



## 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](http://www.denvergov.org/preservation)

<b>Project:</b>	2022-COA-211	<b>LPC Meeting:</b>	May 17, 2022
<b>Address:</b>	2434-2436 W 36 <sup>th</sup> Ave	<b>Staff:</b>	Abigail Christman
<b>Historic Dist/DLM:</b>	Potter Highlands		
<b>Year structure built:</b>	New construction		
<b>Council District:</b>	#1 Amanda Sandoval		
<b>Applicant:</b>	Don Goerig		

### Past LPC Action:

March 15, 2022

Description: Infill, Phase I: Mass, Form, and Context

Motion by G. Petri: I move to approve with conditions application #2022-COA-109 for the mass, form, and context of the new duplex and garage at 2434-2436 W. 36th Ave. as per design guidelines 4.1- 4.5, 4.7, 4.8, 4.15, 4.16, 4.18, and 4.19, character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions that: the porch proportions more compatibly reflect similar porches in the district by either proposing a single porch or separate porches that are more proportional in separation and size, and at the garage, use either a flat roof or a hipped-roof with a consistent eave overhang of at least 6".

Second: J. Johnson

Vote: unanimous in favor (7-0-0), motion passes

### Project Scope Under Review:

Review of the design detail application for a duplex and detached garage

### **Materials Duplex:**

Foundation: concrete	Roofing: asphalt shingle, EPDM
Siding: brick, modular	Trim: wood
Windows: aluminum clad wood	Doors: wood

### **Materials Garage:**

Foundation: concrete	Roofing: EPDM
Siding: brick, modular	Trim: n/a
Windows: n/a	Doors: metal, wood

**Staff Summary:**

The proposed infill duplex design references the two-story boxy, flat-roofed Terrace type buildings found within the Potter Highlands district. Character-defining features of the historic Terrace type include brick construction; flat roof; boxy, rectangular plan; simple form; hipped-roof porches often with simple columns; separate porches for each entrance common; a simple corbelled cornice; multiple front doors which face the street; and simple brick detailing.

The Commission approved the Mass, Form, and Context application on March 15, 2022 with the conditions that the porch proportions more compatibly reflect similar porches in the district by either proposing a single porch or separate porches that are more proportional in separation and size, and at the garage, use either a flat roof or a hipped-roof with a consistent eave overhang of at least 6". The applicant has revised the front porch proportions, replacing porches that were 4' deep and 19'4" wide with porches that are 8' deep and 16' wide. Staff find that this revision successfully addresses the Commission concerns. The applicant has also adjusted the spacing of the second-story square windows on the façade which were also discussed during the mass, form, and context review. The hipped roof previously proposed for the garage has been replaced with a flat roof.

The duplex features brick cladding on all walls. Page 8 indicates that the brick will be modular brick with a smooth finish in the "Steel" color from General Shale Brick. However, the elevation drawings indicate that the brick will be "Everest Gray Tudor." This appears to be an error. This brick was previously proposed and the staff expressed concerns due to the color variations and rough texture. Staff recommended a solid color brick with a low texture. Staff finds the "Steel" brick to meet this recommendation. The brick selection needs to be clarified and indicated consistently throughout the presentation.

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

<b>Guideline</b>	<b>Meets Guideline?</b>	<b>Comments</b>
<b>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.</b> 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.	Yes	The design of the duplex references features and rhythms of the district. Window proportions and recess fit district patterns. The façade features a combination of window types with a regular arrangement and traditional solid-to-void ratio. The duplex features a raised foundation that fits district patterns as well as hipped roof porches at each entry.

