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-456  
**Address:** 2818-2820 California St.  
**Historic Dist/DLM:** Curtis Park- G  
**Year structure built:** 2014 (Period of Significance: Prior to and including 1915)  
**Council District:** District 9- Candie CdeBaca  
** Applicant:** Sarah Senderhauf

**Past LPC Action:**  
Landmark Preservation Commission Meeting December 3, 2019  
Description: Accessory Dwelling Unit  
Motion by G. Johnson: I move to approve application #2019-COA-456 for the demolition of an existing garage and construction of an ADU at 2820 California St., as per design guidelines 4.6, 4.8, 4.18, 4.19, 5.9, character defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: per 4.19 that the entry gable roof match the pitch of the main gable roof.  
Second: G. Petri  
Vote: Unanimous in favor (6-0-0), motion passes

**Project Scope Under Review:**  
Revisions to the approved ADU.

**Staff Summary:**  
2820 California St., constructed in 2014, is a non-contributing building in the Curtis Park Historic District. At the time of construction the primary building was clad in faux wood grain lap siding and a CO was given by the inspector. Staff would like to note that the primary structure was approved prior to our current guidelines and prior to Landmark having its own inspector. On December 3, 2019, the Commission reviewed and approved a request for an ADU structure. The ADU was approved to have a smooth finish lap siding with a 4” reveal per our guidelines. During construction the new ADU structure was clad in faux wood grain lap siding with a 4” reveal to match the finish and appearance of the cladding on the primary structure. The applicant is requesting retroactive approval for the faux wood grain siding.

In addition to the lap siding, the applicant is requesting retro active approval for exterior wall outlets on the west elevation.

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>

---

**Guideline** | **Meets Guideline?** | **Comments** |
|----------------|-----------------|----------|

---
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Compliance</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>2x To minimize the visual impacts of mechanical, utility and security equipment</td>
<td>Yes</td>
<td>The exterior outlets will be located on west elevation, which faces onto the back yard. The outlets will be minimally visible from public vantage points.</td>
</tr>
<tr>
<td>4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</td>
<td>Yes/No</td>
<td>The building’s cladding features faux wood grain siding which does not match traditional cladding materials found on historic buildings in the district, however, the faux wood grain siding does match the appearance of the faux wood grain siding on the non-contributing primary structure. Additionally, the ADU is located at the back of the lot and is not readily visible from public vantage points.</td>
</tr>
<tr>
<td>4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Recommendation:** Approval

**Basis:**

The ADU faux wood grain cladding was added so that it is similar to the materials found on the primary structure (guidelines 4.19). Additionally, the ADU is a secondary structure located at the back of the lot and is not readily visible from public vantage points. The exterior wall outlets will be located on the interior lot façade and will not be readily visible from public vantage points (intent statement 2x).

**Suggested Motion:** I move to APPROVE application #2019-COA-456 for the addition of wood grain cladding, fencing, and exterior outlets at 2818-2820 California St., as per design guidelines 4.19, intent statement 2x, presented testimony, submitted documentation and information provided in the staff report.