



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

Project:	#2026-COA-224	LPC Meeting:	May 5, 2026
Address:	330 N Franklin St	Staff:	Krystal Marquez
Historic District:	Country Club Historic District		
Year structure built:	1925 (Period of Significance: 1902-1945)		
Council District:	#5 - Amanda Sawyer		
Applicant:	Chalet		

Past Action:

April 7, 2026

#2026-COA-224 330 N Franklin St – Country Club

Description: Demolish Existing Addition and Construct Rear 2-story Addition and Garage

Motion by E. Hazen: I move to continue application #2026-COA-224 for the new rear addition and garage at 330 N Franklin Street, to a date certain of May 5, 2026.

Second: E. Warzel

Vote: Unanimous in favor, (6-0-0), motion passes

Project Scope Under Review:

Demolish the existing 2 story non-contributing rear addition and garage;
Replace with a new 2 story rear addition and 1 story connector with a new garage.

Staff Summary:

330 N Franklin Street is located in the Country Club Historic District. The home is an eclectic revival style 2 story house with stucco cladding and divided lite windows. The home was built in 1925 and has a rear 2 story non-contributing addition that was added in 1955, and another from 1990, according to the applicant.

The applicants are proposing to demolish those existing non-contributing rear additions and the existing garage while leaving the historic part of the house intact. The applicant is proposing to replace those additions with a new 2 story addition and 1 story connector to a new garage, with standing seam metal roofing on the garage only.

The new addition and garage will be clad in clinker brick that will be painted to differentiate it from the historic structure, which is clad in stucco. The new addition will mimic the arched eyebrow eave at the rear elevation and will have simplified rafter tails to blend with the existing historic structure. The windows on the addition will be aluminum clad wood with a simpler divided lite pattern than found on the historic house, and will have cast stone sills. New egress window wells are proposed for the basement and will all be at the side elevations behind the front façade. The application also includes new site work for a backyard flagstone patio, fire pit and grill area.

Since the April 7th LPC meeting, the applicant has submitted revised plans for the garage portion of the proposal. The new garage will still have a loft storage space; however, it is now proposed to have an asphalt roof to match the primary structure. The brick has been brought up into the loft storage space exterior wall area of the design that was previously the proposed mansard style standing seam metal. The brick will be capped with cast stone.

Excerpted from Country Club Historic District Design Guidelines, May 1995

Guidelines	Meets Guidelines?	Comments
<p>B2. Side yard setbacks of a new structure or an addition should appear similar to those seen traditionally in the block.</p> <p>In most of the district (Park Club Place excepted) lot sizes, and therefore side setbacks, vary considerably. In Park Club Place, most structures are on 50-foot-wide lots. Elsewhere, the width varies from 75 feet to a quarter block or more.</p> <p>In these areas, the minimum lot size of 6,000 square feet may not be adequate to reinforce the district's spacious character.</p> <p>a. Maintaining the sense of broad side yards is important to the character of the district. Additions and infill structures should be designed to maintain the perception of spaciousness by varying the setback of the structure along the side and varying the height of the structure.</p>	<p>Yes</p>	<p>The new rear addition and connector to the new garage does vary the setback along the north elevation of the house while keeping the south elevation open.</p>
<p>B3. Maintain the traditional lot coverage ratio of the neighborhood.</p> <p>a. Maintain the sense of spaciousness seen traditionally in the neighborhood by retaining significant portions of the site as open space.</p> <p>b. Historically, lot coverage ratios ranged from 18 to 30 percent, and FAR from .20 to .40. A lot coverage of less than 30 percent is recommended; although zoning allows 50 percent lot coverage. Over 30 percent lot coverage disrupts the character of the district by allowing FARs that approach 1.0.</p>	<p>Yes/No</p>	<p>The existing lot coverage for the site is at 26.4%. With the proposed changes, the new addition and connector to a new garage changes the lot coverage to 36.1%.</p> <p>However, the new addition and garage does maintain the overall sense of spaciousness traditionally seen in the neighborhood and keeps the south elevation mostly open, limiting the changes that can be seen from the front to the north side of the property. The new lot coverage does exceed 30%, but Landmark staff does not believe it disrupts the character of the historic district.</p>
<p>B4. Garages and other secondary structures should remain subordinate to the primary structure.</p> <p>a. Locating a secondary structure in the rear of the property is preferred.</p> <p>b. A detached structure is also preferred. Whether attached or detached, a garage should be clearly subordinate to the</p>	<p>Yes/No</p>	<p>The new garage will be located at the rear of the property in the same location as the existing garage, though the driveway orientation will be changed to come off the alleyway rather than a curved drive into the property.</p> <p>The new garage is attached to the primary structure by a 1 story connector, but is clearly subordinate to the primary structure and setback to the rear of the lot.</p>

