



## 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](http://www.denvergov.org/preservation)

**Project:** #2023-COA-071  
**Address:** 2841 Perry Street  
**Historic Dist/DLM:** #112 – Woodbury House  
**Year structure built:** c.1895  
**Council District:** #1 – Amanda Sandoval  
**Applicant:** ArcWest

**LPC Meeting:** March 21, 2023  
**Staff:** Brittany Bryant

### Project Scope Under Review:

Garage – demolish existing garage and construct new garage  
Dormers Additions

**Garage Footprint: 23'-10" X 24'**

**Garage Height: 17'**

### Materials:

Foundation: concrete	Roofing: asphalt shingle, GAF in "slate" & standing seam
Primary Garage Cladding: Summit brick in "bonfire smooth" and half round shingles	Doors: steel roll up door, fiberglass 6-panel man door
Garage Dormer and South Dormer Cladding: Vertical shiplap Allura siding with smooth finish	Garage Gable faces and North Dormer Cladding: Half round shake Allura singles with a 7" exposure
Windows: one-over-one double hung, awning, and casements, material unknown	Light Fixture: Matthis 7 ½" black LED downlight

### Staff Summary:

The applicant is proposing to demolish a non-historic garage and construct a new garage. The proposed garage will be a single bay, two-car garage asphalt roof gable roof structure with four dormers to allow light into the garage and a loft space. The new garage will be located on the north side of the lot and feature a standing seam metal roof on the east side of the garage to provide a covered transition between the primary structure and new garage. An existing pergola structure will be removed and a new wood pergola constructed forward of the new garage.

On the historic home, an existing dormer on the south roof slope will be expanded and a new dormer constructed on the north roof slope. The dormers will be located behind the existing cross gable roof form. The south dormer will be clad in shiplap siding to match the existing cladding material and the dormer on the north will be clad in half round shingles with a 7" exposure.

The Woodbury home was designated in 1978 for its architecture and association with the Woodbury family. The existing garage and rear addition were constructed after landmark designation but are not contributing elements to this Individual Denver Landmark.

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

Guideline	Meets Guideline?	Comments
<p><b>2.28 Minimize the visual impacts of skylights, dormers and other rooftop alterations.</b></p> <p><i>a. Locate a new dormer or skylight below the ridgeline of the roof.</i></p> <p><i>b. Locate a new dormer or skylight on a rear (preferred) or side-facing roof slope, when possible.</i></p> <p><i>c. Set back a side-facing gable from the front façade to minimize its visibility from the street and sidewalk.</i></p> <p><i>d. Set dormers back behind the roof eave and the building wall plane below to ensure that the building’s original roof lines and building form are predominant. A setback of at least one foot from the adjacent wall plane is strongly recommended.</i></p> <p><i>e. Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.</i></p> <p><i>f. Install a new skylight to have a low profile.</i></p> <p><i>h. Do not add a shed dormer in a visible location if shed dormers are not seen in the surrounding historic context.</i></p> <p><i>j. Do not install a dormer or skylight on a front-facing roof plane.</i></p> <p><i>k. Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features.</i></p>	<p>Yes</p>	<p>Proposed dormer will be located behind the cross gable roof form and will be concealed from view from the street.</p> <p>Dormers will have a gable roof form and will not be inset from the wall plane below, however, the original roof line will be preserved and not altered by the dormer addition.</p> <p>Proposed dormers on the historic home are subordinate to the overall roof mass of the historic structure.</p> <p>Dormers will not be shed dormers and will have gable roof forms.</p> <p>Dormers will not be installed on the front-facing roof plane.</p> <p>The roof will not be overwhelmed with the dormer additions on the north and south roof slope.</p>
<p><b>3.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context.</b></p> <p><i>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 that are not readily visible from public vantage points.</i></p> <p><i>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding</i></p>	<p>Yes/No</p>	<p>Dormers will be clad in vertical shiplap siding and half round shingles. Materials will be installed in a traditional manner.</p> <p>The shingle cladding material on the north dormer will have a 7” exposure. Documentation has not been provided to indicate if the historic shingle exposure will match this profile, however it is unlikely as this exposure profile is more modern in nature.</p> <p>The south dormer expansion will be clad in vertical siding, to match the existing south dormer and rear addition cladding material. The north dormer will be clad in shingles. Although the dormers are proposed to be clad in two materials, these dormer are not visible at the same time and have very limited visibility from the public right-of-way.</p>

