



STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project:	#2021-COA-060	LPC Meeting:	March 2, 2021
Address:	2810 Welton Street	Staff:	Brittany Bryant
Historic Dist/DLM:	Five Points Historic Cultural District		
Year structure built:	C. 1888-1890 (Period of Significance: Prior to and Including 1964)		
Council District:	#9- Candi CdeBaca		
Applicant:	Rudolph Brown		

Past LPC Action:

Meeting Date: April 21, 2015

Description: Demolition of Non-Contributing Structure

Motion by S. Elfenbein: I move to conditionally approve #315-15 for the demolition 2810 Welton Street consistent with Section 30-6(6)(b) of the Denver Landmark Preservation Ordinance as per presented testimony, submitted documentation and information provided in the staff report with the condition that final design of the replacement structure be approved by LPC prior to demolition.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

Description: Demolition of Non-Contributing Structure

Motion by S. Elfenbein: I move to conditionally approve #316-15 for the demolition 2812 Welton Street consistent with Section 30-6(6)(b) of the Denver Landmark Preservation Ordinance as per presented testimony, submitted documentation and information provided in the staff report with the condition that final design of the replacement structure be approved by LPC prior to demolition.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

Description: Zone Lot Amendment

Motion by S. Elfenbein: I move to conditionally approve #317-15, the proposed zone lot amendment at 2810-2812 Welton Street to the Zoning Administrator consistent with Chapter 30-5.5 of the Denver Revised Municipal Code and Design Guidelines 4.1 and 4.2 per presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

Description: Mass, Form and Context of Infill Construction

Motion by A. Duckett-Emke: I move to conditionally approve #314-15, 2810-2812 Welton Street for mass, form and context review subject to design detail review returning to LPC, and conditional on five of the eight staff recommendation being address in the design detail submission per presented testimony, submitted documentation and information provided in the staff report. The conditions being:

- 1) Aligning upper-story center front windows to first floor entry
- 2) Reducing height of upper story stair tower on front elevation to match adjacent 64' height
- 3) Wrapping the storefront on the front elevation along the west elevation for a minimum of 15' length to provide

additional articulation

- 4) Converting the projecting banding at the first floor level on west elevation to a flat brick articulation
- 5) Adding additional flat relieve to east elevation wall at the floor levels

And removing remaining recommended conditions per guidelines, citing 4.22.

Second by: A. Christman

Friendly amendment offered by S. Elfenbein that the windows on the fourth and fifth floor be rectangular not arched per guideline 4.22 that the fourth and fifth floors be distinguished from the first three floors.

Amendment accepted by A. Duckett-Emke and A. Christman

Vote: 7 in favor, 1 opposed (R. Holdorf), motion carries.

Meeting Date: August 18, 2015

Description: Design detail review

Motion by R. Holdorf: I move to approve application #314-15 2810 Welton Street for design detail review with the condition that staff review the final construction drawings to ensure that they are consistent with the LPC approved plans, per presented testimony, submitted documentation and information provided in the staff report.

Second by: A. Duckett-Emke

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

Project Scope Under Review:

Revisions to an Approved Infill Project

Staff Summary:

The applicant, Rudolph Brown, is requesting to revise an approved infill project proposal in the Five Points Historic Cultural District. This project was reviewed and conditionally approved by the Landmark Preservation Commission in 2015 with the condition that Landmark staff would review final construction drawings to ensure they are consistent with the LPC approved plans. The applicant has been going through the SDP process since 2015 and a final set of construction documents have not been issued. A Landmark Certificate of Appropriateness (COA) is valid for a 3-year period, however, a COA not issue on the project in 2015 and the review has remained open. The Commission no longer approves infill proposal on the condition of review of final construction drawings as Landmark has integrated into the permit review process and reviews all permit submittal to ensure compliance with the Landmark COA. If the revisions are approved by the Commission, a COA will be issued on the project that is valid for the next 3-years and the existing structures will be released for demolition.

Revisions to the approved design include:

1. Reduction of the building length from 98 feet to 88 feet.
2. A new parking carousel structure, to be enclosed in a parking structure at the rear, to meet parking requirements.
3. Inclusion of mechanical equipment and venting details.
4. Incorporation of light fixtures.
5. Minor adjustment to the window openings on the west and south elevations.
6. Changes in interior use.

The building remains a 5-story building with a total height of 64 feet. The building base will be clad in brick with an activated storefront and punched windows above. The 4th and 5th stories will be setback 15 feet from the brick building based below and are clad in stucco. The project proposal was reviewed and approved prior to the Five Points Historic District Design Standards and Guidelines; however, the building does meet requirements outlined in the Standard and Guidelines. Only the revised aspects of approved infill project will be evaluated and are under review. All proposed revisions will be reviewed against the Standards and Guidelines.

