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: 2021-COA-260
Address: 3052 Champa St.
Historic Dist/DLM: Curtis Park
Year structure built: New construction
Council District: #9 Candi CdeBaca
Applicant: Nathan & Cameron Laudick

Past LPC Action:
Landmark Preservation Commission Meeting 1/19/2021
Description: Description: Infill, Phase I: Mass, Form and Context
Motion by B. Gassman: I move to deny application 2021-COA-008 for the mass, form, and context of the proposed infill at 3052 and 3056 Champa St, as per design guidelines 4.3-4.5, 4.7, 4.8, 4.16, 4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report. Second: G. Johnson
Vote: Unanimous in favor (7-0-0), motion passes

Landmark Preservation Commission Meeting 4/6/2021
Description: Phase I - Mass, Form, and Context
Motion by G. Johnson: I move to approve application 2021-COA-122 for the mass, form, and context of the proposed infill at 3056 Champa St, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15-4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend an administrative adjustment 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.
Second: G. Petri
Vote: unanimous in favor (6-0-0), motion passes

Project Scope Under Review:
Review of the design detail application for a single-family residence and rear ADU.

Materials Primary Residence:

<table>
<thead>
<tr>
<th>Foundation: concrete</th>
<th>Roofing: metal standing seam</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siding: brick—modular, Summit Pebble Grey with grey mortar; LP SmartSide engineered wood siding with smooth finish and 4&quot; reveal</td>
<td>Trim: LP SmartSide engineered wood with smooth finish</td>
</tr>
<tr>
<td>Windows: aluminum clad wood</td>
<td>Doors: aluminum clad wood</td>
</tr>
</tbody>
</table>
### Materials ADU:

<table>
<thead>
<tr>
<th>Foundation: concrete</th>
<th>Roofing: architectural composite shingles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siding: LP SmartSide engineered siding with smooth finish and 4” reveal</td>
<td>Trim: LP SmartSide engineered wood with smooth finish</td>
</tr>
<tr>
<td>Windows: aluminum clad wood</td>
<td>Doors: steel</td>
</tr>
</tbody>
</table>

### Staff Summary:

The proposed infill residence is 2 stories plus a basement with a rectangular form. It features a hipped roof with a projecting front gable as well as a rear flat-roofed section with a roof deck. An ADU is proposed for the rear of the lot, accessed via the alley.

The primary residence will be clad in a combination of brick and engineered wood siding. Pebble grey brick with grey mortar is proposed for the façade and will wrap the sides approximately 15’. The remainder of the building will be clad in LP SmartSide in Desert Stone. The horizontal siding will have a smooth finish and a 4” reveal. The LPC has recently determined the new precision series introduced by LP to meet Landmark requirements for durability and compatibility. The building trim will also be LP SmartSide with a smooth finish. However, the applicant is proposing to use LP SmartSide vented soffits which are only available with a cedar texture (though a smooth finish is available for non-vented soffits). While Landmark does not typically allow any products with faux texturing, the soffits will not be readily visible.

The roof will be clad is standing seam metal. This is a material found historically in Curtis Park. The shed roof porch will also have a metal roof along with steel supports and a glass balcony. The windows will be aluminum clad wood. The residence will feature a triangular-shaped window on the gable end as a contemporary interpretation of historic gable end decoration. The area around the window will be clad in horizontal siding. The Commission previously had mixed opinions on this feature with some finding it a successful modern feature and others concerned with its shape and scale. The façade will also feature a large arched window at the first floor. Arched windows are found in the district and are characteristic of the Queen Anne style. However, during the mass, form, and context deliberation some commissioners suggested that this window needed additional divisions rather than being a single-light window. Most of the windows are traditionally proportioned, one-over-one sash. Some smaller casements will also be used on the east elevation where they will not be readily visible. Awning windows and a folding door are proposed at the rear.

The sidewalk features a contemporary design with staggered concrete pavers rather than a traditional solid concrete walk. The front yard will be enclosed by a metal fence with vertical pickets with horizontal wood fencing enclosing the rear yard.

