



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-259
Address: 3255 Newton Street
Historic Dist/DLM: Packard's Hill
Year structure built: C. 1906 (Period of Significance: 1886-1940)
Council District: #1 – Amanda Sandoval
Applicant: ArcWest

LPC Meeting: June 21, 2022
Staff: Brittany Bryant

Project Scope Under Review:

New Construction – Accessory Dwelling Unit & new one-story garage

ADU Footprint: 36 X 22'

ADU Height: 22'- 11 ¾"

ADU Materials:

Foundation: Concrete	Roofing: Asphalt Shingles to match primary structure & TPO
Cladding: Fiber cement siding, smooth finish, 4" reveal and 4" vertical cedar siding with a sho sugi ban finish	Windows: Fiberglass composite windows, one-over one double hung windows and slider operations with 4-lite pattern
Doors: Custom Victorian replica door with leaded and stained glass and fiberglass patio sliders	Trim & Fascia: Fiber cement, smooth finish
Soffit: Shiplap wood	Light Fixtures: Minka Skyline LED in "high bronze"
Fence: 6' cedar privacy fence	Paving: broom finish concrete

Staff Summary:

The applicant, ArcWest, is requesting to construct a new 2-story ADU on the rear of the site. ADUs are a use by right in the U-SU-B1 zone district.

The proposed 2-story ADU will be located to the south side of the site, adjacent to an existing garage structure. The ADU will have a gable roof form with a one-story flat roof bump out on the south side of the site. The ADU will be clad in horizontal lap siding and the one-story bump out in vertical cedar siding. The majority of the windows will be double hung windows, however on the south elevation slider windows are proposed for the south elevation at the ground floor and second floor. Windows will be fiberglass composite. Proposed structure is totally within the height and bulk plane for this zone district. The ADU will have a side entrance on the east elevation with a full width canopy cover.

Site work will include a new 6-foot tall cedar privacy fence, enclosing the rear yard, a new concrete walkway with stairs from the sidewalk to the ADU. Mechanical is not shown on this submittal of the ADU and will need to be included prior to final approval.

Registered Neighborhood Organization (RNO) Comments

Meeting Date: May 9, 2022

West Highland Neighborhood Association design review committee met with the applicant and has no formal objection to the project. It was recommended to eliminate a second story bump out on the south elevation, removed from the LPC submittal, and the height of the ADU to be lowered to be more subordinate to the existing historic structure and context.

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

Guideline	Meets Guidelines?	Comments
<p>4.1 Respect established building location, lot coverage and open space patterns when locating a new building.</p> <p><i>a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.</i></p> <p><i>b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block. For more information, see “General Principles for Site & Landscape Design” on page 93 for more information.</i></p> <p><i>c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.</i></p>	<p>Yes/No</p>	<p>ADU is minimally subordinate in footprint to the primary structure. The primary structure has 803 square feet on the ground floor and the ADU has 777.86 square feet on the ground floor.</p> <p>Side and front yard pattern will be maintained.</p> <p>See comments under 4.18 for additional placement of accessory structures within the Packard’s Hill Historic District.</p> <p>A walkway from the front sidewalk is proposed, this is not common of accessory structures within the district.</p>
<p>4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</p> <p><i>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.</i></p> <p><i>d. Use a simple combination of materials....</i></p> <p><i>e. Avoid using a wide range of materials when this is characteristic of the district.</i></p>	<p>Yes</p>	<p>Materials will be a simple combination of lap and ship lap siding.</p> <p>Lap siding will be used to clad the primary 2-story massing of the ADU. The one-story massing will be clad in a vertical cedar siding with a sho sugi ban finish. Lap siding will be fiber cement with a smooth finish and 4” reveal.</p> <p>Roofing will be asphalt shingle and TPO, trim will be fiber cement with a smooth finish, exposed foundation will be concrete, the soffit will be a horizontal shiplap from TruExterior (previously approved by the LPC), windows will be fiberglass composite and doors wood.</p>

