

City of Arvada

Design Review Advisory Committee

Agenda

AUGUST 17, 2023

Info: 720-898-7435

Members:

Debbie Pearson, Olde Town Residents Representative
Scott Spears, Business Owner Representative
William Cheever, At-Large Representative
Danielle Vorthmann, At-Large Representative
Fong Lee, At-Large Representative
Peter Kazura, Olde Town BID Representative
Steve Byers, Arvada Historical Society Representative

Staff Members Usually Present:

Rob Smetana, Acting Dir. of Community and Economic Development
Emily Grogg, Senior Assistant City Attorney
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

CITY COUNCIL CONFERENCE ROOM

9:00 AM

1. CALL TO ORDER
2. ROLL CALL OF MEMBERS
3. APPROVAL OF MINUTES
 - A. July 21, 2022 Meeting Minutes
4. APPLICATIONS
 - A. Certificate of Compliance with the Design Guidelines in order to make an addition and façade modifications to the existing structure at 7317 Grant Place.
5. OTHER ITEMS
 - A. Elections
6. ADJOURN



**DESIGN REVIEW COMMITTEE
SUMMARY OF MEETING MINUTES
JULY 21, 2022
VIRTUALLY AT 9:00 A.M.**

Design Review Committee minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALL TO ORDER** – 9:01 A.M.
2. **ROLL CALL OF MEMBERS** – Debbie Pearson, Scott Spears, William Cheever, Peter Kazura, Steve Byers, Julie Thompson

THOSE ABSENT: Fong Lee

It was moved by Debbie Pearson that Fong Lee's absence be excused as he let her know he would not be able to attend.

The following votes were cast on the motion:

Those voting Yes: Cheever, Kazura, Spears, Byers, Pearson, Thompson

Those voting No: None

Those absent: Lee

The motion carried. 6-0

ALSO PRESENT: Rob Smetana, Manager of City Planning and Development; Emily Grogg, Sr. Ass't. City Attorney; Jeremiah Bebo, City Planner; Heidi Van Gieson, Administrative Specialist/Recording Secretary

3. **APPROVAL OF MINUTES FOR** – June 16, 2022- Minutes are approved as printed.
4. **PUBLIC COMMENT**
None
5. **APPLICATIONS**

DA2022-0044, 5603 Yukon St. Certificate of Compliance with Design Guidelines

Maureen Phair, Executive Director of the Arvada Urban Renewal Authority presented the projected mural for 5603 Yukon St.

COMMITTEE DISCUSSION

Ms. Pearson commented on how the colors are typical for the time period of the building. The

colors of the mural are muted and should be okay with a waiver. We are not allowed to comment on content unless something were to be extremely offensive.

Mr. Cheever stated how color these days has a lot of symbolic value.

Mr. Kazura stated that he sits on the board of AURA, wanted to know if he was still okay to vote on this.

Ms. Grogg stated that he will be fine to vote on this as long as he can be impartial

MOTION

It was moved by Ms. Pearson that DA2022-0044, 5603 Yukon Street Certificate of Compliance with Design Guidelines, the following recommendation be adopted and transmitted to the Community & Economic Development Director:

That a partial waiver be granted from design guideline 7.22 Mural Content based on criteria Number 1 and that a waiver be granted for 3.22 Color Scheme. It is not altering the building itself and the colors are muted and appropriate for the time period based on criteria Number 1.

DISCUSSION ON MOTION

None

The following votes were cast on the motion:

Those voting Yes: Cheever, Kazura, Spears, Byers, Pearson, Thompson

Those voting No: None

Those absent: Lee

The motion carried. 6-0

Ms. Phair left meeting at 9:16 A.M

6. OTHER ITEMS

Ms. Pearson asked if Ms. Grogg wanted to discuss how we will move forward with murals.

Ms. Grogg stated that this is a very vast area in regards to First Amendment rights with murals and signage. There are some differences in regards to Commercial Signage.

Ms. Grogg stated that the Committee can look at placement and lighting. She will be helping the committee and working with legal to help navigate through any upcoming cases.

Ms. Grogg stated that the committee's role is to give suggestions to the Director.

Ms. Pearson stated that we may want to look at how the murals are being applied, and how they will be taken care of in the future. If it's not materially changing the building, it is just content they would be looking at.

Mr. Smetana stated that we are not really concerned about murals on the side of buildings but we are struggling when it is on the front facade, that could be a character changing design

element.

Mr. Kazura asked Mr. Smetana if there was a size limitation.

Mr. Smetana stated that at this point the regulations state that you can have a mural on the entire wall surface, so that is what we are struggling with.

Mr. Cheever stated that it seems like this is more of a Policy issue.

Mr. Spears suggested maybe it would be good if the applicant just presented where the mural is going to be since we can't be addressing content.

Mr. Smetana stated that this may be a way of handling it.

Ms. Pearson brought up the maintenance of the murals, we should be addressing that.

Mr. Smetana stated that maintenance is a completely separate issue.

Mr. Smetana stated that we have no meetings coming up, we should be done with meetings for a few months.

Debbie Pearson, Chair

Scott Spears, Secretary

Heidi Van Gieson, Recording Secretary



REPORT TO DESIGN REVIEW ADVISORY COMMITTEE

AGENDA ITEM
4.A.

TO: PLANNING COMMISSION

DATE: August 17, 2023

SUBJECT: Certificate of Compliance with the Design Guidelines in order to make an addition and façade modifications to the existing structure at 7317 Grant Place.

Report in Brief

MOTION:

MOVED BY: _____

That as to Certificate of Compliance with Design Guidelines for the Spelke Residence located at 7317 Grant Place , and the following recommendation be adopted and transmitted to the Community & Economic Development Director:

OPTIONS:

(1) ___ That the application be found in compliance with all applicable Design Guidelines set forth in the Design Guidelines for Olde Town Arvada.

(2) ___ That a partial waiver be granted from Design Guidelines 3.23 (Preserve Window Function), 3.26 (Preserve Window Opening Size), 3.27 (Match Replacement Window Design), 3.29 (Match Window Profile), 3.30 (Match Window Divisions), 3.31 (Window Energy Efficiency), 3.36 (Similar Replacement Door Design), and 3.75 (Preserve Older Addition) based on a determination that criteria No(s)___ on Page 16 of the staff report apply.

(3) ___ That a full waiver be granted from the Design Guidelines based upon a determination that criteria No(s) outlined on page 16 of the staff report apply.

AND that, as to all other applicable Design Guidelines, the application be found in compliance therewith.

(4) ___ That the application be denied as failing to comply with the following specific Design Guideline(s), with no Waiver being appropriate (cite guideline).

Prepared by:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

SUBJECT: Certificate of Compliance with the Design Guidelines in order to make an addition and façade modifications to the existing structure at 7317 Grant Place.

PAGE: 2
ITEM: 4.A.

Approved by:

Cheryl Drake, Senior Planner	8/11/2023
Josie Suk, Development Systems and Administrative Manager	8/14/2023
Rob Smetana, Acting Director of Community and Economic Development	8/14/2023
Emily Grogg, Senior Assistant City Attorney	8/14/2023

Enclosure, exhibits & attachments required to support the report

NATURE OF REQUEST

The applicant, Grant Place Olde Town LLC, has requested a Certificate of Compliance with the Design Guidelines in order to make an addition and façade modifications to the existing structure at 7317 Grant Place.



HISTORY OF THE SITE

The structure at was originally constructed in 1912 as a single family residence. According to city directories, the structure was the home to James D “Pat” and Maud Patterson from 1932-52. Mr. Patterson established Pat’s Tire Shop in the Davis Garage in 1921. He was elected to the town board in 1928 and served until 1932. During his term, the City Planning Commission was established. The home has retained its residential use.

The structure is a one story gabled structure with overhanging eaves, a composition roof, and a dormer with a three lite window. It appears that the front porch was enclosed in the 1940’s during the period the home was occupied by the Pattersons. Since that time the glazing and door on the front porch have been removed and the stone balustrade painted.

The 1997 historic structure survey indicates that the building is significant for its representation of the construction of the period and its association with an individual significant in Arvada’s history. The consultant that the City has hired to update the survey believes that the building meets the National Registry criteria A (association with

events that have made a significant contribution to the broad pattern of our history) and B (association with the lives of persons significant in our past) and has submitted a finding that the structure is individually eligible for listing on the National Register.

LAND USE ACTIVITY SUMMARY

The applicants are proposing to:

- 1) Remove the 1970's rear addition;
- 2) Add a rear two story addition and covered rear patio;
- 3) Replace the east facing living room window;
- 4) Convert the east facing vent into an egress window for a second story bedroom;
- 5) A door will be added to the west façade for access to the basement
- 6) Install a faux chimney reminiscent of the original chimney.

COMPLIANCE ANALYSIS

The design guidelines applicable to this project are evaluated in the following discussion.

Treatment of Historic Resources

Architectural Details

3.1 Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of architectural features that should be preserved.

The front porch appears to have been constructed in the 1940's during the time in which Patterson occupied the residence. While not original to the house, it has its own historic significance. A previous owner removed the glazing enclosing the porch and painted the rock. The applicant intends to preserve the porch as is.

3.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

A small section of wood trim on the front gable dormer will be repaired using wood epoxy. No other material repairs are proposed.

3.3 When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

The glazing in the front gable dormer will be replaced with insulated glazing. The exterior wood muntins will be removed and reattached if feasible. If this is not feasible, muntins will be recreated to match the existing.

3.4 Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

-Use the gentlest means possible that will achieve the desired results.
-Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

The applicant has noted that caulking and reapplication of exterior paint will be done by gentlest means to achieve desired results. Hand sanding process will be utilized for refinishing of any damaged existing wood siding. Minimal repairs are anticipated.

3.5 When reconstructing an element is impossible, develop a new design that is a compatible interpretation of it.

-The new element should be similar to comparable features in general size, shape, texture, material and finish.

Where necessary, new trim matching in size and material will be utilized for replacement of deteriorated areas on the primary historic structure.

3.6 Replace an architectural element accurately.

-The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
-Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from view or direct contact.
-Restore altered openings on primary facades to their original configuration, when feasible.

The original structure featured a brick chimney, but it was removed at some point since last documented in 2014. A faux chimney will be reconstructed to closely resemble the original feature. It will serve to speak to the historic design and also functions to hide the 6" height difference of the rear roof ridge on the addition.

3.7 Avoid adding details that were not part of the original building.

-For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

No additional details will be added to this residence. The applicant's intent is to match details on the addition to those already existing on the structure (ex: windows, window/boarder trim details, and fascia).

Materials and Finishes

Primary historic building materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement which matches the original should be considered. These materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces

which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials and thus is sound sustainability policy. Primary historic building materials found in Arvada include wood, stone, brick, metal, stucco, plaster and concrete. These guidelines apply to all such materials:

3.8 Preserve original building materials.

-Avoid removing original materials that are in good condition.
-Remove only those materials which are deteriorated, and must be replaced.
-Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
-Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

With the exception of the demolished portion of the structure, the existing building materials will be retained and are in good condition.

3.9 Repair deteriorated primary building materials.

-Repair by patching, piecing-in, consolidating or otherwise reinforcing the material.

The majority of the existing materials are in good condition. A small portion of the trim around the front gable window will need to be repaired.

3.10 When replacing materials on primary surfaces, match the original material in composition, scale and finish.

-If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.
-Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.
-If a wood porch or deck floor needs replacement because of significant deterioration, a substitute material may be considered in this case. Recycled materials may be an appropriate replacement material to consider.

The only material proposed to be replaced on the historic structure is the trim surrounding a new window on the east façade. The trim will match the existing trim in both material and profile.

3.11 Do not use synthetic materials, such as aluminum, vinyl or panelized brick, as replacements for primary building materials.

-Primary building materials, such as wood siding and masonry, should not be replaced with synthetic materials.
-Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.
-In some instances, substitute materials may be used for replacing architectural details. If a new material is used, its style and detail should match the historic model.
-Green building materials, such as those made with renewable and local resources, may be considered for replacement materials where they will not impact the integrity of a building or its key features.

The existing materials on the historic structure will be retained. New fiberglass windows will be used in the majority of the addition. Three new basement windows in the addition are proposed to be vinyl.

3.12 Covering original building materials with new materials is inappropriate.

- Vinyl siding, aluminum siding and new stucco are generally inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.
- If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

No original building materials are proposed to be covered.

Cleaning Materials and Methods

3.14 Use the gentlest means possible to clean the surface of a structure.

- If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- Perform a test patch to determine that the cleaning method will cause no damage to the material surface.
- Harsh cleaning methods, such as sandblasting, can damage historic materials, changing their appearance. Such procedures are inappropriate.

All cleaning measures will be taken with caution & without use of chemicals.

Wood

Wood was used historically for exterior siding, trim and ornamental details. Early woodwork should be retained, and, if necessary repaired. Traditional wood framing and cladding will usually be very desirable. Contemporary replacement wood is unlikely to have the same resilience. When properly maintained, wood has a long lifespan. To preserve external wood, maintain its painted finish.

3.15 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.
- Maintain protective coatings to retard drying and ultraviolet damage.

All wood elements will be painted to protect the materials.

Masonry and Concrete

Masonry includes stone, brick, terra cotta, stucco and concrete. These exist as building walls, site walls, steps and walkways.

3.18 Brick or stone that was not painted historically should not be painted.

-Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.

The only painted masonry on the structure is on the stone front porch wall. The paint was applied sometime between 2014 when the stone was documented as unpainted and 2016 when the current owners purchased the structure. No modifications to the porch are included in the current proposal with the exception of possibly repainting the stone if need to match the house color. The applicant hopes to open the porch up to recreate its original condition in the future.

3.20 Preserve significant concrete features.

-Examples are walls, cornices, pediments, steps, chimneys and foundations.
-Avoid rebuilding a major portion of an exterior concrete wall that could be repaired.

All existing significant concrete features are to be retained. In addition, the chimney which has been removed will be reconstructed, although it will not be functional. The design and material will match the design visible in historic documentation.

Paint

Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco structures also were sometimes painted.

3.21 Plan repainting carefully.

-Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
-Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Wood elements will be properly prepared with a quality primer and painted with compatible paint.

3.22 Using the historic color scheme is encouraged.

-If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.
-Generally, one muted color is used as a background, which unifies the composition.
-One or two other colors are usually used for accent to highlight details and trim. These should be applied consistently, for example, do not paint windows a different color.
-Brilliant luminescent and day-glow colors are inappropriate.
-High gloss paints and finishes are inappropriate.

The original color scheme is not known. The applicant intends to retain the existing color scheme (light tan base and white trim and accents) on the historic structure and on the addition.

Windows

The character-defining features of a historic window, its distinct materials and its location should be preserved. In addition, a new window should be in character with the historic building.

3.23 Preserve the functional and decorative features of a historic window.

-Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
-Repair frames and sashes rather than replacing them, whenever possible.

The majority of the original windows have been removed and replaced with Milgard Ultra Series fiberglass windows with simulated divisions. The applicant is proposing to replace the original, uninsulated front gable window with insulated glass; the surfaced mounted muntins will be reapplied.

The east façade has a picture window which is glazing secured by wood trim. This will be replaced with a Milgard. All will have simulated divisions in the upper panes. The Milgard fiberglass windows will be used on the addition as well.

3.24 Preserve the position, number and arrangement of historic windows in a building wall.

-On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

The applicant intends to preserve the position and location of the window arrangement of the existing windows.

3.25 Preserve the historic ratio of window openings to solid wall on a primary facade.

-Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

The percentage of glazing to solid wall will remain unchanged with the exception of a slight increase on the east façade with the taller picture window and a slight increase on the west façade with the addition of a door with upper glazing. The ratios are within what is historically appropriate for the area.

3.26 Preserve the size and proportion of a historic window opening.

-Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

The header of the picture window on the east façade is currently lower than the other two windows on the façade. The new window proposed will match the header height, thus slightly increasing the window opening. The level headers are typically the window pattern used in Olde Town.

3.27 Match a replacement window to the original in its design.

-If the original is double-hung, then the replacement window should also be double-hung or appear to be so. Match the replacement also in the number and position of glass panes.
-Matching the original design is particularly important on key character-defining facades.

The fixed picture window does not appear to be original, however, the original window operation is unknown. The installation of a fixed center window flanked with single hung windows is commonly used. Modifications to the front gable dormer window will match the current fixed operation and design.

All other existing windows (with the exception of those removed with the demolition) will be retained. The majority of the windows in the addition will be Milgard fiberglass windows in a combination of single hung, fixed and casement operation. Three vinyl windows are proposed in the basement addition.

3.28 In a replacement window, use materials that appear similar to the original.

-Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish.
-New glazing should convey the visual appearance of historic glazing. It should be clear. Transparent low-e type glass is appropriate. Metallic and reflective finishes are inappropriate.
-Vinyl and unfinished metals are inappropriate window materials.

The applicant has proposed to use fiberglass rather than wood replacement windows for the majority of the new windows, matching the existing rather than the original material. Three basement windows are proposed to be vinyl. Low-e glazing has been selected.

3.29 Match, as closely as possible, the profile of the sash and its components to that of the original window.

-A historic wood window usually has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These are important details that help distinguish the actual window from the surrounding plane of the wall.

The applicant states that they will match the existing window casing and sash as closely as possible.

3.30 Convey as closely as possible the character of historic sash divisions in a new window.

-Muntins that divide a window into smaller panes of glass should be genuine on key facades and other highly visible places.
-Snap-on muntins located on the outside of a window may be used in secondary locations, but should have a similar depth and shadow line.

-Strips of material located between panes of glass to simulate muntins are inappropriate.

The proposal is to replicate the layout of the divisions in the existing windows, however exterior mounted simulated divisions are will be used. The picture window which does not have divisions will be reconstructed as three windows will mullion separations and upper divisions.

3.31 Enhance the energy efficiency of an existing historic window, rather than replace it. Use these measures:

-Add weather stripping and caulking around the window frame.
-Install a storm window.
-Install an insulated window shade.

Weather stripping and caulking will be used on the existing windows that remain. The application does not address alternatives which were considered to improve the front gable dormer window. The picture window does not appear to be historic.

3.36 When replacing a door, use a design that has an appearance similar to the original door, or a door associated with the building style or type.

Although not a replacement, a new door is proposed to be installed on the east façade to access the basement. The wood door will have a single pane of glazing on the top.

Roofs

3.37 Preserve the original roof form of a historic structure.

-Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.

The original roof lines on the primary and secondary facades will be retained. A new cross-gable roof will replace the rear shed roof addition and will incorporate the same roof pitch as the original. In order to maintain required clearances for bedrooms on second floor the new cross-gabled roof ridge will be 6" above primary roof line. To hide this raise, a faux chimney will be constructed in same location as original historic home chimney. This will maintain perceived line and orientation of the roof as seen from the street.

3.38 Preserve the original eave depth of a roof.

-The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.

The applicant has indicated that the eave depth of 21" will be retained on the historic structure. The eaves on the addition will be 12" from a 6" inset of the exterior walls. This serves to both minimize and differentiate the addition from the original structure.

3.39 Preserve original roof materials.

-Avoid removing historic roofing material that is in good condition.
-Also preserve decorative elements, including crests and chimneys.
-Retain and repair roof detailing, including gutters and downspouts.

The existing roof materials are in good condition and will remain. Materials on the addition will match the existing.

3.40 New roof materials should convey a scale and texture similar to those used traditionally.

-When choosing a roof replacement material, the architectural style of the structure should be considered.
-Composition shingle roofs are generally appropriate replacements for wood shingles. They should have a color similar to the original or of the material in weathered condition.
-Shingles that contain embedded photovoltaic systems are also appropriate in dark colors.
-Specialty materials such as tiles should be replaced with a matching material.

The applicant proposed to use Timberline AS II Shingles matching the existing material and color.

3.42 Avoid using conjectural features on a roof.

-Adding a widow's walk (an ornate railing around the roof ridge) on a house where there is no evidence one existed creates a false impression of the home's original appearance, and is inappropriate.

No conjectural features will be added.

Preservation of Historic Residential Facades

Many residential type buildings in Olde Town have components seen traditionally on these building types. The repetition of these standard elements creates a visual unity at the street that should be preserved. These features should not be altered, obscured or removed. The preservation of a residential facade also will help maintain a pedestrian-friendly environment.

3.61 Preserve these character-defining elements on a traditional residential facade:

-**Building and roof orientation:** Orientation of building and roof in respect to the street
-**Exposed rafters:** Structural component at eaves
-**Attic window or vent:** An opening in a gable end
-**Eaves:** Portion of the roof that overhangs the vertical walls
-**Porch:** Typically a one-story covered, unenclosed or partially enclosed entry element
-**Front door:** The primary entrance into the building.

-**Windows:** An opening in the wall
-**Trim:** Wood that covers transition between building elements
-**Dormer:** A window that projects vertically from the roof or wall

The proposal preserves the majority of these elements on the primary façade, including roof orientation, attic vent, eaves and dormer. The appearance of the window in the front gable dormer will be retained with the replacement of the glazing and reapplication of external wood muntins.

Additions to Residential properties

An addition should be compatible with the primary structure and not detract from one's ability to interpret its historic character.

3.62 A new addition should respect the mass and scale of the original structure.

-An addition should be simple in design to prevent it from visually competing with the primary facade.
-For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
-To keep the size of a higher mass as small as possible, use a lower plate height.

The applicant has taken the following steps to minimize the mass of the rear addition;

- The addition is located on the rear of the historic addition;
- The addition has been stepped in on both sides of the original building by six inches.
- The roof height of the addition has been kept to the minimal amount to allow for the use of the second floor space as bedrooms;
- The chimney will be reconstructed and will serve to the six inch height difference of the rear roof ridge.

The photo simulation below illustrates the original structure and the addition as it will be visible from Grant Street.



3.63 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

-This will allow the original proportions and character to remain prominent.

The addition has been placed at the rear of the original structure.

3.64 The roof form of a new addition should be in character with the original structure.

-When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.
A rear facing gable with pitch to match the original structure will be used on the addition. Two shed dormers will be placed on the east side of the rear addition, and one on the west side. The rear patio cover will feature a shed roof. The mass of the addition is subordinate to the original structure.

3.65 A rooftop dormer may be appropriate.

-A dormer is typically added to increase the amount of headroom in an upper floor. Traditionally, dormers are designed as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, develop an addition to the rear of the structure.
-A dormer should be visually subordinate to the overall roof mass and should be in scale with those on similar historic structures.
-The dormer should be located below the ridge line of the primary structure.
-A dormer should be similar in character to the primary roof form.
-The number and size of dormers should not visually overwhelm the scale of the primary structure.

The proposed dormers on the addition will feature shed roof forms. The applicant has indicated that the low shed dormers will add headroom on the second floor. The dormers are located below the ridge line of the primary structure and are subordinate to the overall mass of the roof form.

Historic Additions

3.75 Preserve an older addition that has achieved historic significance in its own right.

-For example, a kitchen wing located on a residential building may have been added in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

The applicant intends to remove the small historic addition on the rear and replace it with a larger more functional addition. The historic addition has a shed roof and vinyl windows, is poorly constructed and non-insulated.



Guidelines for all Projects

Building Lighting

4.18 Use lighting to accentuate

Historic addition with shed roof

-Building entrances
-Signs

4.19 Minimize the visual impacts of architectural lighting.

-Use exterior light sources with a low level of luminescence.
-Use white lights that cast a similar color to daylight.
-Do not wash an entire building facade in light.
-Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.

4.20 Use shielded and focused light sources to prevent glare.

-Provide shielded and focused light sources that direct light downward.
-Do not use high intensity light sources or cast light directly upward.
-Shield lighting associated with service areas, parking lots and parking structures.
-Avoid excessive light spill from buildings.

