



## 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-0000079  
**Address:** 3534 N Bryant St  
**Historic Dist/DLM:** Potter Highlands Historic District  
**Year structure built:** 1889 (Period of Significance: Prior to and including 1943)  
**Council District:** #1 – Amanda Sandoval  
**Applicant:** Ryan Smelker, property owner and Robin Adams, ArcWest Architects

**LPC Meeting:** March 21, 2023  
**Staff:** Krystal Marquez

### Prior Action:

February 7<sup>th</sup>, 2023 LPC meeting:

#2023-COA-024 3435 Bryant St – Potter Highlands

Description: Side and Rear Addition

Motion by J. Johnson: I move to deny application #2023-COA-024 for the large 2 story side and rear addition at 3534 N Bryant St, as per design guidelines 3.3 and 3.6, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

Vote: unanimous in favor (8-0-0), motion passes

### Project Scope Under Review:

**Demolition:** Existing roof of the rear portion of the primary structure (774.49 SF / 25.3%)

**Large Side and Rear Addition:** Add new 2 story side and rear addition on an existing 2-story contributing structure.

**Existing Height:** 25' – 7"

**Proposed Height:** 23' – 2 1/4"

### Materials:

Foundation: Concrete	Roofing: Dimensional Asphalt Shingles – GAF Timberline – Color: Slate (to match existing roof)
Siding: Addition – Fiber cement horizontal lap siding with a 4" reveal; Boral TruExterior Siding – Shiplap; Summit Brick – Black Diamond	Windows: Sierra Pacific – Aluminum Clad Wood – Casement, Double Hung, Awning – Color: Dark Bronze
	Doors: Manufacturer TBD – Wood or Aluminum – Folding, Single Swing, Double Swing

### Staff Summary:

3435 N Bryant Street was constructed c.1889 and is a contributing structure in the Potter Highlands Historic District. The applicant is requesting to demolish 23.5% of the rear portion of the structure to add a 2 story side and rear addition to the contributing structure. The rear porch of the structure does appear on the 1904 Sanborn Map and is likely original to the house or a very early addition; no other information on the rear portion of the house was found in the designation application or history of the district.

The new 2 story addition is proposed to have a cross gabled roof with additional extensions at the rear. The new addition will be clad in 2 different siding materials: horizontal lap siding and brick. New windows will be aluminum clad wood by Sierra Pacific; however, no information for the proposed doors has been provided in the application and will be required to complete the application. Asphalt shingle roofing will match the existing structure.

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

As a side and rear addition proposal no formal referral to the RNO was required for this application. However, staff did receive a letter of support from the Highland United Neighbors, Inc. (HUNI) on January 26, 2023. The letter states recommended minor changes for the “second review”; however staff wanted to clarify that no second review will be required for this application if approved as only new infill goes through a 2-step review process.

**Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016**

Guideline	Meets Guideline?	Comments
<p><b>3.1 Locate an addition to be subordinate to the original structure.</b></p> <p>a. Place an addition to the rear of the original structure whenever possible.</p> <p>b. See Guideline 3.8 for additions to residential structures and Guideline 3.11 for additions to commercial structures.</p>	Yes	The proposed 2 story addition is at the rear and side of the contributing structure and setback mostly behind the existing contributing structure.
<p><b>3.2 Locate an addition to retain open space patterns.</b></p> <p>a. Retain original open space at the sides and rear of the structure.</p> <p>b. Avoid removing existing open space with a large addition.</p>	Yes	The new 2 story addition will not interrupt existing open spaces patterns.
<p><b>3.3 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the historic primary structure.</b></p> <p>a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.</p> <p>b. Align porch eaves, roof lines and other features with adjacent structures, when possible.</p> <p>c. Retain the appearance and orientation of the historic primary entrance.</p>	Yes	<p>The proposed 2 story side and rear addition is compatible with the massing and scale of the historic structure. Roof lines and eaves align with the existing structure. The appearance and orientation of the historic primary entrance will be retained.</p> <p>The 1<sup>st</sup> floor portion of the side addition has been redesigned to be less heavy than the original proposal brought forth on February 7<sup>th</sup>. The 1<sup>st</sup> floor front portion has been resized to have a smaller footprint and the balcony is smaller due to this change. The railing has been simplified to be less ornate than the original proposal as well. A simple metal shade canopy has been added as well that projects from the balcony.</p>
<p><b>3.4 Design an addition to be recognized as current construction.</b></p>	Yes	The new 2 story side and rear addition will be differentiated from the contributing structure with a change in material from brick to

<p>a. Differentiate an addition from the original structure with an offset of at least four inches.</p> <p>b. Differentiate an addition from the original structure with a change in material or size. In more vernacular building styles, this may be a relatively subtle change or distinction. If distinctions from old and new are subtle, a date plaque for new construction is also recommended.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. These may include:</p> <ul style="list-style-type: none"> <li>» A cornice or other definition of the roof line</li> <li>» A distinctive storefront or main door surround</li> <li>» Window, moldings or other features</li> <li>» Porches</li> </ul> <p>d. Do not design an addition to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the original structure.</p> <p>e. Do not design an addition to contrast starkly with the original structure. At a minimum, an acceptable design should be neutral and not detract from the district's or structure's historic character.</p>		<p>horizontal lap siding at the 2<sup>nd</sup> floor and Bonfire brick at the 1<sup>st</sup> floor. The new addition will be easily recognized as current construction.</p>
<p><b>3.5 Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.</b></p> <p>a. Minimize the removal of original building fabric when attaching an addition.</p> <p>b. Design an addition so it can be removed without destroying original materials or features.</p> <p>c. Avoid damaging historic façades, cornice lines or other details.</p> <p>d. Avoid adding an addition that impacts the original building's structural system.</p>	<p>Yes</p>	<p>The 2 story addition will be connected to the rear of the structure and will protrude out into the existing side yard.</p> <p>The addition has been designed so it can be removed without destroying original materials or features. The addition will not damage historic façades, cornice lines or other features.</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>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>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.</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>	<p>Yes</p>	<p>The new addition will utilize a standard size brick at the 1<sup>st</sup> floor and a smooth fiber cement lap siding at the 2<sup>nd</sup> floor will also be used. The 2 materials are a simple combination that match materials found in the surrounding context in the district.</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>a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows on the historic structure and in the surrounding historic context.</p>	<p>Yes/No</p>	<p>The proposed windows on the addition that will be highly visible are one-over-one aluminum clad wood windows with similar proportions and rhythms to windows found in the district. All windows will be</p> <p>However, there are also folding and sliding doors, and more atypical windows proportions found on the addition balcony and at the rear of the structure. However, additional flexibility may be granted for window and door placement on façades that are not readily visible from public vantage points.</p>

