



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**  
Denver Landmark Preservation

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## STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for 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](http://www.denvergov.org/preservation)

|                              |   |                     |                 |
|------------------------------|---|---------------------|-----------------|
| <b>Project:</b>              | #2019-COA-197   | <b>LPC Meeting:</b> | June 4, 2019    |
| <b>Address:</b>              | 2650 Welton Street  | <b>Staff:</b>       | Brittany Bryant |
| <b>Historic Dist/DLM:</b>    | Five Points Historic Cultural District  |                     |                 |
| <b>Year structure built:</b> | C. 1880s-1990s  |                     |                 |
| <b>Council District:</b>     | #9 Albus Brooks   |                     |                 |
| <b>Applicant:</b>            | Craine Architecture   Palisade Partners   Five Points Redevelopment Corporation |                     |                 |

### **Past Action:**

Meeting Date: April 7, 2015

Description: Demolition of a Non-Contributing Structure

Motion by: S. Elfenbein: I move to approve [demolition application] #259-15 [at] 2622 Welton St and #260-15 [at] 2624 Welton Street 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 Or D. Walter

Vote: 6 in favor, 1 opposed (A. Zimmer), motion carries.

### **Project Scope Under Review:**

Infill Construction- Mass, Form, & Context Review of a 9-Story Building

Demolition: 2 commercial structures (approved 2015) & Rossonian Annex

**Height:** 98'      **Footprint:** 75' along Welton St. X 46'-6" along Washington St. X 37' along the alley

### **Staff Summary:**

The property owner, Palisade Partners and Five Points Redevelopment Corporation and their representative, Craine Architecture is proposing to construct a new 8-story building, integrated with the historic Rossonian Hotel at the Five Points intersection in the Five Points Historic Cultural District. The proposed infill is part of a rehabilitation of the Rossonian Hotel and block. The Rossonian Hotel will be rehabilitated with a new addition (to be reviewed at a later date).

The Five Points Historical Cultural District is designated for its historical and geographical significance. The cultural district is made up of 98 parcels and approximately 80 buildings – 9 of which are contributing structures (including the Rossonian Hotel). Redevelopment of this tract will help achieve redevelopment goals for this corridor identified in the Five Points Business District Vision Plan, the Five Points Business Improvements District, and the Five Points Historic Cultural District Design Standards & Guidelines.

The massing has been articulated to have a 3-story building base with an upper story setback of 15-20 feet on Welton Street and 12 foot 6 inch setback on Washington Street or the upper story massing. The primary use will be a hotel with a restaurant on the 4<sup>th</sup> floor of the new infill and the Rossonian reactivated as a jazz club and restaurant with the upper floors remaining a hotel use. Staff are concerned that some of the floor plan elements do not reflect the elevations elements, for instance the hotel lobby entrance is shown to be one double door, while the floor plan show two double doors and on Washington Street a staff entrance on the floor plan where a mechanical screen is shown on elevation.

In 2015, the Landmark Preservation Commission reviewed and approved a Mass, Form, & Context submittal for a 104-foot-tall, 8-story commercial/hotel use building with 224 feet-9 inches of frontage along Welton Street (see page 4.4). The newly proposed infill structure has reduced the frontage along Welton Street by 74 feet-9 inches, while only increasing the building height by 4 feet. The

proposed infill is 9 feet-6 inches taller than the Lydian, the adjacent 8-story building (approved 2015, completing construction).

**Registered Neighborhood Organization (RNO) Comments**

RNO: Five Points Business District

Meeting Dates: April 15 & 22, 2019

The Five Points Business District design review committee recommends approval of the application.

Additional outreach: The applicant has conducted an extensive outreach process, see attached letters of recommendation of the project.

