



## STAFF REPORT

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:** #2026-COA-056 **LPC Meeting:** April 7, 2026  
**Address:** 573 N Race Street **Staff:** Jessi White  
**Historic District:** Country Club Historic District  
**Year structure built:** 1910 (Period of Significance: 1902-1945 )  
**Council District:** #5 - Amanda Sawyer  
**Applicant:** Alison Hagan, HQ Architects for John Blood and Stacy Trent, owners

### Project Scope Under Review:

ADU addition to existing garage

**Footprint: 28'-0" x 33'-8"**

**Height: 23'-4"**

### Materials:

Foundation: Concrete slab	Roofing: Black 30-year asphalt shingle roofing to match existing house.
Siding: General Shale Full Brick veneer, KT Coal	Trim: Smooth finish fibercement
Windows: Aluminum-clad wood	Doors: Aluminum-clad wood
Decking: Weatherstone 4-slat composite deck tile	Stair Treads: TimberTech Composite Legacy Collection
Railing: Black metal with square posts and horizontal balustrade	Lighting: Black Metal Zero Cut Off Sconce

### Staff Summary:

The applicant is proposing to add a second-floor ADU structure to the existing non-historic garage on the lot. The overall footprint will be 28'-0" x 33'-8" with an overall height of 23'-4". The ADU will feature both flat and gable roof forms. The roof will be clad in black asphalt shingles to match the primary structure, along with membrane roofing materials.

The ADU walls will be clad in General Shale full brick veneer in the color KT Coal. The east wall, which screens the exterior stair, will feature a decorative brick detail. The stair treads will be TimberTech Composite Legacy Collection in the color Ashwood.

The ADU windows and doors will be aluminum-clad wood with full-light casement and swing operations. The existing garage overhead doors will remain.

A patio will be added to the roof of the existing garage on the west elevation. The patio decking will be Weatherstone 4-slat composite deck tile in the color Anchor Gray. The patio railing will be a black metal rail with square posts and horizontal balusters.

A green roof will be added to the existing garage roof on the north, east, and south elevations. Exterior lighting will consist of black metal zero cut-off sconces matching the exterior lighting on the main house.

**Registered Neighborhood Organization (RNO) comments:**

Country Club Historic District Architecture Review Committee met with the applicants on February 21, 2026. The RNO letter, provided March 4, 2026, do not take an official position on the proposed project.

**Excerpted from Design Guidelines for Denver Landmark Structures & Districts, March 2026**

Guidelines	Meets Guidelines?	Comments
<p><b>4.3.10 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</b></p> <p>a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.</p> <p>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.</p> <p>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.</p> <p>d. On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape.</p> <p>e. Avoid making new curb cuts for driveways, or widening existing curb cuts, when that is not part of the historic pattern along the block or consistent with the character-defining features of the district.</p>	Yes	The existing garage faces onto the alley, and the ADU entrance and stair will be located on the interior lot side of the structure.
<p><b>4.3.11 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</b></p> <p>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.</p>	Yes	The ADU is a contemporary interpretation of historic forms found in the district and is compatible in form and design with the historic context.