<p><i>and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture.</i></p> <p><i>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</i></p>		
<p><b>3.7 Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context.</b></p> <p><i>a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.</i></p> <p><i>f. Inset a window into the wall at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.</i></p> <p><i>g. Use window materials that are similar to windows on the historic building and in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential additions.</i></p> <p><i>h. When using divided-light windows on an addition, use a design based on windows found on the historic building and in the surrounding historic context and ensure that some other design element differentiates the addition as new. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass are not allowed.</i></p>	<p>Yes/No</p>	<p>Windows in the south dormer are shown in elevation as double hung one-over-one windows. Windows in the north dormer are shown in elevation as a casement window.</p> <p>A window section is provided and indicates windows will be inset 2-inches into the wall plane however, the sections show a lap siding material and some other wall cladding material. Dormers are proposed to be clad in shingle and vertical siding. A wall section showing the correct wall material and inset detail must be provided.</p> <p>The window schedule indicates that the window material will be the aluminum clad wood, however, submitted manufacture specifications indicate fibrex composite. Either material may be used, however it must be clearly indicated in plan.</p> <p>Windows are shown in elevation as one-over-one and casement with no lights, however, submitted manufacture specifications indicate the window may have divided lights. The windows on the historic structure do not have divided lights. Staff would recommend the windows remain as shown in elevation, one-over-one and a sold light casement.</p>
<p><b>4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</b></p> <p><i>a. Incorporate windows, doors and other openings at a ratio similar to those found</i></p>	<p>Yes/No</p>	<p>Windows on the garage will be double hung one-over-one window, awning windows, and casement windows.</p> <p>An arched window will be used in the gable faces, this design matches the design of historic windows on the primary structure.</p>

<p><i>on nearby historic structures. Incorporate doors and windows with similar proportions to those in the surrounding historic context for new construction.</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 window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.</i></p> <p><i>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from the street or public vantage points.</i></p> <p><i>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.</i></p> <p><i>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></p> <p><i>h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.</i></p> <p><i>i. Use a simplified version of a historic door design rather than replicating an historic door.</i></p> <p><i>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.</i></p>		<p>A window section is provided and indicates windows will be inset 2-inches into the wall plane however, the sections show a lap siding material and some other wall cladding material. The garage is proposed to be clad in brick, vertical siding on the dormers, and half round shingles on the gable faces. A wall section showing the correct wall material and inset detail must be provided.</p> <p>The window schedule indicates that the window material will be the aluminum clad wood, however, submitted manufacture specifications indicate fibrex composite. Either material may be used, however it must be clearly indicated in plan.</p> <p>Windows are shown in elevation as one-over-one solid light awnings, and solid light casements however, submitted manufacture specifications indicate the window may have divided lights. The windows on the historic structure do not have divided lights. Staff would recommend the windows remain as shown in elevation, one-over-one and a solid light casement.</p>
<p><b>4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</b></p>	<p>Yes</p>	<p>The garage will remain at the rear of the site and will be oriented toward the alley.</p>

<p><i>a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.</i></p> <p><i>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. with doors to also face the alley.</i></p> <p><i>d. On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape.</i></p>		<p>The new garage will be located in the approximate location of the existing garage. This placement is along the north property line. The zoning code does not require a side interior setback.</p> <p>The proposed garage is 17' tall with dormers. The dormer allow for light into the garage and a partial loft space.</p> <p>Garage rollup door will be accessible from the alley.</p>
<p><b>4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</b></p> <p><i>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.</i></p> <p><i>b. Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context.</i></p> <p><i>c. Use simplified versions of building components and details found in the surrounding historic context.</i></p>	<p>Yes</p>	<p>The proposed garage form is compatible with the primary structure and is subordinate to the primary historic structure.</p> <p>Garage will use a simplified version of the building components found on the primary structure.</p>
<p><b>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.</b></p> <p><i>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.</i></p> <p><i>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit</i></p>	<p>Yes</p>	<p>Garage will be clad in brick with half round shingles in the gable face and vertical siding on the dormer.</p> <p>The shingle cladding material in the gable face will have a 7" exposure. Documentation has not been provided to indicate if the historic shingle exposure will match this profile, however it is unlikely as this exposure profile is more modern in nature.</p> <p>Materials will be installed in a traditional manner and are high quality in nature.</p>

<p><i>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 that are not readily visible from public vantage points.</i></p> <p><i>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.</i></p>		
<p><b>5.2 Plan new site features to respect the character-defining features of the historic district or individual landmark site.</b></p>	<p>Yes</p>	<p>Pergola structure is located in the rear side yard and is setback from the primary façade. Structure is free standing and constructed of wood.</p>
<p><b>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</b></p> <p><i>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</i></p> <p><i>b. Use rear-yard fence typed and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context.</i></p> <p><i>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</i></p> <p><i>d. 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>Yes</p>	<p>A portion of new fencing is proposed in the rear yard. Fencing will be wood and 6-feet in height.</p>
<p><b>5.18 Design and install new building light fixtures that are compatible with the surrounding historic context.</b></p>	<p>Yes</p>	<p>Proposed lighting is contemporary in design and located at the first floor level.</p> <p>Lighting will be down lighting.</p>