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

| Building Mass & Scale Standards   | Meets Standards | Comments   |
|---|-----------------|--|
| <p><b>4.1 Infill shall promote an overall sense of Human Scale.</b></p> <p><i>a. Clearly distinguish the building base and pedestrian level from the upper stories.</i></p> <p><i>b. Use materials that convey scale in their proportion, detail, and form.</i></p> <p><i>c. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.</i></p> | <p>Yes/No</p>   | <p>Proposed infill promotes a sense of human scale with a 3-story building base and upper story setbacks. The building has a activated ground floor with punched windows above, design elements common to the Five Points Historic District.</p> <p>On Welton Street the building design has a variety of design that creates a sense of human scale. Staff are concerned that the Washington Street façade lacks articulation and the uniformity in the design will create a monumental scale on this façade, these issues could be resolved in the Design Detail submittal.</p>  |
| <p><b>4.2 Massing techniques shall be coordinated between the Building Base and upper story facades to promote cohesive design between the lower and upper stories.</b></p>   | <p>Yes/No</p>   | <p>On Welton Street, the building base massing is very regular and influenced by the Rossonian. However, the upper story massing on Welton Street has atypically solid-to-void relationships. Staff are supportive of the atypical solid-to-void relationships; however, we feel the relationship between floors could be strengthened.</p> <p>On Welton St., floors 4 and 8 are proposed to be transparent elements of the design, staff would like to see matching articulation of the glazing for these floors in the Design Detail submittal to further unify these floors. Floors 5-7 have a solid-to-void relationship based on the patterns on the Rossonian, however staff would like to see greater vertical alignment of these floors and greater harmony in the solid-to-void relationship. For instance, floor 6 could be a mirror image of floors 5 and 7 or floor 6 could have a similar patterning of B, C, and D elements.</p> <p>On Washington Street the façade articulation is regular and typical of larger development in the district. However, staff are concerned this façade is disconnected from the Welton Street façade.</p> |
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| <p><b>4.3 Buildings shall reinforce the character of the cultural district by employing a three-part building design.</b></p> <p><i>b. Buildings over three-stories in height shall have a coordinated massing that employs a three part design at the Building Base and through the building mass.</i></p>   | <p>Yes/No</p> | <p>The overall building massing on Welton Street has a strong sense of 3-part design.</p> <p>Staff are concerned that the 3-story building base on both Welton and Washington Street could have a stronger top.</p> <p>On Washington Street, the overall building massing could be further articulated to the have a base-middle-top design, similar to the Welton Street façade.</p> |
| <p><b>4.4 Buildings over three-stories shall incorporate an Upper Story Setback to reduce visual impacts of upper stories on the pedestrian realm. For Upper Story Setback standards and guidelines, see page 65.</b></p>   | <p>Yes</p>    | <p>The building is proposed to be 8-stories and upper story setbacks are employed to break up the massing.</p>  |
| <p><b>4.6 When infill is adjacent to Contributing Buildings, the mass and scale shall provide visual relief for the Contributing Building. Appropriate techniques include:</b></p> <p><i>a. A setback in massing.</i></p> <p><i>b. A stepdown in massing adjacent to the Contributing Building.</i></p> <p><i>c. A transitional element of some kind.</i></p> | <p>Yes</p>    | <p>A glass transitional element will be used on both elevations that abut the historic Rossonian. On Welton Street the glass transition will be 8 feet and on Washington Street the glass transition will be 4 feet 6 inches.</p>   |

| <p><b>Building Mass &amp; Scale Guidelines</b></p>  | <p><b>Meets Guidelines</b></p> | <p><b>Comments</b></p>   |
|---|--------------------------------|--|
| <p><b>4.7 Design infill with a modern interpretation of the typical Character-Defining Features of the Contributing Buildings and Main Street Character Buildings. Features to reference include:</b></p> <p><i>a. Foundation heights.</i></p> <p><i>b. Floor-to-floor heights.</i></p> <p><i>c. Door and window locations and proportions.</i></p> <p><i>d. Scaling and articulation elements.</i></p> <p><i>e. Parapet and cornice heights.</i></p> | <p>Yes</p>                     | <p>The proposed infill is a modern interpretation of typical character-defining features within the district. The Welton Street façade has a more contemporary design that is based of the solid-to-void relationships of the Rossonian. The façade, will modern, will not negatively impact the surrounding context.</p> <p>The Washington Street façade has more uniform design that is typical of new large-scale development within the district. However, greater attention so scaling and articulation elements in the design detail submittal could help further support this façade.</p> |
| <p><b>4.8 Maintain the typical mass and scale pattern of the district as viewed from the street.</b></p> <p><i>a. Incorporate floor-to-floor heights that appear similar to those seen in the surrounding context, especially on the building base.</i></p>   | <p>Yes/No</p>                  | <p>The proposed floor-to-floor heights on the building base are contextual to the Rossonian.</p> <p>The upper story setback, the 4<sup>th</sup> and 8<sup>th</sup> floor will have a same floor-to-floor height with floors 5-7 having the same floor-to-floor. On Welton Street, the floors with match floor-to-</p>  |

