



## STAFF REPORT

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:** #2025-COA-050 **LPC Meeting:** February 4, 2025  
**Address:** 2557 Stout Street **Staff:** Brittany Bryant  
**Historic District:** Curtis Park D  
**Year structure built:** c.1886 (Period of Significance: 1870-1891)  
**Council District:** #9 - Darrell Watson  
**Applicant:** Catalyst

**Past LPC Action:**

Meeting Date: December 17, 2024

**#2024-COA-934 2557 Stout Street – Curtis Park- D**

Description: Rehabilitation, Rear Addition, Accessory Dwelling Unit (ADU), & Site Work

Motion by C. McInnis: I move to deny application #2024-COA-934 for the rehabilitation, addition, Accessory Dwelling Unit (ADU), and Site Work at 2557 Stout Street, as per design guidelines 2.18-2.19, 2.25, 2.27, 3.4-3.7, and 4.20 character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

**#2024-TAXC-021 2557 Stout Street – Curtis Park- D**

Description: Tax Credit Part 1

Motion by G. Dennis: I move to approve application #2024-TAXC-021 for a tax credit for proposed work at 2557 Stout Street, as per Secretary of the Interior Standards for Rehabilitation 2, 5, 7, and 9, presented testimony, submitted documentation, and information provided in the staff report.

Second: C. McInnis

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

**Project Scope Under Review:**

Rehabilitation, Addition, Accessory Dwelling Unit, and Site Work

**Rear Addition Footprint: 30'-11 1/4" X 36'-10"**  
**ADU Footprint: 37'-5" X 25'-1"**

**Rear Addition Height: 15' - 1 1/2"**  
**ADU Height: 24'**

**Materials:**

Foundation: Concrete	Addition Roofing and Primary Roofing: Standing Seam Metal Roofing, 18" profile in "Charcoal Grey" or "Slate Grey"
ADU Cladding: Glen Gery Brick in "Red Velour," to match existing	ADU Roofing: Membrane in "Light Grey"

ADU Cladding: Endicott Roman Brick in “Magnesese Ironspot”	Replacement Windows: Aluminum clad wood, double hung and single hung, one-over-one
ADU Windows: Fiberglass casement and fixed windows	Addition Windows: Fiberglass awning, casement and fixed windows with SDLs and spacer bars
ADU and Primary Structure doors: Wood full light doors	Addition Door: Steel, TDL or SDL unclear
Paving: Limestone in “Luna Limestone” with sandblasted machine finish	Site Wall and Fence: 6’ tall site wall of Glen Gery Brick in “Red Velour,” and 3’ tall iron fencing
Solarium Addition: Steel in “SW Urbane Bronze” and glass	Skylights: Velux Curb mounted skylights

**Staff Summary:**

The applicant, Catalyst, is proposing to rehabilitate 2557 Stout Street, a contributing structure to Curtis Park D Historic District and to construct a new 1-story rear addition, a new 2-story Accessory Dwelling Unit (ADU), and general site improvements that include site walls and fencing.

Rehabilitation work to include replacement of the existing asphalt shingle roof on the porch and metal roof on the primary structure with a new standing seam metal roof, removal of the existing paint (no COA required for this scope of work and approved by the LPC for a tax credit – work underway), and total window replacement. The existing windows do appear to be original, but in a severely deteriorated state. They will be replaced with new aluminum clad wood windows with a double hung or single hung operation. On the south elevation two existing windows will be converted into French doors with the existing decorative headers to main and two new windows added. On the back of the home, 196 square feet (10.6%) of the roof to be demolished to create a rooftop deck.

At the rear of the home, a new 1-story addition, a solarium pop-top addition, and 2-story Accessory Dwelling Unit will be constructed. Addition to have a shed roof with brick cladding, fiberglass windows and doors, with metal roofing with skylights. ADU to have a flat roof form with casement and fixed fiberglass windows. Since the December 17<sup>th</sup> meeting, the applicant has restudied the rooftop deck project scope and has decided to construct a small rear pop-top glass addition that will be a solarium/greenhouse addition. The new solarium will have a hipped roof to mimic the roof form of the primary structure.

Site work to include a new privacy brick site wall at the rear of the property, a new metal fence at the front of the property, a new limestone patio with in ground pool, and stepper pavers.