<p><b>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></p> <p>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.</p> <p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>	<p>Yes</p>	<p>The primary residence features a simplified interpretation of Terrace type buildings within the district that will be identifiable as new construction. Contemporary interpretations of traditional features are proposed including the use of metal porch columns, simple brick headers and sills, and simplified brick cornice.</p>
<p><b>4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</b></p> <p>a. Masonry materials such as brick, stone and genuine stucco are appropriate in most districts.</p> <p>b. Architectural metals and glass are also appropriate in many districts, especially commercial and industrial contexts.</p>	<p>Yes/No</p>	<p>The duplex will be clad in brick, following district patterns. The brick color and finish need to be clarified. Staff recommends a low texture, solid color brick such as the “Steel” brick shown on page 8 rather than the “Everest Gray Tudor” indicated on the elevation drawings.</p>
<p><b>4.8 Design windows, doors and other features to be compatible with the historic context.</b></p> <p>b. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p> <p>d. Use door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context.</p> <p>f. Use clear or near clear low-e glass in windows.</p>	<p>Yes</p>	<p>The windows will be aluminum clad wood. Most of the windows are traditionally proportioned, one-over-one sash. Two square windows are used as accent windows on the façade. A horizontal slider and casement windows will be used at the basement egress windows. Façade entry doors will be paneled wood and glass sliding doors will be used at the rear.</p>
<p><b>4.15 Use a front porch to provide a visual and functional connection between the building and the street.</b></p> <p>a. Use a front porch to define the entry.</p>	<p>Yes</p>	<p>Each unit will have a simple hipped roof porch. Porches are traditionally proportioned.</p>

<p><b>4.18 Locate a new garage or secondary structure to reinforce surrounding historic development patterns.</b></p> <p>a. Locate a new garage or secondary structure within the typical range of locations for garages and secondary structures in the surrounding historic context.</p> <p>c. Where most secondary structures in the surrounding historic context are located along an alley and are oriented toward the alley, orient a new garage or secondary structure similarly. If historically garage doors faced the alley, design new garage with doors to also face the alley.</p>	<p>Yes</p>	<p>Garage will be located at the rear of the lot and will be accessed via the alley.</p>
<p><b>4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</b></p> <p>c. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context.</p> <p>d. Use simplified versions of building components and details found in the surrounding historic context.</p>	<p>Yes</p>	<p>The design, height, and size of the garage fit with district patterns. The garage has a flat roof which is characteristic of garages in the district. The garage will be clad in brick to match the duplex, which is also characteristic of the district.</p>
<p><b>5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.</b></p> <p>a. Locate a rear yard fence to have minimal visibility from public view.</p> <p>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. Only use stone, brick, or a stuccoed wall if it corresponds with the historic property and surrounding historic context.</p> <p>d. Design new fences to have traditional height, style and design to blend with historic building and surrounding historic context.</p>	<p>Yes</p>	<p>Fence will be a 6' wood fence with vertical pickets.</p>

**Excerpted from Character-Defining Features of the Potter Highlands Historic District, January 2016**

<b>Character-defining features</b>	<b>Matches features?</b>	<b>Comments</b>
<b>Materials:</b> The oldest structures are wood frame, built prior to the Denver ordinance requiring all buildings to be constructed of brick. Brick construction dominates within this district.	Yes	Duplex and garage will be clad in brick.
<b>Entries &amp; Doors:</b> Typically a single offset, front entry with a wooden door.	Yes	Entry doors are wood and offset.
<b>Windows:</b> Wood double-hung vertically-oriented windows with stone sills and decorative headers in stone and wood common. The high-style Queen Anne houses have bay windows and curved glass in the round turrets. Some houses retain their original leaded glass. Large first floor single windows are common. Craftsman windows have divided lights in the top sash. Historically, windows were recessed in the wall (not flush).	Yes	Most windows are vertically-oriented sash windows. Windows will be recessed in the wall.
<b>Porches:</b> Materials: Wood and brick masonry porches with either wood columns or brick piers respectively. Porch Ornamentation: The Queen Anne style houses with delicate fretwork and spindle columns. Wood classical columns on many styles and brick piers on the Craftsman Bungalow houses. Wood railings or brick half walls typical.	Yes	The duplex features two simple hipped roof porches. Posts will be metal which is appropriate for new construction.