<p>primary structure and set back from the primary facade of the house.</p>		
<p>B7. Additions should be sited at the rear or side of a structure to minimize negative impact on important features of the site or structure. See the general guidelines for additional information.</p>	<p>Yes</p>	<p>The new 2 story addition and 1 story connector to the garage is sited at the rear and side of the historic structure minimizing negative impacts on the historic structure and district.</p>
<p>D4. A new roof should appear similar in form to those of typical historic houses.</p> <p>a. Pitched roofs, either hip or gable, are preferred.</p> <p>b. Slopes should be within the range of those used historically, about 6/12.</p>	<p>Yes</p>	<p>The new addition will have a hipped roof and will match the existing roof in terms of form.</p>
<p>D5. A new roof should appear similar in scale to those of typical houses seen historically in the block.</p> <p>a. In general, a ridge line should not exceed 40 feet.</p> <p>b. Roof planes should be broken up with dormers and chimneys.</p>	<p>Yes</p>	<p>The new addition roof matches the scale of the historic house and will not exceed 40 feet. It also has a new chimney and arched eyebrow eave to match the existing home.</p>
<p>E1. Building materials should appear similar to those used historically. Creative uses of traditional materials are encouraged in new construction.</p> <p>a. Brick, in sizes and colors similar to those used historically, is preferred. Jumbo or over-sized brick is inappropriate.</p> <p>b. Stone, similar to that used historically, is appropriate. Using field stone or veneers applied with the bedding plane in a vertical position, is inappropriate.</p> <p>c. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate.</p> <p>d. Wood is appropriate as a secondary material for details and trim such as shingles and half-timber.</p> <p>e. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.</p>	<p>Yes</p>	<p>The new addition and garage will be a brick material that matches historic sizes and will be painted.</p>

<p>E2. Use roofing materials that are similar in appearance to those seen historically.</p> <p>a. Slate, asphalt, and tile are appropriate. Other materials such as metal shingles and concrete tiles may be appropriate if they convey a scale and texture similar to materials employed historically.</p> <p>b. Large panelized products, such as standing seam metal, should be avoided.</p> <p>c. Colors should be muted; the overall texture of a roof should be uniform and consistent throughout building.</p>	<p>Yes</p>	<p>The addition roof will be asphalt to match the existing historic structure and the new garage is now proposed to have an asphalt shingle roof like the primary structure.</p>
<p>F3. Windows should appear similar in basic character to those seen traditionally.</p> <p>a. Windows that appear “punched” into the wall surface are appropriate.</p> <p>b. Window frames and sashes should have substantial depth.</p> <p>c. Windows that are vertically proportioned are preferred.</p> <p>d. To achieve larger areas of glass, group standard windows together.</p>	<p>Yes</p>	<p>The windows on the new addition will be punched into the wall surface and will be inset a minimum of 2” into the wall plane.</p> <p>Windows will be aluminum clad with simulated divided lites and will be vertically oriented. The divided lite pattern will be slightly different on the addition versus the historic structure to better differentiate it.</p>
<p>F4. The use of ornament and detail may be considered.</p> <p>a. Such details should have a substantial depth, and be constructed of durable materials.</p> <p>b. While a range of materials is appropriate, details should have finishes that appear similar in finish to those used traditionally.</p> <p>c. The details should appear integral to the overall design in scale, design, and material.</p>	<p>Yes</p>	<p>The new addition and garage has a minimal amount of detail that matches the existing historic structure utilizing cast stone sills and a simple cast stone cap on the parapet of the flat roof portions.</p> <p>New rafter rails will also be a simplified version of the existing rafter tails.</p>

