STAFF BRIEF

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: 2021-COA-249  
Address: 2421 Stout St.  
Historic Dist/DLM: Curtis Park  
Year structure built: 1886 (Period of Significance: prior to and including 1915)  
Council District: District 9- Candi CdeBaca  
Applicant: Mariaelena Banuelos

Project Scope Under Review:
Over-height gate, rear yard fence, and electrical panel

Staff Summary:
2421 Stout St., constructed in 1886, is a contributing building to the Curtis Park Historic District. The applicant constructed and installed a new 6’ wood rear yard fence, a new 7’ rear yard gate, and an electrical panel. The proposed gate and fence are located at the back of the lot and the new electrical panel is located on the side of the house. The applicant has provided an example of an over-height fence in their application packet. The applicant is requesting retroactive approval for these three times.

This site has received previous Landmark approval for the windows, repair of the facia and stucco, installation of a front yard fence, installation of a rear concrete pad, exterior lighting, and an HVAC unit.

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>
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<tbody>
<tr>
<td>2.60 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building.</td>
<td>Yes</td>
<td>The electrical panel is located on the side of the house and is not readily visible from public vantage points.</td>
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| 5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.  
a. Locate a rear yard fence to have minimal visibility from public view.  
c. Use a rear and side yard fence type and materials traditionally found in the historic context, such as simple iron or wooden solid or open picket fence. | Yes              | The proposed over-height gate is located at the back of the lot and is not readily visible from public vantage points. There is evidence of other over-height fences on this alley.  
The proposed rear yard fence is constructed of traditional materials (wood) and traditional heights (6’). |
d. Design new fences to have traditional height, style and design to blend with historic building and surrounding historic context.

Recommendation: Approval

Basis: The proposed rear yard fence and gate will be located at the back of the lot and will not be readily visible from public vantage points. The proposed fence is constructed of wood and will be no more than 6’ in height. The proposed gate is over-height, but there of examples of other over-height fences on this alley (Guideline 5.9). The proposed electrical panel will be located on the side of the house and will not be visible from public vantage points (Guideline 2.60).

Suggested Motion: I move to APPROVE application #2021-COA-249 for the installation of an over-height gate, a rear yard fence, and electrical panel at 2421 Stout St., as per design guidelines 2.60, 5.9, presented testimony, submitted documentation and information provided in the staff report.
1890 Sanborn Map with 2421 Stout St. outlined in black