<p>c. Maintain the typical historic placement of window headers and sills relative to cornices, string courses and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on the historic building and 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 from public vantage points.</p> <p>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.</p> <p>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.</p> <p>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.</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.</p>		
<p><b>3.8 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.</b></p> <p>a. Use a roof form that is consistent with the original structure's roof form and those of structures in the surrounding historic context in terms of pitch, orientation, and</p>	<p>Yes</p>	<p>The roof form of the new 2 story addition uses the same roof style and pitch as the contributing structure. The new addition's roof form will be compatible with the contributing structure and the surrounding context.</p>

<p>complexity. An addition with a pitched roof is usually inappropriate for a structure with a flat roof.</p> <p>b. If using contemporary materials, they should be compatible with historic roof materials in visual impact, texture, and relationship to architectural style.</p>		
<p><b>3.9 Locate an addition to a residential structure to be subordinate to the existing structure.</b></p> <p>a. Design an addition to have minimal visual impact 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>Yes</p>	<p>The new 2 story side and rear addition's overall height and design is set back from the front façade and has a minimal impact on the existing structure.</p>
<p><b>3.10 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.</b></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 2 story addition does utilize a change in material and wall plane to differentiate the addition. The design is compatible with, but differentiated from the historic structure.</p>

**Recommendation:**      **APPROVE**

**Basis:**                      The proposed 2 story side and rear addition is compatible and subordinate to the contributing structure and the surrounding context (3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10).

**SUGGESTED Motion for Denial: I move to APPROVE application #2023-COA-079 for the 2 story side and rear addition at 3534 N Bryant St, as per design guidelines 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, presented testimony, submitted documentation and information provided in the staff report.**

**Potter Highlands Historic District**



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

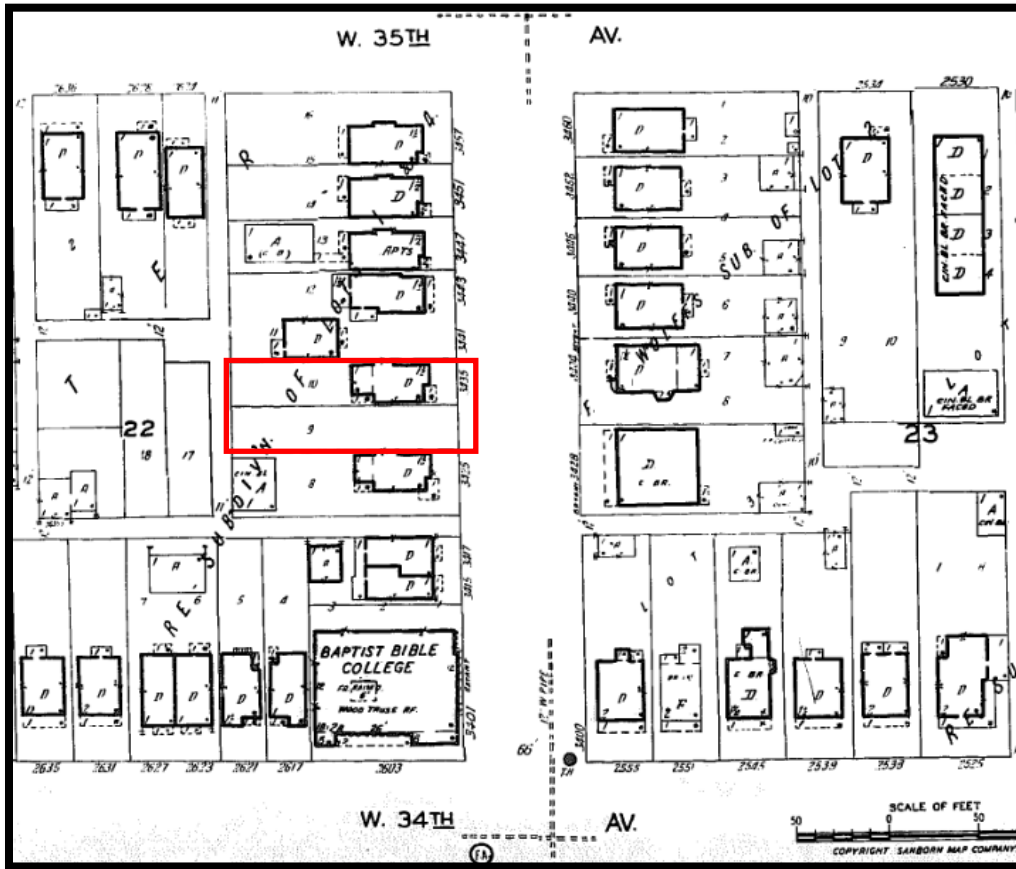
Date: February 2014







1962-67 Sanborn Map with 3435 N Bryant St outlined in red



END