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| <p>b. Design commercial facades to be composed of simple, rectangular forms that are consistent with the facade composition of the surrounding context.</p> <p>c. Maintain typical entry locations and patterns along the street and design entries to convey a sense of scale, visual interest, and human activity.</p> <ul style="list-style-type: none"> <li>› For commercial buildings employ a central recessed entry. Use a secondary side entry to upper floors when necessary.</li> </ul>   |               | <p>floor heights feature similar articulation patterns.</p> <p>On Washington Street, the façade features a more uniform articulation pattern. Staff are concerned that the differences in the floor-to-floor heights will be noticeable, but without a clear design articulation intent. The window patterns on this façade are regular, however, the floor-to-floor heights result in varying heights of the openings.</p> <p>The overall floor-to-floor heights are compatible with other infill structures within the cultural district.</p> <p>The façade has simple, rectangular forms and typical entry locations.</p> |
| <p><b>4.10 Use a roof form that is compatible with the surrounding context.</b></p> <p>a. Use a roof form that is consistent with typical roof forms of existing buildings in the cultural district in terms of pitch, orientation, and complexity.</p> <ul style="list-style-type: none"> <li>› For mixed use and commercial buildings, use a flat roof.</li> </ul>  | <p>Yes</p>    | <p>The roof will be flat. All mechanical equipment and a mechanical screen will be located on the roof. Additional details on the mechanical units and mechanical screen will need to be provided in the Design Detail Submittal.</p>  |
| <p><b>4.11 Design the mass of a new commercial or mixed use building to reflect the scale of the surrounding residential districts.</b></p> <p>a. Divide the mass of a larger building into subordinate modules to reduce its perceived scale.</p> <p>b. Vary the height of building modules of a large building and include portions that are similar in height to Contributing Buildings within the cultural district.</p> <p>c. Step down the mass and scale toward adjacent residential buildings.</p> <p>d. Avoid excessive modulation of a building mass.</p> | <p>Yes/No</p> | <p>The proposed massing has been divided into subordinate modules to reduce its perceived scale and an upper story setback has been employed above the 3<sup>rd</sup> floors to allow the building to relate to the 2 to 3-story heights of the Contributing buildings within the Five Points Historic Cultural District. Landmark staff feel that Washington Street elevation has a monumental scale and could be better articulated and have the massing broken up to better reflect the scale of the district and the Rossonian. Additionally, the Washington and Welton Street facades are not integrated in design.</p> |

| Upper Story Setback Standards   | Meets Standards | Comments   |
|---|-----------------|--|
| <p><b>4.14 Buildings over three-stories shall incorporate an Upper Story Setback to reduce visual impacts of upper stories on the pedestrian realm and highlight the Building Base with the exception of standard 4.4a.</b></p> | <p>Yes</p>      | <p>An upper story setback has been incorporated. The new infill building will cantilever minimally over the historic Rossonian, by 4 feet 6 inches, however this cantilever is 87 feet 6 inches from the point of the Rossonian at the Five Points intersection.</p> |

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| <b>4.15 Upper Story Setbacks shall be integral to the overall building design.</b>   | Yes | Proposed setback has been integrated into the massing pattern of the building base and has a harmonious relationship. |
| <b>4.16 Upper Story Setbacks shall be within a range of 10-15 feet along the Welton Street facade and next to Contributing Buildings.</b>          | Yes | Two setbacks are employed on Welton Street, floors 4 and 8 are setback 20 feet and floors 5-7 are setback 15 feet.    |
| <b>4.17 Upper Story Setbacks for large scale development shall be within a range of 5-10 feet along the numbered street and secondary facades.</b> | Yes | Along Washington Street the upper story setback above the 3 <sup>rd</sup> floor is 12 feet 6 inches.                  |