A new wall pack fixture will be located directly above the new west entry. The rear porch will have lighting recessed into the patio cover. All fixtures will be shielded to cast light downward and will be of low luminescence.

Building Equipment

Junction boxes, external fire connections, telecommunication devices, cables, conduits, satellite dishes, HVAC equipment and fans may affect the character of a property. These and similar equipment devices shall be screened from public view to avoid negative effects on all properties.

4.23 Minimize the visual impacts of building equipment on the public way and the surrounding neighborhood.

-Screen equipment from view.
-Do not locate equipment on a primary facade.
-Use low-profile or recessed mechanical units on rooftops.
-Locate satellite dishes and mechanical equipment out of public view.

The proposed air conditioning unit will be placed on the west side of the house behind a six foot solid fence.

4.24 Minimize the visual impacts of utility lines, junction boxes and similar equipment.

-Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.
-Group lines in conduit, when feasible.
-Paint these elements, to match the existing background color, when feasible.
-Locate utility pedestals (ground mounted) to the rear of the building.

Junction boxes will be placed on secondary or tertiary facades and will be painted to match the adjacent walls.

Color

4.28 The facade should “read” as a single composition.

-Employ color schemes that are simple in character.
-Using one base color for the building walls and another for the roof is preferred.
-Using one to three accent colors for trim elements is also preferred.

The existing color scheme will be retained on the original structure and continued onto the addition. The scheme consists of light tan primary fields with white accents.

4.29 Base or background colors should be muted.

-Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
-An accent color should not contrast so strongly as to not read as part of the composition.
-Bright high-intensity colors are not permitted.
-Use matte or low luster finishes instead of glossy ones.
-Generally, non-reflective, muted finishes on all features is preferred.

Proposed colors are muted and will be applied as with a low luster finish.

4.30 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

-Brick and stone: unpainted, natural color
-Window frames and sash, doors and frame and storefronts: wood - painted; metal - anodized or baked color
-Wood siding: painted
-In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

All wood is proposed to be painted. The fiberglass windows will be colored during the manufacturing process.

New Construction Materials

Building materials for new structures and additions to existing buildings should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally.

5.6 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

-Traditional materials, including wood and brick, are preferred.

-All wood siding should have a weather-protective finish.
-Stucco may be considered for smaller residential building types or as an accent on larger buildings.
-Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate.
-The use of highly reflective materials is discouraged.

The materials selected for the addition are similar but intentionally include some variations in order to identify the addition as later construction. Three inch smooth Ogee lap siding is used on the historic structure; smooth Hardie lap siding with a six inch reveal (four inches on the dormers) will be used on the addition. The color scheme will be carried throughout the original structure and the addition.

5.7 Use masonry that appears similar in character to that seen historically.

-For example, brick should have a modular dimension similar to that used traditionally.

Red brick similar to that found in Olde Town will be used to recreate the chimney.

9. Criteria for partial demolition of a structure

In some cases, removal of a portion of the historic structure may be considered, where it is necessary in order to enhance the function of the remainder of the historic structure. This more often occurs to the rear, to accommodate a new addition. Consider the following criteria:

A.Partial Demolition Criteria:

-At least 75% of the building's exterior walls will remain intact. (A portion of these may become interior walls in the process.)
-At least 75% of the building's structural system will remain intact.
-The alteration will not significantly alter the primary character-defining features of the building or its primary facades.
-The proposed actions would meet all other criteria in the design standards.

The application proposes demolition of 23% of the original structure and all of the historic addition. The demolition is at the rear of the structure and does not alter any primary character defining elements of the building.

B.Partial Demolition documentation:

Proposals for partial demolition must contain sufficient information to describe the action in order to be considered. The documentation must include the following:

-Building plans showing existing conditions and indicating the portions proposed for removal.
-Building elevations describing the demolition work, showing existing conditions and indicating the portion proposed for removal. Photographs marked to indicate the portions to be removed may be used.

-Designs for the proposed new construction and rehabilitation that would occur after the demolition.
-A written description of the process that is to be used to remove the portions proposed for demolition, including a plan for protecting those portions of the building that are to be preserved.
-Assurance that the rehabilitation of the remaining historic building will be completed.

The applicant has provided detailed plans for and a detailed schedule outlining the steps for the demolition and addition.

CERTIFICATE OF COMPLIANCE SUMMARY

Section of the 8-3-5-4 of the Land Development Code establishes that the Design Review Advisory Committee consider the applications and makes recommendations to the Community Development Director. Such action could include approval, approval with conditions, waiver or partial waiver from the requirements, or denial.

A waiver from a guideline may be granted upon the determination of one of the following criteria:

1. The proposed land-use activity is of a nature that will not substantially alter, or erode the authenticity of, any historically significant exterior feature of an existing structure and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District or Olde Town Zoning District, or the Reno Park Design Guidelines Project Area, as applicable, and with the intent and purpose of the applicable Design Guidelines;
2. The proposed land-use activity is of a nature that will not undermine, impair, or conflict with the intent of the applicable Zoning District, and is compatible with both the distinctive characteristics of the Arvada Downtown Historic District, Olde Town Zoning Districts, or Reno Park Design Guidelines Project Area, as applicable, and the intent and purpose of the applicable Design Guidelines;
3. Strict compliance with the Design Guidelines would create an economic hardship, such that the cost to strictly comply would result in an inability to obtain any reasonable economic return on the property; or
4. The proposed land-use activity is of comparable architectural and historical value and authenticity to that required by the applicable Design Guidelines and is consistent with the intent and purpose of the applicable Design Guidelines.

The attached guideline matrix provides a summary of Staff's position as to where the application lies, with respect to individual guidelines and demolition criteria, on a spectrum. Discussion is warranted to evaluate if some of the guidelines have been satisfied, or if not satisfied, if a waiver is warranted. The attached matrix summarizes staff's evaluation of the guidelines. DRC is not bound by these suggestions and staff's position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organizing a motion.

Spelke Residence
Addition and Façade Modifications
DA2023-0054
Guidelines Matrix

The following represents Staff's position as to where the application lies, with respect to individual guidelines, on a spectrum. The guidelines are noted as being clearly met (●), as not being met, however a waiver is justified (●), or as not being met, and a waiver has not been justified (●). Where two selections are made, a determination as to whether or not the guideline has been met, or a waiver is necessary. The suggested motion which references waivers on the coversheet assumes waivers are necessary if not clearly indicated as being met (●) in the matrix.

The DRC is not bound by these suggestions and Staff's position may change depending on additional information provided. The matrix is intended as a tool to help fashion and organizing a motion.

No.	Guideline	Guideline Met	Guideline Not Met Waiver Justified	Guideline Not Met Waiver Not Justified
TREATMENT OF HISTORIC RESOURCES				
3.1	Preserve architectural features	●		
3.2	Repair deteriorated features	●		
3.3	Minimize damage in disassembly	●		
3.4	Cleaning procedures	●		
3.5	Interpretation of reconstructed element	●		
3.6	Replace architectural elements	●		
3.7	Avoid adding details	●		
3.8	Preserve original materials	●		
3.9	Repair building materials	●		
3.10	Match materials	●		
3.11	Synthetic materials	●		
3.12	Covering original materials	●		
3.14	Gentle cleaning methods	●		
3.15	Protect wood	●		
3.18	Do not paint masonry	●		
3.20	Preserve concrete features	●		
3.21	Careful painting methods	●		
3.22	Historic color scheme	●		

3.23	Preserve window function		●	
3.24	Preserve window position, number and arrangement	●		
3.25	Preserve widow opening ratio	●		
3.26	Preserve window opening size		●	
3.27	Match replacement window design		●	
3.28	Match window materials	●		
3.29	Match window profile		●	
3.30	Match window divisions		●	
3.31	Window energy efficiency		●	
3.36	Similar replacement door design		●	
3.37	Preserve original roof form	●		
3.38	Preserve eave depth	●		
3.39	Preserve roof materials	●		
3.40	New roof scale and texture	●		
3.42	Avoid conjectural roof features	●		
3.61	Preserve character defining features	●		
3.62	Addition mass and scale	●		
3.63	Addition placement	●		
3.64	Character of roof form	●		
3.65	Rooftop dormer	●		
3.75	Preserve older addition		●	

GUIDELINES FOR ALL PROJECTS

4.18	Building accent lighting	●		
4.19	Minimize lighting impact	●		
4.20	Shield light source	●		
4.23	Building Equipment	●		
4.24	Junction boxes	●		
4.28	Façade composition	●		
4.29	Muted base colors	●		
4.30	Building finishes	●		

GUIDELINES FOR NEW CONSTRUCTION

5.6	Similar building materials	●		
5.7	Similar concrete characteristics	●		

GUIDELINES FOR PARTIAL DEMOLITION

9A	Partial demolition criteria	●		
9B	Partial demolition documentation	●		

DEVELOPMENT APPLICATION
SPELKE RESIDENCE
7317 GRANT PLACE
PROJECT #PA 2023-0022

May 16th, 2023

PROJECT OVERVIEW LETTER

NARRATIVE SUMMARY

Proposed Use: Existing Single-Family Residence, No Change of Use

Zoning District: OT-RN- Olde Town Residential Neighborhood Subdistrict

Comprehensive Plan Designation: Transit Station Framework Plan

Construction Activities: As the owners of 7317 Grant Pl, we would like to add a second story & rear addition to our home to gain more habitable square footage. The current 2 bed 1 bath home will be converted to a functional 4 bedroom, 2.5 bath primary home on the 1st and 2nd floors with a conforming 2 bedroom, 1 bath “Mother-in-law Suite” in the basement while maintaining the historical integrity of the home.

The proposed addition will extend from the back of the historical home’s original footprint, creating a full height basement, and 2nd level that extends over a portion of the primary home utilizing existing attic space. The front & sides of the original historic home will remain untouched, except for the east facing living room window & a 3’x7’ cut in for door access to the basement from the west side. The historical roofline & eaves will remain the same. The proposed new 2nd story gable roof will start from the existing top ridge center of the home to tie into the new addition with a 6” height increase hidden by a faux chimney. The new gable roof will maintain same 8/12 roof pitch as primary historic roof with 3 shed dormers to allow usable living space for 2nd bedroom, master bedroom & bath. This massing allows the addition to not look top heavy and hides the addition from the front view of the home. The demolition diagram provided shows that less than 25% (max. requirement) of the building envelope will be demolished, totaling 23%.

A portion of the existing basement slab & unexcavated area will need to be removed in order to properly construct point load footings and a stair foundation. It will also allow the minimum 7’-0” clear in the basement for egress. The 1st floor joists are showing signs of deterioration and are not adequately sized & spaced to meet current structural practices; thus, will be removed and replaced. The addition will step back 6” on either side from primary historic structure. The 1st floor addition will add (471) SF to the primary footprint. The proposed 2nd floor will be accessed by an open staircase that stacks with basement stairs, towards the front of the home. The landing at the top of the stairs at the 2nd level will utilize the existing front dormer for natural light. The 2nd floor joist (similar to 1st) will utilize 2x8 joists in place of the 2x4 roof

rafter construction. The 2nd floor converted attic and addition will add (743) SF to home's habitable square foot. The new roof construction will utilize 2x8" joists spanning to 6" knee wall off center ridge beam. Shed dormers with casement windows will be used for main bedroom required areas as the steep 8/12 roof slope does not provide adequate clearances for doors & bedrooms.



EXISTING



EXISTING



PROPOSED

7317 GRANT PLACE

DESIGN GUIDELINES COMPLIANCE ANALYSIS

COMPLIANCE WRITTEN NARRATIVE

As the owners of 7317 Grant Pl, we would like to add a second story & rear addition to our home to gain more habitable square footage for our family to live comfortably. The current 2 bed, 1 bath home will be converted to a functional 4 bedroom, 2.5 bath primary home on the 1st and 2nd floors with a conforming 2 bedroom, 1 bath “Mother-in-law Suite” in the basement while maintaining the historical integrity of the home.

The Summary of Demolition:

The rear 1970s addition, to be removed, was not original to the historic home and is poorly constructed. The undesired sloping joists are constructed with 2x4s in lieu of needed 2x8 joists. The walls are also 2x4s spaced at 24” o/c ILO of 18” o/c and are non-insulated. During heavy rains, the walls leak which is an indication of a failed or missing water barrier system (WRB). The foundation walls are cracking and the stairs into the basement are non-conforming. The roof slope, vinyl windows, & facade in this addition portion does not match the historical home. This section of the home is proposed to be removed entirely per Sheet A600 – Demolition Diagrams and the takeoff area was done separately since it's not original to the historic home. However, the rear profile view was calculated as historical home demo as if this 1970s addition was not in place since this historical demo would have been required for the proposed new build.

The east facing living room window was also added in the 1970s addition and not original to the historic home (See [Exhibit A](#) for this reference). This window depicts a picture frame style window but is held in place by exterior/interior trim and caulking. The window glazing is not set in a window frame. Between the glazing being single pane and the installation methods, our home is losing a tremendous amount of energy to this large window. It also does not match adjacent window style and head height. With these considerations, we are proposing to replace this window to match more closely to an original historic window. The design for this window is like that of another historic home's window on Grant Place. This is further discussed in Section 3.26. The vent on the east side of the façade will be replaced with a required egress window for a bedroom. The trim will match the historic trim, RE: A200 Proposed Elevations.

The only change to the facade on the west face will be a required cut in for the door to the basement. The header for the door will be cut in from the interior and walls will be braced in addition to possible foundation underpin prior to any foundation demolition. The Structural Engineer will inspect all required shoring, framing reinforcement, & foundation underpinning prior to any foundation modifications will occur.

The roof demolition will occur after the addition: 1st floor walls & 2nd floor decking are in place, & roof ridge beam & joist have commenced. This will establish the line of the roof decking tie in and ensure movement to Historic home structure will be minimized during framing.

Summary of New Material:

The new material on the rear addition is intended to appear different. The new exterior walls will have

Hardie Lap siding with a 6" reveal and dormers to have a 4" reveal. The addition will have a 6" wall step backs on either side to further breakup the addition's siding change from Ogee Lap Siding on the Historic portion. The corner and window trim will also be Hardie. The corner and window trim width sizes will match the primary historic structure. The faux chimney location will represent that of the original chimney on the historic home prior to its demo in the most recent 2014 remodel.

Colors:

The existing color scheme of the house will remain. Trim color: (Pure White, SW 7005), base siding color: (Balanced Beige, SW 7037), accent siding color: (Anonymous, SW 7046), Asphalt Shingle: Weathered Wood. RE: Graphic Analysis-Materials.

Appearance of Structure:

The intent of the design is to preserve the historic structure's bungalow aesthetic. The new addition and shed dormers are placed at the rear of the property to obstruct the view from the street. The new addition's footprint is stepped in to respect the primary historic structure in its massing. The primary façade remains the same other than restoring the original chimney. Adding the chimney back to the design functions to hide the 6" height difference of the rear roof ridge, RE: A200 Proposed Elevations. The rear addition ridge height was carefully vetted to respect sloped roof bedroom code clearance requirements. The roof slope on the addition matches the historic 8/12 roof pitch. The shed dormers remain subordinate to the roof. Each design move was carefully considered to help maintain primary visual focus on the Historic home, RE: 3-D Perspectives and Proposed Elevations.

Site Changes:

The front of the house will remain the same with the exception of an added gate on the West side to allow access to the basement and backyard. Historically, there was a gate in this location. There will be an added covered patio in the back of the house with updated sod landscaping. The HVAC condensing unit will remain in same general location as existing on West side of house. The current gravel drive will be replaced with concrete paving on East side of home to back garage. RE: Architectural Site Plan & Grading Plan.

DESIGN GUIDELINES COMPLIANCE ANALYSIS

COMPLIANCE ANALYSIS WITH DESIGN GUIDELINES PER SECTION GRAPHIC ANALYSIS

OUTLINE OF APPLICABLE CHAPTERS

CHAPTER III: TREATMENT OF HISTORIC RESOURCES (PAGES 57-86)

- A. General Historic Design Guidelines - **Applicable**
- B. Treatment of Specific Building Types - **Applicable (Historic Residential Properties)**
- C. Special Considerations - Not applicable

CHAPTER IV: DESIGN GUIDELINES FOR ALL PROJECTS (PAGES 95-108)

- A. Views - Not applicable
- B. Connectivity - Not applicable
- C. Outdoor Amenity Space - Not applicable
- D. Public Art - Not applicable
- E. Surface Parking - Not applicable
- F. Buffers - Not applicable
- G. Site Lighting - Not applicable
- H. Building Lighting - **Applicable**
- I. Service Areas - Not applicable
- J. Building Equipment - **Applicable**
- K. Awning and Canopies - Not applicable
- L. Color - **Applicable**
- M. Landscape - Not applicable
- N. Archeology - Not applicable
- O. Streetscape - Not applicable
- P. Site Furnishings - Not applicable

CHAPTER V: NEW CONSTRUCTION (PAGES 109-129)

- A. General Principles for New Construction - Not applicable
- B. Commercial Buildings - Not applicable
- C. Residential Buildings - Not applicable
- D. Civic facilities - Not applicable

CHAPTER VI: OLDE TOWN ARVADA CHARACTER AREAS (PAGES 131-151)

- A. Webster Area (OT-W Subdistrict) - Not applicable
- B. East Area (OT-E Subdistrict) - Not applicable
- C. East Yukon Area (OT-EY Subdistrict) - Not applicable
- D. Grandview Area (OT-OW Subdistrict) - Not applicable
- E. Olde Wadsworth Area (OT-OW Subdistrict) - Not applicable
- F. Residential Neighborhood Area (OT-RN Subdistrict) - **Applicable**
- G. Ralston Road Area (OT-RR Subdistrict) - Not applicable

COMPLIANCE NARRATIVE OF APPLICABLE CHAPTER SECTIONS

CHAPTER III: TREATMENT OF HISTORIC RESOURCES (PAGES 58-66)

A. General Historic Design Guidelines

a. Architectural Details

3.1 Preserve significant stylistic and architectural features.

- Storefronts, cornices, porches, turned columns, brackets, exposed rafter tails and jigsaw ornaments are examples of architectural features that should be preserved.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

Preservation of all architectural details and ornaments will remain intact, especially on the primary façade (front).

3.2 Repair deteriorated features.

- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
- Isolated areas of damage may be stabilized or fixed using consolidates. Epoxies and resins may be considered for wood repair.
- Removing a damaged feature that can be repaired is not appropriate.
- Protect significant features that are adjacent to the area being worked on.

Front facing gable dormer repairs as listed below in exhibit.



The isolated area of damage will be epoxied. After the epoxy is cured, it will be sanded and painted.

Replace non-insulated glass with insulated glass. Window size & surface mounted wood dividing grids will remain as shown. If existing grids cannot be removed without damage, same 3/4" "sculpture" profile wood grids will be used to match.

3.3 When disassembly of a historic element is necessary for its repair, use methods that minimize damage to it.

- When removing a historic feature, document its location so it may be repositioned accurately.

Front dormer window glazing size replacement to match existing.

3.4 Use technical procedures for cleaning, refinishing and repairing an architectural detail that will maintain the original finish.

- Use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain where appropriate.

Caulking and reapplication of exterior paint will be done by gentlest means to achieve desired results. Hand sanding process will be utilized for refinishing of any damaged existing wood siding. Minimal repairs are anticipated.

3.5 When reconstructing an element is impossible, develop a new design that is a compatible interpretation of it.

- The new element should be similar to comparable features in general size, shape, texture, material and finish.

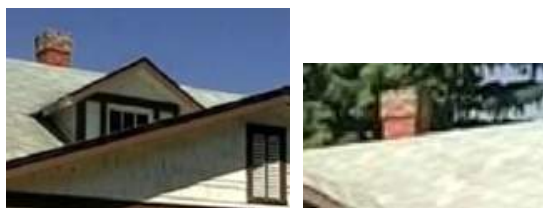
Same trim sizes and materials will be utilized for replacement of deteriorated areas on the primary historic structure as stated in 3.2.

3.6 Replace an architectural element accurately.

- The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- Use the same of kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture, and finish conveys the visual appearance of the original. Alternative materials are usually more acceptable in locations that are remote from the view or direct contact.
- Restore altered opening on primary facades to their original configuration, when feasible.

All materials will be of elemental accuracy as described in section 3.6.

The chimney was original but removed. The removal date is unknown. The only pictorial evidence of the chimney is shown in Exhibit A.. The material appears to be brick. The style will represent what is shown in Exhibit A. See Below:



3.7 Avoid adding details that were not part of the original building.

- For example, decorative millwork should not be added to a building if it was not an original feature. Doing so would convey a false history.

No additional details will be added to this residence. The intention is to create an extension of what is already detailed on the exterior. (ex: windows, window/boarder trim details, and fascia)

b. Materials & Finishes

3.8 Preserve original building materials.

- Avoid removing original materials that are in good condition.
- Remove only those materials which are deteriorated and must be replaced.
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
- Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

All original exterior materials, such as wood siding and windows, with the exception of the East Picture Frame Window, will remain intact. For new windows on the primary historic structure, the material (wood) and style of trim will be used to match existing historic trim. RE: A200 Proposed Elevations.

3.9 Repair deteriorated primary building materials.

- Repair by patching, piecing-in, consolidating or otherwise reinforcing the material.

If any wood siding repairs are needed, they will be patched and repaired as needed per 3.2 & 3.4 response.

This includes all wood trim on the primary historic structure.

3.10 When replacing materials on primary surfaces, match the original material in composition, scale, and finish.

- If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.
- Replace only the amount required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.
- If a wood porch or deck floor needs replacement because of significant deterioration, a substitute material may be considered in this case. Recycled materials may be an appropriate replacement material to consider.

Existing materials on primary surfaces are proposed to remain in place.

3.11 Do not use synthetic materials, such as aluminum, vinyl or panelized brick, as replacements for primary building materials

- Primary building materials, such as wood siding and masonry, should not be replaced with synthetic materials.
- Modular materials should not be used as replacement materials. Synthetic stucco and panelized brick, for example, are inappropriate.
- In some instances, substitute materials may be used for replacing architectural details. If a new material is used, its style and detail should match the historic model.
- Green building materials, such as those made with renewable and local resources, may be considered for replacement materials where they will not impact the integrity of a building or its key features.

There are no synthetic replacement materials proposed for this project on the historic primary structure.

3.12 Covering original building materials with new materials is inappropriate.

- Green siding, aluminum siding and new stucco are generally inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.
- If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

Original building materials will not be covered.

3.13. Consider removing later covering materials that have not achieved historic significance.

- Once the non-historic siding is removed, repair the original, underlying material.
- If a structure has a stucco finish, removing the covering may be difficult, and may not be desirable. Test the stucco to assure that the original material underneath will not be damaged.

Not applicable.

3.14. Use the gentlest means possible to clean the surface of a structure.

- If cleaning is appropriate, a lower pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed, and negative effects are not found.
- Perform a test patch to determine that the cleaning method will cause no damage to the material surface.
- Harsh cleaning methods, such as sandblasting, can damage historic materials, changing their appearance. Such procedures are inappropriate.

All cleaning measures will be taken with caution & without use of chemicals.

3.15 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.
- Maintain protective coatings to retard drying and ultraviolet damage.

All wood siding will have protective coatings to retard drying and ultraviolet damage. New paint to patch and repair existing wood siding as required.

3.16 Preserve significant architectural metal features.

Not applicable.

3.17 Repair metal features by patching, splicing, or otherwise reinforcing the original metal whenever possible.

Not applicable.

3.18 Brick or stone that was not painted historically should not be painted.

- Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years..

The front porch stone façade has been painted and was in this condition when the house was purchased in 2016. The porch and its materials are not part of the scope for this submittal. At this time, porch is not in scope of this project due to budgetary constraint.

