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:** 2019-COA-481  
**Address:** 1441 16th St.- Market Station  
**Year structure built:** NA (Period of Significance: 1860-1941)  
**Applicant:** Katie Jakubek- IA Interior Architects  

**LDDRB Meeting:** December 5, 2019  
**Staff:** Jessi White

**Project Scope Under Review:**  
Modify storefront.

**Dimensions:** 26'-8" w x 11'-0"t x 5'-6" louvered transom

**Staff summary:**  
1441 16th St. is located on the 16th Street façade of the Market Station development. The building was approved by the LDDRB in 2016 with revisions to the 16th Street façade in February 2019. The applicant is requesting to maintain the width of the overall storefront opening but is requesting to recess the entry doors and install a solid wall with louvres in the transom of the storefront. The transom will measure 26'-8" w x 5'-6" t.

Excerpted from **Design Guidelines for Lower Downtown Historic District (2002)**

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 3.1 Facade Alterations</td>
<td>Yes/No</td>
<td>The recessed entrance will maintain the overall transparency of other storefronts along this façade and will maintain the typical entrance opening sizes. <strong>The entrance appears to be recessed more than 3'-0&quot; as preferred by the guidelines.</strong></td>
</tr>
<tr>
<td>5.1.1 Continuity of street wall façade</td>
<td></td>
<td>The proposed louvered wall in the transom will eliminate transparency in the transom area. <strong>The removal of the transom will not be consistent with other storefronts on this façade, interrupting the rhythm of the storefront bays on the 16th Street façade.</strong></td>
</tr>
<tr>
<td>5.3.1 Building articulation and definition</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Requirement: Building entries shall be articulated.

Requirement: The building shall have a consistent, articulated bay rhythm.
Recommendation: Approval with Conditions

Conditions: That the entrance be recessed no more than 3'-0" from the face of the storefront.

That the transom transparency be maintained, and the louvres be added to the interior of the glazing.

Basis: The recessed entrance appears to be inset more than 3'-0" as preferred by the guidelines (5.1.1). The proposed louvre infill at the transom will eliminate transparency at the storefront and will not be consistent with existing storefront bays on the 16th Street façade (3.1 and 5.3.1).

Suggested Motion: I move to CONDITIONALLY APPROVE application #2019-COA-481 for the alteration of the storefront at 1441 16th St., per design guidelines 3.1, 5.1.1, 5.3.1, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

That the entrance be recessed no more than 3'-0" from the face of the storefront.

That the transom transparency be maintained, and the louvres be added to the interior of the glazing.

END