<p><i>f. Do not use fiber cement board that is detailed to resemble wood grain.</i></p>		
<p>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</p> <p><i>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.</i></p> <p><i>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</i></p> <p><i>d. Use door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context.</i></p> <p><i>e. Use simplified configurations of historic doors rather than replicating a historic door exactly.</i></p> <p><i>f. Use clear or near clear low-e glass in windows</i></p>	<p>Yes/No</p>	<p>The majority of the windows are proposed to be double hung, one-over-one, windows. These window proportions are typical of the primary structure and surrounding historic context.</p> <p>On the south elevation, large sliding glass doors are proposed for the ground floor and sliding windows on the second floor. The second-floor elevation will have visibility from the public right-of-way. The windows on the second floor should not be slider windows. Additionally, if these slider windows are used to access the rooftop of the one-story bump out, that would be a violation of the DZC preventing rooftop decks in the rear 35%.</p> <p>A horizontal slider is proposed on the north elevation. While the window will have limited visibility from the public right-of-way, slider windows have not been allowed for use within our historic districts. The window can remain horizontal, but should be a casement or awning style window.</p> <p>Windows will have fiber cement trim.</p>
<p>4.18 Locate a new garage or secondary structure to reinforce surrounding historic development patterns.</p> <p><i>a. Locate new garage or secondary structure within the typical range of locations for garages and secondary structure in the surrounding historic context.</i></p>	<p>Yes/No</p>	<p>ADU is placed in the rear lot, on the south side of the site and will preserve the existing garage structure, which is placed on the north side of the site.</p> <p>Secondary structures within this district are often offset from the primary structure. Primary structures are set towards the north side of the property in this district with setbacks between adjacent structures apparent while secondary structures are often at the lot, either on the north or south side of the property.</p> <p>Side and front yard pattern will be maintained.</p> <p>A walkway from the front sidewalk is proposed, this is not common of accessory structures within the district.</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> <p><i>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 structure in the surrounding historic context.</i></p> <p><i>b. Design the height of a new garage or secondary structure to be within the range seen in the surrounding historic context.</i></p> <p><i>c. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context.</i></p> <p><i>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.</i></p> <p><i>d. Use simplified versions of building components.</i></p>	<p>Yes</p>	<p>The primary structure is 29 feet in height .The proposed ADU will be 22'- 11 ¾" in height. The ADU is subordinate to the primary structure in height and footprint.</p> <p>The primary structure has a hipped roof and the proposed ADU has a gable roof. Flat, gable, and hipped roofs are common for accessory structures within this district, regardless of the primary roof form.</p> <p>The ADU is of similar materials as those found in the surrounding historic context and is a simplified interpretation of building components and details found in the surrounding historic context.</p>
<p>5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.</p> <p><i>a. Locate a rear yard fence to have minimal visibility from public view.</i></p> <p><i>b. Situate a rear or side yard fence return at least one foot behind the front corner of a historic house façade, and to be located behind important architectural features, such as bay windows and chimneys whenever possible.</i></p> <p><i>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.</i></p> <p><i>d. Design new fences to have traditional height, style and design to blend with</i></p>	<p>Yes</p>	<p>An existing rear yard privacy fence will be replaced with a new rear yard privacy fence.</p> <p>The fence will be wood and 6-feet in height.</p> <p>Privacy fencing is common within the Packard's Hill historic district.</p>

<p><i>historic building and surrounding historic context.</i></p> <p><i>e. When installing a wooden fence, ensure that the pickets face to the exterior and the framing faces to the inside.</i></p> <p><i>f. Locate a rear yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.</i></p>		
<p>5.23 When necessary, design and install new building light fixtures that are compatible with the historic building and surrounding historic context.</p> <p><i>a. Install lighting at the ground level of buildings only.</i></p> <p><i>b. Design and locate new light fixtures to be perceived but not seen, incorporating lighting into recessed entries, porches, canopies and alcoves whenever possible.</i></p> <p><i>c. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings)</i></p> <p><i>d. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.</i></p>	<p>Yes</p>	<p>Two light fixtures are proposed. One adjacent to the primary entrance on the east elevation and one on the south elevation adjacent to the sliding patio doors.</p> <p>Fixtures are downlights and have been previously approved by the LPC.</p>

