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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:	2022-COA-554	LPC Meeting:	March 21, 2023
Address:	3022 Champa Street	Staff:	Jessi White
Historic Dist/DLM:	Curtis Park- G		
Year structure built:	NA (Period of Significance: Prior to and including 1915)		
Council District:	District 9- Candi CdeBaca		
Applicant:	Nic Leggett, Sovereign		

Past LPC Action:

Landmark Preservation Commission Meeting December 20, 2022

Description: New Construction, Phase I: Mass, Form, and Context

Motion by J. Johnson: I move to conditionally approve the application #2022-COA-554 for the mass, form and context at 3022 Champa St. as per design guidelines 4.3, 4.8, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the decorative window in the gable end be scaled down slightly and moved up further into the gable end. I move to recommend a bulk plane administrative adjustment to the zoning administrator for the addition at 3022 Champa Street per section 12.4.5.3 of the Denver Zoning Code.

Second: G. Petri

Amendment by E. Warzel: change the word "addition" to "new construction" in the recommendation for the administrative adjustment

Accepted by motioner and seconder

Vote: unanimous in favor (7-0-0), motion passes

Project Scope Under Review:

New Construction – Phase II: Design Details

Primary Structure Footprint: 19'-0" x 61'-3"

ADU Footprint: 19'-0" x 22'-0"

Primary Structure Height: 30'-0"

ADU: 22'-4"

Materials:

Foundation:	D5: Clopay: modern steel flush
Smooth finish concrete	Fencing:
Roofing:	Front: 3'-0" vertical wood fence
Berridge: tee-panel roof system	Rear 6'-0" vertical wood fence
Cladding:	ADU Stair Screen: Greenscreen fence panels
Main House- Summit: medium red brick	Lighting:
Dormer- James Hardie: smooth finish 4" reveal	Kichler: Cylinder 17" downlight
ADU- James Hardie: smooth finish 4" reveal	Porch:
Windows:	Floor: Smooth finish concrete
Windows: Marvin Ultimate Clad: casement	Post: 8" steel cylindrical posts

Doors:	<u>Roofing:</u> hollow welded steel roof
D1: Trustle: half-light thermally treated wood door.	Paving:
D2: Marvin Ultimate: lift and slide door	<u>Walkways:</u> smooth concrete
D3 & D4: Trustle: full-light patio door	

Staff Summary:

The applicant is proposing to construct a single-family residence along the 3000 block of Champa Street. The site is currently a vacant lot, in the Curtis Park-G Historic District. The proposed infill will be set back 20'-0", meeting the block sensitive setbacks.

The proposed new structure will be 19'-0" x 61'-3". The dwelling features a modern take on the Queen Anne form, featuring a raised foundation and a gable roof. The roof will be clad in Berridge tee-panel roofing system in the color bronze. The house will be clad in Summit brick in the color medium red. The building's dormer will be clad in James Hardie smooth finish lap siding with a 4" reveal in the color bronze. The structure will feature Marvin Ultimate Clad casement windows with a bronze finish. Windows will be inset into the wall 2 to 2+ inches. The primary entry will be a half-light panel door by Trustle. The rear patio doors will be Marvin Ultimate Clad Lift and Slide doors. The full-width front porch will feature a flat roof clad in hollow welded steel and will be supported by 8" steel cylindrical posts.

The ADU will measure 19'-0" x 22'-0" and will have a flat roof. The roof will be clad in membrane roofing and the walls will be clad in James Hardie smooth finish lap siding with a 4" reveal in the color bronze. The ADU windows will be Marvin Ultimate Clad casement windows in the color bronze. The proposed service doors for the ADU will be full light patio doors by Trustle. The proposed garage overhead door will be a Clopay modern steel flush door. The ADU exterior stair will feature Greenscreen mesh fence panels.

The house and ADU will feature a simple cylindrical wall sconce down light.

The site will feature a 3'-0" vertical picket fence at the front and a 6'-0" vertical picket fence at the rear.

All materials are of high-quality construction and have previously been approved by the Commission for new construction.

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

Guideline	Meets Guideline?	Comments
<p>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</p> <p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p> <p>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</p> <p>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</p>	Yes	The infill is set back 20', fitting in with the block sensitive building setbacks for this side of the block.

<p>d. Orient a building's entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.</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>Yes</p>	<p>The proposed infill features a raised foundation height, typical of buildings in the district. It also features floor to floor heights found on other buildings in the district.</p>
<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. f. For larger projects, ensure that the massing and form rhythms and variety match the historic pattern of the block. Avoid a row of similarly massed flatroofed rowhouses, for example, if the pattern of the historic district is 	<p>Yes</p>	<p>The proposed building height, mass and form fits within the range of heights and is compatible with the massing and form with other buildings in the historic context. The applicant is proposing a mass and form commonly found in the district especially for Queen Anne style dwellings. The applicant included a raised foundation and building layout common to Queen Anne buildings in the district.</p>

