



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: 2022-COA-254
Address: 3117 ½ Stout Street
Historic District: Curtis Park 'G' Historic District
Year structure built: 1882 (primary structure) (Period of Significance: prior to and including 1915)
Council District: #9 – Candi CdeBaca
Applicant: Mick Barnhardt

LPC Meeting: June 21, 2022
Staff: Jennifer Cappeto

Project Scope Under Review:

Legalizations of an accessory structure that was converted to an ADU in 2008 (prior to district designation) without permits. All proposed changes to the exterior of the accessory structure are to bring it into compliance with current energy code and fire code requirements.

Footprint: the existing structure is roughly 25' wide by roughly 20' deep (27' deep at the ell).

Height: the existing structure is roughly 12'-4" high

Materials:

Foundation: brick and concrete	Roofing: TPO membrane
Siding: stucco	Trim: n/a
Windows: wood or fiberglass	Doors: fiberglass

Staff Summary:

The existing garage was converted to an ADU in 2008, prior to designation of the Curtis Park 'G' Historic District in 2010. The owner is bringing the ADU into compliance with current building codes, namely the energy code and fire code. The proposed work entails installing insulation covered with stucco on several exterior walls, installing fiberglass windows outboard of existing windows (none of which are historic) or retaining existing wood windows, and replacing the pair of swing doors with a pair of fiberglass swing doors. The project was reviewed by the Residential Plan Review team and was found to meet current building and zoning codes as currently proposed.

Registered Neighborhood Organization (RNO) comments:

The RNO (Curtis Park Neighbors) met with the applicants in August 2021 and expressed verbal support of the project.

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. a. Locate a new garage or secondary structure within the typical range of locations for garages	Yes	The accessory structure is not a new structure, but its location, scale, height, and proposed materials are all consistent with

<p>and secondary structures in the surrounding historic context.</p> <p>4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</p> <ol style="list-style-type: none"> 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 structures in the surrounding historic context. b. Design the height of a new garage or secondary structure to be within the range seen in the surrounding historic context. c. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context. d. Use simplified versions of building components and details found in the surrounding historic context. If historically each garage bay has a separate door, design a new garage to also have garage doors for each garage bay. 		<p>new and existing accessory structures in this historic district.</p>
<p>4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</p> <ol style="list-style-type: none"> a. Masonry materials such as brick, stone and genuine stucco are appropriate in most districts. d. Use a simple combination of materials when this is a characteristic of the district. 	<p>Yes</p>	<p>The proposed cladding material for the exterior walls will be stucco, which is found in the historic context.</p>
<p>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</p> <ol style="list-style-type: none"> 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. b. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context. c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses. d. Use door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context. e. Use simplified configurations of historic doors rather than replicating a historic door exactly. f. Use clear or near clear low-e glass in windows. 	<p>Yes</p>	<p>The windows and door openings were all existing prior to designation, and only one window will be altered (removed from a non-historic ell on the accessory structure). Two non-historic wood windows will be retained, while three non-historic wood windows will become interior storm windows, with exterior fiberglass windows installed within the masonry opening. A pair of new fiberglass swing doors will replace a pair of non-historic swing doors. None of these will be readily visible from the street.</p>

Excerpted from Character-Defining Features of the Curtis Park Historic District, January 2016

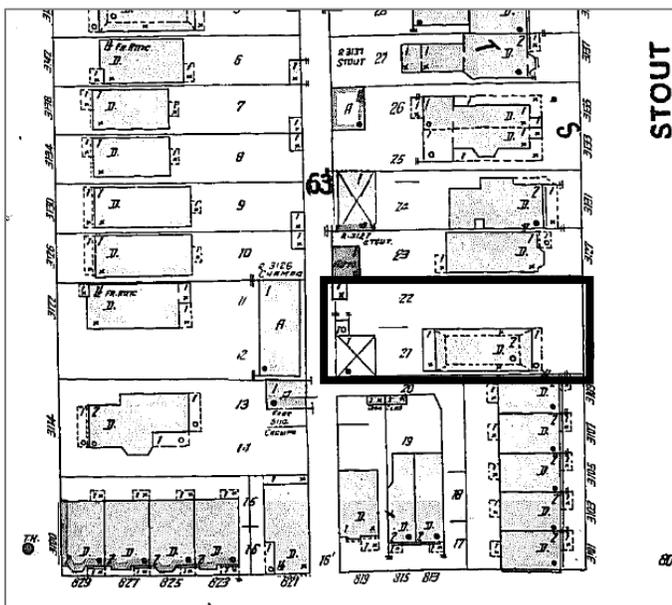
Character-defining features	Matches features?	Comments
<p><u>Outbuildings</u> Detached: Yes. Access: Located on the alleyway. A few carriage houses face onto the east-west streets. Height: One- to two-story garages/carriage houses. Size: Typically single bay openings, however double and triple bays are common within this district. Shape: Boxy, rectangular shapes. Flat roofs with parapets, gable roofs, and hipped roofs. Materials: Typically masonry construction, matching the primary residence.</p>	<p>Yes</p>	<p>The existing accessory structure was constructed outside of the period of significance for the district but complies with the character-defining features of the district in all aspects.</p>

Recommendation: **Approval**

Basis: The existing accessory structure is compatible with the historic context and will not be changed except in wall cladding, which matches the historic materials found in the district (Guidelines 4.18, 4.19 and 4.6). The windows and doors are compatible with the existing structure and the surrounding historic context, as well (Guideline 4.8).

Suggested Motion: I move to APPROVE application #2022-COA-254 for the exterior work to legalize the ADU at 3117 ½ Stout Street, as per design guidelines 4.6, 4.8, 4.18 and 4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

1904 Sanborn Map corrected to 1925, with 3117 Stout Street outlined in black:



Map of Curtis Park Historic Districts with 3117 Stout Street outlined in red:

