



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: 2023-COA-077
Address: 2529 W 35th Avenue
Historic Dist/DLM: Potter Highlands
Year structure built: 1900 (Period of Significance: prior to and including 1943)
Council District: District 1: Amanda Sandoval
Applicant: Jason Astorino, Astorino Building Arts

LPC Meeting: March 21, 2023
Staff: Jessi White

Project Scope Under Review:

ADU

Footprint: 31'- 3 ¼" x 44'-0"

Height: 23'-4"

Materials:

Foundation: concrete slab	Roofing: Owens Corning Asphalt Shingle- Brown
Siding: fiber cement lap- smooth finish, 4" reveal	Trim: fiber cement- smooth finish, 3.5"
Windows: Andersen- E-Series, Aluminum-clad wood	Service Doors: Andersen- full-lite, wood
Lighting- Betshared- Farmhouse Gooseneck Barn Light	Garage Overhead Doors: Clopay- classic steel with lites

Staff Summary:

2925 W. 35th Avenue, constructed in 1900, is a contributing building to the Potter Highlands Historic District. The primary structure is set back 92'-0" from the front property line and the proposed ADU will be 162'-0" from the front property line. The ADU will be 31'-3 ¼" x 44'-0" and will be 23'-4" in height. The ADU form will have a story and a half cross-gable portions, set behind the primary structure, with a one-story flat roof bump-out to the north. The gable roof will be clad in asphalt shingles to match the shingles on the primary structure, while the flat roof portion will be clad in membrane roofing. The roof will have flush skylights on the east and west roof sides. The story and a half portion of the ADU will be clad in smooth finish fiber cement lap siding with a 4" reveal in the gable portions of the building and 7/8" stucco below. The one-story bump-out will be clad in 7/8" stucco. The ADU trim and banding details will be smooth finish fiber cement trim. The ADU windows will be double-hung aluminum-clad wood inset into the walls 3". The ADU service doors will be full-lite wood doors and the garage over-head doors will be steel with lite panels. The ADU entrances will have simple awning roofs supported by brackets and clad in asphalt shingles. ADU entrances will also feature simple goose-neck down-lights. Finally, the ADU will have an HVAC unit on the one-story flat roof portions of the building and roof vent on the west elevation, and a dryer vent on the east elevation.

Registered Neighborhood Organization (RNO) comments:

Landmark staff referred this project to Highland United Neighbors, Inc. on January 19, 2023. Staff did not receive RNO comment on this project.

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

Guideline	Meets Guideline?	Comments
<p>4.1 Respect established building location, lot coverage and open space patterns when locating a new building.</p> <ul style="list-style-type: none"> 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. <p>4.9 Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.</p> <ul style="list-style-type: none"> 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. <p>4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</p> <ul style="list-style-type: none"> 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. 	<p>Yes</p>	<p>The ADU will be located at the back of the lot with garage access off 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>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:</p> <ul style="list-style-type: none"> 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. <p>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</p> <ul style="list-style-type: none"> 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. <p>4.11 Use building forms that are compatible with the mass and scale of surrounding residential structures.</p> <ul style="list-style-type: none"> b. Use simple building forms that are similar to forms in the surrounding historic context. 	<p>Yes</p>	<p>The ADU will feature a form and massing that fits in with other secondary structures in the district.</p>

<p>e. Avoid using boxy building forms when they are not typical of the surrounding historic context.</p>		
<p>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.</p> <p>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.</p> <p>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> <p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>	<p>Yes</p>	<p>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>
<p>4.6 Use a roof form that is compatible with the historic context.</p> <p>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.</p> <p>b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.</p>	<p>Yes</p>	<p>The ADU features simple roof forms typically found in the historic district.</p>
<p>4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</p> <p>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.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p>	<p>Yes</p>	<p>The proposed windows and doors feature typical proportions, rhythms, and layouts found in the surrounding context.</p>

<p>d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.</p> <p>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.</p> <p>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.</p> <p>i. Use a simplified version of a historic door design rather than replicating an historic door.</p> <p>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 of primary façade entry doors may be appropriate.</p>		
<p>4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</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> <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>Yes</p>	<p>The ADU is subordinate in height and foot print to the primary structure. The ADU does extend past the side of the structure, but the applicant has designed it so that the one-story portion is the part that extends past the side of the primary structure, minimizing the visual impact of the ADU. Additional, the ADU will be set bay 160' from the front property line, minimizing visibility.</p>
<p>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</p>	<p>Yes</p>	<p>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.</p>

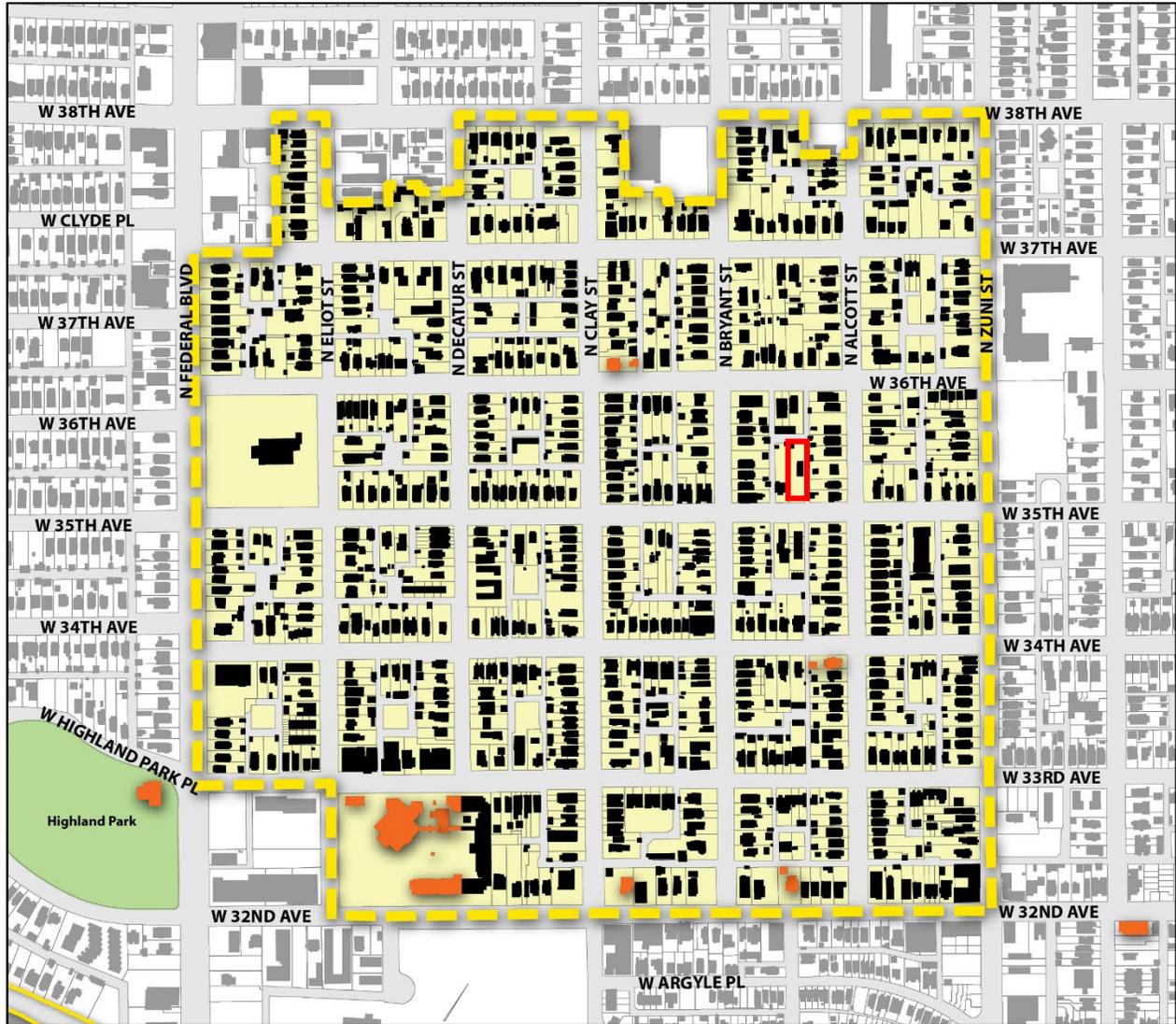
<p>for detached garages or accessory structures.</p> <p>c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.</p> <p>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4" to 6". If proposing larger 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>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>		
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Recommendation: Approval

Basis: The ADU will be located at the back of the lot and will have garage entrances that face on to the alley, fitting in with typical secondary structure placement and siting in this district (guidelines 4.1, 4.9, and 4.18). The ADU will be subordinate in height and massing to the primary structure, will be set back on the lot to reduce visibility, and fits within mass and scale for other ADU structures in the district (guidelines 4.3, 4.4, 4.11, and 4.19). The ADU feature simple roof forms found throughout the historic district (guideline 4.6). The ADU doors, windows, and materials are traditional in proportion, rhythm, placement but are used in a modern way to allow the building to fit in with the context while still remaining identifiable as modern construction (guidelines 4.5, 4.8, and 4.20)

Suggested Motion: I move to APPROVE application 2023-COA-077 for the ADU at 2529 W. 35th Avenue, as per design guidelines 4.1, 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.11, 4.18, 4.19, 4.20, presented testimony, submitted documentation and information provided in the staff report.

Potter Highlands District Map with 2529 W. 35th outlined in red

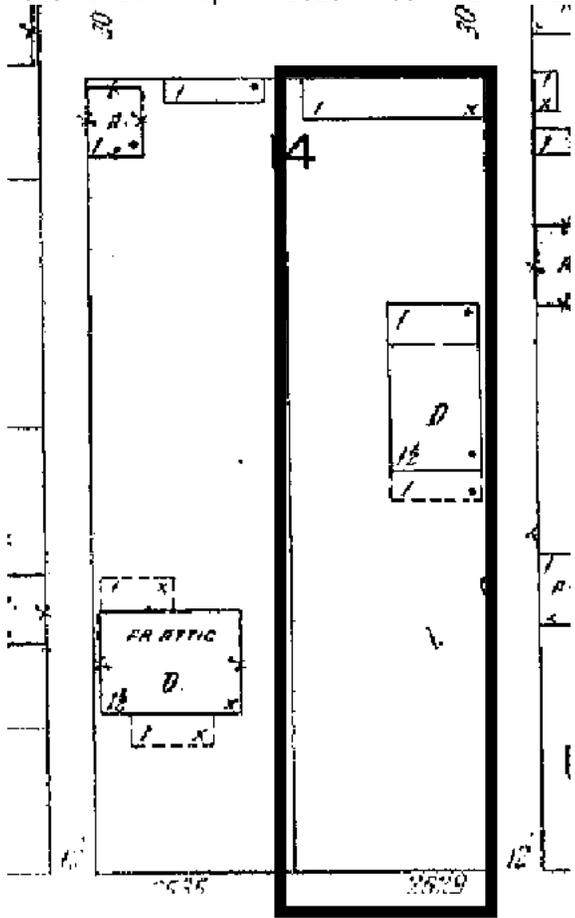


- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Date: February 2014



1929 Sanborn Map with 2529 W. 35th Avenue outlined in black



END