<p><i>a. Install lighting on residential buildings at the first-floor level only.</i></p> <p><i>b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building.</i></p> <p><i>c. Design and orient light fixtures to provide down-lighting for residential buildings.</i></p> <p><i>d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings).</i></p> <p><i>e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.</i></p> <p><i>g. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate.</i></p> <p><i>h. Do not design lighting for the sole purpose of attracting attention to residential buildings.</i></p> <p><i>i. Light fixtures along the alley should be utilitarian in design.</i></p> <p><i>j. Do not install flood lights or fluorescent tube lighting on street elevations.</i></p> <p><i>k. Conceal all conduits, raceways, and junction boxes within the building.</i></p>		
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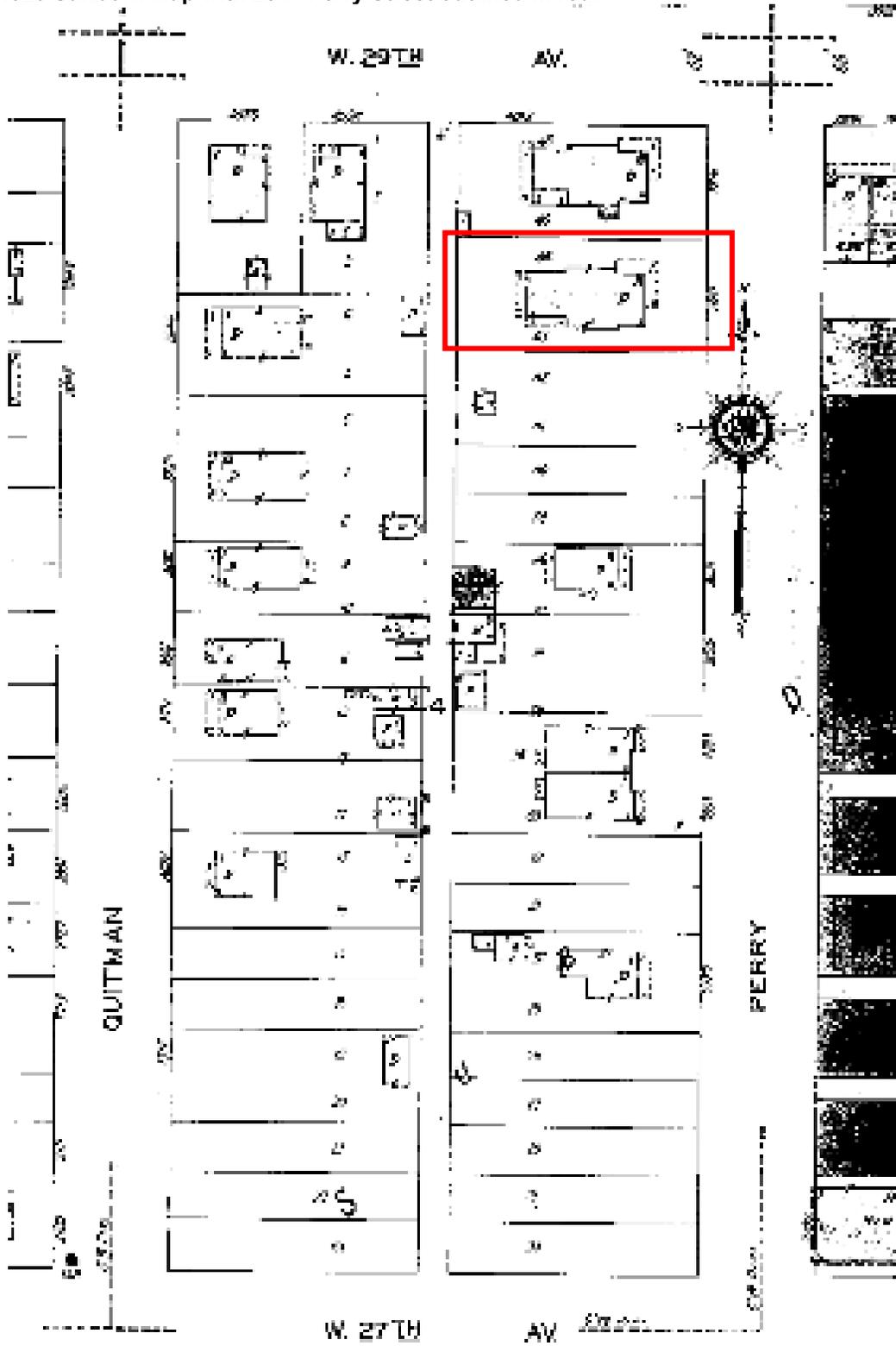
**Recommendation:**      **Approval with Conditions**

- Conditions:**
1. Shingle cladding material to have a 4"-6" exposure or match the exposure of the historic shingle cladding material with documentation provided to verify the exposure.
  2. Clarify window material. Windows to be aluminum clad wood, wood, or fiberglass composite.
  3. Window design and configuration to match designs shown in elevation.

**Basis:**                      The proposed garage is compatible with the historic context and subordinate to the historic landmark structure.

**Suggested Motion:** I move to **CONDITIONALLY APPROVE** application #2023-COA-071 for the garage demolition and new garage construction and dormer additions at 2841 Perry Street as per guidelines 2.28, 3.6, 3.7, 4.8, 4.18 - 4.20, character-defining features for the Woodbury House, presented testimony, submitted documentation and information provided in the staff report.

1929 Sanborn Map with 2841 Perry Street outlined in red:



END