In addition to the solarium addition, the following changes have been made to the application materials:

1. A change in the rear addition window design to reduce the number of divided lights from 6 lights to 4 lights;
2. A change in the rear addition cladding from limestone tile cladding to a black brick with roman profile;
3. Elimination of the exterior stair screen wall on the south east elevation of the ADU and incorporation of an interior stair;
4. ADU cladding material to be entirely brick instead of a mix of brick and vertical wood cladding;
5. A restudy of the ADU decorative brick work;
6. A restudy of the south elevation window to door conversion to reduce the new opening sizes and preserve the existing window headers.

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

The Curtis Park Design Review Committee met with the applicant on October 22, 2024. The RNO recommend unanimous approval of the ADU. The RNO did express concerns over the addition roof pitch, the kitchen windows on the addition, and the placement of the brick site wall adjacent to the sidewalk. The RNO is in support of the rooftop deck.

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

Guidelines	Meets Guidelines?	Comments
<p><b>2.18 Locate and design a new egress window, defined by current zoning and building code, to be as inconspicuous as possible.</b></p> <p>a. Place an egress window on a secondary, non-street fronting facade, if possible. See “Egress windows” on page 30 for more information.</p> <p>b. Align a new basement egress window or expansion of an existing egress window with other egress windows and features on the façade.</p> <p>c. Match a new basement egress window to a historic basement window type or use a single-light casement window.</p> <p>d. Do not place a basement egress window on a primary façade unless lowering the sill of an existing window while maintaining the width and header height of the existing opening, when possible.</p> <p>e. Use wood, aluminum-clad wood, aluminum, composite fiberglass or Fibrex windows in a basement egress window. For windows above basement level, use wood or aluminum-clad wood to replace windows that were historically wood, or use steel or aluminum windows to replace windows that were historically steel.</p> <p>f. Where visible from the street, construct egress window wells of masonry, concrete, wood, or matte-finished metal.</p> <p>g. Visible window wells should not protrude more than 6” in height above grade.</p>	<p>Yes</p>	<p>New egress is proposed on the south side of the new addition.</p> <p>Egress will be concrete with 3’ protruding above grade.</p> <p>Previously proposed slider windows have been eliminated for casement and fixed window operations.</p>
<p><b>2.19 When replacement of an historic window is necessary, match the replacement design to the historic window design (see “Review &amp; Approval Process for Windows” on page 30 for more information).</b></p> <p>a. Only replace an historic window if it is damaged beyond repair.</p> <p>b. Match the historic window size.</p>	<p>Yes</p>	<p>The window assessment materials indicate the existing windows are in a severely deteriorated state.</p> <p>Replacement windows will be aluminum clad wood.</p> <p>Replacement windows will have approximately the same measurements as the existing windows with slightly thinner stile measurements. The existing stile is 1 ¾” thick. The replacement stile will be 1 ½” thick. This will minimally increase the upper and lower glazing width.</p>

<p>c. Match the historic window type and operation. For example, if the historic window is a double-hung window, the new window should be double-hung window. New windows may be double or triple glazed.</p> <p>d. Set a replacement window in the wall at the same depth as the window being replaced.</p> <p>e. Replace a historic wood window with a wood or aluminum-clad wood window. Replace a historic steel window with a steel or aluminum window that replicates the historic steel. Match the original outward facing width and depth of perimeter framing material.</p> <p>f. Repair a leaded-glass or stained-glass window whenever possible or replace with a similar window if it is in such irreparable condition that replacement is warranted.</p> <p>g. Use clear, or nearly clear low-e glass. A window and door on secondary elevations may have frosted glazing.</p> <p>h. Closely match the historic window profile.</p> <p>i. Match the historic divided-light type and pattern.</p> <p>j. For replacements of a divided-light window, use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). A window with only muntins between the panes of glass shall not be allowed.</p> <p>k. Do not use perimeter infill framing to create a smaller window within historic opening on primary facades. Perimeter infill framing may be used to minimally reduce original openings on secondary elevations where they are not readily visible from the public vantage points when the original opening proportions, headers or sills remain expressed.</p>		<p>New windows will fit within the existing arched openings.</p> <p>New windows will be one-over-one, double or single hung operation windows.</p> <p>Windows will be inset 4 inches from the brick face to match the existing window inset.</p>
<p><b>2.25 Preserve the form, materials and features of an original historic roof.</b></p> <p>a. Maintain the perceived line and orientation of the roof as seen from the street.</p>	<p>Yes</p>	<p>10.6% of the rear hipped roof is proposed to be demolished to accommodate a new pop-top solarium addition at the rear.</p> <p>Roof overhangs and all brackets will be preserved.</p>