The porch may be repainted with the rest of the structure if the color match is significantly different from the house. The porch is not in scope for this project due to budget. In the future (couple of years), we plan to open the porch. The original porch was open per Exhibit A under "Construction History".

3.19 Repoint mortar joints where there is evidence of deterioration.

- Duplicate the old mortar in strength, composition, color, and texture.
- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.

No sign of deterioration for existing front porch stone façade.

3.20 Preserve significant concrete features.

- Examples are walls, cornices, pediments, steps, chimneys, and foundations.
- Avoid rebuilding a major portion of an exterior concrete wall that could be repaired.

New faux chimney to be placed in same location as historic (removed in 2014 remodel). Function of chimney is to block 6" higher ridge line needed for 2nd floor clearances. (RE: Elevation sheets & 3.37 response)



***Chimney was original but removed. The removal date is unknown. Pictorial evidence of the chimney is shown in photo from Exhibit A. The material appears to be brick. The style will represent what is shown in this photo from Exhibit A.**

3.21 Plan repainting carefully.

- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Wood siding and window trim will be properly prepared and painted with same compatible paints and brand currently in place.

3.22 Using the historic color scheme is encouraged.

- If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.
- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent to highlight details and trim. These should be applied consistently, for example, do not paint windows a different color.
- Brilliant luminescent and day-glow colors are inappropriate.
- High gloss paints and finishes are inappropriate.

The existing paint scheme on the house will be applied to the new elements & any required repairs. RE: Graphics Analysis & A200 Proposed Elevations.

c. Building Components

3.23 Preserve the functional and decorative features of a historic window.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows. See the following diagrams for an illustration of window features.
- Repair frames and sashes rather than replacing them, whenever possible.
- Window awnings may be used and should be compatible with the building.

New windows on the dormers on the second floor will match the existing historic casement windows with 3/4" vertical grids, proportions, and trim. The existing windows are currently Milgard Ultra Series and the new windows will also be Milgard Ultra Series. Two of the three shed dormer windows that are in the bedrooms will be casement to meet IRC egress requirements and the middle window is a fixed operation. RE: A200 Proposed Elevations.

The rest of the windows on the second floor will be single hung and match the function, center horizontal sash, vertical grids, trim details, and proportion of the historic first floor windows.

The window in the small gable dormer is wood with exterior grids. The east side large window is a piece of glass held in by wood trim. The 1970's rear addition has vinyl windows. The rest of the windows are fiberglass with simulated divisions with a spacer bar. RE: Window Profiles

3.24 Preserve the position, number, and arrangement of historic windows in a building wall.

- On primary facades, enclosing a historic window opening is inappropriate, as is adding a new window opening.

All the existing historical primary structure windows to remain with the exception of east picture window (Re: 3.26)

3.25 Preserve the historic ratio of window openings to a solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

New windows on the rear addition placed to reflect similar historic window sizing & positioning.

3.26 Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

The existing east facing living/dining room picture window is to be replaced with a grouped window configuration based on the following criteria:

- 1) Existing window is not original to the Historic Home per line #43 of attached "Exhibit A" - Cultural Resource Survey & does not match other historic window
- 2) Existing window header does not match adjacent historic window header height. New Window will match.
- 3) Existing window is single pane, non-insulated glass held in place by trim only. New window to be Milgard to match all others.
- 4) New window configuration inspired by neighboring house as depicted below.



3.27 Match a replacement window to the original in its design.



Existing fiberglass windows.

If the original is double-hung, then the replacement window should also be double-hung or appear to be so. Match the replacement also in the number and position of glass panes.

Matching the original design is particularly important on key character-defining facades.

The east picture window is the only historic replacement window (Re. 3.26). The new window will match closer to original historic design intent than what's currently in place.



Interior view simulated divisions with spacer bar.

3.28 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish.
- New glazing should convey the visual appearance of historic glazing. It should be clear. Transparent low-e type glass is appropriate. Metallic and reflective finishes are inappropriate.
- Vinyl and unfinished metals are inappropriate window materials.

Materials of the replacement windows will be the same as the remaining current windows. Almost all of the current windows are fiberglass with simulated divisions with a spacer bar.

RE: Page 11 3.23-3.26 for full window material explanation.

3.29 Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic wood window usually has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These are important details that help distinguish the actual window from the surrounding plane of the wall.

The replacement of the east window will match the proportions, with same sash lines & vertical grids of the existing windows.

The existing windows and proposed windows have simulated divisions with a spacer bar.



Simulated Divisions with spacer bar

3.30 Convey as closely as possible the character of historic sash divisions in a new window.

- Muntins that divide a window into smaller panes of glass should be genuine on key facades and other highly visible places.
- Snap-on muntins located on the outside of a window may be used in secondary locations, but should have a similar depth and shadow line.
- Strips of material located between panes of glass to simulate muntins are inappropriate.

The replacement of the east window & all new windows will match the proportions, with same sash lines & vertical grids of the existing windows.

The existing windows and proposed windows have simulated divisions with a spacer bar.

3.31 Enhance the energy efficiency of an existing historic window, rather than replace it.

- Add weather stripping and caulking around the window frame.
- Install a storm window.
- Install an insulated window shade.

All historic windows on the first floor will remain and weather stripping and caulking around the window frame as required. In the existing front gabled dormer, the false window will be replaced with clear, low-e insulated glazing (re: 3.2 response) & will match same look as existing. Exception: Large side window (East) that will be replaced. See response to 3.26.

3.32-3.36 Door Related Guidelines.

Not applicable. All existing doors remain the same for this project.

3.37 Preserve the original roof form of a historic structure.

- Avoid altering the angle of a historic roof. Instead, maintain perceived line and orientation of the roof as seen from the street.

All original roof lines will remain the same on the front/primary side and secondary sides (East & West) of the residence. The back low shed roof over 1970s addition will be removed and replaced with a cross-gable roof ridgeline, with same slope as primary roof, that will extend to the back making up the primary space for 2nd floor. In order to maintain required clearances on 2nd level, this new cross-gabled roof ridge needs to be raised 6" above primary roof line. To hide this raise, a faux chimney will be constructed in same location as original historic home chimney. This will maintain perceived line and orientation of the roof as seen from the street. See images below. Re: AS-02 in the drawing package.

Original 21" eave depth of the historical roof will remain. New addition eaves will be 12" from 6" inset exterior walls to maintain minimal visual impact of rear addition from perceived line and orientation as seen from the street. (RE: A200 Proposed Elevations)

3.39 Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition.
- Also preserve decorative elements, including crests and chimneys.
- Retain and repair roof detailing, including gutters and downspouts.

Roof materials are in good condition and will remain.

3.40 New roof materials should convey a scale and texture similar to those used traditionally.

- When choosing a roof replacement material, the architectural style of the structure should be considered.
- Composition shingle roofs are generally appropriate replacements for wood shingles.
- Shingles that contain embedded photovoltaic systems are also appropriate in dark colors.
- Specialty materials such as tiles should be replaced with a matching material.

New architectural style asphalt shingles will be used for the back addition, side dormers, & back porch. They will match the existing shingles. The existing shingles are currently in good condition. Timberline AS II Shingles; Color/Finish: Weathered Wood RE: Timberline AS II Shingle Specifications Sheet

3.41 If metal roof materials are to be used, they should be applied and detailed in a manner compatible with the historic character.

Not applicable.

3.42 Avoid using conjectural features on a roof.

New addition roof symmetrical by design. Shed dormer sized for minimum space required.

3.43 Minimize the visual impacts of skylights and other rooftop devices.

- A skylight that is flush with the roof plane may be considered where it remains visually subordinate.
- Skylights should not interrupt the plane of the historic roof and should be located below the ridgeline.
- Locate electronic data transmission and receiving devices to minimize impacts to the extent feasible.

Not applicable.

3.44-3.45 Refers to Balcony Guidelines.

Not applicable.

3.46 A railing should be simple in design.

- Simple metal work and wood are appropriate.
- The railing should be mostly transparent.

Not applicable.

3.47 Where building codes stipulate that a taller railing is required, consider the following

- Provide a second railing above the historic one to achieve a greater overall height without changing the appearance of the original.
- Keep the new railing visually subordinate to the original.

Not applicable.

B. Treatment of Specific Building Types

- d. Historic Commercial Properties- **Not Applicable**
- e. Historic Residential Properties- **Applicable**

3.48-3.60 Refers to Commercial Building Properties.

Not applicable.

3.61 Preserve these character-defining elements on a traditional residential facade:

Building and roof orientation: Orientation of building and roof in respect to the street

Exposed rafters: Structural component at eaves

Attic window or vent: An opening in a gable end

Eaves: Portion of the roof that overhangs the vertical walls

Porch: Typically, a one-story covered, unenclosed, or partially enclosed entry element

Front door: The primary entrance into the building.

Windows: An opening in the wall

Trim: Wood that covers transition between building elements

Dormer: A window that projects vertically from the roof or wall

Original roof lines and building orientation are preserved. The porch is not in scope. Any elements on the primary front façade will remain except the chimney. The east facade will have two windows: One being a bedroom window that's required by the 2018 IRC code and the other large picture window will be replaced to match the aesthetic. RE: 3.26.

3.62 A new addition should respect the mass and scale of the original structure.

- An addition should be simple in design to prevent it from visually competing with the primary façade.
- For larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- To keep the size of a higher mass as small as possible, use a lower plate height.

The new addition is located at the rear and set back from the primary structure on the east and west sides. The chimney is added back to the design and functions to hide the 6" height difference of the rear roof ridge, RE: A200 Proposed Elevations. The rear addition ridge height was carefully vetted to respect sloped roof bedroom code clearance requirements. The current roof ridge height is at the very minimum to allow for rooms on the second floor. The roof slope on the addition matches the historic 8/12 roof pitch. The shed dormers remain subordinate to the roof.



Context of Grant Place: 7317 Grant Place is the middle house.

*Image from Google Earth

3.63 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.

- This will allow the original proportions and character to remain prominent.
The addition is placed at the rear of the primary historic house. It also steps in from the east and west side to avoid visual impacts from the front of the house. The two dormers on the east and west side are placed towards the back of the house to minimize visual impacts from the front.

3.64 The roof form of a new addition should be in character with the original structure.

- When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.

The main roof form of the new addition has the same roof slope as the historic house. The mass is stepped in on the east and west side to remain subordinate to the primary structure. RE: 3-D Perspectives & A200 Proposed Elevations.

3.65 A rooftop dormer may be appropriate.

- A dormer is typically added to increase the amount of headroom in an upper floor. Traditionally, dormers are designed as smaller elements. If significant increases in space are desired, do not consider oversized dormers. Rather, develop an addition to the rear of the structure.
- A dormer should be visually subordinate to the overall roof mass and should be in scale with those on similar historic structures.
- The dormer should be similar in character to the primary roof form.
- The number and size of dormers should not visually overwhelm the scale of the primary structure.

The project proposes new shed dormers on the rear addition to increase headroom on the upper floor. The placement of the dormers were inspired by similar historic structures in the area and provide the most habitable SF on the second story while preserving the existing roof ridgeline. See inspiration photos below. The low shed dormers are used to be visually subordinate.



Dormer, 5715 Upham Street
*Images from Google Earth



Overall similar massing as proposed project. 7434 Grant Place

3.66-3.72 Refers to Porch Guidelines.

Not applicable.

B. Special Considerations

3.73-3.74

Not Applicable.

3.75 Preserve an older addition that has achieved historic significance in its own right.

- For example, a kitchen wing located on a residential building may have been added in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes, and design.

The rear 1970s addition, to be removed, was not original to the historic home and is poorly constructed. The undesired sloping joists are constructed with 2x4s in lieu of needed 2x8 joists. The walls are also 2x4s spaced at 24" o/c ILO of 18" o/c and are non-insulated. During heavy rains, the walls leak which is an indication of a failed or missing water barrier system (WRB). The foundation walls are cracking and the stairs into the basement are non-conforming. The roof slope, vinyl windows, & facade in this addition portion does not match the historical home. This section of the home is proposed to be removed entirely per Sheet A600 – Demolition Diagrams and the takeoff area was done separately since it's not original to the historic home.

3.76-3.81

Not Applicable

A-G&I ; 4.1-4.17 Various Subjects

Not applicable

H. Building Lighting

4.18-4.20 Use lighting to accent building entrances, minimize visual impacts of architectural lighting, and use shielding/focused light sources to prevent glare.

The side entrance to the mother-in-law suite will have an exterior wall pack above the door for direct light downward. The color will be the same as the siding to blend in-Balanced Beige, SW 7037. The rear porch to have exterior recessed canned lighting to also provide downward lighting. All exterior lights will be low level luminescence and white light. RE: A200 Proposed Elevations.

J. Building Equipment

4.23 Minimize the visual impacts of building equipment on the public way and surrounding neighborhood.

- Screen equipment from view
- Do not locate equipment on a primary façade.
- Use low-profile or recessed mechanical units on roof tops.
- Locate satellite dishes and mechanical equipment out of public view.

A condenser unit will be placed on the west side behind the fence to hide it from public view.

4.24 Minimize the visual impacts of utility lines, junction boxes and similar equipment.

- Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.
- Group lines in conduit, when feasible.
- Paint these elements, to match the existing background color, when feasible.
- Locate utility pedestals (ground mounted) to the rear of the building.

Junction boxes will be placed on secondary or tertiary walls and painted to match the existing background color; Balanced Beige, SW 7037.

K. 4.25-4.27 Awnings & Canopies

Not applicable.

L. Color

4.28 The façade should “read” as a single composition.

Re: 3.22.

4.29 Base or background colors should be muted.

The color palette has a muted base (Balanced Beige, SW 7037), accent (Anonymous, SW 7046), and trim (Pure White, SW 7005). RE: Graphic Analysis & A200 Proposed Elevations.

4.30 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color.
- Window frames and sash, doors and frame and storefronts: wood-painted; metal- anodized or baked color
- Wood siding: painted
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on large surfaces. A clear finish is appropriated on a wood entry door.

All elements that are currently painted will remain the same. Colors on the new addition will match the existing. Patched and repaired as needed.

M-P. 4.25-4.27 Various Subjects

Not applicable.

CHAPTER V: NEW CONSTRUCTION (PAGES 109-129)

A. General Principles for New Construction 5.1-5.6 & 5.9-5.18

New Building Construction

Not applicable.

- 5.6 Building materials shall be similar in scale, color, texture, and finish to those seen historically in the context.

Materials (e.i. wood trim, wood siding) will be used for the historic primary structure. The addition is in the rear which is not highly visible from the street. The addition is intended to be different in material and siding reveal width. The color scheme will be the same for the existing and rear addition. RE: A200 Proposed Elevations.

- 5.8 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

The intention of material change in the rear is to differentiate the existing house from the rear addition. The scale of new materials is traditionally appropriate. Both existing and new siding are smooth in texture and will have the same finish. The new siding and trim will be primed for paint; RE: Page 23 – Siding & Trim. Color scheme to be the same throughout. RE: A200 Proposed Elevations.

B. Commercial Buildings

5.19-5.32 Refers to Commercial Buildings

Not applicable.

C. Residential Buildings

5.33-5.40, & 5.46 Refers to Multifamily Buildings

Not applicable.

- 5.41 Use building and roof forms similar to those seen traditionally in the area.

The building roof form will not be seen from the front façade. The chimney is used to obstruct the rear addition's ridgeline. The low shed dormers are to allow for head clearance on the second floor. The low shed dormers are placed on the rear side of the building and not highly visible. The existing roofline will be retained. Low shed dormers are appropriate and suggested in the historic guidelines.

D. Civic Buildings

5.46-5.47 Refers to Multifamily Buildings

Not applicable.

CHAPTER VI: OLD TOWN CHARACTERISTIC AREAS (PAGES 131-151)

A-E. Webster Area, East Area, East Yukon Area, Grandview Area, Olde Wadsworth Area

Not applicable.

6.39 Limit the number of curb cuts from the street

- Provide auto access from the alley, where feasible.

Not applicable.

6.40 Maintain traditional front yards.

- A front yard should be maintained in a traditional manner, with planting material, and not covered with paving
- A small ground level patio is appropriate in the front yard.
- Parking in the front yard setback is inappropriate.

Not applicable.

6.41 Provide a walkway from the street to the building.

- A walkway leading from the street to the front porch provides unity to the streetscape. The walkway is typically perpendicular to the sidewalk.

Not applicable.

6.42 Locate a new building within the range of setbacks seen traditionally in the block.

Not applicable.

6.43 Maintain the alley as a traditional element.

- Define the alley edge by locating accessory buildings, landscaping and fences along the edge (rear property line).

Not applicable.

6.44 Locate an accessory building to the rear of the lot.

- This includes garages, storage units and accessory dwelling units.
- Provide vehicular access to the property from the alley.

Not applicable.

6.45 Provide and enhance pedestrian connections.

- Provide wider sidewalks along Ralston Road while maintaining a building wall at the new sidewalk edge.
- Provide pedestrian-friendly sidewalks.

Not applicable.

6.46-6.47 Refers to separate building accessory dwelling units.

Not applicable. The accessory dwelling unit will be within the structure building footprint/basement and comply with building codes.

9. Criteria for partial demolition of a structure

A. Partial Demolition Criteria:

- At least 75% of the building's exterior walls will remain intact. (A portion of these may become interior walls in the process.)
- At least 75% of the building's structural system will remain intact. (A portion of these may become interior walls in the process.)
- The alteration will not significantly alter the primary character-defining feature of the building or its primary facades.
- The proposed actions would meet all other criteria in the design standards.

The rear 1970s addition, to be removed, was not original to the historic home and is poorly constructed. The undesired sloping joists are constructed with 2x4s in lieu of needed 2x8 joists. The walls are also 2x4s spaced at 24" o/c ILO of 18" o/c and are non-insulated. During heavy rains, the walls leak which is an indication of a failed or missing water barrier system (WRB). The foundation walls are cracking and the stairs into the basement are non-conforming. The roof slope, vinyl windows, & facade in this addition portion does not match the historical home. This section of the home is proposed to be removed entirely. Per Sheet A600 – Demolition Diagrams and the takeoff area was done separately since it's not original to the historic home. However, the rear profile view was calculated as historical home demo as if this 1970s addition was not in place since this historical demo would have been required for the proposed new build.

The demolition percentage of the original historic structure is 23% which complies with the partial demolition criteria (75% to remain intact); RE: A600 Demo Diagrams.

B. Partial Demolition Criteria:

- Building plans showing existing conditions and indicating the portions proposed for removal.
- Building elevations describing the demolition work, showing existing conditions and indication of the portion proposed for removal. Photographs marked to indicate the portions to be removed may be used.
- Designs for the proposed new construction and rehabilitation that would occur after the demolition.
- A written description of the process that is to be used to remove portions proposed for demolition, including a plan for protecting those portions of the building that are to be preserved.
- Assurance that the rehabilitation of the remaining historic building will be completed.

Partial Demo Sequence:

- 1) Remove home of any finish materials to be salvaged (i.e. appliances, doors, flooring, shelving ect.)
- 2) Disconnect and/or cap Utilities: Power, Water, Gas
- 3) Remove/Demo interior: drywall, plaster, non-loading bearing partitions
- 4) Cross Brace exposed roof rafters to exterior walls & East/West walls back to each other per Structural Engineer final recommendations
- 5) 1970s Back Addition Demo
 - a. Mask and plastic historical portion abutting addition at trim line. Plastic and/or protection tarp to be secured to existing home with 2x4 at cut line. Board runner will be used as cutting guide for precision cut. Attachment points will be filled in using wood filler, sanded and painted after addition sheathing is in place. Cut exterior wall sheathing at dividing trim line from Historic home to back addition on East & West Elevations
 - b. Remove roof shingles up to where low shed slope line of back addition meets historical home roof 8:12 pitch, exposing roof sheathing.
 - c. Cut Roof sheathing in line with vertical wall cut lines
 - d. Carefully remove roof & wall sheathing from 1970s addition section, and then studs & floor joist. Pry bar, saw zaw, circular saw will be used here to remove framing members by hand without use of heavy equipment to ensure no damage will be done to Historic Portion of home

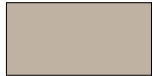
- e. Saw cut 1970s foundation wall vertically where it abuts to historical home foundation. Concrete demo saw will be used with water blade to keep concrete dust from becoming airborne
- f. Demo addition foundation walls & stairs. Use of equipment will be utilized here (jack hammer, backhoe with bit attachment). Water mist spaying method will be utilized throughout this process & remaining concrete demo portion
- 6) Excavate basement to subgrade of slab by use of skid steer and/or backhoe equipment. Care to be taken when near structure to ensure equipment doesn't touch any portion of historic home or cross bracing above.
- 7) DEMO on Historic Home for Basement Entry Door & New Window replacement/cut in
 - a. Once Layout in complete, install added king & trimmer studs on inside of home creating new rough opening dimensions
 - b. Reinforce exterior existing historic siding on outside prior to cut in by hand nailing/finish screwing perimeter under ogee lap back to new framing studs on interior
 - c. Pilot drill from inside at corners of rough opening creating layout for exterior cut
 - d. Chalk line & cut using circular saw from pilot hole points. Same plastic and guide board method as 5a to ensure protection of adjacent historic façade remaining.
 - e. Carefully remove section of siding/sheathing, studs from full perimeter cut section of new opening.
 - f. Immediately tie in waterproofing from cut sheathing to wrap openings with building wrap to ensure new rough opening is protected from rain/snow events
 - g. Any spalling or split border siding that may occur from cutting will be restored with bondo and sand/painted to match. (Typical throughout)
- 8) DEMO on Historic Home 8:12 Gable Roof tie in & Faux Chimney install
 - a. Historic roof section to remain in place through 2nd floor joist framing scope. This will help prevent water intrusions during demo, concrete, & initial framing scope of schedule. Cut ends will be temporary protected with building wrap or similar during this time to protect exposed wood from weathering.
 - b. Once 2nd floor decking is installed, layout location of:
 - i. Roof ridge beam & intersection point at new Gable end tie in
 - ii. Valley Rafter at intersection point of new roof to existing
 - c. Remove/hand cut required existing asphalt shingles at valley location exposing roof sheathing
 - d. Layout and cut using circular saw new valley tie in location
 - e. Remove roof decking & old roof truss/rafter per demo diagram
 - f. Layout location of faux chimney at ridge tie in point.
 - g. Carefully remove shingles up to faux chimney flashing locations
 - h. Install faux chimney per Architectural/Structural/Manufacturer details
 - i. Tie in new ridge beam & complete roof framing construction
 - j. Quickly: roof sheath, flash, & install felt/asphalt shingles to minimize exposure of existing structure to rain/snow event. Temp protection to be utilized if sequencing doesn't allow for quick dry prior to possible rain/snow event.
- 9) General patch and repair of historic siding and trim
 - a. Palm sanders and hand sanding methods will be used with fine grit sand paper to insure no damage to existing wood siding
 - b. Cracks and spalling will be infilled with bondo, allow time to cure, sanded, bondo touch up if needed, final sand, prime, and paint.
 - c. Only small sections to be completed to prevent exposure of wood siding to weathering.