<p>mostly gabled roofs with only an occasional single flat-roofed structure.</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 building features a simple and modern design that draws on traditional building forms and materials laid out in a modern way.</p>
<p>4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</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>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>Yes</p>	<p>The building features traditional materials that fit in with the context that are being installed to complement the modern design.</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>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>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>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</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>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible</p>	<p>Yes</p>	<p>The applicant is proposing to use windows and doors with rhythms, proportions, and placements typically found in the district. The windows on the front of the house have a clearly defined window hierarchy, fitting in with other Queen Anne style buildings in the district.</p>

<p>from the street or public vantage points.</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>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>5.5 Design a new front yard fence to minimize impacts on the historic context.</p> <p>a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48" or less.</p> <p>b. Use compatible but simplified (less ornate) versions of historic fences and walls present in the historic district or in the surrounding historic context.</p> <p>c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials.</p> <p>d. Do not install a new chain link fence in the front yard (an existing chain link fence should be preserved when it is a character-defining feature of the district).</p> <p>e. Do not install opaque fencing of any kind. A fence should be more than 50% open.</p>	<p>Yes</p>	<p>The proposed fence fits in with typical fence heights, layouts, and picket spacing.</p>

<p>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</p> <ul style="list-style-type: none"> a. Locate a rear-yard fence return behind the front corner of a historic primary structure. 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. c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context. 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. 	<p>Yes</p>	<p>The proposed fence fits in with typical fence heights and layouts.</p>
<p>5.18 Design and install new building light fixtures that are compatible with the surrounding historic context.</p> <ul style="list-style-type: none"> a. Install lighting on residential buildings at the first-floor level only. c. Design and orient light fixtures to provide down-lighting for residential buildings. d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings). e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building. i. Light fixtures along the alley should be utilitarian in design. k. Conceal all conduits, raceways, and junction boxes within the building. 	<p>Yes</p>	<p>The proposed light fixtures are simple and modern.</p>

Excerpted from Character-Defining Features of the Curtis Park Historic District, January 2016

Character-defining features	Matches features?	Comments

<p>Building Placement Buildings within Curtis Park primarily front onto the named streets, although often smaller homes and rowhouses face onto the numbered streets</p>	<p>Yes</p>	<p>The infill has an entrance that faces onto Champa St and is recessed under the porch.</p>
<p>Setbacks Uniform front setbacks common from block to block with shallow front yards typical. Multi-family buildings on corners often have reduced setbacks. Narrow side yards resulting from narrow lots with larger rear yards commonplace. On some larger lots, houses are located on the south side of lots. On some numbered streets, houses are on small lots with little to no side setbacks on the alley side.</p>	<p>Yes</p>	<p>The infill fits the 20' block sensitive setback.</p>
<p>Mass & Form Building Height: One to two stories in height. Raised foundations and tall ceiling heights provide for tall houses, over 30 feet high, on some blocks. Building Shapes: Single-family residences are prevalent with multi-family row houses and duplex forms intermixed. Massing is blocky and rectangular on most homes, although projecting bays, corner towers and asymmetrical forms are also common on larger two-story homes and buildings.</p>	<p>Yes</p>	<p>The proposed building fits within the height and massing of other buildings in the district. The building is also using a traditional building form found throughout the Curtis Park Historic District.</p>
<p>Roofs Hipped and flat roofs typical on the Italianate-style buildings while Queen Anne and Eastlake style houses typically feature a front gabled roof, sometimes with flared roof eaves. Some mansard, conical, raised decorative parapets and complex hipped and gabled roofs are also found. Some Italianate houses feature broad overhanging eaves with decorative brackets; a few include ornamental iron roof cresting. Dormers are rare. Composite shingles are the most frequently used modern roofing material, imitating original wood shingle roofs.</p>	<p>Yes</p>	<p>The applicant is proposing a roof form that is typical of the Queen Anne style.</p>
<p>Entries & Doors Offset front entries accessed by raised porches. Wooden single and double doors common; some Italianate examples feature narrow double doors. Most original doors have one or two panes of glass above, with wood</p>	<p>Yes</p>	<p>The applicant is proposing an entrance that is recessed beneath the porch.</p>

