Community Planning and Development
Denver Landmark Preservation

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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

Project:	#2025-COA-00024	**LPC Meeting:**	February 4, 2025
Address:	485 N. Lafayette Street	**Staff:**	Jessi White
Historic District:	Driving Park		
Year structure built:	N/A (Period of Significance: 1880-1942)		
Council District:	#5 - Amanda Sawyer		
Applicant:	Steve Mason, architect | Dublin Homes LLC, owner		

Past LPC Action:

Meeting Date: October 15, 2024
Description: New Construction, Phase I: Mass, Form, and Context
Motion by E. Warzel : I move to approve application #2024-COA-693 for the Phase I infill construction at 485 Lafayette Street, as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.15, 4.16, 4.18, 4.19, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: E. Hazen
Vote: Unanimous in favor, (7-0-0), motion passes

Project Scope Under Review:

New Construction, Phase II: Design Details

Footprint: 37'-6" x 56'-2" **Height: 29'- 4 ½"**

Materials:

Foundation: Summit Brick- Pebble Gray	**Secondary Doors:** Marvin Elevate- fiberglass, divided-light
Roofing: GAF Timberline- Sagewood and Western States Metal roofing- Matte Black	**Garage Service**: Sun Mountain wood half-light
Siding: Summit Brick- Pebble Gray and 7/8" Stucco with sand finish-SW Creamy	**Garage Overhead**: Clopay modern steel
Trim and Half-timbering: Smooth finish wood- SW Charwood	**Lighting:** Downlight lantern sconce
Window Sills and Surrounds: Argo Cast Stone-Gray	**Rear Yard Fence**: 6'-0" vertical wood fence
Windows: Marvin Elevate- fiberglass, divided-light	**Walkways and Patios:** Smooth concrete
Entry Door: Sun Mountain wood panel door	**Egress Wells:** Smooth concrete

Staff Summary:

485 Lafayette Street is a vacant lot located in the Driving Park historic district. The applicant is requesting to construct a new two-story structure and one-story garage on the lot. The Commission reviewed and approved Phase I: Mass, Form, and Context on October 15, 2024. The applicant is seeking approval for Phase II: Design Details and an Administrative Adjustment.

The new Structure will be 37'-6"x 56'-2" and will be 29'-4 ¼" in height, fitting in with the range of building footprints and heights found in the immediate block context. The building is design draws from Tudor Revival style houses in the context. The building features a raised foundation and a hipped roof with gables. The main roof will be clad in GAF Timberline shingles in the color Sagewood and the bay roof will be Western States metal roofing in the color matte black. The building's walls and foundation will be clad in Summit Brick in the color Pebble Gray. The gable ends and building dormers will be clad in 7/8" stucco with a sand finish in the color Creamy and will have half-timbering and bracket wood details in the color Charwood.

The applicant is proposing window and door proportions, rhythms, and layouts that draw from the Tudor Revival context. The home's entrance will face onto Lafayette street and the home will be set back 24'-8" fitting in with typical entrance locations and the range of setbacks found on the block. Windows and side doors will be Marvin Elevate fiberglass divided light windows and doors. Divided-light windows and doors will be simulated divided lights with a spacer bar. The entry door will be a Sun Mountain wood paneled door. Window sills and headers and entry door surround will be Argo Cast Stone in the color gray.

The applicant is proposing to construct a one-story gable roof garage at the back of the lot. The garage will be 22'-0" x 23'-0" and will be 16'-0" in height. The garage will have an overhead door that faces onto the alley. The garage placement and access conform with district patterns. The garage roof will be clad in GAF Timberline shingles in the color Sagewood**.** The garage walls will be clad in Summit Brick in the color Pebble Gray. Garage windows will be Marvin Elevate fiberglass divided light windows**.** The garage service door will be a Sun Mountain half-light door and the garage overhead door will be a Clopay modern steel door. Divided-light windows and doors will be simulated divided lights with a spacer bar. Window sills and headers and service door header will be Argo Cast Stone in the color gray.