DESIGN GUIDELINES COMPLIANCE ANALYSIS

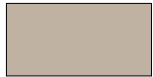
GRAPHIC ANALYSIS

MATERIAL SPECIFICATIONS

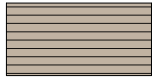
(RE: A200 PROPOSED ELEVATIONS-LEGEND & MATERIALS)



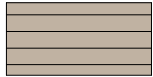
FD1 - EXISTING FOUNDATION - PAINTED CONCRETE



FD2 - FOUNDATION FOR ADDITION - PAINTED CONCRETE TO MATCH EXISTING



SD1 - EXISTING WOOD SIDING; 3" REVEAL; EXISTING PAINT COLOR
BALANCED BEIGE - SW 7037



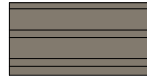
SD2 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 6"
REVEAL - PRIMED FOR PAINT - BALANCED BEIGE - SW 7037
-REAR ADDITION



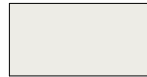
SD3 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 4"
REVEAL - PRIMED FOR PAINT - ANONYMOUS - SW 7046
-REAR ADDITION



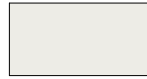
SD4 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 4"
REVEAL - PRIMED FOR PAINT - BALANCED BEIGE - SW 7037
-REAR ADDITION



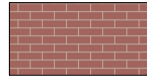
SD5 - EXISTING WOOD SHAKER SIDING; RE: ELEVATIONS -
ANONYMOUS - SW 7046



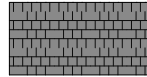
TR1-EXISTING WOOD TRIM; SIZE VARIES; RE: ELEVATIONS -
PURE WHITE - SW 7005



TR2 - JAMES HARDIE FIBER CEMENT - SMOOTH TRIM -
SIZE VARIES; RE: ELEVATIONS - PURE WHITE - SW 7005
-REAR ADDITION



BR1 - SUMMIT BRICK COMPANY - 613 INCA SMOOTH WITH 3/8"
MORTAR SOLOMON COLOR 22X TAN

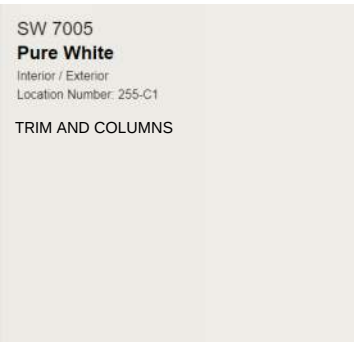
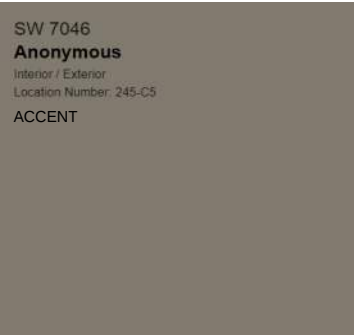


RF1 - GAF - TIMBERLINE AS II SHINGLES - WEATHERED WOOD

*MATERIALS (e.i. TRIM) WILL MATCH HISTORIC MATERIALS IF LOCATED ON PRIMARY HISTORIC STRUCTURE. NEW MATERIALS (HARDIE MATERIAL, NOT MATCHING) WILL BE ON THE ADDITION ONLY.

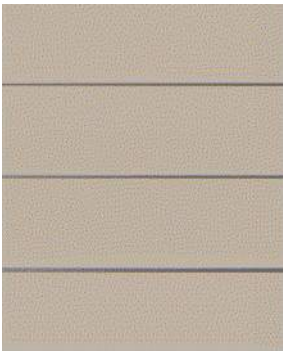
GRAPHIC ANALYSIS

PAINT



Paint colors are the existing and proposed paint colors.

SIDING



PROPOSED REAR ADDITION - JAMES HARDIE SIDING - SMOOTH - 4" & 6" REVEAL SW 7037



EXISTING WOOD OGEE SIDING-SMOOTH- 3" REVEAL COLOR MATCHED & EXTERIOR PAINT LEFT BY PREVIOUS OWNER - SW7037



MILGARD EXISTING WINDOW COLOR HARMONY ON EXTERIOR, THIS IS ALSO THE PROPOSED WINDOW COLOR. RE: WINDOW SPEC.

BRICK



SUMMIT BRICK COMPANY- 613 INCA SMOOTH SOLOMON MORTAR COLOR 22X TAN CHIMNEY & BACK PATIO COLUMN BASE WRAP

Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now – and for years to come. Our distinctive primer is climate-tested and engineered to enhance the performance of paint on James Hardie® fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

Finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



ColorPlus®
Technology

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus Pcs/Pallet	—	280	252	210	—	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5	9.3

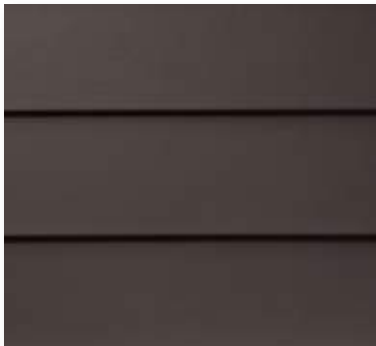
SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™				✓		
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
STATEMENT COLLECTION™						
DREAM COLLECTION™		✓	✓	✓		
PRIME	✓	✓	✓	✓	✓	✓

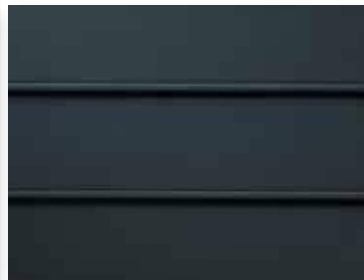
SMOOTH, 6" REVEAL FOR SIDING TO LOOK INTENTIONALLY DIFFERENT FROM HISTORIC HOUSE, MATERIAL ONLY AT THE REAR OF THE HOUSE.

PRIME FOR PAINT COLOR TO MATCH EXISTING HOUSE, RE: ELEVATIONS *9.25 in and 12 in widths do not feature the drip edge

BEADED CEDARMILL®



BEADED SMOOTH



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	STATEMENT COLLECTION™	_____
Exposure	7 in	DREAM COLLECTION™	_____
Prime Pcs/Pallet	240	PRIME	✓
ColorPlus Pcs/Pallet	210		
Pcs/Sq	14.3		

RUSTIC CEDAR



RUSTIC CEDAR

Width	6.25 in	8.25 in	STATEMENT COLLECTION™	_____
Exposure	5 in	7 in	DREAM COLLECTION™	_____
Prime Pcs/Pallet	308	240	PRIME	✓
ColorPlus Pcs/Pallet	—	—		
Pcs/Sq	20	14.3		

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
Boards
Khaki Brown

HardiePlank®
Lap Siding
Navajo Beige

The performance you require.
THE DISTINCTIVENESS YOU DESIRE.

HardieTrim®

Length 12 ft boards

RUSTIC GRAIN°



SMOOTH



4/4 RUSTIC GRAIN°

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	322	184	138	115	92
ColorPlus Pcs/Pallet	322	184	138	115	92

STATEMENT COLLECTION™	✓	✓	✓		
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104

STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 RUSTIC GRAIN°

Thickness	1 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	238	136	102	85	68
ColorPlus Pcs/Pallet	238	160	120	100	80

STATEMENT COLLECTION™	✓	✓	✓		✓
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

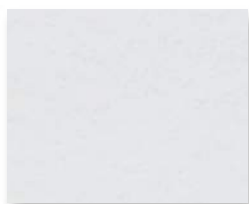
5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80

STATEMENT COLLECTION™						
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN°



SMOOTH & RUSTIC GRAIN°

Thickness	.75 in	
Width	2.5 in	
Prime Pcs/Pallet	437	
ColorPlus Pcs/Pallet	190	
STATEMENT COLLECTION™	✓	
DREAM COLLECTION™	✓	
PRIME	✓	

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

HardieSoffit®
Panels
Dream Collection™
product

For complete confidence
EVERY DETAIL MATTERS.

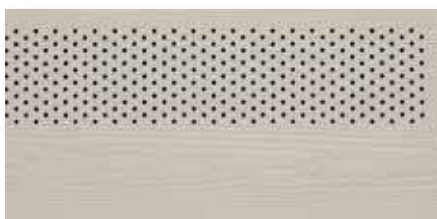
HardieSoffit®

Thickness 1/4 in

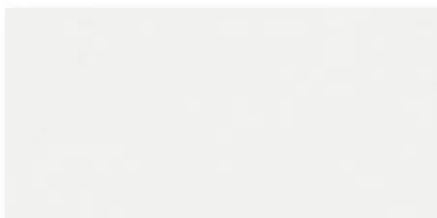
VENTED SMOOTH



VENTED SELECT CEDARMILL®



NON-VENTED SMOOTH



NON-VENTED SELECT CEDARMILL®



BEADED PORCH PANEL



VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

VENTED SMOOTH

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓
---	---	---

VENTED SELECT CEDARMILL®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

		✓
✓	✓	✓
✓	✓	✓

NON-VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	216	156	108	—

NON-VENTED SMOOTH

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓	✓
---	---	---	---

NON-VENTED SELECT CEDARMILL®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

		✓	
✓	✓	✓	
✓	✓	✓	✓

BEADED PORCH PANEL

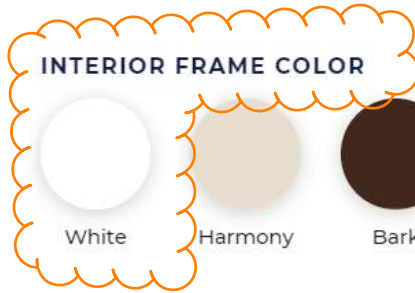
Thickness	1/4 in
Length	8 ft
Width	48 in
Prime Pcs/Pallet	50

STATEMENT COLLECTION™

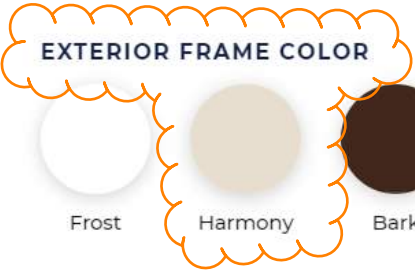
DREAM COLLECTION™

PRIME

✓
✓
✓



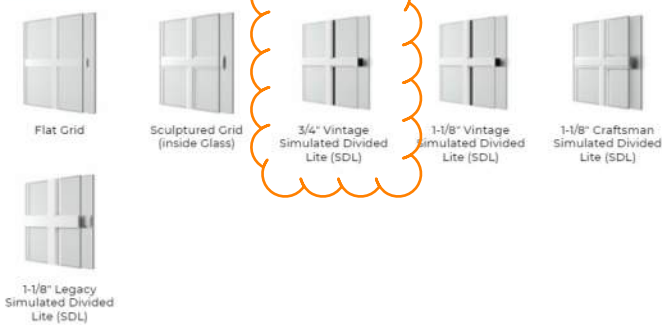
COLORS CIRCLED ARE EXISTING WINDOW COLORS AS WELL AS PROPOSED WINDOW COLORS. RE: ELEVATIONS SHEET.



GRIDS

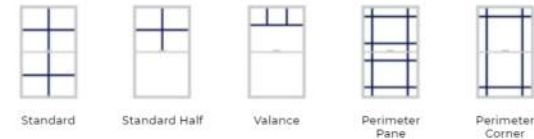


GRID STYLE



GRIDS WILL BE CUSTOMIZED TO MATCH EXISTING WINDOWS.

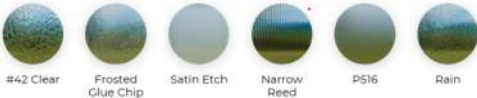
GRID PATTERN



TINTED GLASS OPTIONS



OBSCURE GLASS OPTIONS



Cross Section Drawing

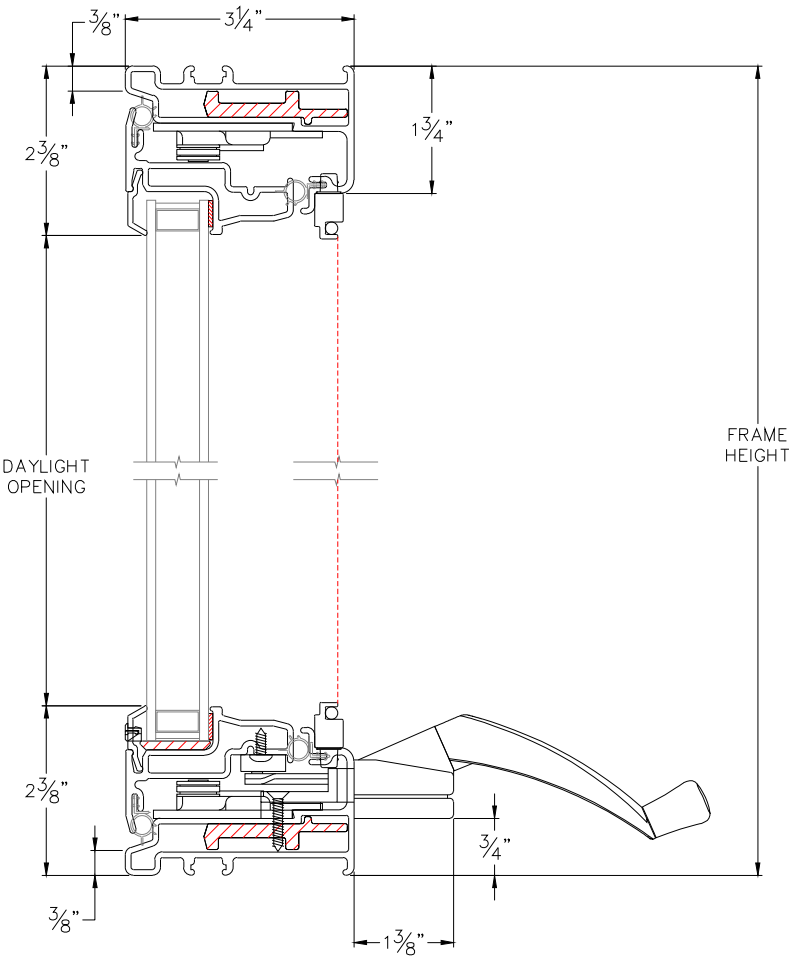
Ultra Full Casement Window
Block Frame



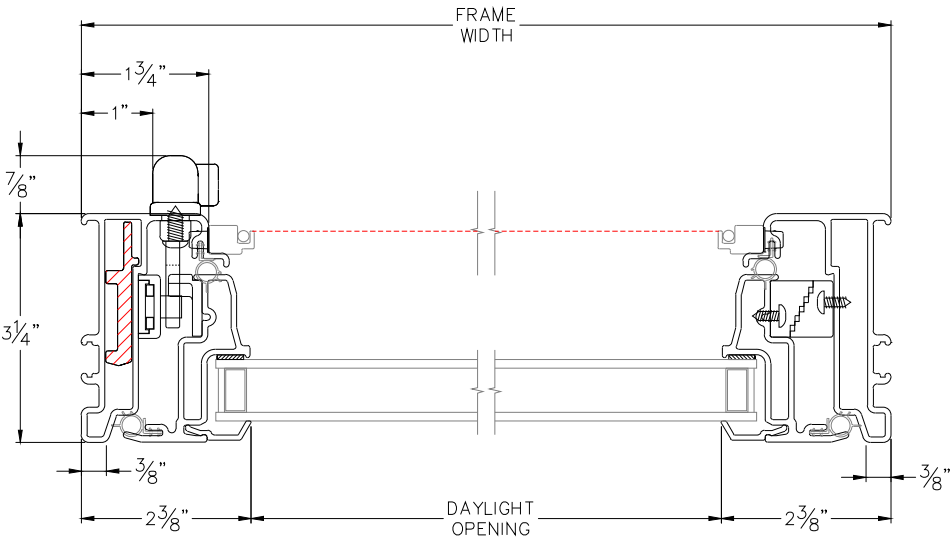
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	3510U-01 FC	Inch

More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

CASEMENT
SERIES 3510



HEAD & SILL



JAMBS

Cross Section Drawing

Ultra Picture Window

Block Frame

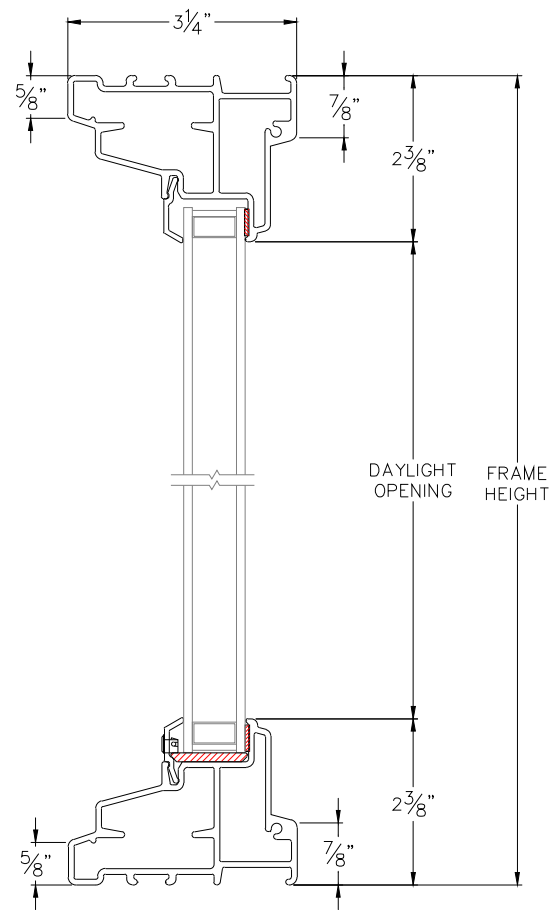


CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	3310U-01 PW	Inch

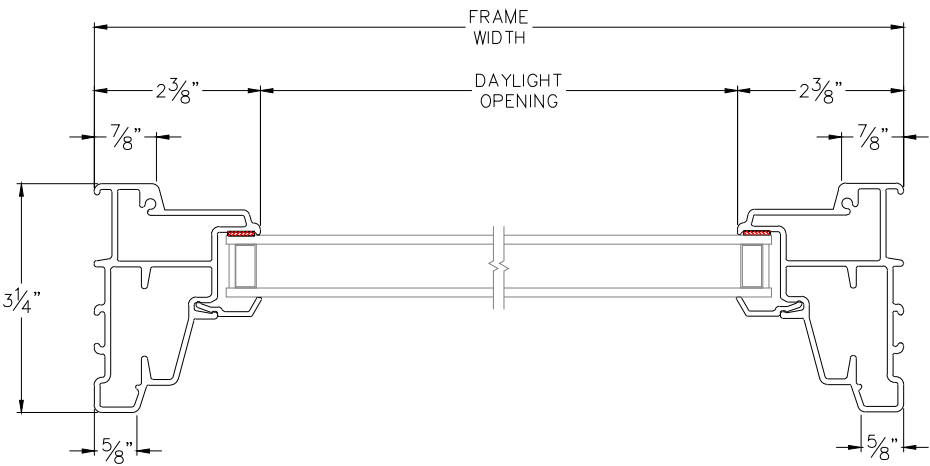
More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

PICTURE WINDOW

SERIES 3310



HEAD & SILL



JAMBS

Cross Section Drawing

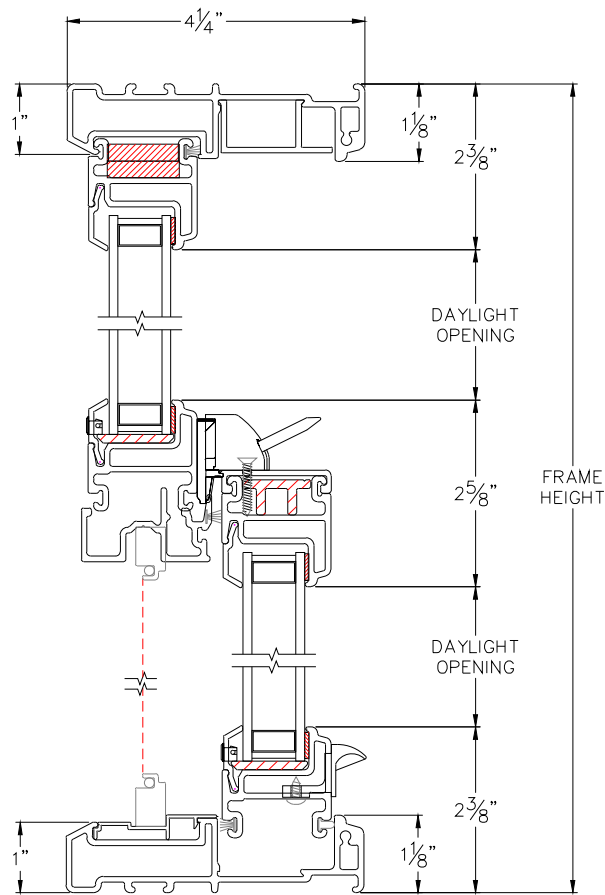
Ultra Single Hung Window
Block Frame



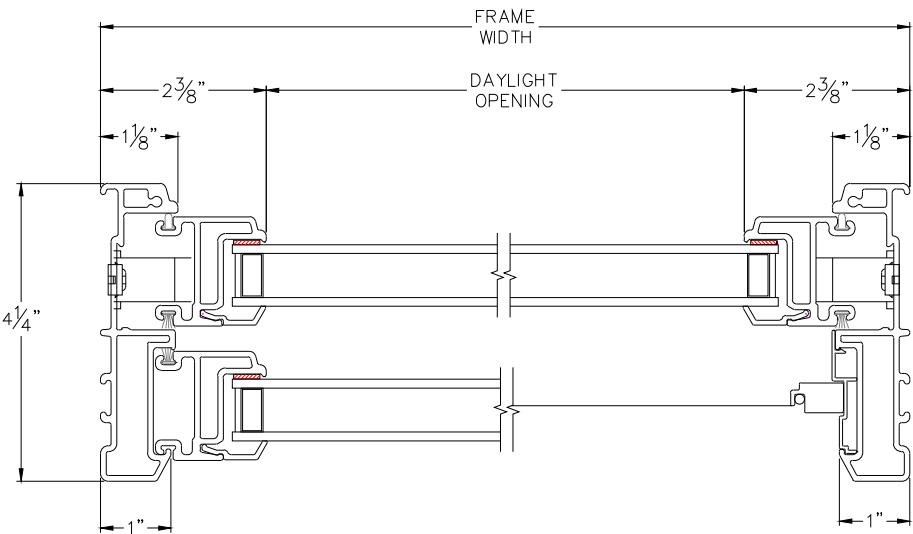
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	3210U-01 SH	Inch

