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-489
Address: 1730 Blake St.
Year structure built: 1960 (Period of Significance: 1860-1941)
Applicant: Jennifer Woods, McCool Development Solutions

LDDRC Meeting: December 12, 2019
Staff: Jessi White

Project Scope Under Review:
Install a new storefront entrance, up/down lights, and awnings.

Staff summary:
1730 Blake St., constructed in 1960, is a non-contributing structure to the Lower Downtown Historic District. The applicant is requesting to install aluminum-framed entry doors with transom and sidelights at the northwest corner of the building, install metal canopies between the pilasters on the north elevation, and install up-down lights on each of the pilasters on the north elevation.


<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Policy 3.1 Facade Alterations</td>
<td>Yes</td>
<td>The proposed storefront entrance is compatible with the design and rhythms of the existing building and fits within the surrounding historic context. The storefront entrance is recessed more than 5' from the front wall of the building, however, this is the current configuration of the building’s entrance.</td>
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<tr>
<td>5.1.1 Continuity of street wall facade</td>
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<td>5.3.1 Building articulation and definition</td>
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### 7.1.1 Design

**Requirement:** Awnings shall be designed as integral elements of building façade.

**Preference:** Awnings should be a minimum of three feet deep (front to back).

**Preference:** Awnings should be functional, actually offering people and merchandise shelter from rain and sun.

### 7.1.2 Placement

**Preference:** A continuous band of awning should not obscure architectural details.

### 7.1.3 Materials

**Requirement:** Awnings shall be constructed of traditional materials, such as fabric, metal and glass.

| Yes/No | The proposed awnings will be integral elements and constructed of a high-quality metal material. The proposed awnings will be 2'-8" front to back failing to meet the 3'-0" minimum depth for awnings. Additionally, the awnings will be located between each of the pilasters and will not offer shelter for people and merchandise from the elements as the store fronts for this building are recessed significantly behind the pilasters. Staff feel that the number of awnings creates a cluttered appearance on the front of the building and that the number of awnings should be limited to use over entrances to simplify the appearance of the façade at the ground level. |

### 7.2.1 Floodlighting

**Requirement:** General floodlighting of any exterior building surface is not permitted.

### 7.2.2 Exterior Downlighting

**Preference:** Lighting of sidewalk surfaces shall be generally discouraged except at defined dining areas. Within these areas, lighting shall be kept at the lowest possible level.

| No | The applicant is proposing to install up-down light fixtures on each pilaster on the front of the building. The fixtures will cast light on to the building’s surface. The number of fixtures creates a cluttered appearance on the building’s façade, and the lighting will not be limited to dining areas. Staff feel that the fixtures should be limited to the building’s entrance, and that the fixtures be downlights that better fit with the surrounding historic context. |

### Recommendation: Approval with Conditions

**Conditions:**

- That the awnings only be added over entry doors on the north elevation and be 3'-0" in depth.
- That the lighting be down lights that fit within the surrounding historic context and the number of fixtures be limited to one on each side of the building’s entrances.

**Basis:**

The proposed canopy configuration is overly complex, making the façade appear busy and cluttered (7.1.1, 7.1.2). The proposed up-down light fixtures do not blend in with the surrounding historic context, cast light on the surface of the building, and create a busy and cluttered appearance on the façade (7.2.1, 7.2.2).

**Suggested Motion:** I move to CONDITIONALLY APPROVE application #2019-COA-489 for the installation of an new storefront entrance, awnings, and lighting at 1730 Blake St., per design guidelines 7.1.1, 7.1.2, 7.2.1,
7.2.2, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

That the awnings only be added over entry doors on the north elevation and be 3'-0" in depth.
That the lighting be down lights that fit within the surrounding historic context and the number of fixtures be limited to one on each side of the building's entrances