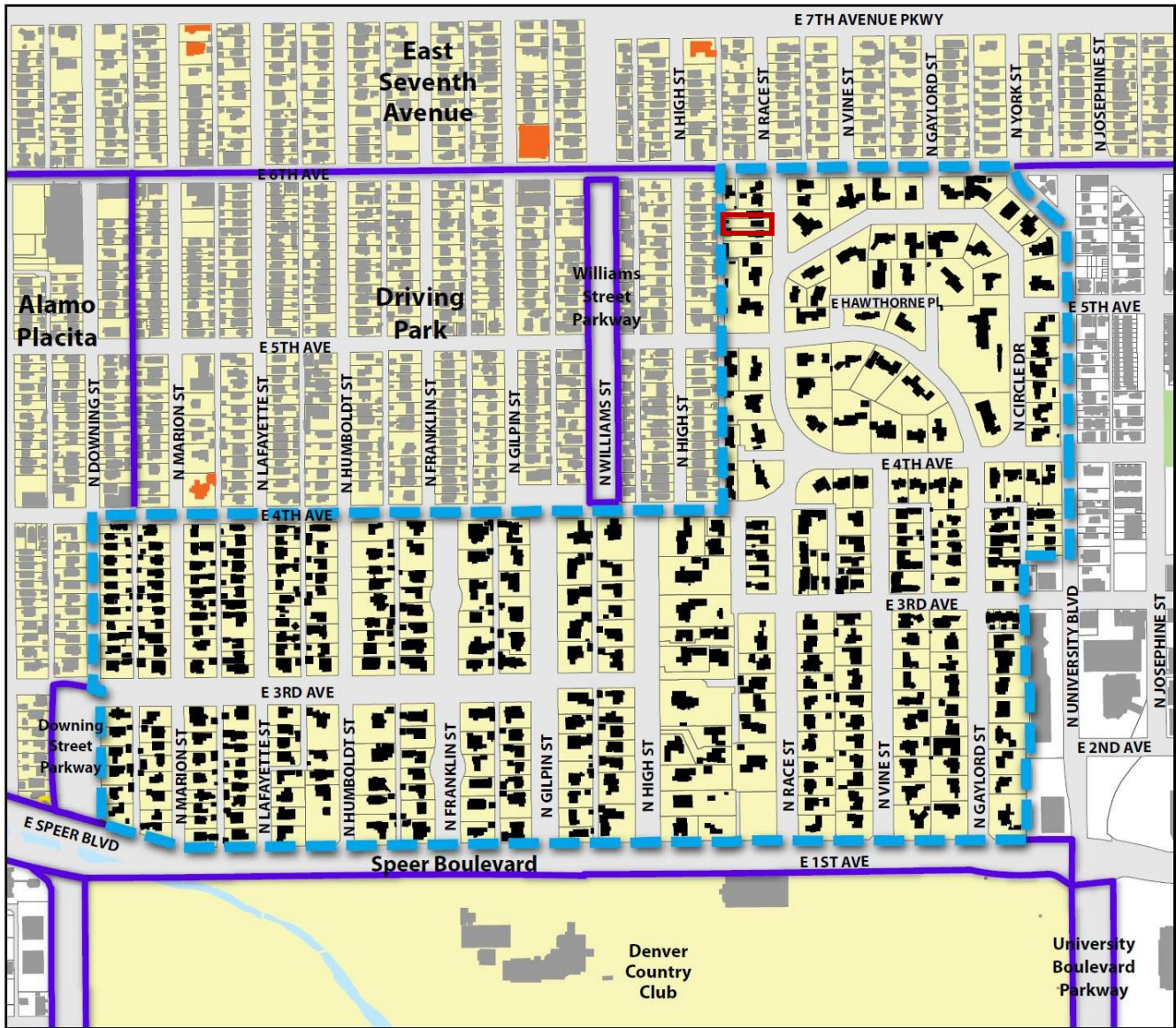
<p>b. Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. If historically each garage bay has a separate door, design a new garage to also have garage doors for each garage bay.</p> <p>d. Sheds over 10'-6" or over 250 square feet must comply with the above guidelines for height and placement.</p>		
<p><b>4.3.12 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.</b></p> <p>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</p> <p>b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.</p> <p>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 from public vantage points and small expanses of the wall surface.</p> <p>d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible from public vantage points when used in a residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials.</p> <p>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</p>	<p>Yes</p>	<p>The proposed materials are traditional, but are used in a modern way to allow the ADU to be recognizable while still fitting into the historic context.</p>

<p>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.</p> <p>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 have a simulated faux-wood grain texture.</p> <p>g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p> <p>i. Sheds over 10'-6" or over 250 square feet must comply with the above.</p>		
---	--	--

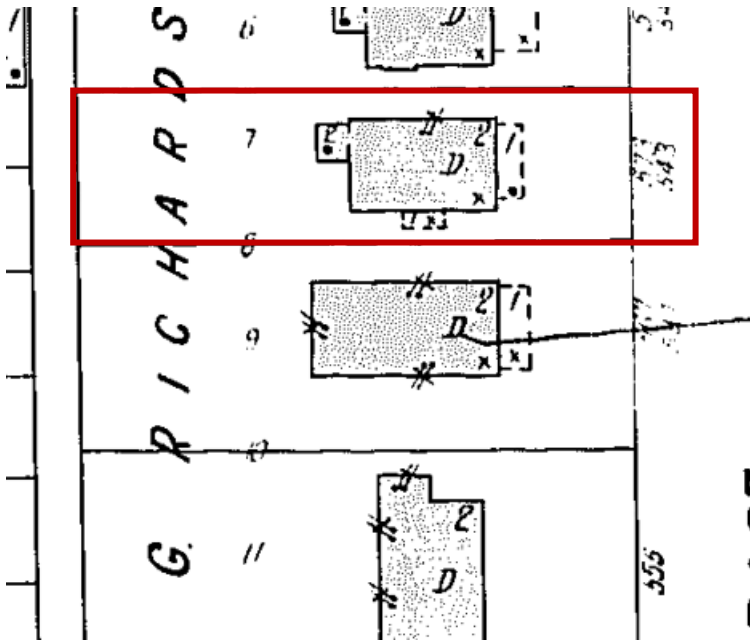
**Basis:** The ADU features a traditional form with modern materials and articulation that allow it to be recognizable as a modern ADU while still fitting in with the district context.

Suggested Motion: I move to APPROVE application #2026-COA-056 for the ADU addition at 573 N Race Street, as per design guidelines 4.3.10-4.3.12, presented testimony, submitted documentation and information provided in the staff report.

Country Club Historic District Map with 573 N Race Street outlined in red



1929 corrected to 1937 Sanborn Map with 573 N Race Street outlined in red



END