More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

SINGLE HUNG
SERIES 3210



HEAD & SILL



JAMBS

Timberline® AS II Shingles

Protect your most valuable asset. Timberline® ArmorShield™ II SBS Modified IR Shingles combine all the beauty of Timberline® Shingles with UL 2218 Class 4 impact resistance — and may qualify for insurance discounts.¹

gaf.com/ASII



Hickory



Pewter Gray



Shakedown



Slate



Weathered Wood



Barkwood



Charcoal

¹Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

²25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

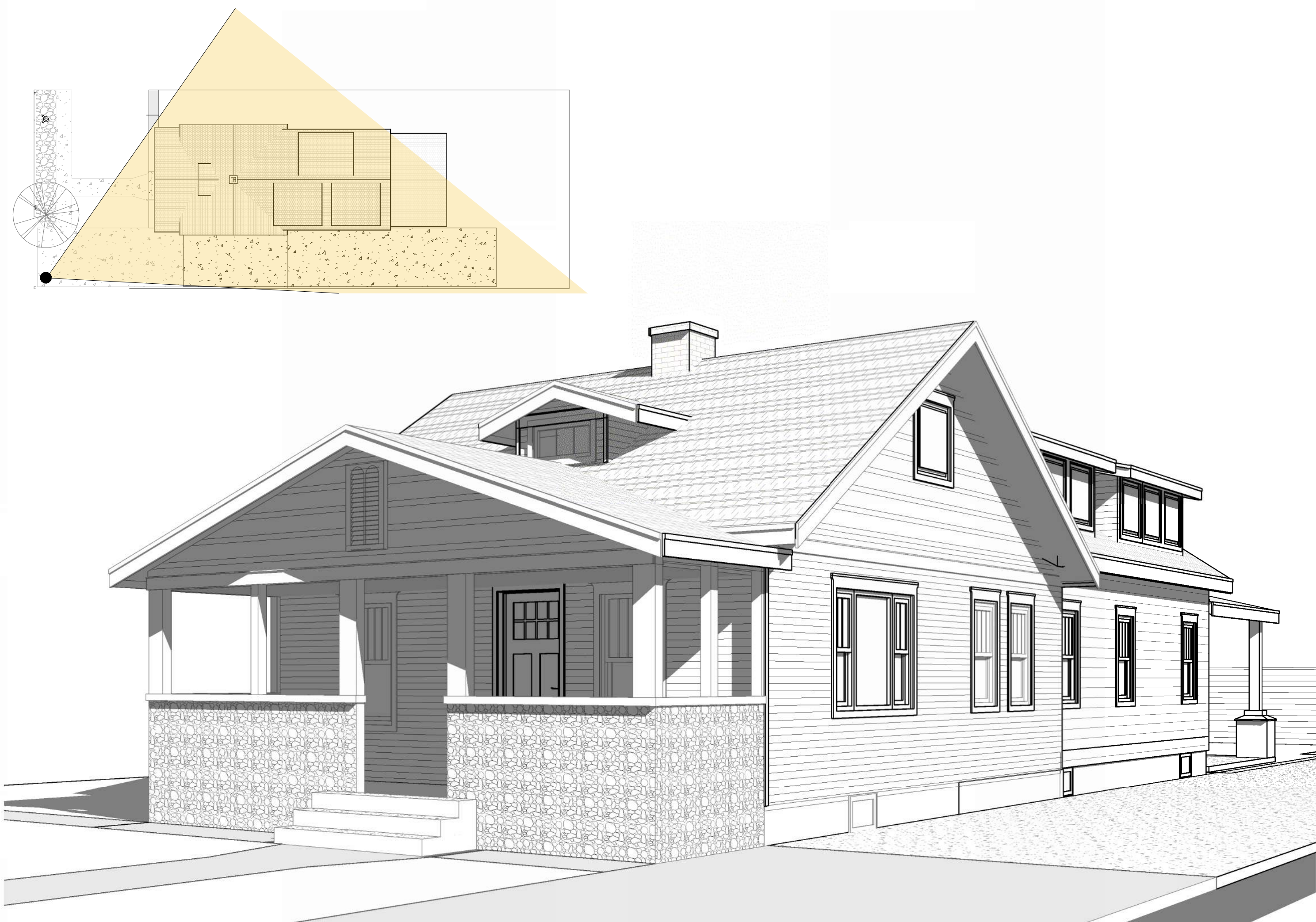
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



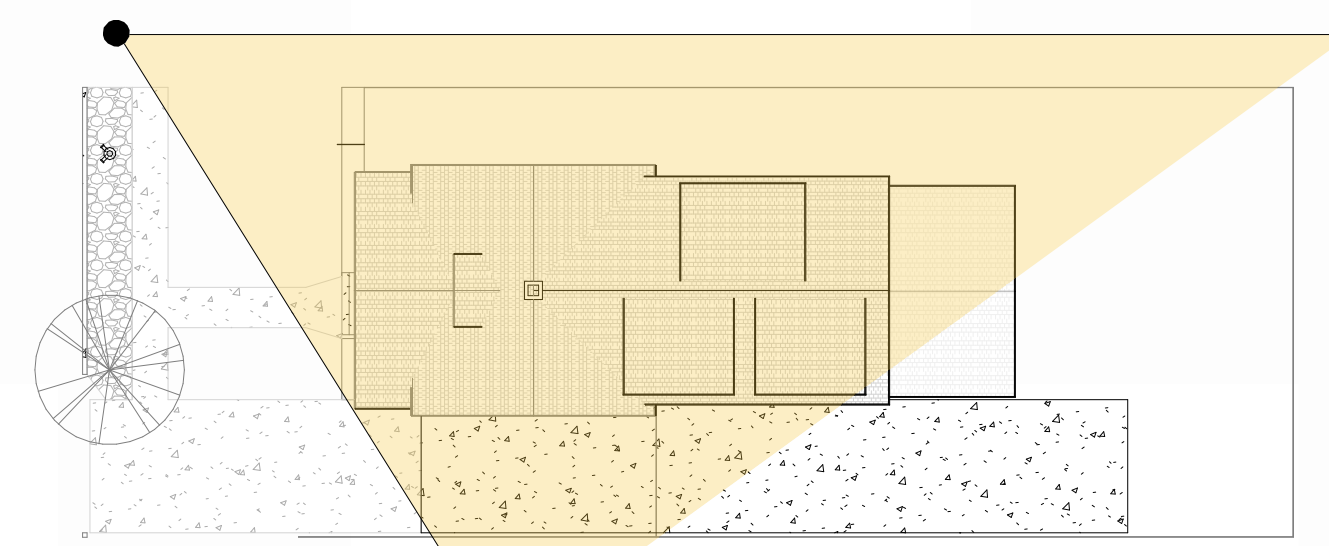
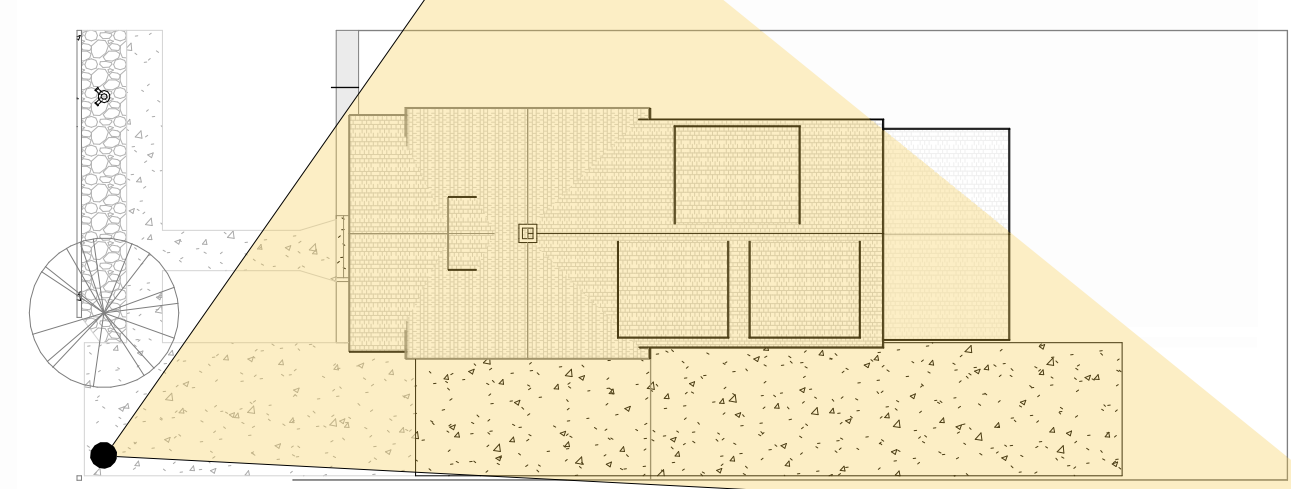
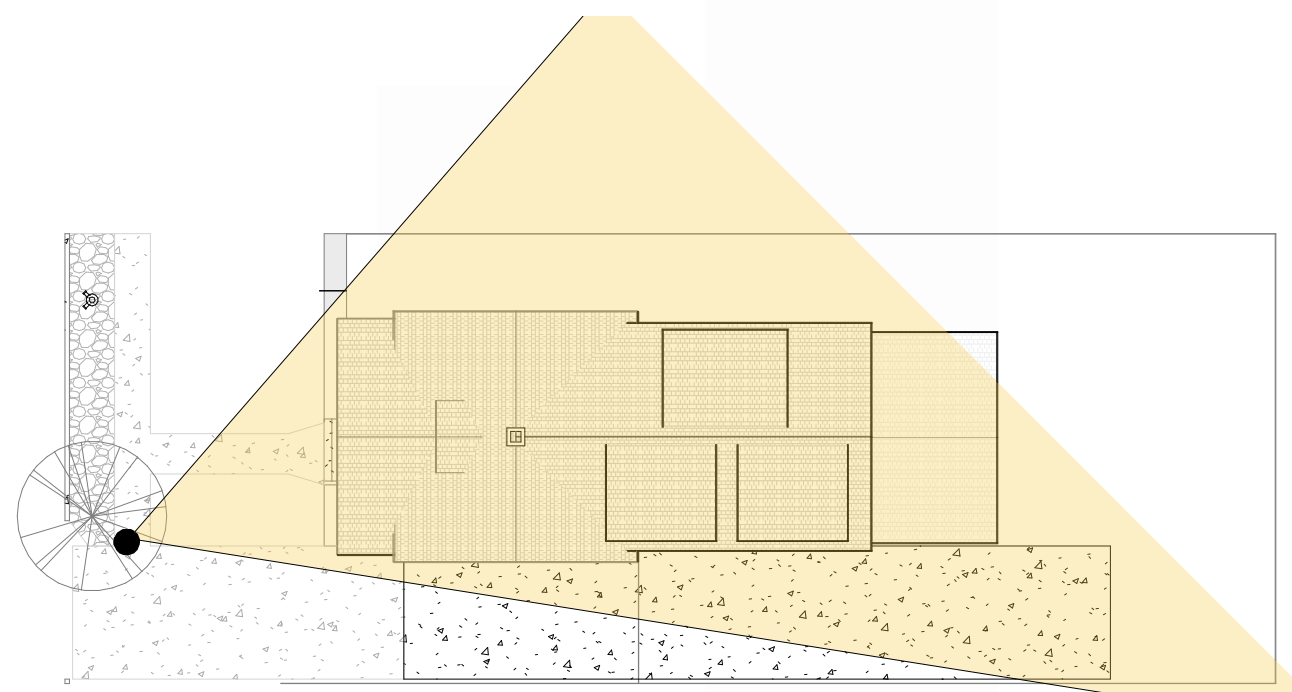
2 PRIMARY VIEW



1 SECONDARY VIEW 1



3 SECONDARY VIEW 2



SPELKE RESIDENCE - ADDITION & INTERIOR REMODEL
7317 GRANT PLACE
ARVADA, CO 80002

REV:
PRE-APPLICATION 02.12.2023
DA APPLICATION_1 05.14.2023
DA APPLICATION_2 06.18.2023

DRAWN: ALS

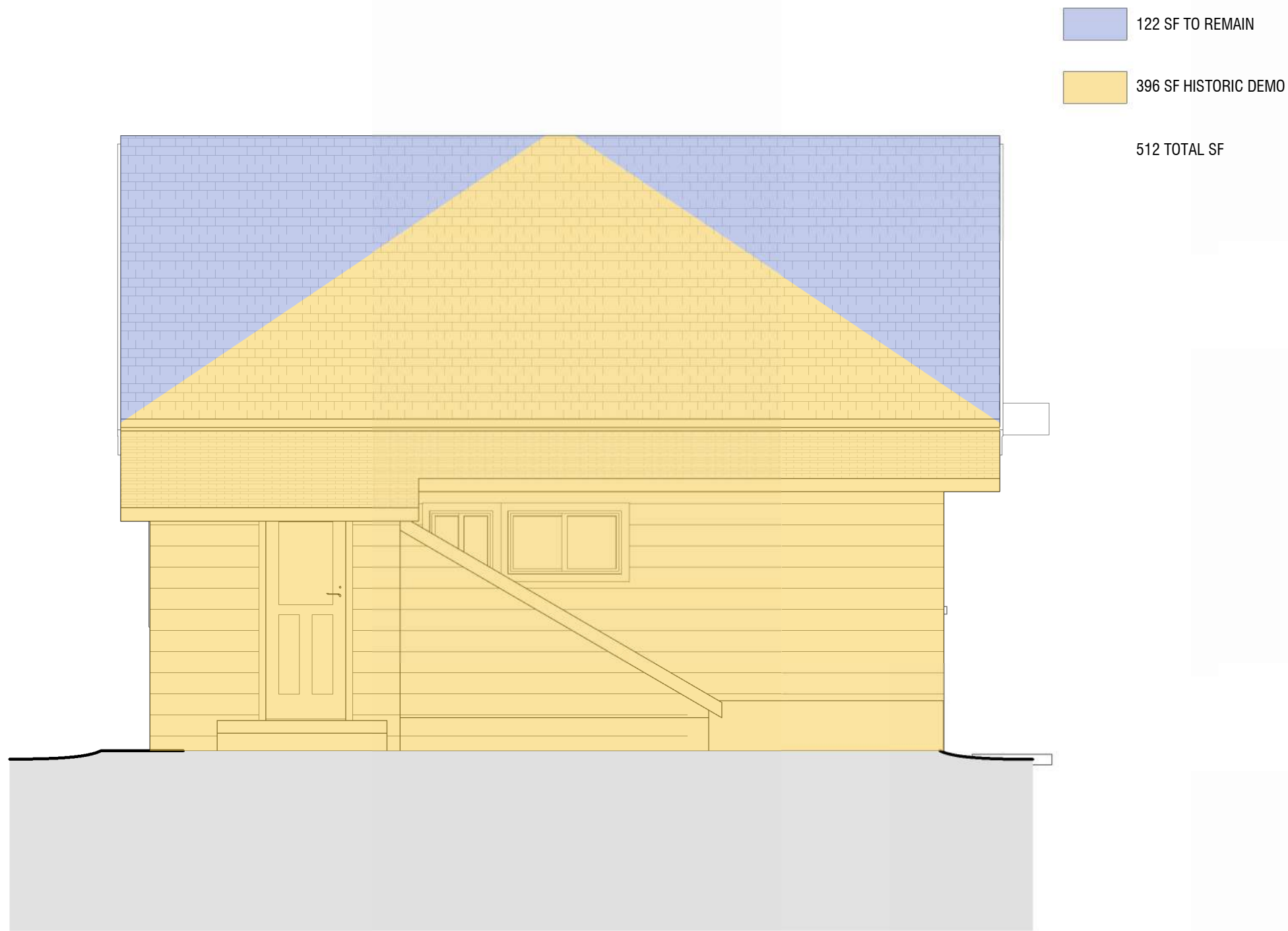
DATE: 07.23.2023

PROJECT #:
FILE:
SHEET TITLE:
3-D PERSPECTIVES

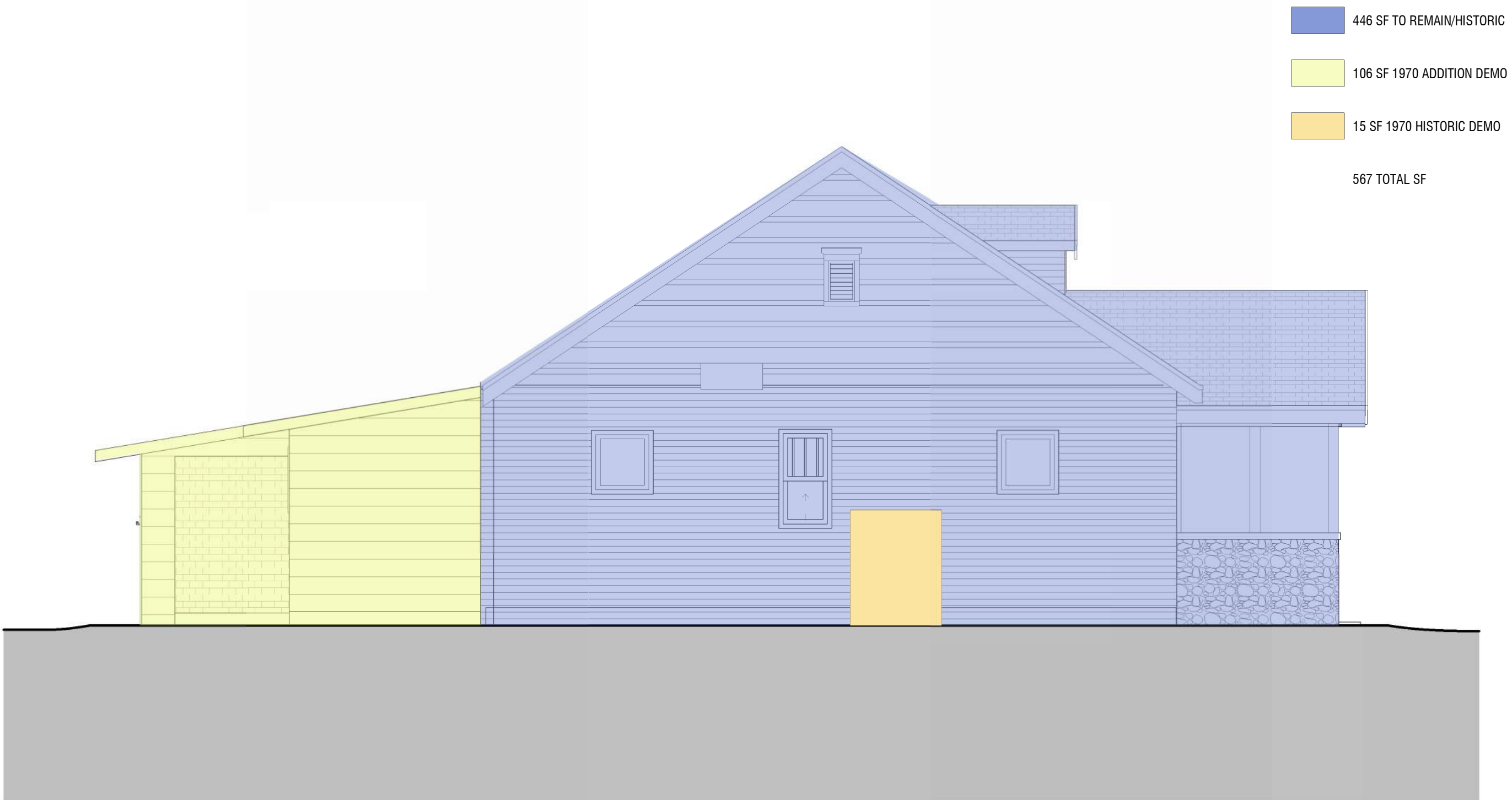
SCALE: 3/64" = 1'-0"

NO. A103

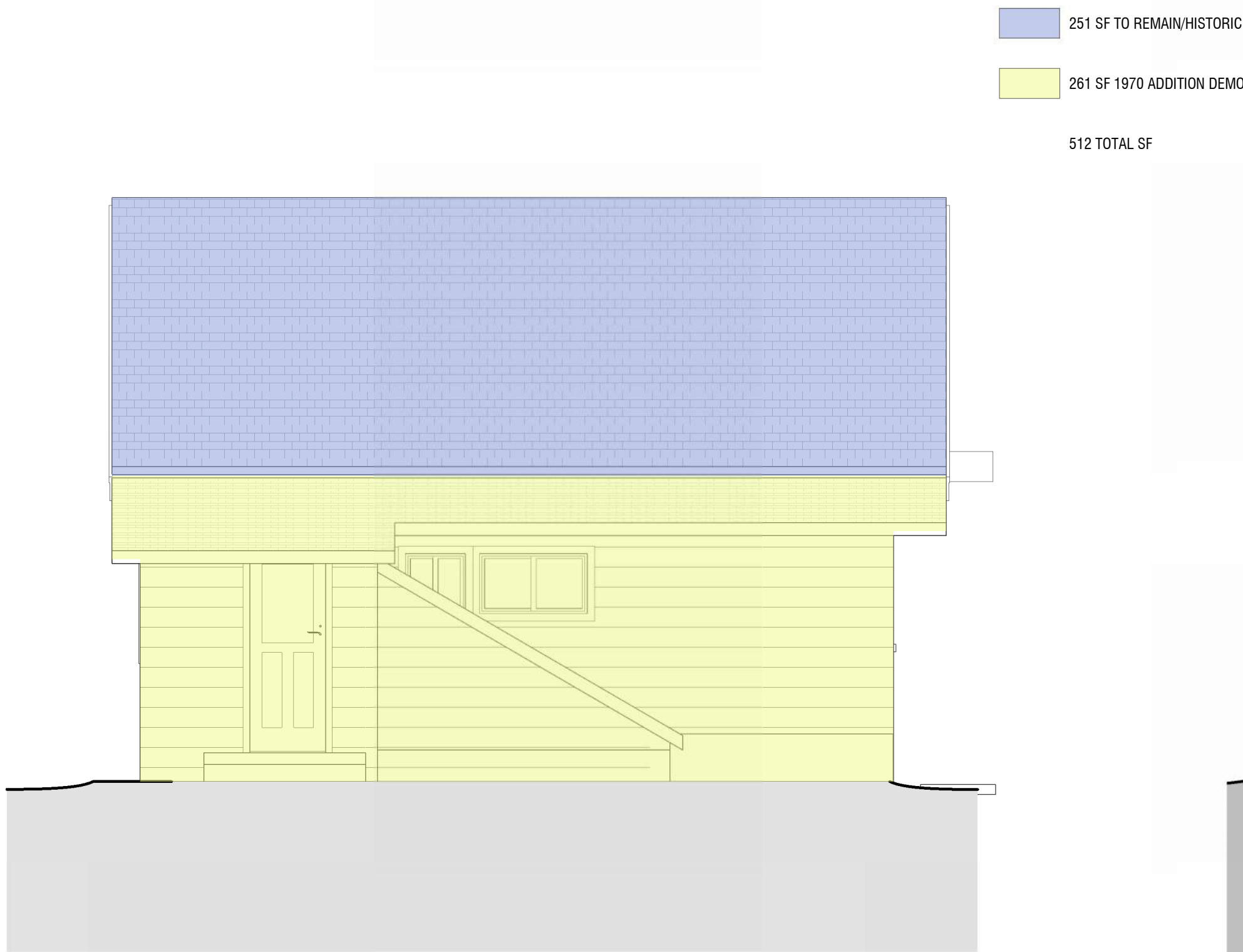
DEMOLITION CALCULATION	
TOTAL BUILDING ENVELOPE:	2,158 SF
DEMOLITION ADDITION:	473 SF
DEMOLITION ADDITION (%):	22%
TOTAL HISTORIC ENVELOPE:	1,946 SF
DEMOLITION HISTORIC (SF) :	449 SF
DEMOLITION HISTORIC (%):	23%
DEMOLITION TOTAL (HISTORIC & 1960 ADDITION) SF:	658 SF
DEMOLITION TOTAL (HISTORIC & 1960 ADDITION) (%):	41 %