**Recommendation:**      **Approval with Conditions**

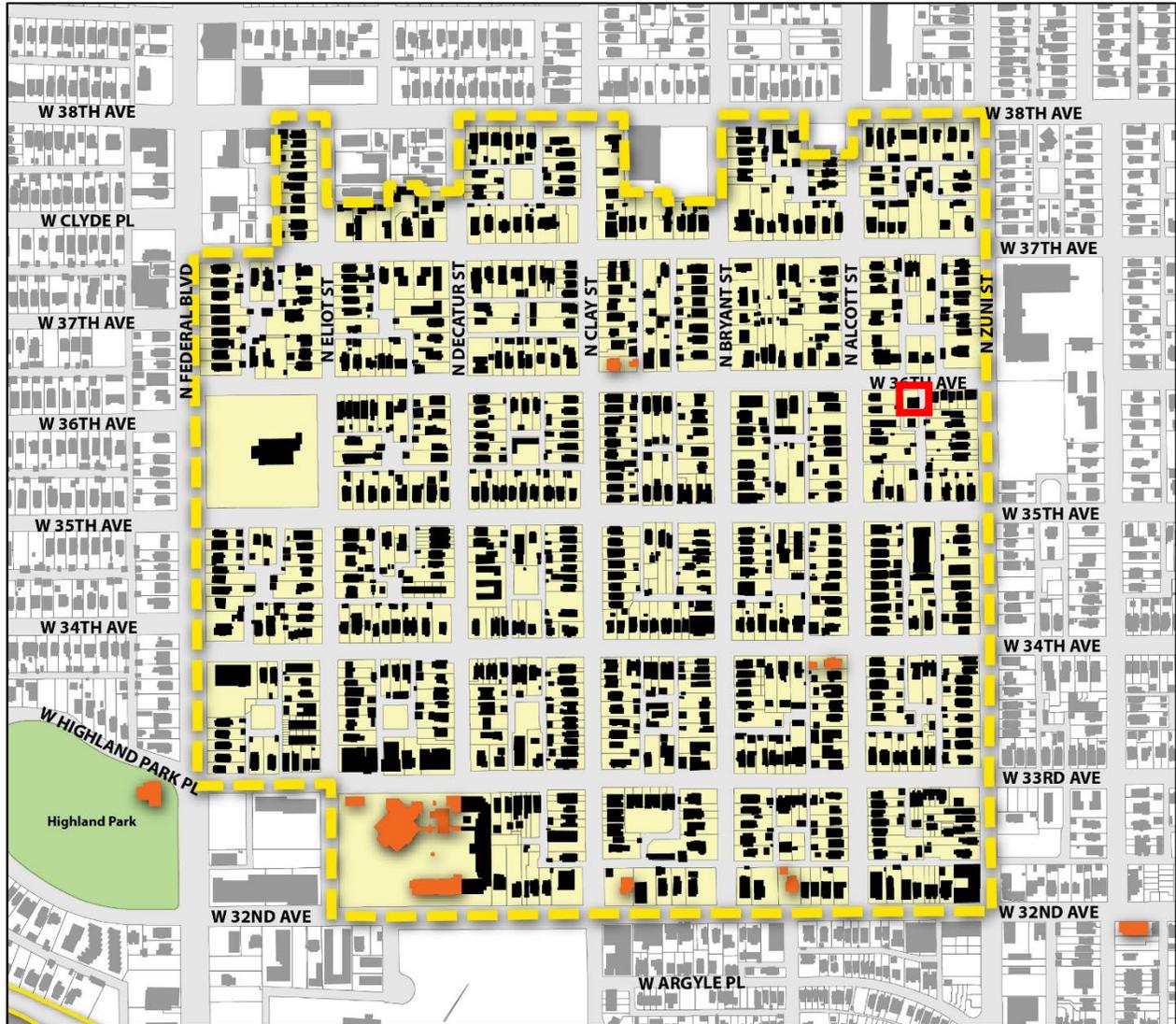
**Conditions:**

1. Clarify application to indicate “Steel” brick throughout plans

**Basis:** Design detail of the proposed infill structure and associated garage relates to the district context (4.3, 4.5, 4.6, 4.8, 4.15, 4.18, 4.19, 5.19).

**Suggested Motion:** I move to **APPROVE** with **CONDITIONS** application 2022-COA-211 for the design detail of the proposed infill at 2434-2436 W 36<sup>th</sup> Ave., as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.15, 4.18, 4.19, and 5.9, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that 1. Application clarified to indicate “Steel” brick throughout plans.

Potter Highlands District Map with 2434-2436 W 36th Ave. outlined in red.



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

Date: February 2014



