This document is the staff's comparison of the Secretary of the Interior's 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: 2023-COA-247  
LPC Meeting: July 11, 2023  
Address: 2432 Stout Street  
Staff: Jessi White  
Historic Dist/DLM: Curtis Park  
Year structure built: 1886 (Period of Significance: prior to and including prior to and including 1910)  
Council District: District 9: Candi CdeBaca  
Applicant: Jeffrey Baker, ADU4U

Project Scope Under Review: ADU

Footprint: 36'-0" x 19'-0"  
Height: 24'-0"

Materials:

<table>
<thead>
<tr>
<th>Foundation: concrete slab</th>
<th>Roofing: Standing Seam- color unknown; Membrane-TPO, white</th>
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</thead>
<tbody>
<tr>
<td>Siding: Brick- Summit, Medium Red; Shingle- Allura, half-round</td>
<td>Trim: fiber cement- smooth finish</td>
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<tr>
<td>Windows: Weather Shield, material unknown; porthole window- unknown</td>
<td>Service Doors: Therma Tru- half-light and ¼ light, fiberglass. Fiber-Classic®- location unknown</td>
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<tr>
<td>Window Sills: Precast concrete</td>
<td>Brackets: custom wood chamfer edge with circle detail</td>
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<tr>
<td>Lighting: Sconce, manufacturer and model unknown; Gooseneck downlight, manufacturer and model unknown</td>
<td>Garage Overhead Doors: Amarr Hillcrest, Value Carriage House, steel</td>
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<tr>
<td>Balcony Rail: unknown</td>
<td>Fence and Gates: unknown</td>
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Staff Summary:

2432 Stout Street, constructed in 1886, is a contributing building to the Curtis Park Historic District. The primary structure on the lot is a simple Italianate building with a bay window and corbeled brick cornice. The applicant is proposing to construct a new ADU structure at the back of the lot. The ADU will be 36'-0" x 19'-0" and will be 24'-0" in height. The ADU will have two stories and will be built in the neo-eclectic style. There are several examples of eclectic style primary buildings in Curtis Park, however, most two-story secondary structures tend to be simple gable roof carriage houses. Staff have concerns that the ADU structure is too replicative of adjacent primary structures, and is not compatible with the primary structure or other historic two-story secondary structures in the district. Staff recommend simplifying the design and better relating it the primary structure form.

The primary roof will be flat with mansard roof, dormers, and a hip roof bay on the northwest elevation. The flat roof will be clad in membrane roofing, the mansard roof will be clad in fiber cement half-round shingle siding, and the dormers and bay window on the on the northwest elevation will be clad in standing seam metal roofing (color unknown). The southeast (alley) elevation will feature hip roof canopies over the garage door and over the rear...
The balcony appears to be clad in standing seam metal roof, clarification will be needed on the roofing material for the canopies. The northwest elevation will be clad in Summit brick in the color medium red. The brick will wrap the corners of the building and the southwest, northeast, and southeast elevations will be clad in cement fiber half-round shingles. All projecting roof eaves will have a simple wood, chamfer edge bracket with a circle detail.

The building will feature Weather Shield double-hung windows, material not listed. The windows will be inset into the wall 2”. The applicant is proposing a porthole style window on the northeast elevation, however, the application does not detail material or manufacturer information for the window. The applicant is proposing three types of service doors for the building. The northwest and southeast elevation will feature single panel, ¾ light Therma Tru fiberglass doors with transoms. The southwest elevation will have a two-panel, ¼ light Therma Tru fiberglass door. The northeast elevation with feature a single panel, ¼ light Therma Tru fiberglass door. The application materials show a third door type, a two panel, ½ light door, but the material, manufacturer and location of the door are not shown clearly in the application or drawings. The applicant will be required to spec simulated divided lights with a spacer bar for all divided light doors on the building. Finally, the garage door will be a steel Amarr Hillcrest carriage house style door.

The applicant is proposing to install a balcony on the southeast elevation over the garage door. The applicant has not included material or manufacturer information for the proposed balcony. The applicant is proposing to use simple goose neck style lights on the southwest, northeast, and southeast elevations. The applicant is proposing to use a simple orb wall sconce on the northwest elevation at the entrance. Material and manufacturer information has not been provided for the light fixtures. Finally, drawings show the addition of two arched gates at the alley and potentially a new rear yard fence. The application does not clearly show fence and gate materials and heights.

The applicant will need to provide all materials information for the application prior to issuance of a COA.

**Registered Neighborhood Organization (RNO) comments:**
Landmark staff referred this project to Curtis Park Neighbors, Inc. and the RNO provided comment on May 31, 2023. The RNO was in full support of the application.

**Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022**

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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| 4.1 Respect established building location, lot coverage and open space patterns when locating a new building.  
  a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.  
  b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.  
  c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context. | Yes | The ADU will be located at the back of the lot with garage access off the alley. |
side) and yard patterns seen in the historic district.
   a. Locate a structure to maintain the side yard spacing pattern on the block as seen from the street.
   d. Don’t vacate original alleys and circulation patterns when building on a carriage lot.