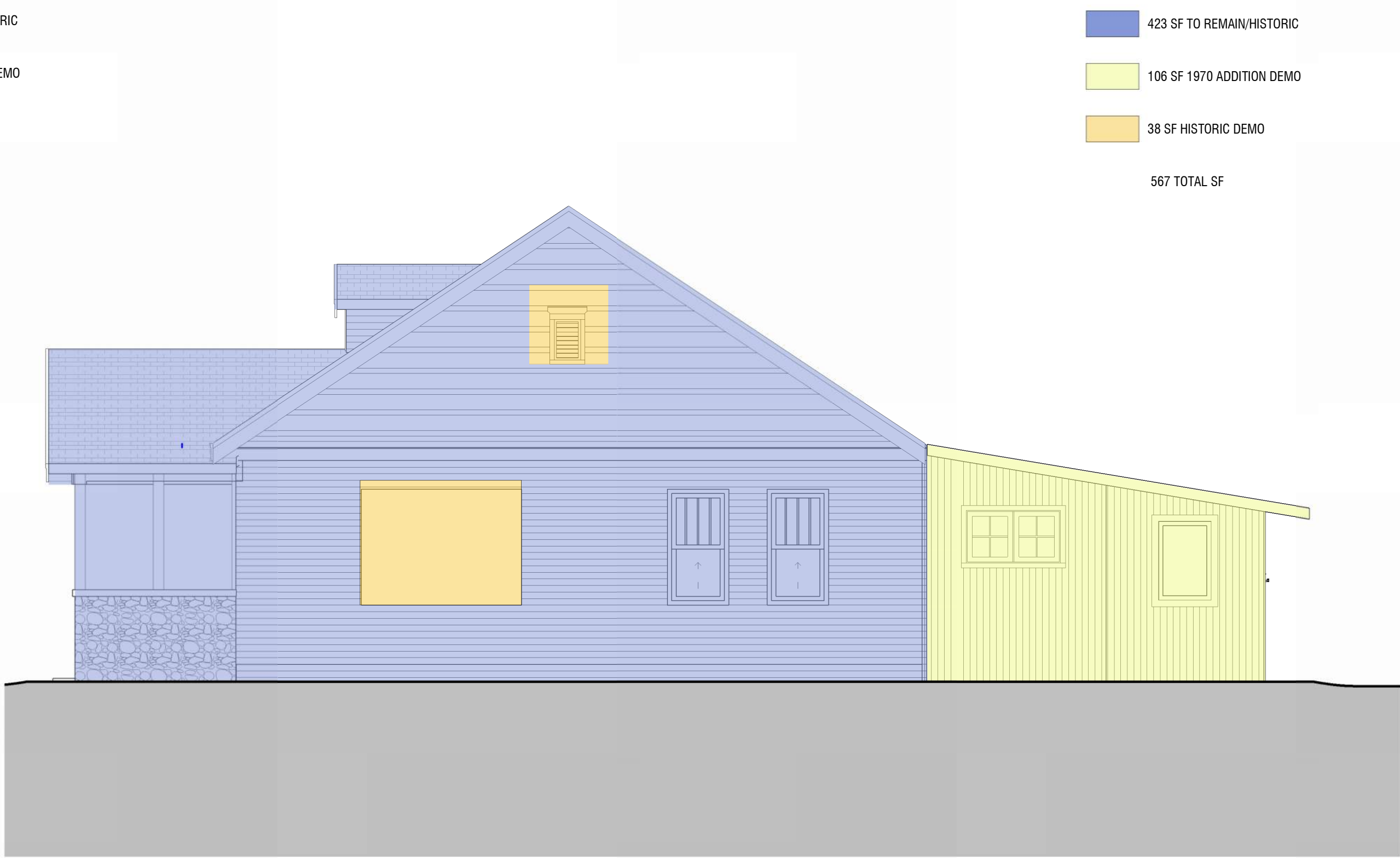
5 NORTH ELEVATION (REAR) DEMOLITION DIAGRAM HISTORIC DEMO
1/4" = 1'-0"



4 DEMO WEST (SIDE) ELEVATION DIAGRAM
1/4" = 1'-0"



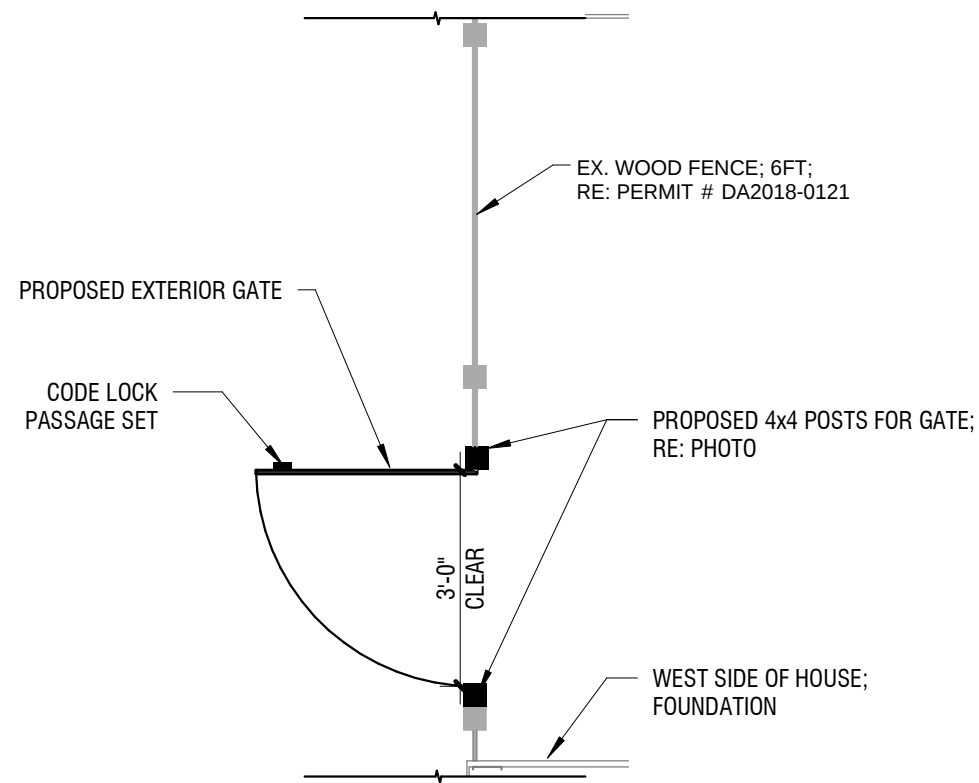
3 NORTH ELEVATION (REAR) DEMOLITION DIAGRAM 1970 ADDITION
1/4" = 1'-0"



2 EAST ELEVATION (SIDE) DEMOLITION DIAGRAM
1/4" = 1'-0"



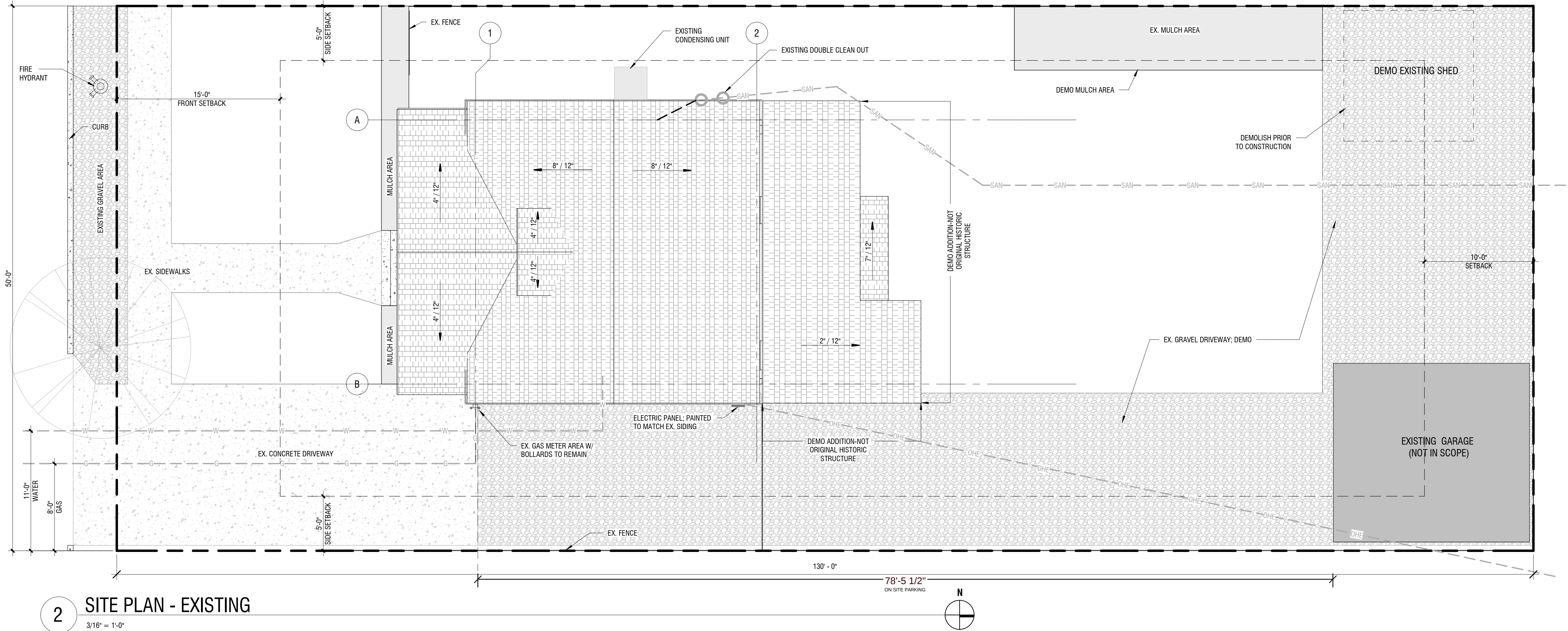
1 SOUTH ELEVATION (FRONT) DEMOLITION DIAGRAM
1/4" = 1'-0"



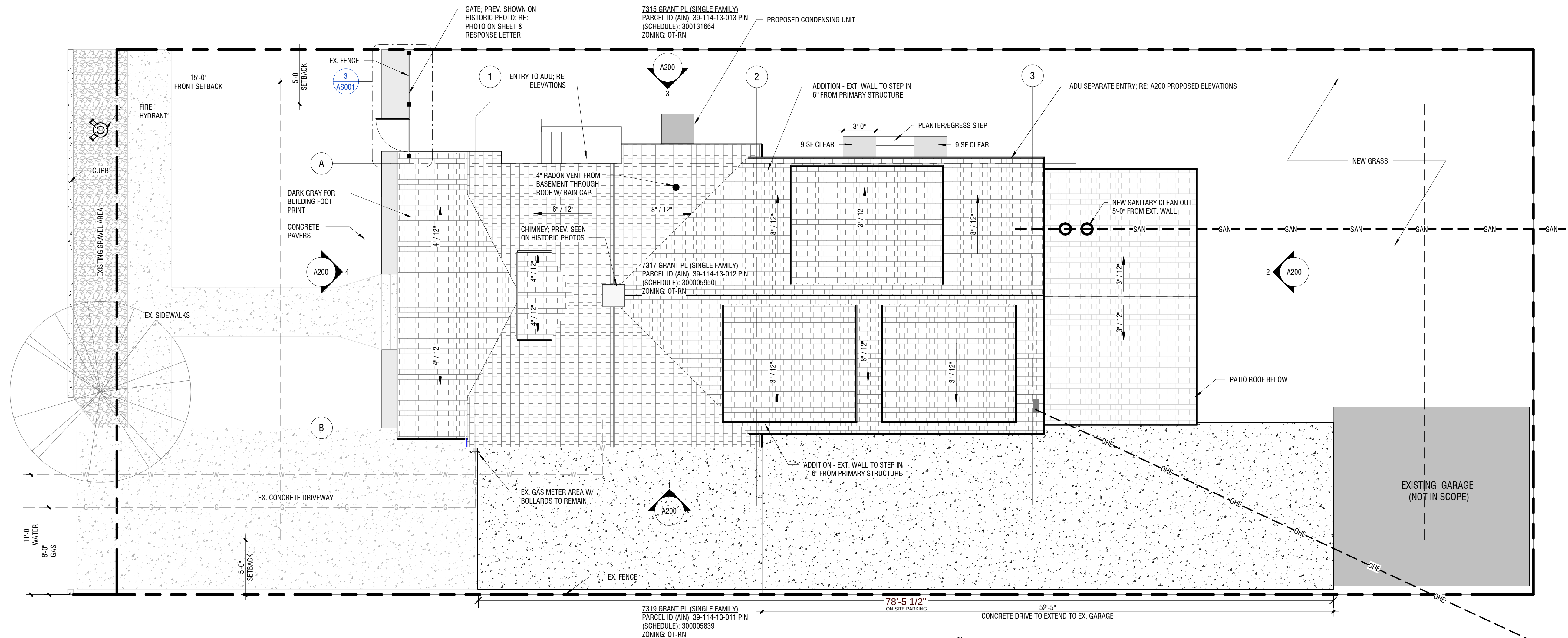
3 EX. GATE - ENLARGED PLAN
3/8" = 1'-0"

SITE PLAN LEGEND			
— SAN —	EX. SANITARY LINE		NEW CONCRETE
-SAN-	PROPOSED SANITARY LINE		NEW GRASS
— W —	EX. WATER LINE		EX. CONCRETE
— G —	EX. GAS LINE		EX. GRAVEL
— OHE —	EX. OVERHEAD ELECTRIC		EX. MULCH
-OHE-	PROPOSED OVERHEAD ELECTRIC		
---	SETBACK		
---	PROPERTY LINE		
---	EX. GRADE		EX. ELEVATION
---	PROPOSED GRADE		PROPOSED ELEVATION

BUILDING CODE	
2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2020 NATIONAL ELECTRIC CODE	
ZONING	
PROPERTY OWNER	PETER H/ ANNA L SPELKE
PROPERTY ADDRESS	7317 GRANT PLACE, ARVADA, CO 80002
PARCEL ID (AIN)	39-114-13-012
PIN (SCHEDULE)	300005959
PROJECT DESCRIPTION	SECTION 11 TOWNSHIP 03 RANGE 69 SUBDIVISION CO 045200 ARVADA RESUB OF BLK 4 BLOCK LOT 004
APPLICABLE ZONING CODE	
ZONING	CITY OF ARVADA
BUILDING USE	07-RN OLDE TOWN RESIDENTIAL NEIGHBORHOOD SUBDISTRICT
TYPE OF CONSTRUCTION	SINGLE FAMILY RESIDENTIAL V-B
EXISTING SITE DATA	
ZONE LOT AREA	6531 SF
TOTAL BUILDING COVERAGE FOOTPRINT	1336 SF
HOUSE FOOTPRINT	885 SF
EXISTING SHED	143 SF
EXISTING GARAGE	295 SF
PROPOSED SITE DATA	
ZONE LOT AREA	6531 SF
TOTAL BUILDING COVERAGE FOOTPRINT	1664 SF
HOUSE FOOTPRINT	1360 SF
EXISTING SHED (DEMO)	0 SF
EXISTING GARAGE	295 SF
BUILDING FORM ON ZONE LOT/HABITABLE STORY	
BASEMENT (INCLUDES ADU)	975 SF
ADU (BASEMENT)	641 SF (84% OF PRIMARY LIVING SPACE)
FIRST FLOOR (PRIMARY LIVING SPACE)	1135 SF
SECOND FLOOR (PRIMARY LIVING SPACE)	743 SF
TOTAL	2854 SF
BUILDING DATA	
NO. OF STORIES	2
BUILDING HEIGHT	28'
FRONT SETBACK	15'
SIDE SETBACK	5'
REAR SETBACK (ALLEY)	10'
LOT COVERAGE:	50%
	25.6%



2 SITE PLAN - EXISTING
3/16" = 1'-0"



1 SITE PLAN - PROPOSED
3/16" = 1'-0"

SPELKE RESIDENCE - ADDITION & INTERIOR REMODEL
7317 GRANT PLACE
ARVADA, CO 80002

REV:
PRE-APPLICATION 02.12.2023
DA APPLICATION_1 05.14.2023
DA APPLICATION_2 06.18.2023

DRAWN: ALS

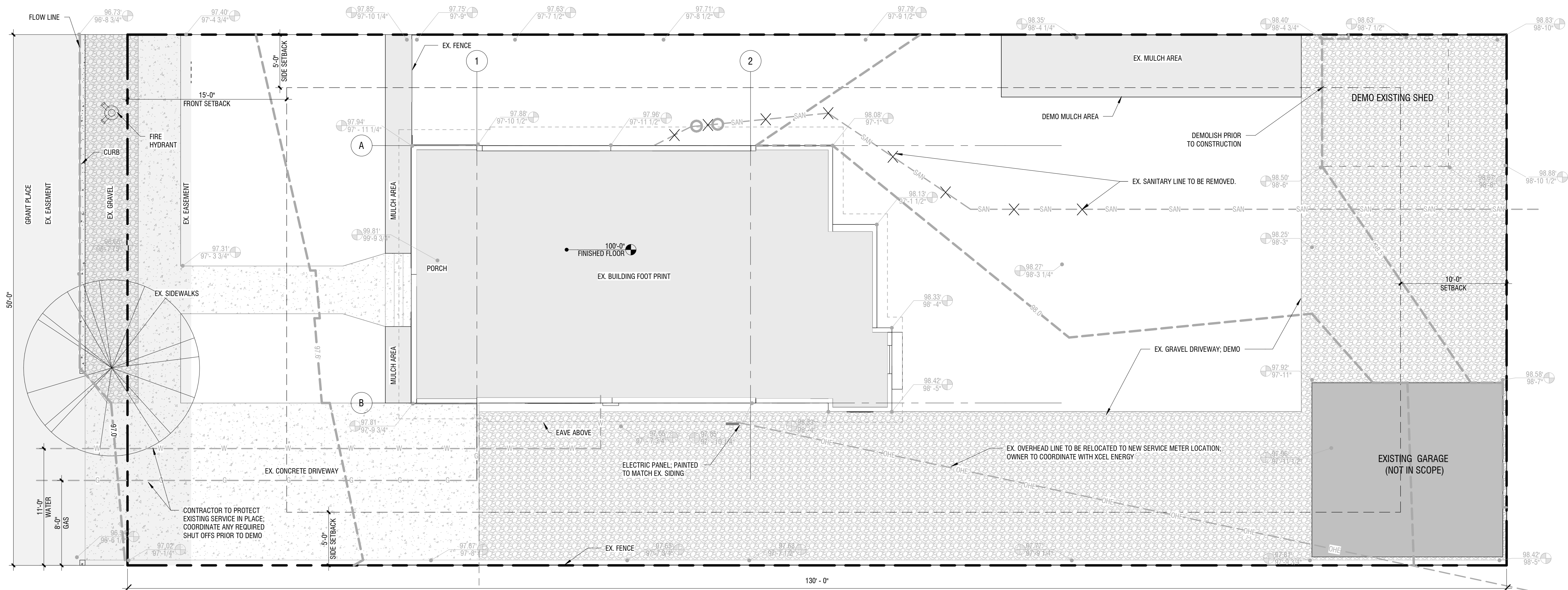
DATE: 07.23.2023

PROJECT #:
FILE:
SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SCALE: As Indicated

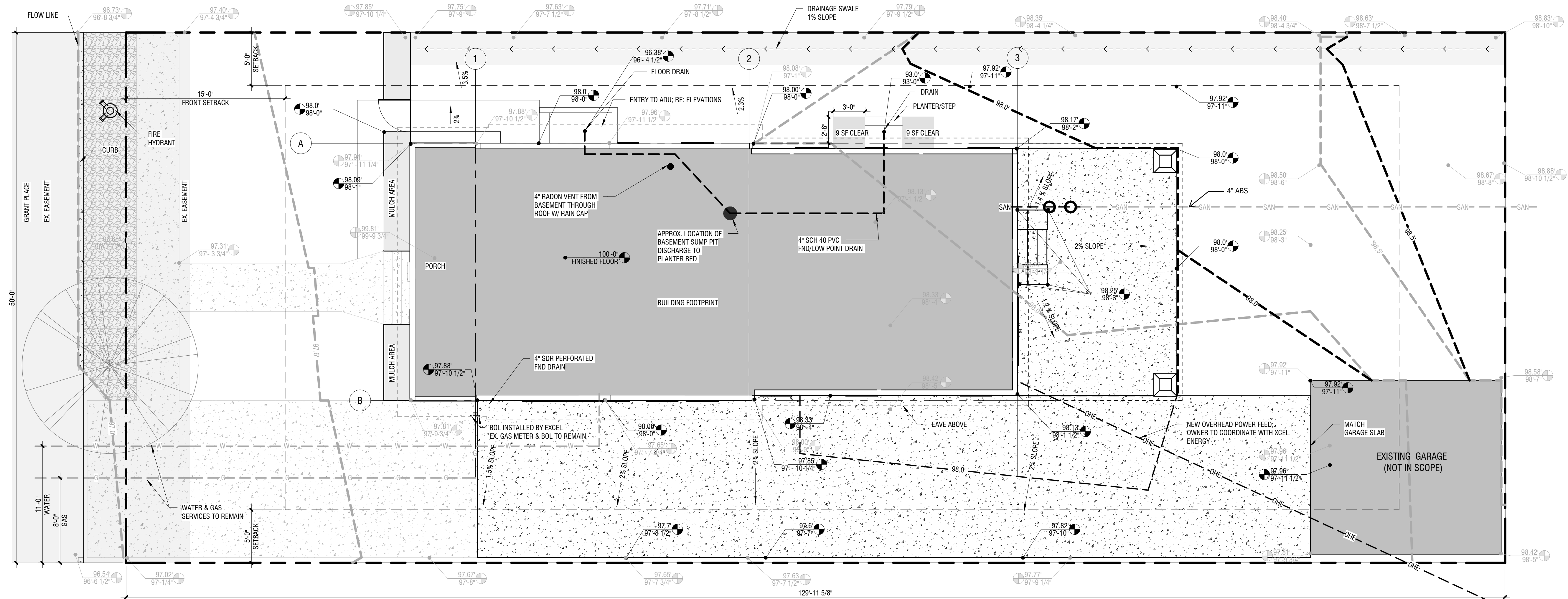
NO.

AS001



SITE PLAN LEGEND			
— SAN —	EX. SANITARY LINE		NEW CONCRETE
- - - SAN - - -	PROPOSED SANITARY LINE		NEW GRASS
— W —	EX. WATER LINE		EX. CONCRETE
— G —	EX. GAS LINE		EX. GRAVEL
— OHE —	EX. OVERHEAD ELECTRIC		EX. MULCH
- - - OHE - - -	PROPOSED OVERHEAD ELECTRIC		
- - -	SETBACK		
—	PROPERTY LINE		
- - -	EX. GRADE		EX. ELEVATION
- - -	PROPOSED GRADE		PROPOSED ELEVATION

1 SITE PLAN - UTILITY DEMO PLAN
3/16" = 1'-0"



2 SITE PLAN - PROPOSED GRADING PLAN
3/16" = 1'-0"

SPELKE RESIDENCE - ADDITION & INTERIOR REMODEL
7317 GRANT PLACE
ARVADA, CO 80002

REV:
PRE-APPLICATION 02.12.2023
DA APPLICATION_1 05.14.2023
DA APPLICATION_2 06.18.2023

DRAWN: ALS

DATE: 07.23.2023

PROJECT #:
FILE:
SHEET TITLE:
UTILITY DEMO PLAN
& GRADING PLAN

SCALE: 3/16" = 1'-0"

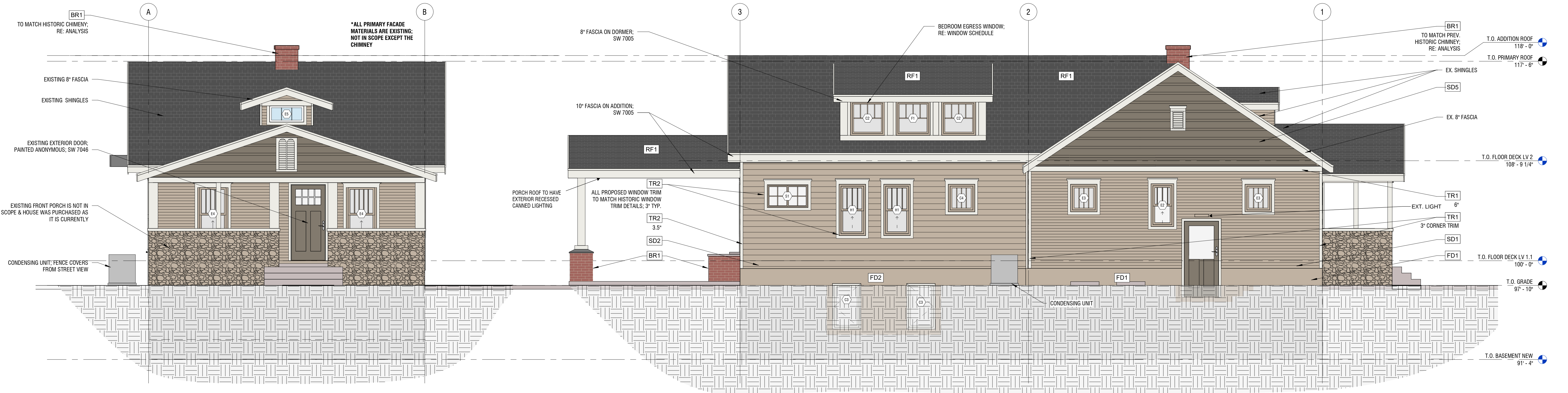
NO. AS002

EXTERIOR WINDOW SCHEDULE							
TAG	QTY.	OPERATION	WIDTH	HEIGHT	MANUF	MATERIAL	SERIES
E1	2	SINGLE HUNG	2'-4"	4'-6"	MILGARD	FIBERGLASS	ULTRA SERIES
E2	1	SINGLE HUNG	2'-0"	3'-0"	MILGARD	FIBERGLASS	ULTRA SERIES
E3	2	CASEMENT	2'-4"	2'-6"	MILGARD	FIBERGLASS	ULTRA SERIES
E4	2	SINGLE HUNG	2'-8"	5'-0"	MILGARD	FIBERGLASS	ULTRA SERIES
E5	1	FIXED	2'-0"	1'-0"	MILGARD	FIBERGLASS	ULTRA SERIES
E6	1	AWNING	2'-1"	1'-5"	MILGARD	VINYL	EXISTING
A1	2	AWNING	2'-1"	1'-5"	MILGARD	VINYL	V 250 STYLE LINE
C2	7	CASEMENT	3'-0"	3'-0"	MILGARD	FIBERGLASS	ULTRA SERIES
C3	1	CASEMENT	2'-6"	4'-0"	MILGARD	VINYL	V 250 STYLE LINE
C4	1	CASEMENT	2'-4"	2'-0"	MILGARD	FIBERGLASS	ULTRA SERIES
F1	3	FIXED	2'-4"	2'-6"	MILGARD	FIBERGLASS	ULTRA SERIES
G1	2	SINGLE HUNG	6'-1"	4'-5"	MILGARD	FIBERGLASS	ULTRA SERIES
H1	5	SINGLE HUNG	2'-4"	4'-5"	MILGARD	FIBERGLASS	ULTRA SERIES
S1	1	SLIDER	3'-7"	2'-0"	MILGARD	FIBERGLASS	ULTRA SERIES

*ALL EXISTING WINDOWS ARE ULTRA SERIES FIBERGLASS OR VINYL AT REAR/BASEMENT AREAS.

