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: #2021-COA-490
Address: 111 West Archer Place
Historic Dist/DLM: Baker Historic District
Year structure built: 1901 (Period of Significance: 1873-1937)
Council District: #7 – Jolon Clark
Applicant: Roger Day

LPC Meeting: December 14, 2021
Staff: Brittany Bryant

Past LPC Action:
Meeting Date: September December 7, 2021
Description: Accessory Dwelling Unit

Project Scope Under Review:
Administrative Adjustment for Bulk Plane

ADU Footprint: 19’ X 30’  
ADU Height: 22’-6”

ADU Materials:

<table>
<thead>
<tr>
<th>Foundation: Concrete</th>
<th>Roofing: Asphalt Shingles in “golden cedar”</th>
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<tbody>
<tr>
<td>Siding: Fiber cement lap siding with a reveal to match the existing 1890 primary structure</td>
<td>Secondary Siding Material: Fiber cement shake shingles with a 5” reveal</td>
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<td>Doors: Steel metal door with half lights. Simulated divided lights</td>
<td>Windows: Aluminum clad wood, double hung, one-over-one windows and casements</td>
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<tr>
<td>Garage Door: Metal roll up door</td>
<td>Trim: Fiber cement with smooth finish</td>
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<td>Light Fixtures: Kirkham outdoor wall sconce and LED security lights</td>
<td>Mechanical: Mini split on south elevation</td>
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<td>Skylight: Velux skylight</td>
<td>Stairs: Wood with steel supports</td>
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<tr>
<td>Fence: 6” Wood privacy fence</td>
<td>Walkways &amp; Aprons: Concrete</td>
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Staff Summary:
The applicant, Roger Day, is requesting an administrative adjustment for the east and west roof slope dormers. The violation of the bulk plane is 3’-9”. The Commission approved the new Accessory Dwelling Unit (ADU) on December 7, 2021.
The proposed ADU will be two-stories with a total height of 26 feet 6 inches. The existing one-story, contributing, primary structure is 16 feet in height and 514 square feet.

The proposed dormers are typical of the surrounding context and add additional livable space without negatively impacting the Baker Historic District. Staff feel that the encroachment into the bulk plane and height is appropriate as the structure is compatible with the surrounding historic context and will add density to the lot without altering the original contributing structure. The encroachment in minimal.

**Registered Neighborhood Organization (RNO) Comments**

Meeting Date: October 7, 2021

The Baker Historic Neighborhood recommended approval of the proposed ADU.

**Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016**

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guidelines?</th>
<th>Comments</th>
</tr>
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<tbody>
<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. &lt;br&gt;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 structure in the surrounding historic context. &lt;br&gt;b. Design the height of a new garage or secondary structure to be within the range seen in the surrounding historic context.</td>
<td>Yes</td>
<td>Proposed ADU will be compatible with the primary structure in terms of form, roof shape and material construction. &lt;br&gt;The existing contributing primary structure is 16 feet tall. The proposed ADU will be 22'-6” tall. Although taller than the primary structure, staff feel it will have minimal impact on the historic character of the lot or surrounding context. &lt;br&gt;Additionally, the ADU will be minimally visible from the public right-of-way and this form has been approved previously within the Baker Historic District. &lt;br&gt;The encroachment into the bulk plane is minimal, 3’-9” and is compatible with the surrounding historic context.</td>
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</table>

**Recommendation:** Recommendation of Approval

**Basis:** Proposed ADU fits within the neighborhood patterns and is compatible with the primary contributing structure and surrounding historic context. ADU will be constructed of high quality, compatible materials.

**Suggested Motion:** I move to recommend an administrative adjustment for the bulk plane per section 12.4.5.3 of the Denver zoning code for application #2021-COA-490 for a new Accessory Dwelling Unit at 111 West Archer Place, as per design guidelines 4.19, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report.
Baker Historic District with 111 West Archer Place outline in red.

Date: February 2014

Legend:
- **District Boundary**
- **Individual Landmark**
- **Other Historic District**
- **Building Subject to Design Review**
- **Property Subject to Design Review**

Scale: 0 400 800 Feet
1929 Sanborn Map with 111 West Archer Place outlined in red