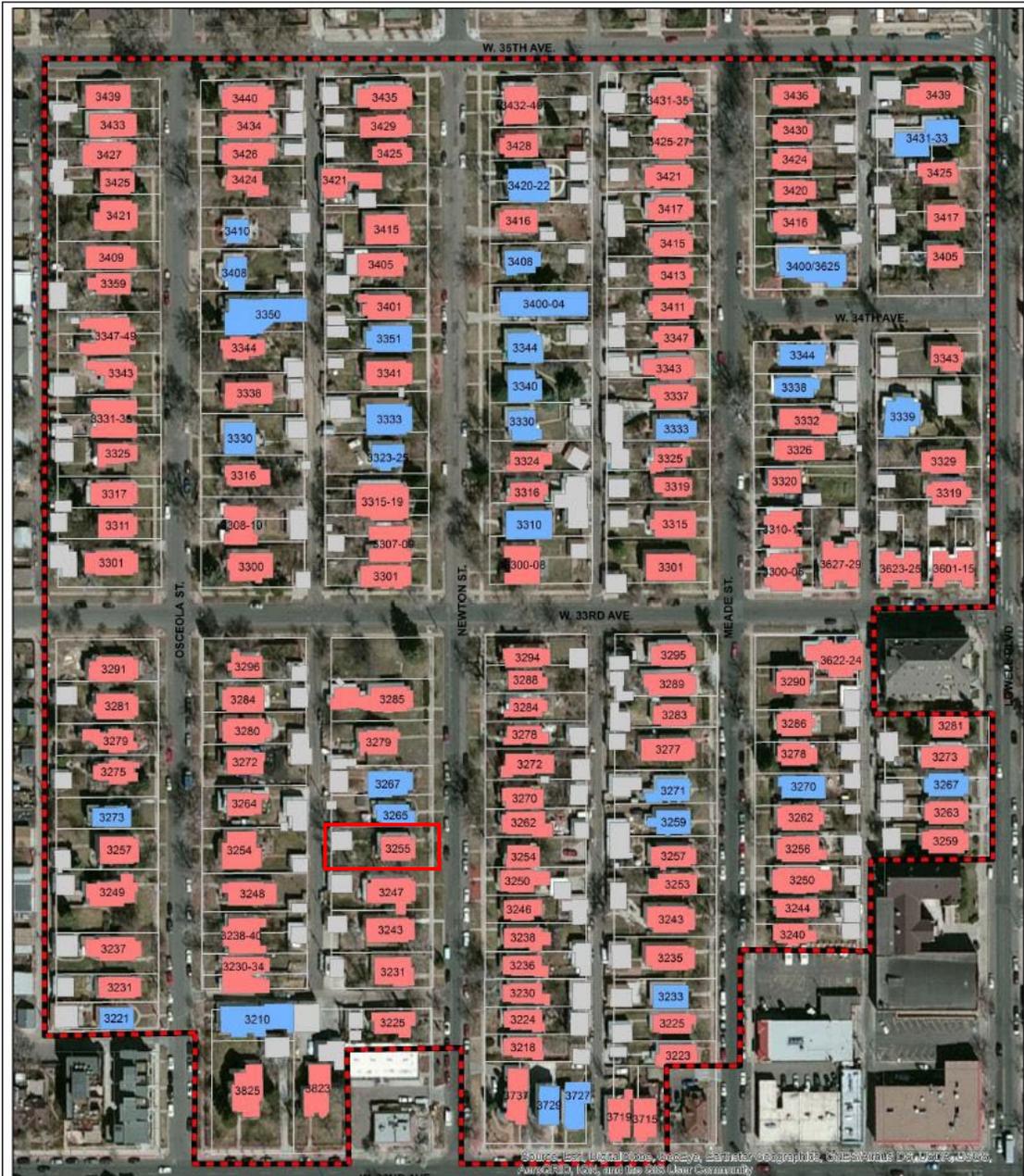
Recommendation: **Approval with Conditions**

- Condition:**
1. Eliminate the front walkway from the sidewalk to the ADU.
 2. Eliminate slider window operations from the north and south elevation.
 3. Show placement of mechanical equipment in plan.

Basis: Proposed ADU is subordinate in mass and height to the primary structure, is within typical ranges of accessory structures within the Packard’s Hill Historic District and is constructed of high-quality materials.

Suggested Motion: I move to CONDITIONALLY APPROVE application #2022-COA-259 for the new Accessory Dwelling Unit at 3255 Newton Street as per design guidelines 4.1, 4.6, 4.8, 4.18, 4.19, 5.9, 5.23, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report.

Packard's Hill Historic District with 3255 Newton Street outline in red



Legend

-  District Boundary
- Contributing Status**
-  Contributing
-  Noncontributing
-  Outbuilding
-  Assessor Parcels

240

0 Feet



PACKARD'S HILL DENVER LANDMARK DISTRICT
District Boundary and Contributing Status

1929 Sanborn Map with 3255 Newton Street outlined in red