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

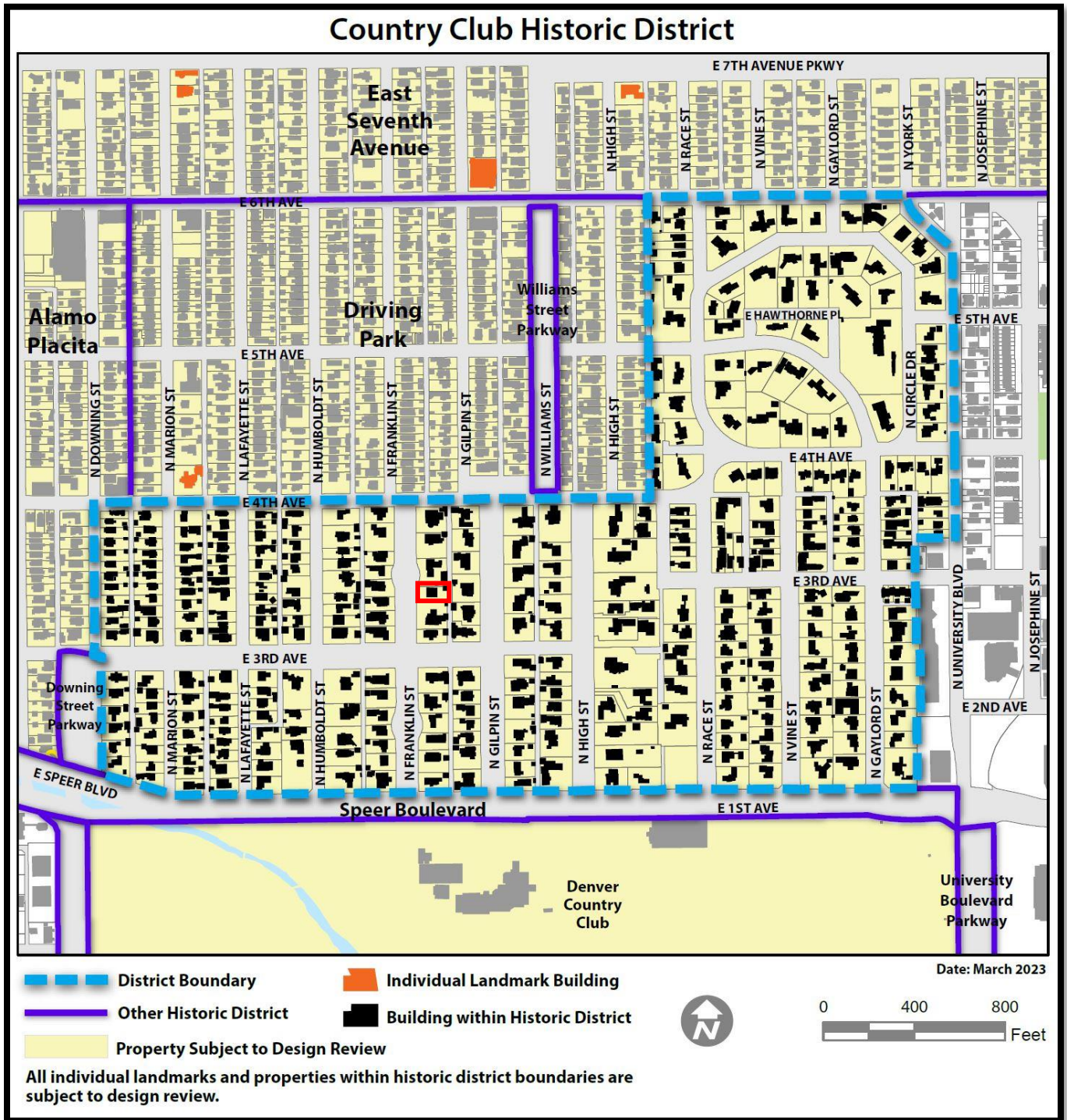
Guidelines	Meets Guidelines?	Comments
<p>3.3.1 Locate an addition to a residential structure to be subordinate to the existing structure.</p> <p>a. Design an addition to have minimal visual impact to the existing structure.</p>	<p>Yes</p>	<p>The new addition will have a minimal visual impact on the historic structure and is subordinate to the existing structure.</p>

