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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-344	LPC Meeting:	January 11, 2022
Address:	2632 W. 37 th Ave.	Staff:	Jessi White
Historic Dist/DLM:	Potter Highlands		
Year structure built:	1921 (Period of Significance: Prior to and including 1943)		
Council District:	District 1- Amanda Sandoval		
Applicant:	Dean Ricci with Hive Architecture		

Past LPC Action:

Landmark Preservation Commission Meeting January 11, 2022

Description: Phase II: Design Details

Motion by E. Warzel: I move to approve application #2021-COA-344 for the new infill at 2632 W. 37th Ave., as per design guidelines 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 5.9, 5.21, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend to the Board of Adjustment to allow a variance for building depth per the Denver Zoning Code section 12.4.7.5.C

Second: G. Petri

Vote: unanimous in favor (8-0-0), motion passes

Project Scope Under Review:

Request for an Administrative Adjustment for the primary street setback, shift the house location to the south, and alter window E.

Footprint: 27'-10" x 44'-0"

Height: 27'-10"

Materials:

Foundation:	<u>Overhead Garage Door:</u> Overhead Door- CO Model 1400
Summit Brick- Thistledown	<u>Garage Service Door:</u> Therma True Smooth Star S206
Roofing:	Fencing:
Tamco Heritage- Rustic Black	<u>Rear:</u> 6' vertical cedar picket fence
Cladding:	Lighting:
<u>Primary House:</u> Summit Brick- Thistledown	Caliber LED downlights
<u>Dormer and Garage:</u> James Hardie smooth finish with 4" reveal in the color Bennington Grey	Porch:
<u>Cornices and Trim:</u> James Hardie smooth trim in the color Black Iron	<u>Floor:</u> Smooth finish concrete
<u>Window sills and headers:</u> concrete	<u>Roofing:</u> Tamco Heritage- Rustic Black
Windows:	

<u>Windows:</u> Sierra Pacific, aluminum-clad wood double-hung, casement, and fixed windows	Posts: Painted smooth trim on 2x blocking on 4x4 post
Doors:	Paving:
<u>Front and Back Door:</u> Simpson wood Door-Model 7501	<u>Walkways:</u> smooth concrete
<u>Rear Patio Door:</u> Sierra Pacific aluminum-clad wood Bi Fold Door	<u>Pavers:</u> smooth concrete paver stones

Staff Summary:

The Landmark Preservation Commission reviewed Phase II: Design Details for this property on January 11, 2022. The Commission approved the application and the applicant proceeded to residential review. During that review process a conflict with the primary setback was identified. Based on the criteria in the Denver Zoning Code (DZC) since there are less than 3 fully constructed residences that share the same Face Block, DZC 13.1.5.9.C.2.b states the Primary Street Setback will default to 20'. The 20' setback would not align with other building setbacks on this block.

Under section 12.4.5.3.A of the DZC an Administrative Adjustment could be applied for with no limitation, provided the resulting setback would be more compatible with the established block pattern. The Landmark Preservation Commission can provide an Administrative Adjustment if it felt that conformance with the 20' setback would prevent the new structure from being compatible with the surrounding block primary setbacks. Currently the applicant is proposing to align with the primary setback of other buildings on the block.

In addition to the administrative adjustment request, the applicant is proposing to shift the house over 1 ½" to the south to center it on the site.

Finally, the applicant is proposing to widen window E from 2'-8" to 3'-0" to meet egress.

Registered Neighborhood Organization (RNO) comments:

Highland United Neighbors, Inc. (HUNI) reviewed the application on July 29, 2021. The RNO was supportive of the design with only a few comments: That the porch depth be increased and that the rear yard fence be inset.

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

Guideline	Meets Guideline?	Comments
<p>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</p> <p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p> <p>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</p> <p>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</p> <p>d. Orient a building's entrance to be consistent with the established historic pattern of the surrounding</p>	Yes	The infill is set back 19'-5", fitting in with the building setbacks in the immediate block context. Additionally, the applicant will be centering the building on the lot by shifting it over 1 ½" to the south.

context/block. Typically, the primary entrance faces the street.		
<p>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.</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>e. Use simplified configurations of historic doors rather than replicating a historic door exactly.</p>	Yes	The applicant is proposing to use windows with proportions common to the district.

Recommendation: Approval

Basis: The applicant is proposing to make align the building with other buildings on the block (guideline 4.2 and DZC 12.4.5.3.A). The proposed window alteration will fit in with the surrounding historic context and will better meet egress requirements (guideline 4.8).

Suggested Motion: I move to APPROVE application #2021-COA-344 for the new infill at 2632 W. 37th Ave., as per design guidelines 4.2, presented testimony, submitted documentation and information provided in the staff report.

Suggested Motion: I move to recommend an Administrative Adjustment to the Zoning Administrator to allow a primary set back of 19'-5" to align with the primary setbacks of other buildings on the block per the Denver Zoning Code section 12.4.5.3.A.

Potter Highlands District Map with 2632 W. 37th Ave. outlined in red.

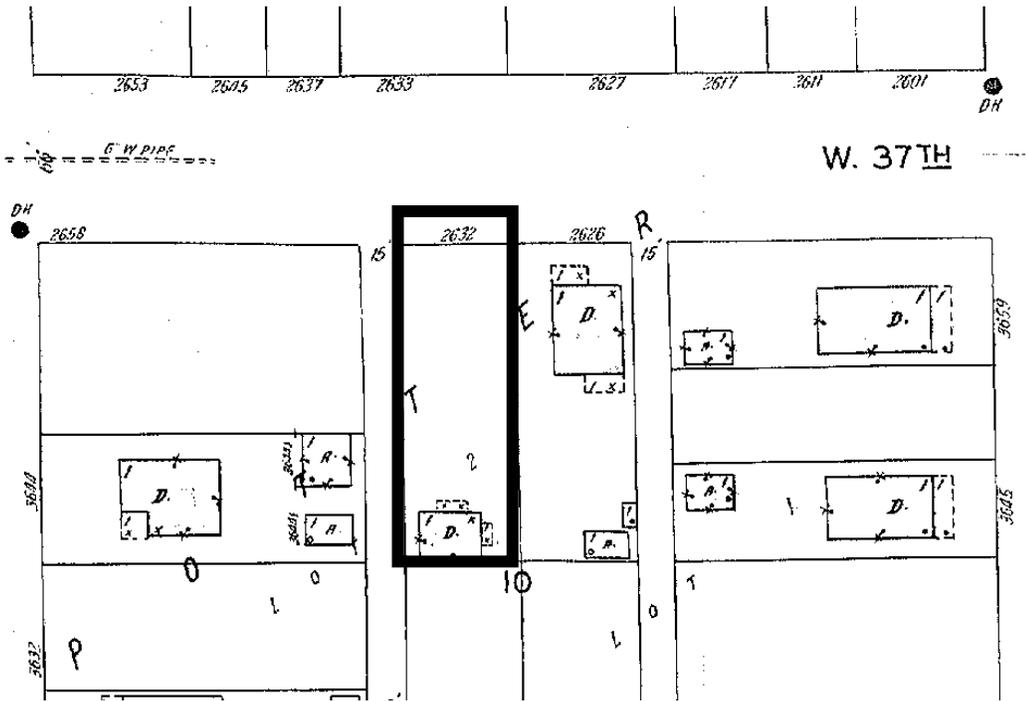


- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Date: February 2014



1929 Sanborn Map with 2632 W. 37th Ave. outlined in black



END