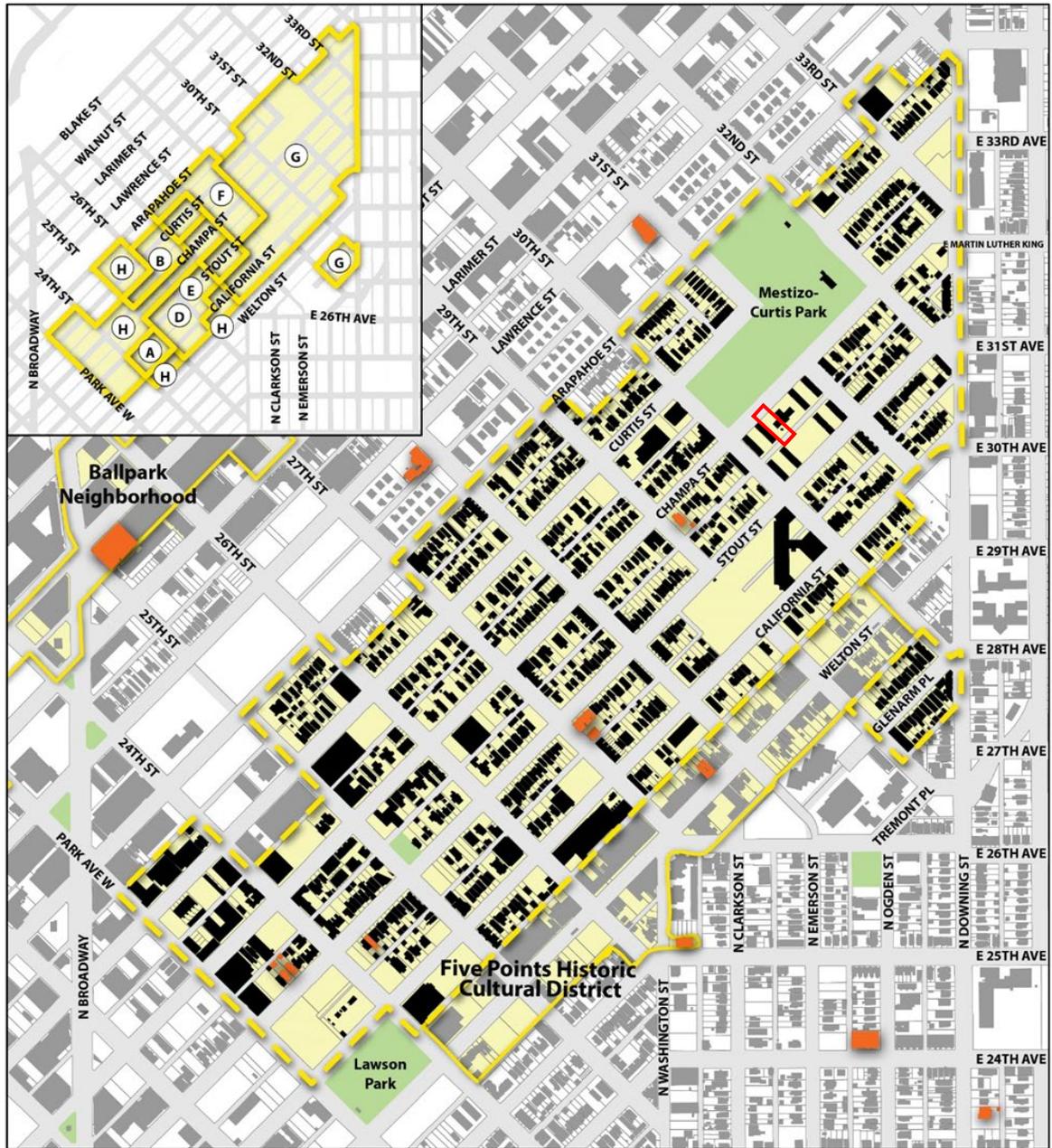
<p>paneling below, although some doors are full paneled. Doors with transoms are common; some have sidelights. Multi-family structures have smaller projecting porches, stoops or recessed entries.</p>		
<p>Windows Individual double-hung, one-over-one wood windows common, although framed window pairs in gable ends, window transoms, and other variations are also found. Most structures feature tall narrow windows, although some paired and arched windows are wider and more rectangular in form. Rounded and segmental arched lintels are common, although other variations such as wooden pedimented lintels, stone drip molds and horizontal stone lintel bands are also found. Highly decorative masonry headers and lintels contribute to building ornamentation. Historically, windows were recessed in the wall (not flush).</p>	<p>Yes</p>	<p>The applicant is proposing to use windows and doors with rhythms, proportions, and placements typically found in the district. The windows on the front of the house have a clearly defined window hierarchy, fitting in with other Queen Anne style buildings in the district.</p>
<p>Porches General: A large number of homes in the district are missing original porches or have heavily altered porches. Width: Partial-width and full-width porches common. The Queen Anne style houses often feature partial-width or wrap-around porches while the Italianate-style homes typically have full- or partial-width porches. Height: Typically one story. Projecting: Yes, typical. Row houses with stoop and inset entries also found. Shapes: Raised rectangular and square shaped with gable, hipped, flat, and shed roofs; some shed roofs on Victorian- and Eastlake-style homes feature small pedimented gables.</p>	<p>Yes</p>	<p>The infill features a simple porch with a flat roof which can be found on some Queen Anne porches.</p>

Recommendation: **Approval**

Basis: The new construction meets established setbacks and fits in with typical building massing and heights (guidelines 4.2, 4.3, and 4.5). The structure is recognizable as modern construction through the use of traditional materials and window and door proportions laid out in a modern way (guidelines 4.5, 4.7, and 4.8). The applicant is proposing traditional fences at the front and back yards (guidelines 5.5 and 5.6). The proposed building lighting is simple and modern (guideline 5.18),

Suggested Motion: I move to APPROVE application 2022-COA-554 for the new construction at 3022 Champa Street, as per design guidelines 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, 5.5, 5.6, 5.18, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Curtis Park District Map with 3022 Champa St. outlined in red.



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

Date: February 2014