The site will have a 6' vertical rear yard wood fence. The site will have smooth finish concrete walkways, patios, and entry stairs. The egress window wells on the site will be concrete. Exterior Lights will be downlight lantern style sconces.

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

Finally, the applicant is requesting an Administrative Adjustment for bulk plane. Two dormers on the north elevation pierce the bulk plane by 3'-4". The Commission has the ability to provide administrative adjustments in cases where it feels that compliance with the zoning code would have a detrimental impact on the historic structure or surrounding context. Staff are supportive of the proposed administrative adjustment as it would allow the new structure to better fit the historic context.

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

Guidelines	Meets Guidelines?	Comments
4.1 Respect established building location, lot coverage and open space patterns when locating a new building. a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.	Yes	The new building respects established building locations and lot coverage/open space patterns found in the district.

b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block. c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context. d. Locate communications, utility and mechanical equipment to minimize visibility from the street and sidewalk.		
4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block. a. Locate a new building to reflect established setback patterns of the surrounding context/block. 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. c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors. 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.	Yes	The building's setback fit in the range of setbacks found in the immediate block context. The buildings primary entrance faces onto Lafayette Street meeting district patterns.
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: 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.	Yes	The building features foundation height, floor-to-floor heights, building height, and scaling elements typical of the block. The window locations and proportions fit the context.

4.4 Design the height, mass and form of a new building to be compatible with the historic context. 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 flat roofed rowhouses, for example, if the pattern of the historic district is mostly gabled roofs with only an occasional single flat-roofed structure.	Yes	The building footprint and height fits within the range of building footprints and heights in the immediate block context. The overall building form, proportions, and massing fit with other single family residential buildings in this district.
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. 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. 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. c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.	Yes	The building draws from Tudor Revival style buildings in the district but is recognizable as modern infill.

4.6 Use a roof form that is compatible with the historic context. a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity. b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.	Yes	The applicant is proposing to use a hip roof form with gables, commonly found on Tudor Revival style buildings in this district.
4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district. 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. b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context. c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface. 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. 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.	Yes	The applicant is proposing a standard brick with a smooth finish and 7/8" thick sand finish stucco. The trim and stone window and door surrounds will be smooth finish wood and concrete.

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. 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. h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.		
4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context. 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. b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context. c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses. d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context. 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. 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. 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	Yes	The proposed window and door proportions fit the proportions typically found in Driving Park historic district. The window placement and rhythms likewise fit the context. The windows and doors will be fiberglass. Divided light windows and doors will be simulated divided lights with a spacer bar. Windows and doors will be set into the wall a minimum of 2”

window materials for use on most residential new construction. 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. Use a simplified version of a historic door design rather than replicating an historic door. 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.		
4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns. a. Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context. 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. 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 doors faced the alley, design new garage with doors to also face the alley. d. On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape. 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.	Yes	The garage is located at the back of the lot with access off the alley.

4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context. 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. b. Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context. 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. d. Sheds over 10'-6" or over 250 square feet must comply with the above guidelines for height and placement.	Yes	The garage is simple in design and fits in with the scale and massing of other garages in the district.
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. 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. b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context. c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible from public vantage points and small expanses of the wall surface. 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	Yes	The applicant is proposing a standard brick with a smooth finish. The roof will be clad in asphalt shingle. Windows and doors will be fiberglass and steel. Divided light windows and doors will be simulated divided lights with a spacer bar. Windows will be inset into the wall 2".

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. 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. 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. 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. 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. Sheds over 10'-6" or over 250 square feet must comply with the above.		
5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district. 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	Yes	The fence will be 6' in height, wood, with a vertical orientation.

