for this property since the overall building height and the use of roof dormers are compatible with district and block patterns.

**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>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</td>
<td>Yes</td>
<td>The infill is within the typical range of historic building forms on the block. The façade features a traditional proportion of height to width. Floor to floor heights are similar to those used for historic residences within the district. The tallest property on the block is 3395 W 30th Ave which is 31'-10&quot;; the proposed infill at 3393 W 30th Ave is just below that at 29'-11&quot;.</td>
</tr>
<tr>
<td>4.7 Use a roof form that is compatible with the historic context.</td>
<td>Yes</td>
<td>The proposed infill features a gable front roof with four dormers which is typical of the Victorian and Edwardian houses in the district.</td>
</tr>
</tbody>
</table>

**Excerpted from Character-Defining Features of the Allen M. Historic District, January 2016**

<table>
<thead>
<tr>
<th>Character-defining features</th>
<th>Matches features?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofs</td>
<td>Yes</td>
<td>Infill features front-gabled roof with dormers.</td>
</tr>
</tbody>
</table>
Recommendation: Approval

Basis: Proposed roof height and dormers reflect district patterns.

Suggested Motion: I move to recommend administrative adjustments for bulk plane per section 12.4.5.3 of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse impact upon the historic structure and surrounding district as per design guidelines 4.4 and 4.7, character-defining features for the Allen M. Ghost historic district, presented testimony, submitted documentation and information provided in the staff report.

Map of Allen M. Ghost District with 3393 W 30th Ave. indicated in red