<p>b. Maintain roof overhangs because they contribute to the perception of the building's historic scale.</p> <p>c. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets, finials and crests, especially when they are character-defining features of the structure.</p> <p>d. Avoid altering the angle of a historic roof.</p> <p>e. Avoid removing or covering original roof materials and features that are in good condition, or that can be repaired.</p> <p>f. Do not cut back exposed roof rafters and soffits.</p>		<p>Staff have evaluated the new pop-top addition with chapter 3. Guidelines for Additions to Historic Buildings and in particular guideline 3.11.</p>
<p><b>2.27 When replacing missing or non-historic roofing material, match replacement materials to the historic roofing material if possible.</b></p> <p>a. If the original roofing material has been replaced, use photographs, records, or evidence from other similar properties to provide roofing that matches or appears similar to the historic roofing in appearance. For example, use clay-tile roofing when records show the roofing was originally clay tile. The use of historic roofing materials is particularly critical for individual landmark structures and structures where the historic roofing material is a character defining feature.</p> <p>b. When using alternative roofing materials, use materials that match the profile and texture of the historic roofing materials or have a closely matching appearance. For example, wood shingle roofing may be replaced with a low-profile asphalt shingles in a traditional or neutral color palette or engineered/synthetic roofing products that match the historic appearance of wood shingles. For slate and tile roofing, engineered/synthetic roofing products matching the historic material's appearance may be appropriate for structures taller than one story when the roof is not steeply pitched or otherwise readily visible from public view.</p> <p>c. Use roofing materials that were used historically on the building, or alternative</p>	<p>Yes</p>	<p>Sanborn Maps indicate the roof material on the primary roof was a covered in a non-combustible material. It is safe to assume the roof was likely standing seam as this was a material popular in Curtis Park.</p> <p>The Sanborn Maps indicate the porch roof material was a wood shingle. The existing porch roof is an asphalt shingle. During the December 17<sup>th</sup> LPC discussion of this project, the Commission indicated that standing seam for the porch roof is an appropriate replacement approach as many porch roofs in Curtis Park do have standing seam roofing.</p>

<p>products that imitate those historic roofing materials. For example, wood shingle roofing should not be replaced with metal roofing, and clay tile should not be replaced with slate.</p>		
<p><b>2.28 Minimize the visual impacts of skylights, dormers and other rooftop alterations.</b></p> <p>a. Locate a new dormer or skylight below the ridgeline of the roof.</p> <p>b. Locate a new dormer or skylight on a rear (preferred) or side-facing roof slope, when possible.</p> <p>c. Set back a side-facing gable from the front façade to minimize its visibility from the street and sidewalk.</p> <p>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.</p> <p>e. Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.</p> <p>f. Install a new skylight to have a low profile.</p> <p>g. Do not remove or alter sizes of historic dormers on street-facing elevations.</p> <p>h. Do not add a shed dormer in a visible location if shed dormers are not seen in the surrounding historic context.</p> <p>i. Do not install a bubble skylight, or other form that is not flat.</p> <p>j. Do not install a dormer or skylight on a front-facing roof plane.</p> <p>k. Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features.</p>	<p>Yes</p>	<p>New skylights are proposed on the primary structure roof.</p> <p>One skylight is on the south hipped slope and one skylight on the north hipped slope with a series of skylight is proposed on the flat roof portion of this hipped roof.</p> <p>Due to the profile of the roof, the skylights will have minimal visibility from the public right-of-way.</p> <p>Skylights are curb mounted.</p>
<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>Yes</p>	<p>Addition and ADU is placed to the rear of the primary structure and are subordinate in height.</p> <p>A narrow, 5'-3" X 4'-6", 1-story hallway will connect the proposed rear addition and new ADU. This connection is concealed behind the primary structure due to the cross shaped footprint of the historic</p>