4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.
   a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.
   b. Where most accessory structures in the surrounding historic context are located along an alley, locate a new garage or accessory structure along the alley and reinforce historical patterns by using the alley for garage access.
   c. Where most accessory structures in the surrounding historic context are located along an alley and are oriented toward the alley, orient a new garage or accessory structure similarly. If historically garage doors faced the alley, design new garage with doors to also face the alley.
   d. On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape.

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. 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/No | The ADU will feature a form and massing that fits in with the form and massing of the adjacent primary structures in the district, however the form is not compatible with the form of the primary structure on the site or other secondary structures in the district. Staff recommend simplifying the ADU form so that it does not compete with primary structures in the district and better relates to the primary structure on site or other secondary structures in the district.

The proposed height fits in with the height of other two-story secondary structures in the district and is subordinate to the primary structure. |
### 4.4 Design the height, mass and form of a new building to be compatible with the historic context.

- a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.
- b. Construct a new building at the same grade as historic buildings on adjacent lots.
- c. Use floor-to-floor heights that are similar to those in the surrounding historic context.
- d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.
- e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale of a larger building mass.

### 4.11 Use building forms that are compatible with the mass and scale of surrounding residential structures.

- b. Use simple building forms that are similar to forms in the surrounding historic context.
- e. Avoid using boxy building forms when they are not typical of the surrounding historic context.

### 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.

- a. Use a simplified interpretation of historic designs found in the historic district, or use a contemporary design that is compatible with historic siting, massing, and forms found in the historic district. At a minimum, an acceptable design should be neutral and not detract from the district’s historic character.
- 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>| Yes | The ADU will feature a traditional form, massing, and materials found elsewhere in the district, but will be laid out in a way that allows it to be recognizable as modern construction. |</p>
<table>
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<tr>
<th>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</th>
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</table>
| **4.6 Use a roof form that is compatible with the historic context.**  
  a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity.  
  b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context. | **No**  
  The ADU roof form is overly complex, especially when compared to the roof form on the primary structure. The mansard roof form, dormers and bay make the structure read more as a primary structure than a secondary structure and competes with the primary structure on the lot. |
| **4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.**  
  a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. Incorporate doors and windows with similar proportions to those in the surrounding historic context for new construction.  
  c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.  
  d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.  
  f. Inset a window into the wall plane at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.  
  g. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.  
  i. Use a simplified version of a historic door design rather than replicating an historic door.  
  j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing. Frosted glazing | **Yes/No**  
  The applicant is proposing window and door proportions that fit in with the surrounding historic context. The applicant uses accent windows sparingly on secondary elevations where they will not be readily visible. The windows will be inset the required 2”. The applicant has not provided specification information on all of the proposed windows and doors and will need to do so prior to issuance of a COA. |
of primary façade entry doors may be appropriate.

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<tr>
<th>4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</th>
<th>Yes/No</th>
<th>The ADU is subordinate in height and footprint to the primary structure. The ADU form is not compatible with the form of the primary structure or other secondary structures in the district and reads more like a primary structure, competing with surrounding historic primary structures.</th>
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<tbody>
<tr>
<td>a. Design the mass, form and roof shape of a new garage or accessory structure to be compatible with the primary structure and other historic accessory structures in the surrounding historic context.</td>
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<tr>
<td>b. Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context.</td>
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<tr>
<td>c. 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.</td>
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<tr>
<th>4.20 Use materials that appear similar in scale, color, texture and finish to materials of the primary structure and to those seen historically in the district for detached garages or accessory structures.</th>
<th>Yes</th>
<th>The ADU uses traditional materials laid out in a modern way to help the structure blend in with the context while remaining recognizable as modern construction.</th>
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<tr>
<td>c. Use stucco that is a cementitious stucco at least 7/8” thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.</td>
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<tr>
<td>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4” to 6”. If proposing larger exposures, document similar examples in the surrounding historic context. Vertical tongue-and-groove or board-and-batten siding may be used only for small expanses of walls with that are not readily visible from public vantage points.</td>
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<tr>
<td>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may</td>
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</table>
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.

The proposed ADU form is not compatible with the form of the primary structure on the site or other secondary structures in the district. Staff recommend simplifying the ADU form so that it does not compete with primary structures in the district and better relates to the primary structure on site or other secondary structures in the district (guidelines 4.3, 4.4, 4.11, 4.19). The ADU roof form is overly complex, especially when compared to the roof form on the primary structure. The mansard roof form, dormers and bay make the structure read more as a primary structure than a secondary structure and competes with the primary structure on the site (guideline 4.6). The application packet is missing some materials information that will need to be included prior to issuance of a COA.

Suggested Motion: I move to DENY application 2023-COA-247 for the ADU at 2432 Stout Street, as per design guidelines 4.3, 4.4, 4.6, 4.8, 4.11, 4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.
1904 corrected to 1925 Sanborn Map with 2432 Stout Street outlined in black