<p>b. Place a one-story addition to the rear of the existing structure, if possible.</p> <p>c. Consider a compatible side addition if a one-story rear addition is not possible.</p> <p>d. Consider a compatible rooftop addition for a one-story house if there are no other alternatives. A limited program rooftop addition on a one-story house may be appropriate when the house is located on a small lot and there are no opportunities for expansion elsewhere on the property.</p> <p>e. Avoid locating a rooftop addition on an individually-designated Denver landmark structure. Such additions are generally not allowed because of the existing structure's elevated level of significance.</p>		
<p>3.3.2 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.</p> <p>a. Use subtle changes in material, color, and/or wall plane, to differentiate an addition.</p> <p>b. Design an addition as a simplified version of the architectural style of the original structure, or in a compatible, contemporary style.</p> <p>c. Consider using a lower-scale connecting element to join an addition to a historic structure, particularly for large or two-story additions.</p>	<p>Yes</p>	<p>The new addition will be compatible but differentiated from the existing historic structure with a change in material from stucco to brick. The addition is simple and will have subtle changes to the rafter tails on the eaves, as well as the divided lite patterns on the windows to help differentiate it further from the historic structure. There is a 1 story connector that connects the garage to the house.</p>

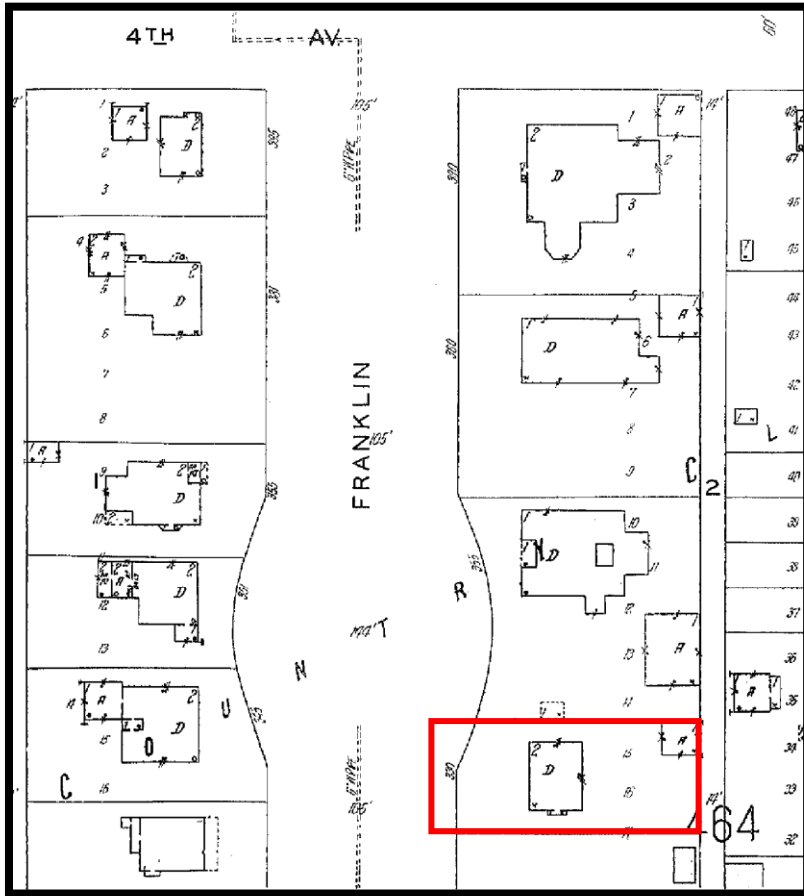
Basis: The new rear addition and garage are subordinate to the existing historic structure and are differentiated, but compatible with the historic structure.

Suggested Motion: I move to APPROVE application #2026-COA-224 for the new rear addition and garage at 330 N Franklin Street, as per design guidelines for the Country Club Historic District: B2, B3, B4, B7, D4, D5, E1, E2, F3, F4 and Design Guidelines for Denver Landmark Structures & Districts 3.3.1, 3.3.2, presented testimony, submitted documentation and information provided in the staff report.

Country Club Historic District map with 330 N Franklin Street outlined in red



1929 Sanborn Map with 330 N Franklin Street outlined in red



END