		home and has large windows reducing the solidity of the massing.
<b>3.2 Locate an addition to retain open space patterns.</b>	Yes	<p>Addition is mostly in the rear 35% lot. On the south side the addition will encroach into the front 65% of the lot and will have minimal visibility on the south elevation.</p> <p>A 10' side yard setback will be maintained on the south side of the property. Rear addition is setback over 37' from the front façade of the home and over 60' from the property line.</p> <p>A large side yard is retained on the north side of the property adjacent to the historic structure allowing for this façade to remain visible from the side street.</p>
<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>c. Retain the appearance and orientation of the historic primary entrance.</p>	Yes	<p>The proposed addition is compatible with the scale, massing and rhythm of the existing primary structure and surrounding historic context.</p> <p>Primary entrance along and a historic secondary entrance along Stout Street will be retained.</p>
<p><b>3.4 Design an addition to be recognized as current construction.</b></p> <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...</p> <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</p>	Yes	<p>Rear addition will be differentiated from the historic structure as it has a wider footprint than that of the primary structure but is simple and rectangular in nature.</p> <p>Rear addition will be cladding has been restudied. The addition is now proposed to be clad in a roman profile brick in a "Magnesese Ironspot" color.</p> <p>Rear addition will have the same cladding material as the historic structure but will be differentiated with a change in scale of the brick and color of the brick. Rear addition has minimal visibility from the public right-of-way.</p> <p>Rear addition windows have been restudied and the applicant has reduced the number of different window materials. Both the addition and ADU will have fiberglass composite windows. Fiberglass composite is a common window materials for new additions and ADUs in Curtis Park.</p> <p>Solarium addition will have a simple boxy footprint with hipped roof from. Solarium addition is differentiated from the historic structure through its use of materials. Simple glass and steel construction will ensure the addition does not detract from the historic primary structure.</p>

<p>neutral and not detract from the district's or structure's historic character.</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 applicant has reduced the extent of demolition. To accommodate the rear addition and existing non-historic rear addition will be demolished.</p> <p>4' of exterior wall on the south elevation and 5'-5" and 3'-6" of wall on the west elevation will be demolished to allow connection to proposed rear addition.</p> <p>On the south elevation, the addition of the French doors has been restudied. The French door opening sizes have been reduced and the existing window headers will remain intact.</p> <p>Finally, two new windows will be added to the south elevation.</p> <p>The roof demolition will preserve the roof line and historic brackets and is limited 10.6%.</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>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 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>Rear addition will have the same cladding material as the historic structure but will be differentiated with a change in scale of the brick and color of the brick. Rear addition has minimal visibility from the public right-of-way.</p> <p>Solarium addition is constructed out of architectural metal and glass. Steel will have a dark bronze finish. Addition material is similar to the addition at 1447 Gilpin Street Wyman Historic District while serving a function purpose for the homeowner who is a landscape architect.</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>Yes</p>	<p>Large expanses of glazing in groups of 3 is proposed on the addition. Windows will be taller than they are wide. Staff do not object to large glazing proportions as this addition is located at the rear.</p> <p>Divided light pattern of the rear addition windows has been restudied and simplified. The formally 6-light pattern has been adjusted to a 4-light pattern. Although the historic home largely has one-over-one windows, the proposed divided light pattern helps</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>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>create proportions similar to the tall narrow windows that are typical of Curtis Park and help to break up the span of the large glazing of the rear addition.</p> <p>Windows will be fiberglass composite with an SDL and spacer bar.</p> <p>Windows will have awning, fixed, and casement operation. On the rear façade, windows appear to have a sliding operation.</p> <p>Addition windows will be inset 4" from the wall plane, to match the inset of the historic window openings.</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 complexity. An addition with a pitched roof is usually inappropriate for a structure with a flat roof.</p>	<p>Yes</p>	<p>The historic structure has a hipped roof. The rear addition will have a shed roof and the solarium a hipped roof.</p> <p>The RNO noted concern over the roof rear addition profile. However, staff finds the roof will have minimal visual impact as it is largely not visible from the public right-of-way and shed roofs are a simple, practical roof form for one-story rear additions.</p>
<p><b>3.9 Locate an addition to a residential structure to be subordinate to the existing structure.</b></p> <p>d. Consider a compatible rooftop addition for a one-story house if there are no other alternatives. A limited program rooftop addition on a one-story house may be appropriate when the house is located on a small lot and there are no opportunities for expansion elsewhere on the property.</p>	<p>Yes</p>	<p>Rear addition and solarium addition are subordinate to the existing historic structure.</p> <p>Home is setback deeply on the lot and has a relatively small rear yard. Addition depth on the south is limited to 10'-3" and of the rear 13'-6".</p> <p>Home is not an individual Landmark structure and pop-top additions are common in Denver's Historic District, provided they are in compliance with guideline 3.11.</p>