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.		
5.17 Design site and landscape lighting to be compatible with and subordinate to historic buildings and the surrounding historic context. a. Base site lighting designs on historic site or building lighting patterns if they are known. b. Scale new site lighting fixtures to the building and to be subordinate to adjacent historic structures. c. Use low, shielded, fixtures with down-lighting, or light bollards within landscaping to illuminate pedestrian walkways if needed. d. Use modest landscape lighting to illuminate landscape features such as trees or bushes. Landscape lighting must have full cut-off shields to prevent glare to the street and must direct light away from residences. e. Use modest site lighting to illuminate building entrances, walkways, and entries into parking areas. f. Use fixtures that provide even lighting for a plaza, courtyard or patio area. g. Do not install site lighting that conveys a false sense of history, such as faux historic streetlights. h. Do not provide greater illumination in parking areas than at building entrances or for pedestrian walkways.	Yes	The lighting will be simple downlight lantern style fixtures.

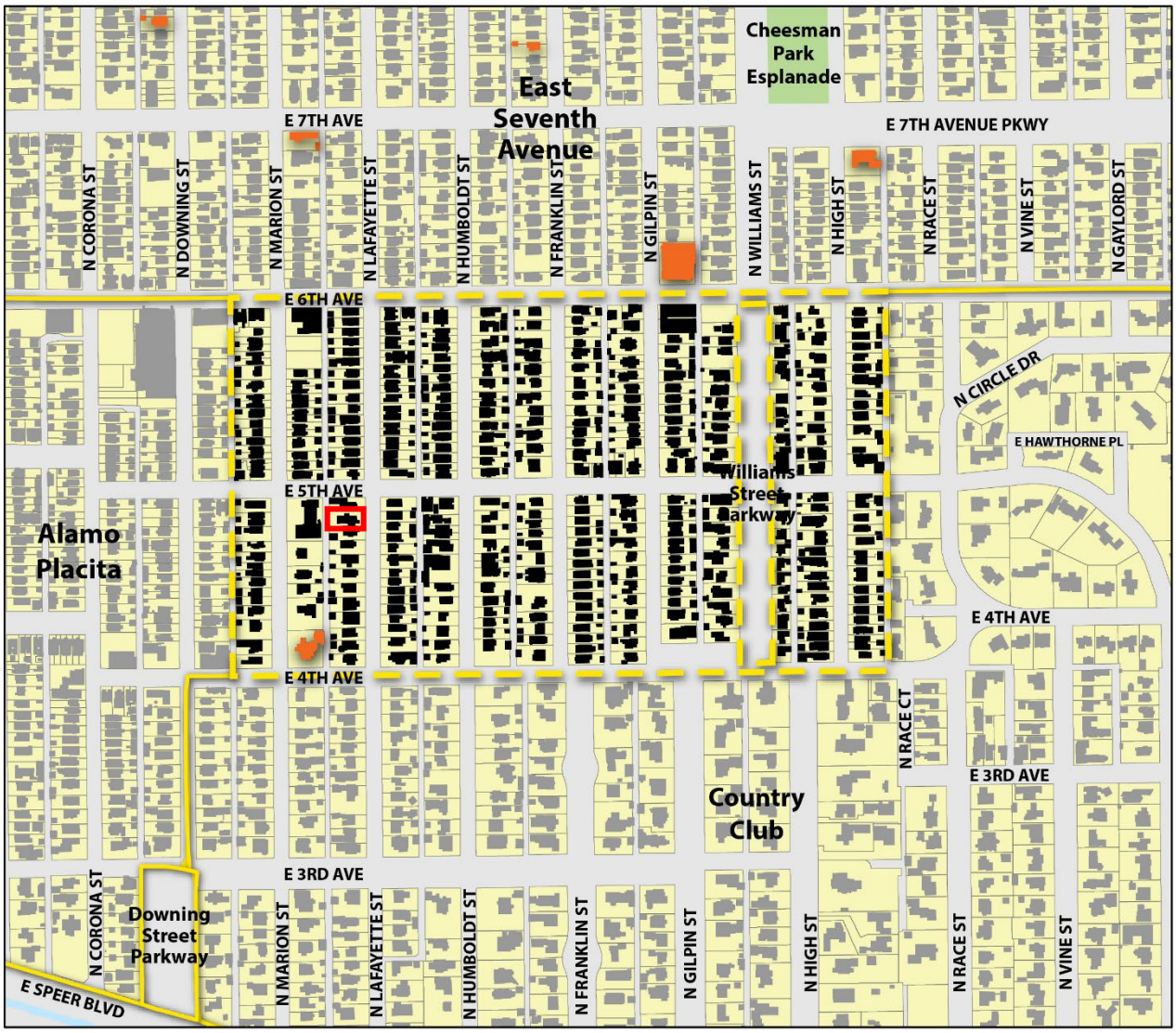
Basis: The building footprint and placement on the site fits with in with the immediate block patterns (guidelines 4.1 and 4.2). The building form, massing, height, and features fit in with the range of building forms, massing, heights, and features found on the block and in the district (guidelines 4.3 and 4.4). The building features a simple form and materials that draws from Tudor Revival style structures in the district but is still recognizable as modern construction (guidelines 4.5 and 4.7). The building's roof form and door and window proportions, rhythms, and placement fit those found in the district. Windows and doors will be inset into the wall a minimum of 2" and divided-light windows and doors will be simulated divided lights with a spacer bar. (guidelines 4.6 and 4.8). The garage is large but is located at the back of the lot, is simple in design and materials, and is recognizable as modern construction (guidelines