The rear ADU will be clad in horizontal siding matching the primary residence. The roof will be composition shingle and the windows will be aluminum clad wood, one-over-one sash in two sizes.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<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. Features to reference include: a. Foundation heights b. Floor-to-floor heights and overall building height c. Window locations, proportions, and recess in the wall. d. Entry and porch location, size and proportions. e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</td>
<td>Yes</td>
<td>The design of the primary residence references features and rhythms of the district. Window proportions and recess fit district patterns. The façade features a combination of tall, narrow windows and an arched window. The residence features a raised foundation that fits district patterns as well as a full-width porch with a shed roof. The ADU is simple in design with minimal detailing.</td>
</tr>
<tr>
<td>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. b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure. c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</td>
<td>Yes</td>
<td>The primary residence features a simplified interpretation of Queen Anne style that will be identifiable as new construction. Contemporary interpretations of traditional features are proposed including a full-width front porch with a shed roof and partial balcony, a front-gable projection with a contemporary triangular window, and a single-light arched window. A section of brick on the façade will be recessed to create visual interest. Materials will also identify the design as new construction including grey brick, metal porch supports, and a glass balcony railing.</td>
</tr>
</tbody>
</table>
### 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.
- b. Architectural metals and glass are also appropriate in many districts, especially commercial and industrial contexts.
- 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.

| Yes/No | The primary residence will be clad in a combination of brick and engineered wood siding. This is a simple combination of materials that fits with the district. Pebble Grey brick with grey mortar is proposed for the façade and will wrap the sides approximately 15’. The remainder of the building will be clad in LP SmartSide in Desert Stone. The horizontal siding will have a smooth finish and a 4” reveal. The LPC has recently determined the new precision series introduced by LP to meet Landmark requirements for durability and compatibility. The building trim will also be LP SmartSide with a smooth finish. However, the applicant is proposing to use LP SmartSide vented soffits which are only available with a cedar texture (though a smooth finish is available for non-vent ed soffits). While Landmark does not typically allow any products with faux texturing, the soffits will not be readily visible. The ADU will also be clad in engineered wood. |

### 4.8 Design windows, doors and other features to be compatible with the 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.
- f. Use clear or near clear low-e glass in windows.

| Yes | The windows will be aluminum clad wood. The primary residence will feature a triangular-shaped window on the gable end and a single-light arched window on the first floor as contemporary interpretations of Queen Anne features. Most of the windows are traditionally proportioned, one-over-one sash. Some smaller casements will also be used on the east elevation where they will not be readily visible. Awning windows and a folding door are proposed at the rear. The ADU windows will be aluminum clad wood, one-over-one sash in two sizes. |

### 4.15 Use a front porch to provide a visual and functional connection between the building and the street.

- a. Use a front porch to define the entry.

| Yes | The porch is simple in design and traditional in scale. It will feature modern materials including steel posts and a glass balcony. Small balconies similar to the one proposed are found on some historic residences within the Curtis Park district. |
4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.
c. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context.
d. Use simplified versions of building components and details found in the surrounding historic context.

<table>
<thead>
<tr>
<th>Character-defining features</th>
<th>Matches features?</th>
<th>Comments</th>
</tr>
</thead>
</table>
| **Materials:**
  Predominately unpainted brick construction with a small number of stone and frame structures. Foundations are typically brick or stone. Brick structures are typically smooth cut, earth-tone orange brick. Wood siding, porches and details. | Yes/No | Building will be clad in grey brick with grey mortar. Brick is characteristic of the district though the color is not. However, the color will help distinguish the building as new construction as will the metal and glass porch elements. |
| **Building ornamentation:**
  Multiple surfaces, typically with fish scale shingles or other combined ornamentation in front gable of Queen Anne and Victorian eclectic homes. Decorative bargeboards and other applied ornamentation also common. Italianate structures often feature decorative brick banding, ornate and prominent cornices with decorative brackets. Eastlake influenced examples include jigsawn bargeboards and decoration. | Yes | The infill is based on Queen Anne designs and features a prominent projecting front gable with a triangular shaped window that references traditional gable end decoration. |

**Excerpted from Character-Defining Features of the Curtis Park Historic District, January 2016**

**Recommendation:** Approval

**Basis:** Design detail of the proposed infill structures and associated ADU relate to the district context (4.3, 4.5, 4.6, 4.8, 4.15, 4.19)

**Suggested Motion:** I move to APPROVE application 2021-COA-260 for design detail of the proposed infill at 3056 Champa St, as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.15, 4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.
Curtis Park District Map with 3052 Champa St. outlined in red.