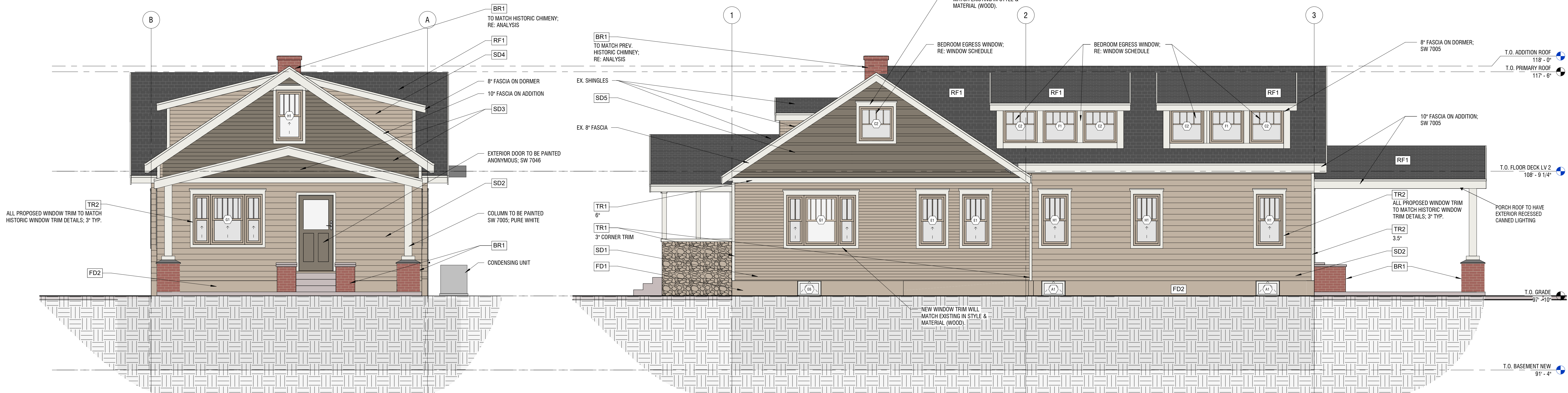
EXTERIOR FINISH LEGEND			
	FD1 - EXISTING FOUNDATION - PAINTED CONCRETE		SD5 - EXISTING WOOD SHAKER SIDING; RE: ELEVATIONS - ANONYMOUS - SW 7046
	FD2 - FOUNDATION FOR ADDITION - PAINTED CONCRETE TO MATCH EXISTING		TR1 - EXISTING WOOD TRIM; SIZE VARIES; RE: ELEVATIONS - PURE WHITE - SW 7005
	SD1 - EXISTING WOOD SIDING; 3" REVEAL; EXISTING PAINT COLOR BALANCED BEIGE - SW 7037		TR2 - JAMES HARDIE FIBER CEMENT - SMOOTH TRIM - SIZE VARIES; RE: ELEVATIONS - PURE WHITE - SW 7005
	SD2 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 6" REVEAL - PRIMED FOR PAINT - BALANCED BEIGE - SW 7037		BR1 - SUMMIT BRICK COMPANY - 613 INCA SMOOTH WITH 3/8" MORTAR SOLOMON COLOR 22X TAN
	SD3 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 4" REVEAL - PRIMED FOR PAINT - ANONYMOUS - SW 7046		RF1 - GAF - TIMBERLINE AS II SHINGLES - WEATHERED WOOD
	SD4 - JAMES HARDIE FIBER CEMENT LAP SIDING - SMOOTH - 4" REVEAL - PRIMED FOR PAINT - BALANCED BEIGE - SW 7037	*MATERIALS (e.i. TRIM) WILL MATCH HISTORIC MATERIALS IF LOCATED ON PRIMARY HISTORIC STRUCTURE. NEW MATERIALS (HARDIE MATERIAL, NOT MATCHING) WILL BE ON THE ADDITION ONLY.	

EXTERIOR WINDOW TYPES							
WINDOW TYPE: G1 NOTES: LAUNDRY ROOM 1ST FLOOR SLIDER	WINDOW TYPE: H1 NOTES: DINING & LIVING ROOM SINGLE HUNG	WINDOW TYPE: G1 NOTES: MULLED; MIDDLE WINDOW FIXED SINGLE HUNG, FIXED, SINGLE HUNG	WINDOW TYPE: F1 NOTES: BEDROOM WINDOWS FIXED	WINDOW TYPE: C4 NOTES: KITCHEN SILL HEIGHT TO MATCH EXISTING WINDOW 2ND FLOOR EGRESS CASEMENT	WINDOW TYPE: C3 NOTES: VINYL EGRESS WITH WINDOW WELL R310.2.1 MINIMUM OPENING AREA = 5.7 SF MIN. EXCEPTION: BELOW GRADE 5.0 SF R310.2.3 WELL AREA: NOT LESS THAN 9 SF CASEMENT	WINDOW TYPE: C2 NOTES: BEDROOM WINDOWS R310.2.1 MINIMUM OPENING AREA = 5.7 SF MIN. HEIGHT NOT LESS THAN 24" WIDTH NOT LESS THAN 20" CASEMENT	WINDOW TYPE: A1 NOTES: BASEMENT VINYL TO MATCH EXISTING WINDOW AWNING



4 SOUTH ELEVATION (FRONT) PROPOSED
1/4" = 1'-0"

3 WEST ELEVATION (SIDE) PROPOSED
1/4" = 1'-0"



2 NORTH (REAR) ELEVATION PROPOSED
1/4" = 1'-0"

1 EAST ELEVATION (SIDE) PROPOSED
1/4" = 1'-0"

SPELKE RESIDENCE - ADDITION & INTERIOR REMODEL
7317 GRANT PLACE
ARVADA, CO 80002

REV: PRE-APPLICATION 02.12.2023
DA APPLICATION_1 05.14.2023
DA APPLICATION_2 06.18.2023

DRAWN: ALS

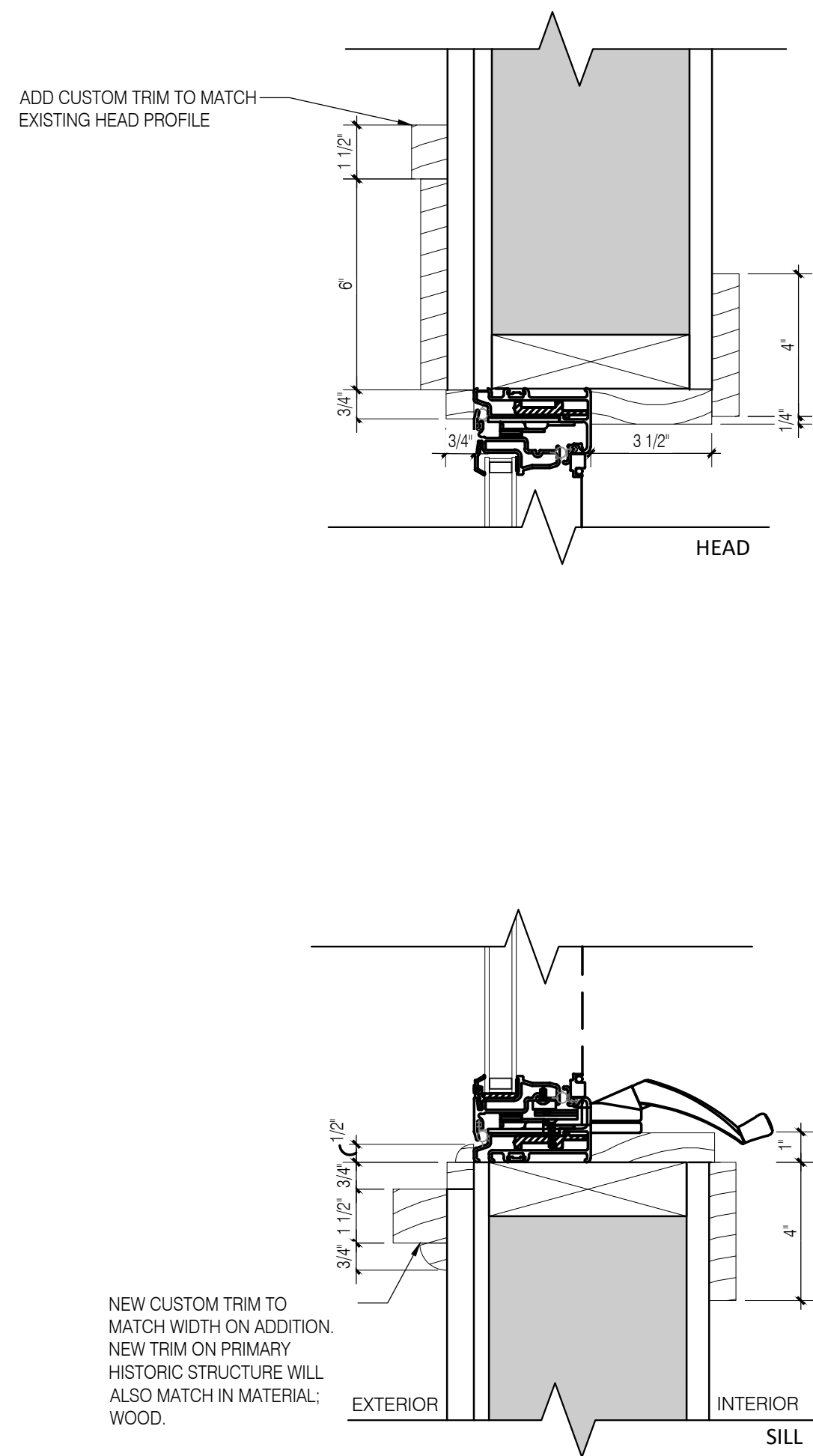
DATE: 07.23.2023

PROJECT #: FILE:
SHEET TITLE:
PROPOSED ELEVATIONS

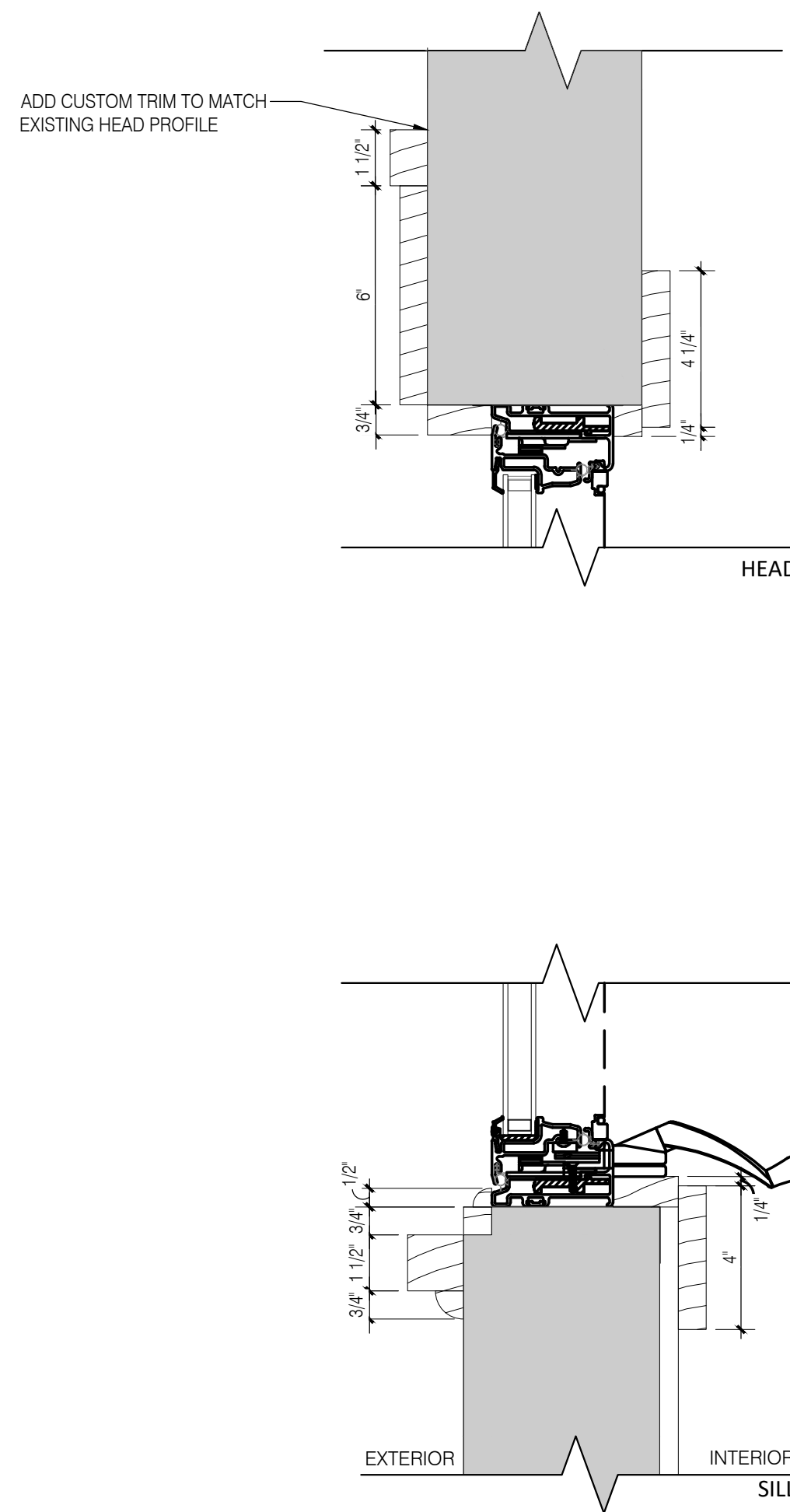
SCALE: As Indicated

NO.

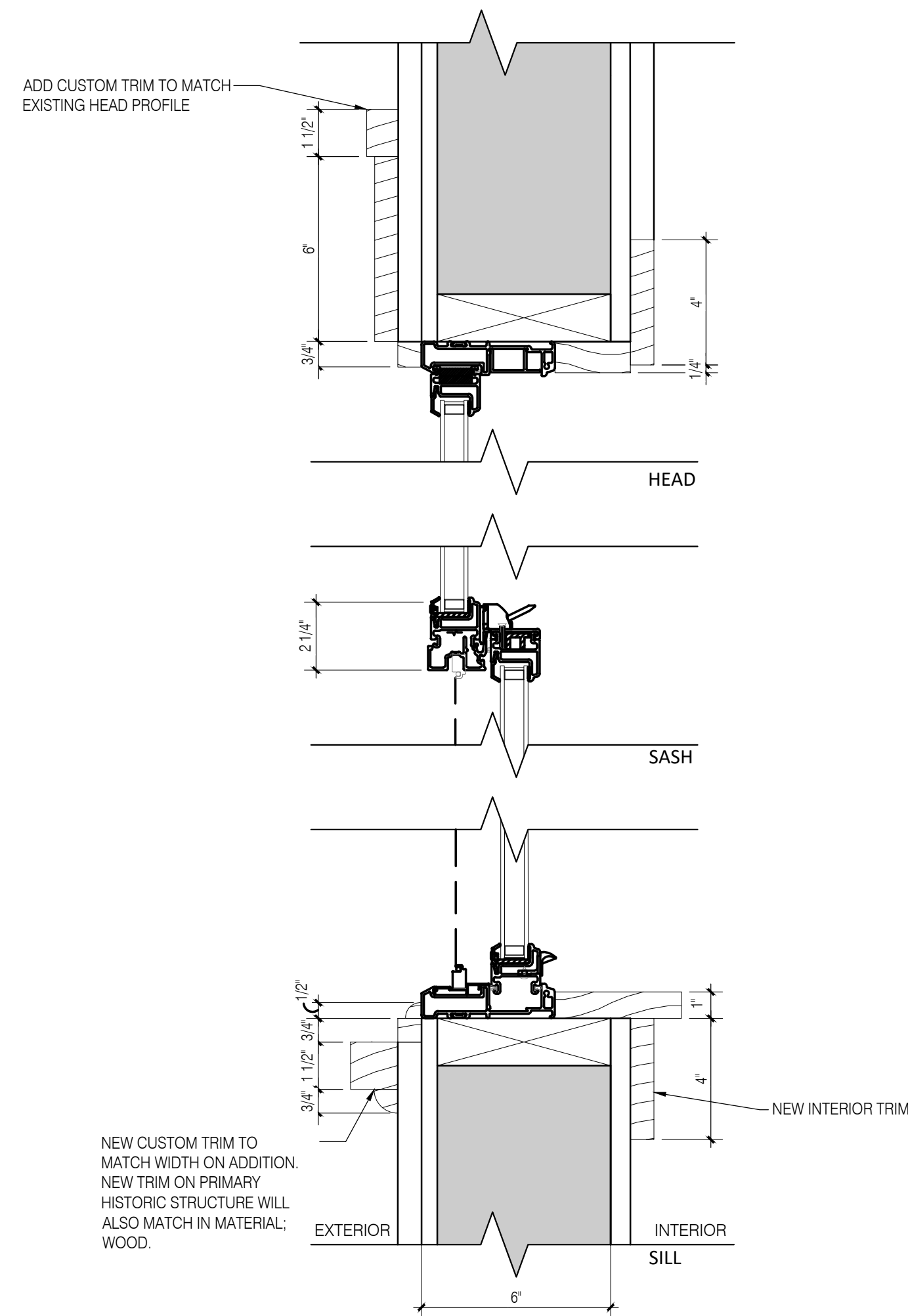
A200



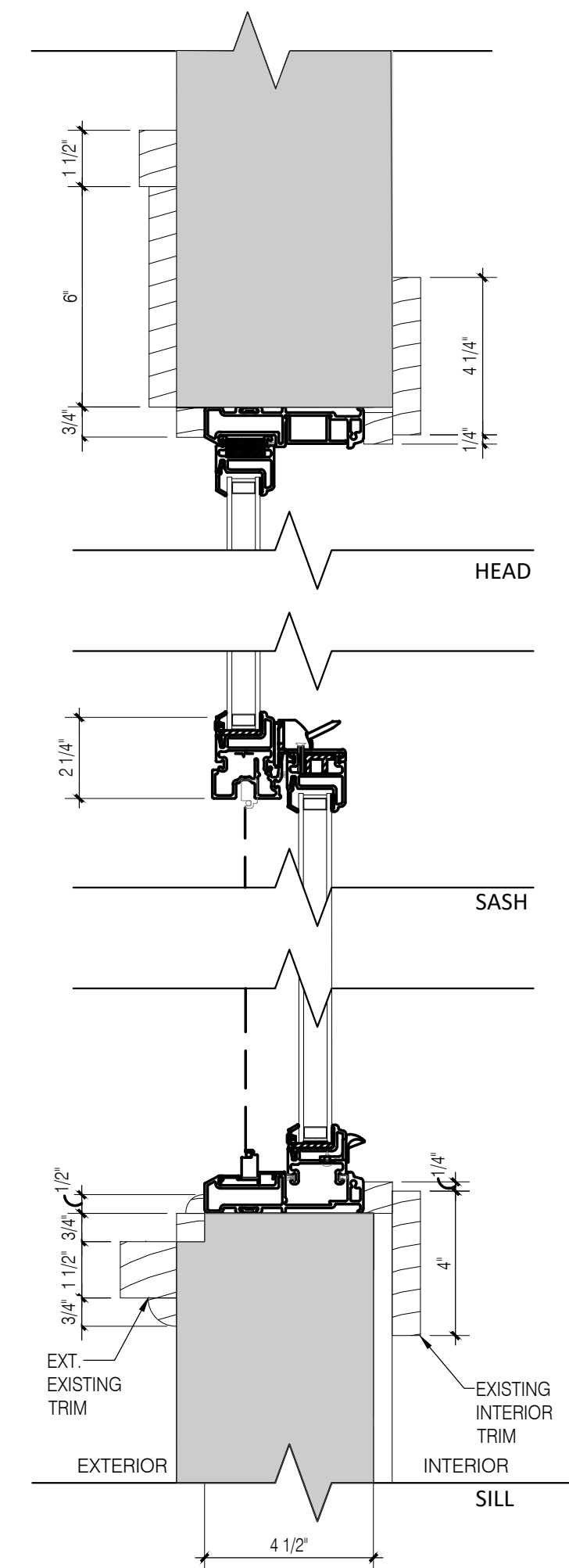
4 PROPOSED CASEMENT PROFILE - HEAD / SILL
SCALE: 3" = 1'-0"