<p>e. Avoid locating a rooftop addition on an individually-designated Denver landmark structure. Such additions are generally not allowed because of the existing structure's elevated level of significance.</p>		
<p><b>3.11 Design a rooftop addition to minimize impacts on the residential structure and context of the historic district (when warranted based on Guideline 3.9).</b></p> <p>a. Set back a rooftop addition a minimum of 15 feet from the highest point of the primary façade to reduce its visual impact, help preserve the historic roof form, differentiate it from the original façade, and remain subordinate to the existing structure.</p> <p>b. Set back a rooftop addition at least two feet from the side façades of the existing structure to reduce potential visual impacts and help preserve the existing roof form and historic building materials.</p> <p>c. Minimize the height of a rooftop addition to ensure the historic structure remains visually prominent. Utilize dormers and knee walls to keep heights low.</p> <p>d. Do not obscure, cover or remove historic features when adding a rooftop addition.</p>	<p>Yes</p>	<p>New solarium addition is setback over 38' from the front façade and inset 10' from the north façade to reduce its visual impact.</p> <p>Solarium addition will be inset into the roof to reduces its height and has minimal amount of height on the primary structure.</p> <p>Other pop-top additions approved by the Commission often involve over 40% roof demolition and have a larger structural impact on the roof. Staff find the solarium addition similar to the recently constructed dormer addition at 2721 Curtis Street.</p>
<p><b>4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.</b></p> <p>a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.</p> <p>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.</p> <p>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</p>	<p>Yes</p>	<p>Proposed ADU structure is located in the rear and in the rear 35% of the lot.</p> <p>ADU will be located along the alley with garage access off the alley. As this is a corner property, the ADU will have frontage on the side street.</p> <p>No new curb cut will be created off the primary street or secondary street.</p>

<p>doors faced the alley, design new garage with doors to also face 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>e. Avoid making new curb cuts for driveways, or widening existing curb cuts, when that is not part of the historic pattern along the block or consistent with the character-defining features of the district.</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>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>Proposed ADU is a simple boxy form with a flat roof. This is typical of accessory structures within the Curtis Park Historic District.</p> <p>The applicant did restudy the design of the ADU to address Commission concerns that the ADU looked “commercial” in nature. The applicant eliminated the exterior stair and screen wall along the east elevation in favor of an interior stair. New entry doors with canopy covers were added to the east, south, and west elevation.</p> <p>ADU The ADU is a simplified modern interpretation of the existing Italianate architecture of the primary structure.</p> <p>ADU will have decorative brick work to help break up the massing and create visual interest on the façade.</p> <p>The material cladding and decorative brick work was also restudied to give a more “residential” appearance to the structure. Decorative brick work include a string course, banding at the cornice, and false window details.</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>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>Yes</p>	<p>ADU will be clad in red brick.</p> <p>Brick is a standard size brick. The brick color is “Red Velour,” to match the restored red brick of the primary structure.</p>
<p><b>5.2 Plan new site features to respect the character-defining features of the</b></p>	<p>Yes</p>	<p>A limestone patio and pathway and patio with pool are proposed at the rear.</p>

