



201 West Colfax, Dept. 205  
Denver, CO 80202  
p: 720.865.2709  
f: 720.865.3050  
[www.denvergov.org/preservation](http://www.denvergov.org/preservation)

## 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)

**Project:** 2022-COA-256  
**Address:** 1038 W. 13<sup>th</sup> Avenue  
**Historic Dist/DLM:** La Alma Lincoln Park  
**Year structure built:** 1879 (Period of Significance: 1873-1980)  
**Council District:** District 3: Jamie Torres  
**Applicant:** Michael Benedict

**LPC Meeting:** June 21, 2022  
**Staff:** Jessi White

### Project Scope Under Review:

ADU

**Footprint:** 30'-0" x 33'-0"

**Height:** 19'-7"

### Materials:

Foundation: Stucco	Roofing: Raised seam metal roofing
Siding: Stucco	Garage Doors: Steel panel
Windows: Fiberglass	Service Doors: Fiberglass

### Staff Summary:

1038 W. 13<sup>th</sup> Avenue, located on a corner lot, is a contributing building to the La Alma Lincoln Park Historic District. The applicant is proposing to construct a two-story garage and ADU structure at the back of the lot. The proposed structure will be a simple Italianate form with a flat roof with parapet. The ADU will be clad in stucco and will have a simple stucco cornice and window and door lintel details. The doors will be paneled fiberglass and the windows will be one-over-one double-hung fiberglass. The exterior stair will be a simple wood stair and railing with a small landing at the second floor. The garage door will be a paneled steel door with a small shed awning over the entrance. The awning roof will be clad in raised seam metal roofing.

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

Guideline	Meets Guideline?	Comments
4.18 Locate a new garage or secondary structure to reinforce surrounding historic development patterns.	Yes	The applicant will be locating the ADU at the back of the lot and the garage door will access the alley.
4.19 Design a new garage or secondary structure to be compatible with, and	Yes	

<b>subordinate to, the primary structure and surrounding historic context.</b>		The building is a simple boxy form that is compatible with and subordinate to the surrounding historic context.
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**Excerpted from the La Alma Lincoln Park Historic Cultural District Design Guidelines**

<b>Character-defining features</b>	<b>Matches features?</b>	<b>Comments</b>
<p><b>4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</b></p> <ul style="list-style-type: none"> <li>a. Masonry materials such as brick, stone and stucco are appropriate in most districts.</li> <li>b. Architectural metals and glass are also appropriate in many districts, especially commercial and industrial contexts.</li> <li>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.</li> <li>d. Use a simple combination of materials when this is a characteristic of the district.</li> <li>e. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</li> </ul>	Yes	The proposed ADU uses materials that are contextual to the historic district.

**Recommendation: Approval**

**Basis:** The proposed ADU is simple in form, compatible with surrounding historic district, is subordinate in scale and massing, and uses contextual materials( Guidelines 4.18, 4.19, and 4.6).

**Suggested Motion: I move to APPROVE application #2022-COA-256 for the construction of and ADU at 1038 W. 13<sup>th</sup> Avenue, as per design guidelines 4.18, 4.19, La Alma Lincoln Park design guidelines 4.6, presented testimony, submitted documentation and information provided in the staff report.**

District Map with 1038 W. 13<sup>th</sup> Avenue highlighted in RED

# La Alma-Lincoln Park Historic District