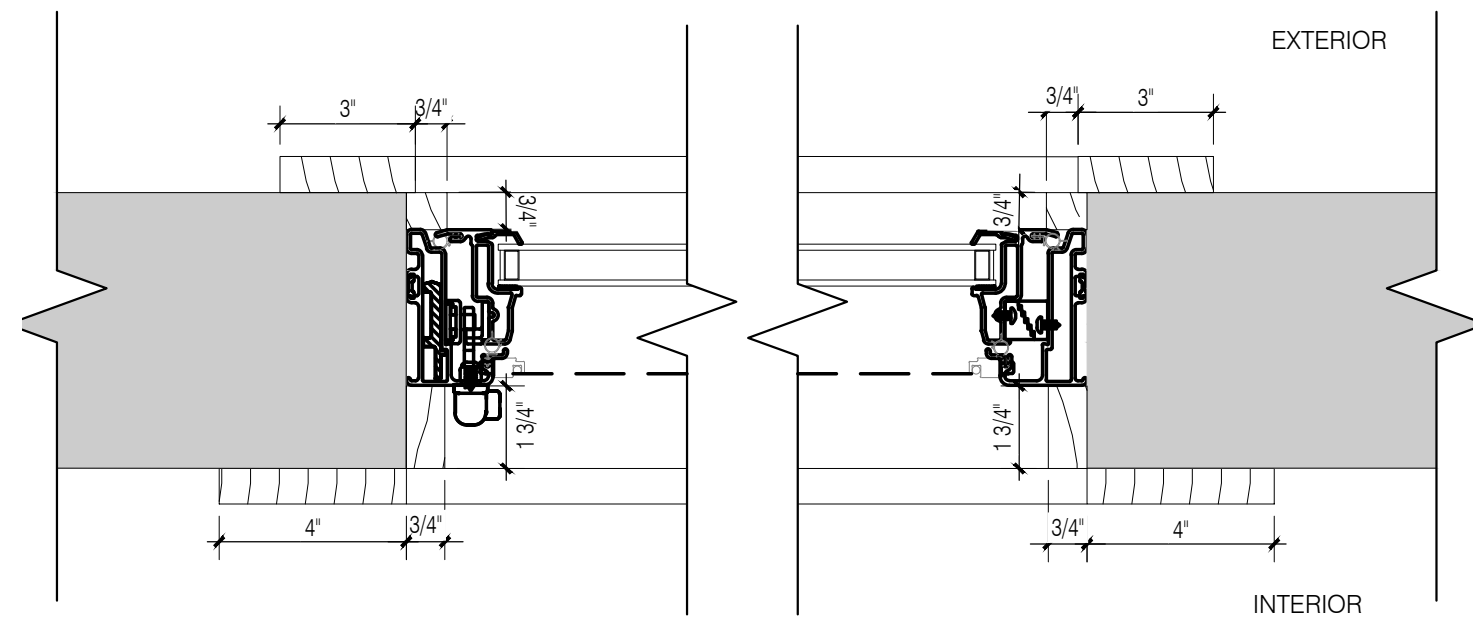
3 EXISTING CASEMENT PROFILE - HEAD / SILL
SCALE: 3" = 1'-0"



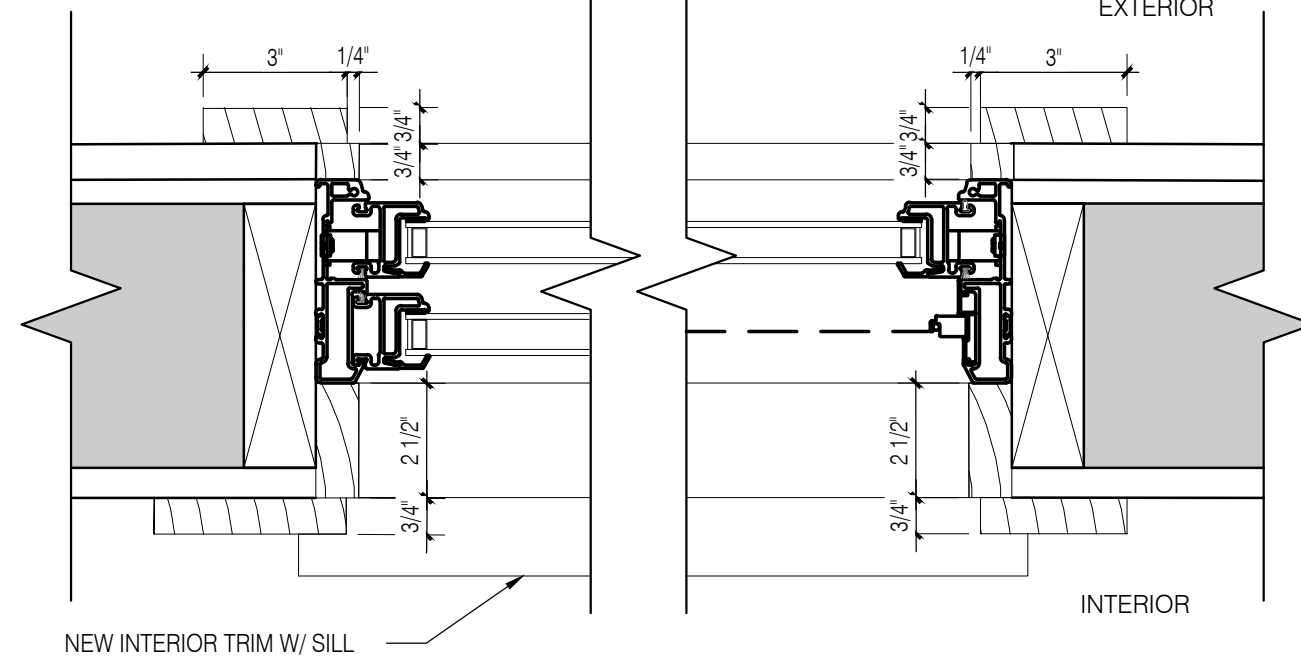
2 PROPOSED SINGLE-HUNG PROFILE - HEAD / SILL
SCALE: 3" = 1'-0"



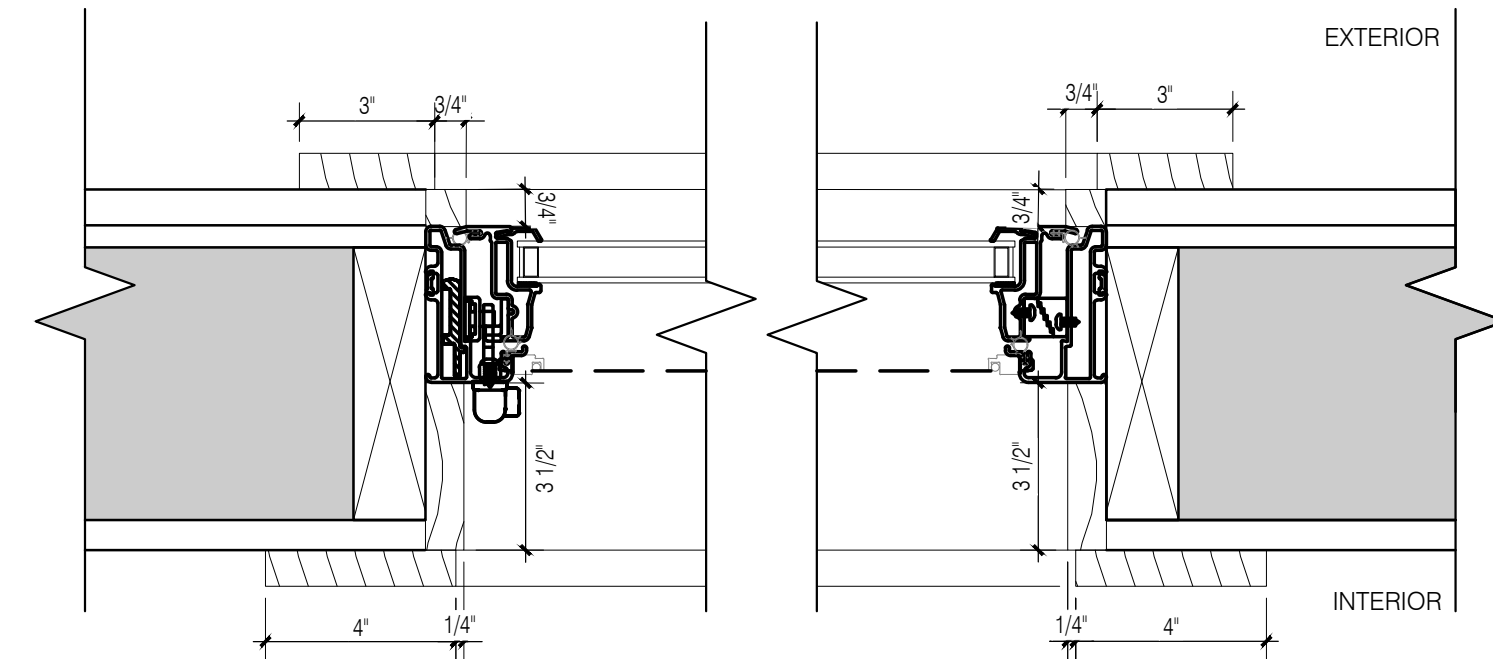
1 EXISTING SINGLE HUNG PROFILE - HEAD / SILL
SCALE: 3" = 1'-0"



7 EXISTING CASEMENT - JAMB
SCALE: 3" = 1'-0"



6 PROPOSED SINGLE-HUNG - JAMB
SCALE: 3" = 1'-0"



8 PROPOSED CASEMENT - JAMB
SCALE: 3" = 1'-0"

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Date _____ Initials _____
Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5JF1646
2. Temporary resource number:
3. County: Jefferson
4. City: Arvada
5. Historic building name: Patterson Residence
6. Current building name: Foley Residence
7. Building address: 7317 Grant Pl. Arvada, CO 80002
8. Owner name and address: Foley, Michael D. - 6983 W. 68th Ave. Arvada, CO 80003

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township: 3S Range: 69W
SW SE of Section: 11
10. UTM reference
Zone: 13; 4405715 mE 493236 mN
11. USGS quad name: Arvada, CO
Year: 1994 Map scale: 7.5' X 15' ____ Attach photo copy of appropriate map section.
12. Lot(s): 4 Block: 4
Addition: Arvada Resub Blk 4 Year of Addition: 1910
13. Boundary Description and Justification:
The resource boundary is defined by the limit of the current legal parcel as indicated by the Jefferson County Assessor.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape) Square Plan
15. Dimensions in feet: Length 40 x Width: 30
16. Number of stories: 1
17. Primary external wall material(s): Horizontal Siding
18. Roof configuration: Side Gabled Roof
19. Primary external roof material : Composition Roof

20. Special features: Dormer
Chimney
Fence

1997 survey: One-story side gable roofed frame dwelling with widely overhanging eaves; composition roofing. Small front gabled dormer with shingles and lap siding and a 3-light window. Walls of house clad with narrow lap siding; gable ends have coursed shingles in alternating wide and narrow layers. Full-width, enclosed, projecting, gabled porch with shingles and louvered vent in gable face; 8-light windows; solid balustrade of stone rubble with concrete stairs and stone stair walls. Porch is enclosed with plywood on west. Slightly off-center paneled and glazed door. Picture window on east; also multi/single-light double-hung windows. Center brick chimney.

22. Architectural style/building type: Bungalow

The south side of the lot includes a lawn and a concrete path from the sidewalk to the enclosed porch. A gravel driveway is located on the east side of the lot. The backyard is enclosed by a wood slat fence. A large deciduous tree is growing between the sidewalk and the street.

A frame garage is also located on this property.

25. Date of Construction: Estimate Actual: 1912

26. Architect: Unknown

27. Builder/Contractor: Unknown

28. Original Owner: Unknown

29. Construction History:

Alterations include (date unknown): front porch enclosed; picture window on east.

2013 update: The plywood on the front porch has been replaced with windows.

Resource Number: 5JF1646
Temporary Resource Number:

30. Original location ☒ Moved ☐

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic
32. Intermediate use(s): Domestic
33. Current use(s): Domestic
34. Site type(s): Residence
35. Historical Background:

The 1932 city directory indicates that this was the home of James D. "Pat" and Maud Patterson. Mr. Patterson established Pat's Tire Shop in the Davis Garage in 1921. He was originally from Ohio and had worked for the Denver Tramway Company before starting the tire business. In 1927, Mr. Patterson moved his tire shop to the Borba Block at 5707 Wadsworth Boulevard. He was elected to the town board as part of the Business Men's Party in 1928-1930. During his term of office, a city planning commission was established. In 1932, Patterson built a new filling station at Wadsworth and W. 57th Ave. The station sold Green Fargo gas. The Pattersons are listed in the 1942-1952 city directories at this address.

2014 update: The above research was conducted during the 1997 survey. The current owner, Michael Foley, has owned the house since 1971. Further research using Jefferson County Assessor records, Historic Sanborn maps, and City of Arvada documents did not yield any additional historical information about this property.

36. Sources of Information:

Jefferson County Assessor records; Arvada City Directories, 1932-1952; Sanborn Map Co., Arvada Fire Insurance Maps; Arvada Historical Society, Arvada: Just Between You and Me (Boulder, CO: Johnson Publishing Co., 1985), 89, 118, 121, 126, 130, 140.

VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒

Designating authority:

38. Applicable National Register Criteria

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
☒ B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
☐ Qualifies under Criteria Considerations A through G (see Manual)
☐ Does not meet any of the above National Register Criteria
☐ Property is unevaluated

39. Area(s) of significance: Commerce; Architecture

40. Period of significance: Architecture: 1912; Commerce: 1921- ca. 1952

41. Level of Significance ☒ Local ☐ State ☐ National ☐ N/A

Resource Number: 5JF1646
Temporary Resource Number:

42. Statement of significance:

This house is associated with James D. Patterson, civic leader of Arvada and businessman, who lived here for many years. The house, although altered, reflects the Bungalow style through its gabled roof with overhanging eaves; combination of narrow lap siding, stone, and wood shingles; small front dormer; multi/single-light windows; and prominent porch.

2013 update: 5JF1646, while not located in a historic district, is located in the original town plat of Arvada and follows the same patterns as presented in the Arvada Downtown Historic District nomination form. The Arvada Downtown Historic District is listed on the NRHP as significant under Criteria A and C under the areas of commerce, architecture, social history, and transportation. This property is significant under Criteria B and C.

43. Assessment of historic physical integrity related to significance:

Installing a picture window on the east elevation, constructing a rear addition, and enclosing the front porch are historic alterations that compromise the integrity of design. In this 2013 evaluation, we conclude that this property has retained integrity of workmanship, materials, feeling, location, setting, and association. SWCA disagrees with the previous determination and recommends that this property be considered eligible for individual listing on the NRHP; this property would also be contributing to the Arvada Downtown Addition Historic District if the boundaries were altered. However, the property can only be contributing to the district under Criterion C, not Criterion B, because the district is listed as significant under Criteria A and C.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☒ Not Eligible ☐ Needs Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Discuss: If the Arvada Downtown Historic District boundaries were altered, this property would be contributing.

If there is National Register district potential, is the building: Contributing ☒ Noncontributing ☐

46. If the building is in an existing National Register District, is it: Contributing ☐ Noncontributing ☐

VIII. RECORDING INFORMATION

47. Photograph Numbers: 262-265, 271

Negatives filed at: SWCA Environmental Consultants, 295 Interlocken Blvd. Suite 300, Broomfield, CO 80021

48. Report Title:

49. Date(s): 9/6/13

50. Recorder(s): JLM

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Blvd. Suite 300, Broomfield, CO 80021

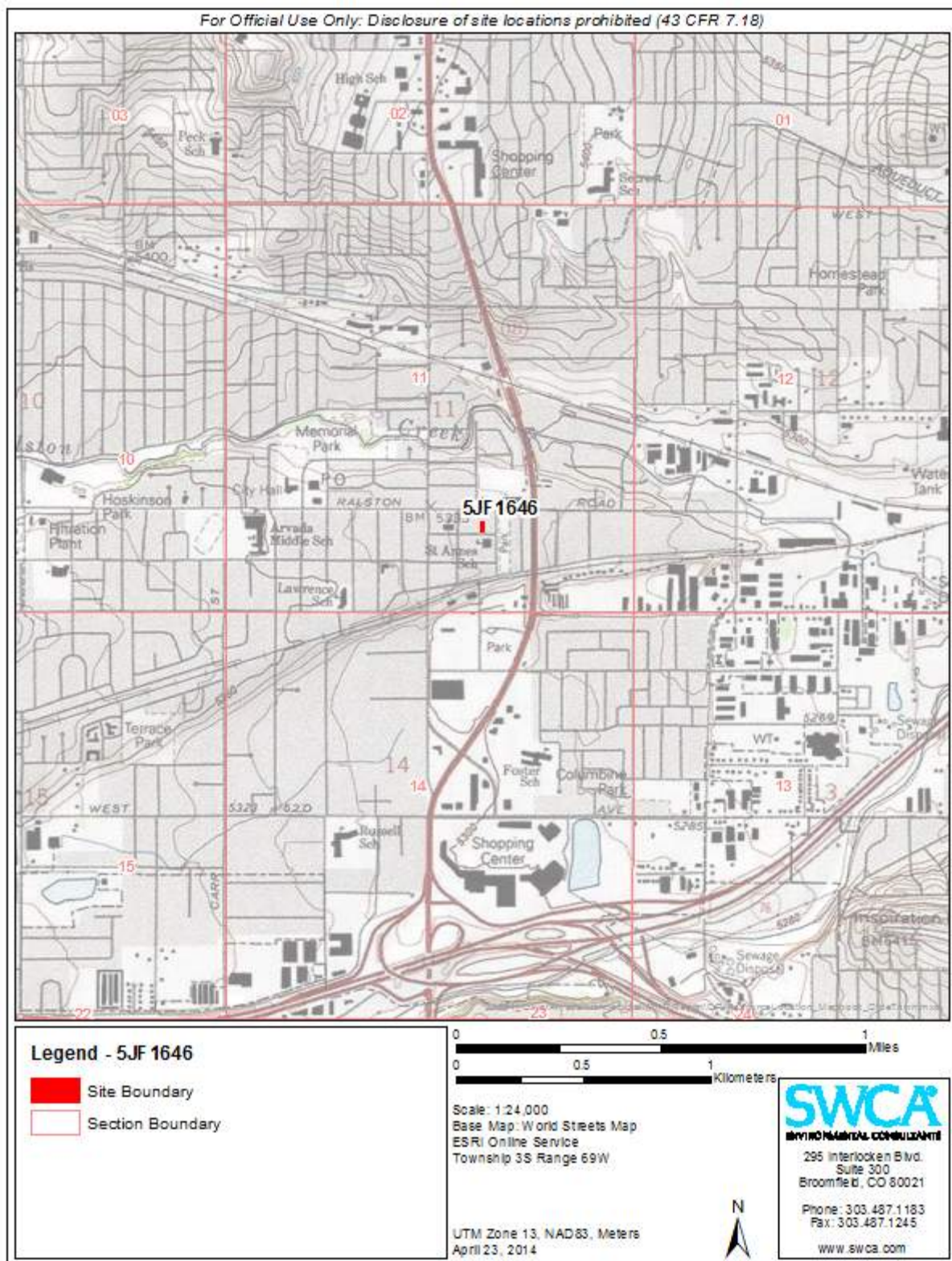
53. Phone number(s): 303-487-1183

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5JF1646
Temporary Resource Number:



Resource Number: 5JF1646
Temporary Resource Number:



Resource Number: 5JF1646
Temporary Resource Number:

5JF1646
7317 Grant Pl. Arvada, CO 80002



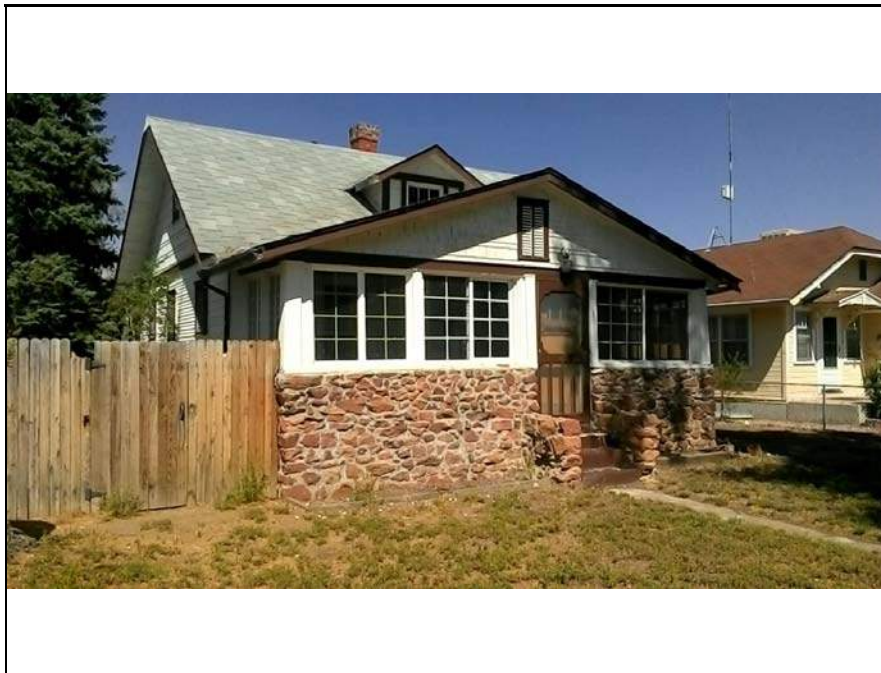
- South Elevation
- Direction Facing: North



- South and East Elevations
- Direction facing: Northwest

Resource Number: 5JF1646
Temporary Resource Number:

5JF1646
7317 Grant Pl. Arvada, CO 80002



- South and West Elevations
- Direction Facing: Northeast



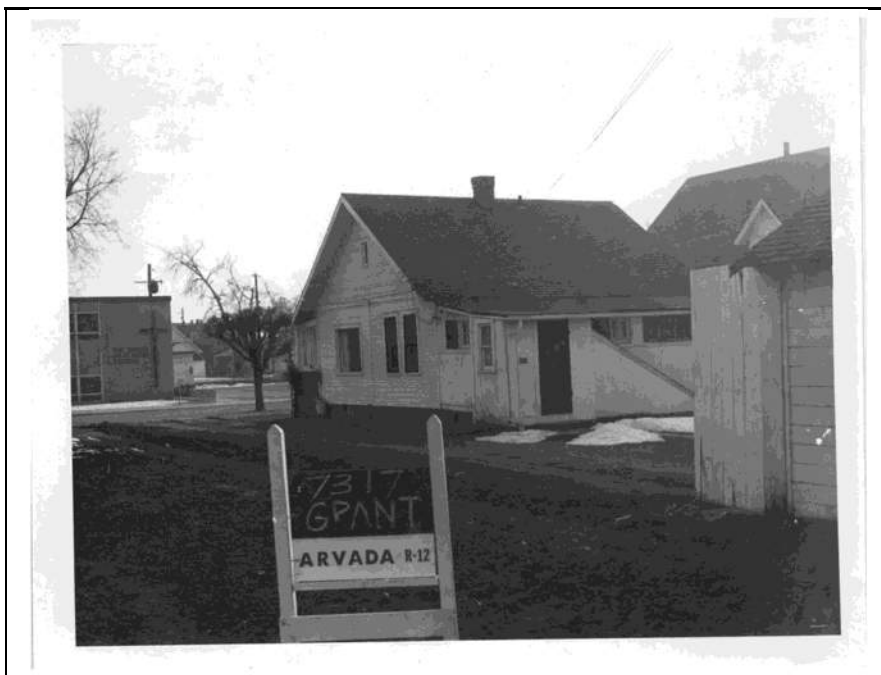
- Site Overview
- Direction facing: Northwest

Resource Number: 5JF1646
Temporary Resource Number:

5JF1646
7317 Grant Pl. Arvada, CO 80002



- Rear of Lot
- Direction Facing: South



- Overview of Site, 1962
- Direction facing: Southwest



REPORT TO PLANNING COMMISSION

AGENDA ITEM
5.A.

TO: PLANNING COMMISSION

DATE: August 17, 2023

SUBJECT: Elections

Report in Brief

MOTION:

MOVED BY: _____

That DA2020-0102, NAME OF CASE and LOCATION, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item ___, Page ___) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) ___ of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Dixielee Rodriguez, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Rob Smetana, Acting Director of Community and Economic Development

Gail Walker, Legal Specialist-Contracts

Emily Grogg, Senior Assistant City Attorney

Linda Haley, Deputy City Manager

Rachel Morris, City Attorney

Lorie Gillis, City Manager

Enclosure, exhibits & attachments required to support the report