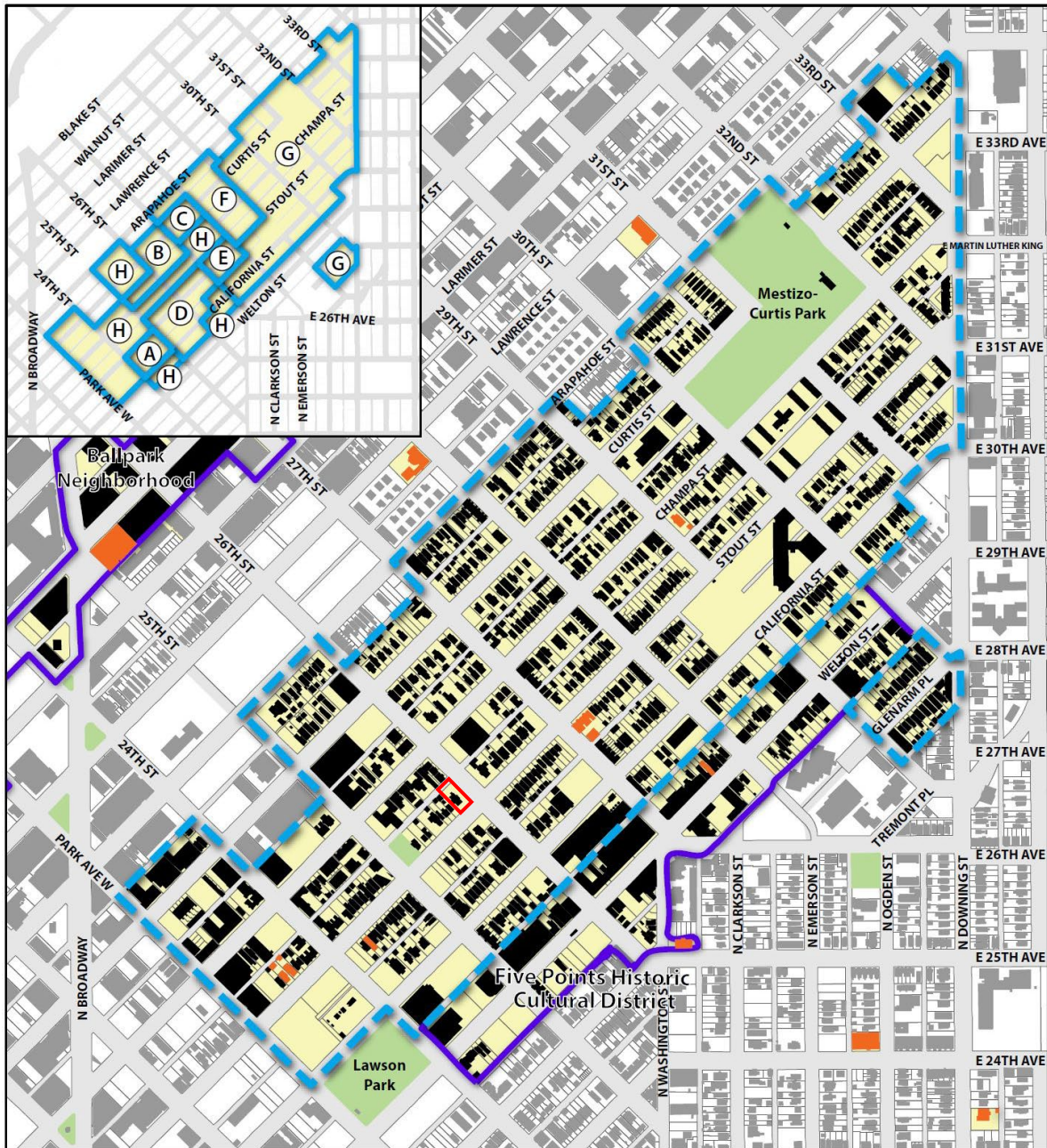
<p><b>historic district or individual landmark site.</b></p> <p>a. When introducing a new site feature or modifying an existing feature, such as a stairway, fence or retaining wall, respect historical patterns in terms of placement, proportions and design compatibility with surrounding historic context.</p>		<p>Placement is typical of patio placement in the district and will be located behind an existing rear yard fence.</p>
<p><b>5.5 Design a new front yard fence to minimize impacts on the historic context.</b></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>A simple low metal fence is proposed for the front yard.</p>
<p><b>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</b></p> <p>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</p> <p>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.</p>	<p>Yes</p>	<p>A brick site wall is proposed in the rear yard.</p> <p>Privacy fencing is common within Curtis park.</p> <p>Privacy walls is setback from the front façade on the north and south side of the property.</p> <p>Along the side street, the wall will be inset 2’-6” from the sidewalk.</p>

<p>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</p> <p>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>		
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**Basis:** Windows are in a deteriorated shape and in need of replacement. Windows will be replaced with aluminum clad wood. Home is in need to rehabilitation work. Proposed additions are subordinate to the primary structure and compatible in design and materials. Applicant significantly incorporated feedback from staff and first Commission meeting in the redesign.

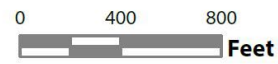
Suggested Motion: I move to APPROVE application #2025-COA-050 for the rehabilitation, additions, Accessory Dwelling Unit (ADU), and site work at 2557 Stout Street, as per design guidelines 2.18-2.19, 2.25, 2.27, 3.4-3.7, 3.11, 4.20, 5.2, 5.5, and 5.6 character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Curtis Park Historic District Map with 2557 Stout Street outlined in red.



