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: 2019-COA-0000471  
LDDRB Meeting: 12/5/2019

Address: 1660 Wynkoop Street
Staff: Evan R. Schueckler

Year structure built: 1983 (Non-Contributing)
Applicant: Adam Steinbach, UNUM:collaborative

Project Scope Under Review:
Remove and replace existing storefront along north facade, including new doors and operable windows. Install new operable storefront windows in west facade, under building overhang. Create new patio area in the existing plaza to the north side of the building. Patio area is to be surrounded by banquette seating, bar height counters, leveled seating, and planter boxes constructed of sealed white cedar and perforated white metal. Patio features are not to exceed 3'-6" in height, except for eastern 15'-0" of north side and entirety of east side, which are not to exceed 6'-0" in height.

Dimensions:
Patio Area: 17'-0" X 50'-6"

Materials:
Windows: Aluminum-clad wood fixed and French casement windows
Doors: Aluminum-clad wood
Seating: Sealed white cedar and perforated white metal
Planter Boxes: White metal

Staff summary:
The applicant is proposing to replace the existing storefront system with a new aluminum-clad operable storefront that will allow the interior of the new eating and drinking establishment to be opened to the exterior in good weather. As well, the applicant is proposing to convert a portion of the existing plaza between the buildings into a patio area for the new establishment. The patio will be enclosed by a 3'-6" cedar wall with integral seating and planters with additional movable furniture installed in the patio. The patio is attached to a non-contributing building and will still allow pedestrians through access between Wynkoop Street and the adjacent alley.


<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.1.2 Alleys offer opportunities for adjacent properties. Preference: Buildings should open onto Alleys Preference: Open spaces or courtyards off of alleys should open visually to the alleys.</td>
<td>Yes</td>
<td>The new patio area is accessible from the alley and maintains a visual connection the alley while creating a patio that is shielded from the utilitarian functions of the alley.</td>
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12.1.1 General Considerations for Open Spaces

<table>
<thead>
<tr>
<th>Requirement</th>
<th>The new patio area will provide seating for the adjacent eating and drinking establishment while incorporating new planters.</th>
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<tr>
<td>Preference:</td>
<td>Open spaces, as defined herein, should provide opportunities for seating, landscaping, and varieties of paving. Preference: Opportunities for food and eating should be offered wherever possible.</td>
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12.1.2 Open Spaces and Buildings

<table>
<thead>
<tr>
<th>Requirement</th>
<th>The new patio area is being designed in conjunction with the renovation of the adjacent eating and drinking establishment. The new operable storefront will allow greater connectivity between the establishment and the existing plaza area being converted into the patio.</th>
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<td>Requirement:</td>
<td>All open spaces shall be considered an integral part of a project’s design. Requirement: Buildings facing onto open space shall support and contribute to that open space in its functional and façade design, especially at ground level.</td>
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**Recommendation:** Approve

**Conditions:** None

**Basis:** The proposed alterations to 1660 Wynkoop meets all applicable guidelines, maintaining access from and a visual connection to the alley, providing seating and new landscape features for the adjacent eating and drinking establishment, and better connecting the new establishment to the existing open space.

**Suggested Motion:** I move to approve application 2019-COA-0000471 for the new storefront windows and patio area at 1660 Wynkoop Street, per design guidelines 11.1.2, 12.1.1, and 12.1.2, presented testimony, submitted documentation and information provided in the staff report.