4.18, 4.19, 4.20). The rear yard fence will be wood and 6' in height (guideline 5.6). The exterior light fixtures are simple lantern style down lights (guideline 5.17).

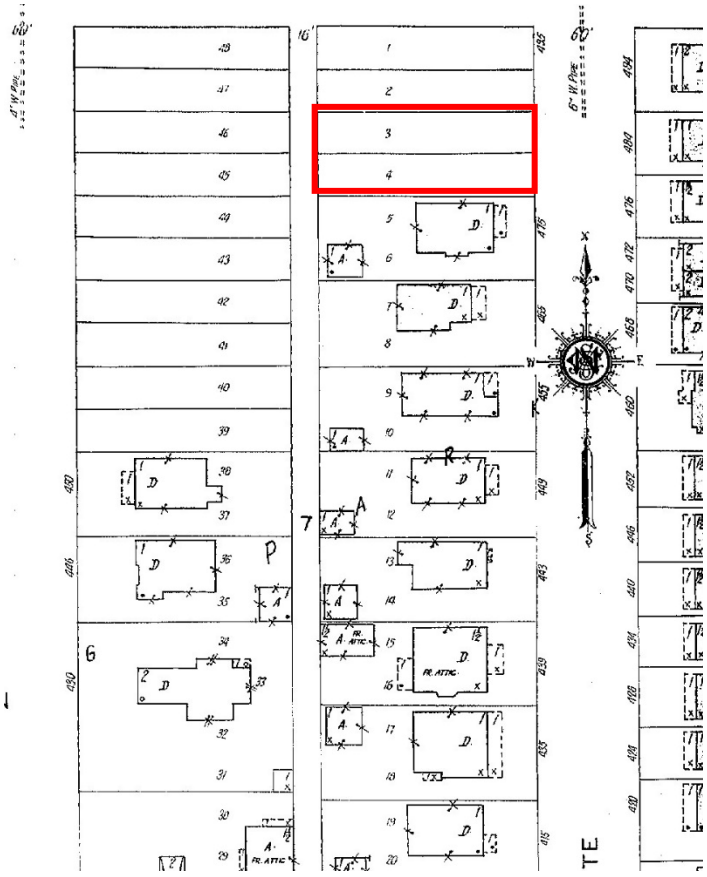
Suggested Motion: I move to APPROVE application #2025-COA-024 for the New Construction at 485 N. Lafayette Street, as per design guidelines 4.1- 4.8, 4.15, 4.18- 4.20, 5.6, 5.17, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report.

I move that the Landmark Preservation Commission find that conforming with the zoning standard for bulk plane would have an adverse impact on the historic character of the Driving Park historic district for the proposed dormers per section 12.4.5.2 B of the Denver Zoning Code for application #2025-COA-024 at 485 N. Lafayette Street.

Driving Park historic district with 485 N. Lafayette Street outlined in red



1929 Sanborn Map with 485 N. Lafayette Street outlined in red



END