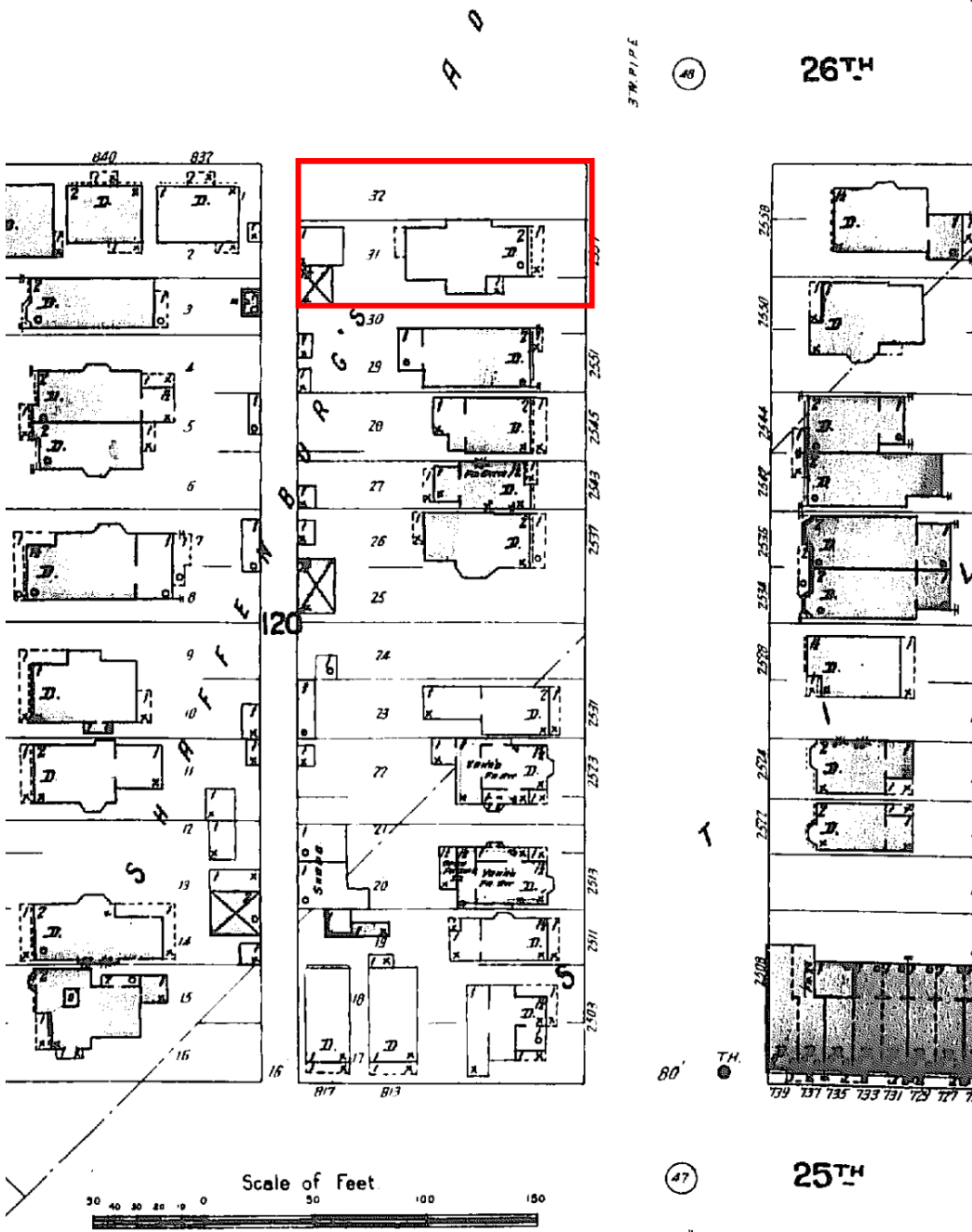
- - - District Boundary
- - - Other Historic District
- Property Subject to Design Review
- Individual Landmark Building
- Building within Historic District

Date: March 2023



All individual landmarks and properties within historic district boundaries are subject to design review.

1904 Sanborn Map with 2557 Stout Street outlined in red.



END