



## 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-0000070  
**Address:** 3449 Eliot Street  
**Historic Dist/DLM:** Potter Highlands Historic District  
**Year structure built:** 1902 (Period of Significance: Prior to and including 1943)  
**Council District:** #1 Amanda Sandoval  
**Applicant:** Matt Eudaly, architect and Milford Brinkerhoff, property owner

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

### Previous Action:

LPC Meeting – 8/16/2023

#2022-COA-341 3449 Eliot St – Potter Highlands

Description: ADU

Motion by G. Johnson: I move to deny application #2022-COA-341 for the ADU at 3449 Eliot Street as per presented testimony, submitted documentation, guidelines 4.3, 4.6, 4.8, 4.19, the Potter highlands Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

### Project Scope Under Review:

Demolition of existing garage – Construct a new detached garage and accessory dwelling unit (ADU)

**Garage/ADU Structure Footprint:** 27' 9" X 23' 3"

**Garage/ADU Structure Height:** 23' – 9 1/16"

### Materials:

Foundation: Concrete Slab	Roofing: <ul style="list-style-type: none"><li>Asphalt Shingles to match the existing primary structure</li></ul>
Cladding: <ul style="list-style-type: none"><li>3-coat Stucco – Omega Products: Sage Green</li><li>Shake &amp; Scalloped Shingle Siding – 5" exposure, cedar</li></ul>	Windows & Doors: <ul style="list-style-type: none"><li>Windows – Marvin Fiberglass windows: Double Hung and Awning windows</li><li>Doors – ADU doors: ThermaTru, half-light door; Garage, overhead doors</li></ul>

### Staff Summary:

The applicant is proposing to demolish an existing garage and construct a new detached garage and accessory dwelling unit (ADU) in the Potter Highlands Historic District. The new garage and ADU will be clad in 3 coat stucco at the base and scalloped shingles in the gable ends. The gable front garage/ADU will also feature 4 hipped roof dormers clad in shake shingles. The first floor will have 2 garage overhead doors at the west elevation at the alley.

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

The proposal was previously formally referred to the Highland United Neighbors, Inc. (HUNI) on May 12<sup>th</sup>, 2022. We received the RNO's comment letter on May 21<sup>st</sup>, 2022. The application that was first reviewed by the RNO was denied. This submittal did not require another formal submittal to the RNO, therefore no additional comments were received.

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

<b>Guideline</b>	<b>Meets Guideline?</b>	<b>Comments</b>
<p><b>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:</b></p> <p>a. Foundation heights</p> <p>b. Floor-to-floor heights and overall building height</p> <p>c. Window locations, proportions, and recess in the wall</p> <p>d. Entry and porch location, size and proportions.</p> <p>e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</p>	Yes	<p>The proposed garage/ADU structure does include typical features and rhythms of historic buildings in the surrounding context.</p> <p>Floor to floor heights and overall building height is characteristic of the district. Window locations and proportions are typical for the district and will be recessed into the wall.</p> <p>Scaling elements and articulation like the hipped dormers and scalloped and shake shingles match the existing historic structure on the lot.</p>
<p><b>4.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically in the district.</b></p> <p>a. Masonry materials such as brick, stone and genuine stucco are appropriate in most districts.</p> <p>c. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size, and shape to traditional materials.</p> <p>d. Use a simple combination of materials when this is characteristic of the district.</p> <p>e. Avoid using a wide range of building materials when building in the surrounding historic context use a simple combination of materials.</p>	Yes	<p>The structure will utilize two (2) different siding materials including 3 coat stucco and shingle siding (scalloped and shake) in the gable ends and on the dormers. This simple combination of materials is characteristic of the district.</p>
<p><b>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</b></p>	Yes	<p>The garage/ADU will feature individual windows with fiber cement trim surrounds in the gable ends and stucco surrounds on the stucco portion of the structure. Double hung fiberglass windows at the east, west and</p>