Excerpted from Five Points Historic Cultural District Design Standards & Guidelines, August 2016

Guideline	Meets Guideline?	Comments
<p>4.1 Infill shall promote an overall sense of Human Scale. <i>a. Clearly distinguish the building base and pedestrian level from the upper stories. For Upper Story Setback standards and guidelines, see page 65.</i> <i>b. Use materials that convey scale in their proportion, detail, and form.</i> <i>c. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.</i></p>	Yes	<p>Proposed reduction of the building depth along the lot does not alter the overall sense of scale.</p> <p>The building will have a well-defined building base and upper story setback that meets the standards, however, there is no change to this approved condition.</p> <p>The building uses material to convey a sense of scale and relates to the surrounding historic context.</p>
<p>4.40 All facades shall be designed to incorporate transparency.</p> <p>4.42 Design windows, doors, and other features to be compatible with the cultural district context. <i>a. Incorporate windows, doors, and other openings at a ratio similar to those found on Contributing Buildings.</i> <i>b. Infill construction should incorporate windows and doors with similar proportions and rhythms to the surrounding context.</i> <i>c. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding context.</i> <i>d. Maintain the typical placement of window headers and sills relative to cornices and belt courses.</i></p>	Yes	<p>All façade incorporate transparency, with a higher level of the Welton Street, the west, and south elevation.</p> <p>Due to the building's reduction in depth, placement of windows on the west elevation were adjusted slightly. However, the windows remain arched, one-over-one, wood windows with precast headers and sills on the building base and simple square casements on the 4th and 5th floor.</p> <p>On the south elevation, a ribbon window configuration on the 5th floor has been eliminated in favor of punched windows openings that match the proportions of the approved windows for the 4th and 5th floor.</p> <p>No changes the window proportions/patterns are proposed for the east elevation or primary façade.</p>
<p>4.46 Genuine stucco shall not be used on the building base.</p> <p>4.51 Genuine stucco should not be used on facade areas that may be difficult to reach or maintain.</p>	Yes	<p>Genuine stucco is not used on the building base. The building base will be clad in brick. However, the parking structure and mechanical room at the rear of the property will be clad in stucco. These areas will be easy to maintain.</p>
<p>4.57 Structured parking shall be integrated into the overall facade design.</p>	Yes	<p>The applicant has proposed an enclosed parking carousel. The structure parking is integrated into the overall façade design with the use of a building cornice and decorative</p>

4.59 All structured parking shall be screened from the public right-of-way.		banding. All parking will be screened from the public right-of-way.
<p>5.45 Lighting shall express differences in building and site functions such as building entrances, pedestrian routes, and vehicular entrances.</p> <p>5.46 Lighting shall be downlit whenever residential uses are present.</p> <p>5.47 Illumination shall be limited to a sufficient level to perform the needed lighting task.</p>	Yes	<p>Gooseneck lights will be used at the storefront and simpler sconce fixtures on secondary elevations. All lighting will be located at the pedestrian level.</p> <p>Illuminated bollards are proposed for the carousel parking entrance.</p> <p>The first two floors of the building are Commercial uses, while the upper floor are residential uses. The building is across the alley is a commercial use.</p> <p>Lighting is minimal in design.</p>
<p>5.67 Service areas shall not be located on primary facades.</p> <p>5.68 Mechanical equipment shall not be located on primary facades.</p> <p>5.70 Locate mechanical equipment on rooftops when possible.</p> <p><i>a. Set rooftop mechanical equipment back from the street elevation.</i></p> <p><i>b. Use a building parapet to screen mechanical equipment from the street.</i></p> <p>5.74 When possible, combine service area with vehicle access to minimize overall impacts to the pedestrian realm.</p>	Yes	<p>A mechanical equipment room has been combined with the parking carousel enclosure.</p> <p>Some mechanical equipment will be located on the roof the mechanical equipment room, it will be screened by a building parapet.</p> <p>All mechanical equipment is located at the rear of the building and is not a primary façade.</p>

Recommendation: Approval

Basis: Project was initially approved by the Landmark Preservation Commission in 2015. Minor revisions have been made to the proposal to meet Building and Zoning requirements. Although approved prior to the Five Points Design Standards and Guidelines, project does not conflict with the standards and guidelines.

Suggested Motion: I move to APPROVE application #2021-COA-060 for the revisions to the approved infill project at 2810 Welton Street per design standards and guidelines 4.1, 4.40, 4.42, 4.46, 4.57, 4.59, 5.45-5.47, 5.67, 5.67, 5.70, 5.74, character-defining features for the Five Point Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.