<p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.</p> <p>b. When using contemporary window patterns and designs, ensure they respect 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 door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context.</p> <p>e. Use simplified configurations of historic doors rather than replicating a historic door exactly.</p>		<p>south elevations and awning windows at the dormers.</p> <p>Windows are multi-light 4 over 4 windows at the dormers to match decorative windows on the existing historic structure with 4 over 1 windows at the double hung windows on the elevations, though the windows are different from the one over one configuration on the primary structure, the differentiation helps to distinguish the structure from the historic structure while still matching proportions.</p>
<p><b>4.18 Locate a new garage or secondary structure to reinforce surrounding historic development patterns.</b></p> <p>a. Locate new garage or secondary structure within the typical range of locations for garages and secondary structure in the surrounding historic context.</p>	<p>Yes</p>	<p>The proposed garage/ADU will be located at the rear of the lot in a typical location for secondary structures with garage doors facing the alley which is typical for accessory structures in the district.</p>
<p><b>4.19 Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.</b></p> <p>a. Design the mass, form and roof shape of a new garage or secondary structure to be compatible with the primary structure and other historic secondary structures in the surrounding historic context.</p> <p>b. Design the height of a new garage or secondary structure to be within the range seen in the surrounding historic context.</p>	<p>Yes</p>	<p>The gable front roof form and dormers on the new garage/ADU is compatible with the primary structure and the surrounding historic context.</p>

**Recommendation:**      **APPROVAL**

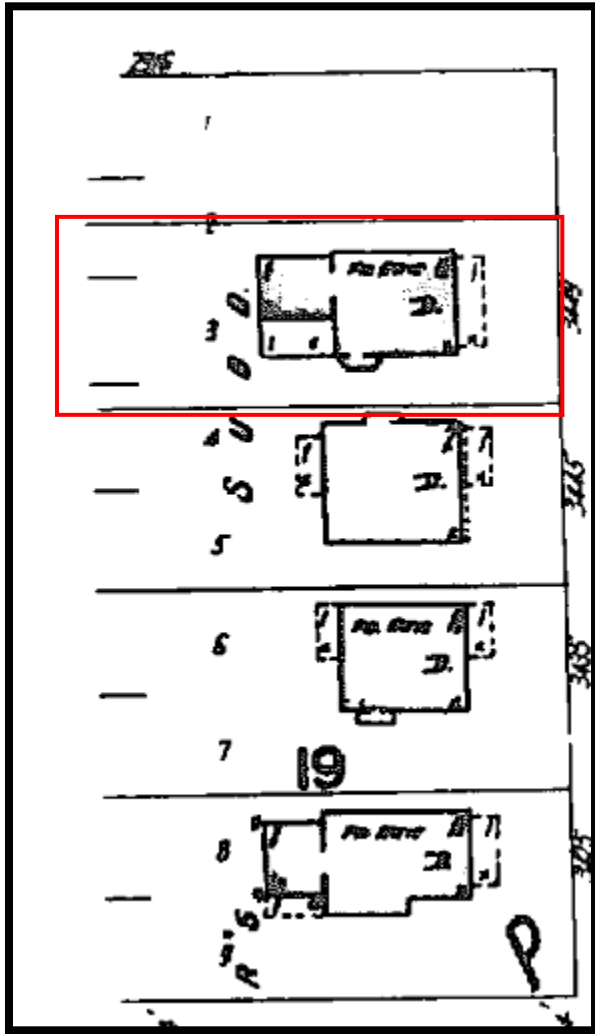
**Basis:**                      The proposed garage/ADU design is compatible with the surrounding historic context and the primary structure. (Guidelines 4.3, 4.6, 4.8, 4.18, 4.19).

Motion for Approval: I move to APPROVE application #2023-COA-070 for the ADU at 3449 Eliot Street as per presented testimony, submitted documentation, guidelines 4.3, 4.6, 4.8, 4.18, 4.19, the Potter Highlands Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

**Potter Highlands Historic District – 3449 Eliot St outlined in red**



1904 Sanborn Map with 3449 Eliot Street outlined in red



END