| <b>Upper Story Setback Guidelines</b>  | <b>Meets Guidelines</b> | <b>Comments</b>   |
|--|-------------------------|---|
| <b>4.19 Upper Story Setbacks should preserve views and maximize sky exposure form adjacent properties and key locations along street frontage.</b>   | Yes                     | The proposed development will cast similar shadows of approved infill development within the Five Points Historic Cultural District.  |
| <b>4.20 Upper Story Setbacks should incorporate creative designs. Appropriate techniques include:</b><br>> Varying setbacks between floors when possible.<br>> Incorporating curves, angles, or other shapes into the design.  | Yes                     | Two setbacks are employed on Welton Street, floors 4 and 8 are setback 20 feet and floors 5-7 are setback 15 feet. The variety in the setback incorporates creative design on the Welton Street façade. Along Washington Street, one upper story setback is used. |
| <b>4.21 If designing a rooftop deck, use it for private open space oriented toward Welton Street.</b><br>a. Set back rooftop railings approximately five-feet.<br>b. Use simple, open railings to minimize the visibility of a rooftop patio from the street.<br>c. Use high-quality materials for patio railings and furniture.<br>d. Do not affix umbrella or planters to rooftop patio railings.<br>e. Consider limited structural elements to reduce visibility.<br>f. Low-quality furnishings, such as plastic chairs and tables, are not allowed.<br>g. Consider using these spaces as green spaces. | Yes                     | A rooftop deck is proposed for the new infill structure along Welton Street. The Rossonian roof will also be activated as a rooftop deck for the hotel. Additional details on the rooftop deck will be provided in the Design Detail submittal.                   |

| Articulation Standards  | Meets Standards | Comments  |
|---|-----------------|---|
| <p><b>4.22 Articulation techniques used on street-fronting facades shall continue onto secondary and alley facades.</b></p>   | Yes/No          | <p>The massing does feature vertical and horizontal articulation techniques on all facades. However, staff are concerned that the Welton Street façade and Washington Street facades are disconnected. The Welton Street façade has a high level of articulation that breaks up the massing of the 8-story building. Along Washington Street the massing is more regular in design.</p> |
| <p><b>4.23 All facades shall incorporate vertical and horizontal articulation techniques that reinforce the cultural district context, while reflecting the building's own time.</b></p>  | Yes             | <p>All facades include vertical and horizontal articulation techniques. Typical features include, storefronts on the ground floor, decorative cornices, punched windows above that stack vertically along the façade, and architectural banding to break up the massing both vertically and horizontally.</p>   |
| <p><b>4.24 Facade articulation shall holistically support the building form.</b></p>  | Yes             | <p>The proposed articulation holistically supports the building form.</p>   |
| <p><b>4.25 Blank walls shall be avoided. Appropriate techniques include, but are not limited to:</b></p> <ul style="list-style-type: none"> <li>› Continuation of articulation.</li> <li>› Incorporation of transparency.</li> <li>› Incorporation of public art or other art works. See Public Art guidelines page 88 for more information.</li> </ul> | Yes             | <p>No facades are blank. Articulation and transparency continues on all sides of the proposed massing.</p>  |

| Façade Design Standards   | Meets Standards | Comments   |
|---|-----------------|--|
| <p><b>4.32 Infill shall incorporate a three-part design with a base, middle, and top configuration to clearly define the Street Level.</b></p>  | Yes/No          | <p>The street level has a strong activated ground floor and punched window openings. However, the top of the building based could be further articulated.</p>  |
| <p><b>4.33 For infill over three-stories, the overall building facade shall have three-part design with a base, middle, and top configuration.</b></p> <ul style="list-style-type: none"> <li>› The Building Base will act as the base to the overall building mass.</li> <li>› The Upper Story Setback will act as the middle and top to the overall building mass.</li> </ul> | Yes/No          | <p>On Welton Street, the overall massing of the building reads as having a base, middle and top. Along Washington Street, staff are concerned that the upper story setback lack articulation is a monumental façade. This could be resolved in the Design Detail submittal, however, staff would like to see greater connection to the Welton Street façade.</p> |
| <p><b>4.53 Facade designs shall consider potential future locations for signs.</b></p>  | Potentially     | <p>Sign design should be considered in the Design Detail submittal.</p>  |

| Site Design Standards  | Meets Standards | Comments  |
|--|-----------------|---|
| <b>5.1 Buildings shall be located to clearly define the street edge along Welton Street.</b>   | Yes             | A clear street edge will exist along Welton Street. The primary entrance is located in the 42 foot bay, intended to reference the far right bay of the Rossonian along Welton Street. |
| <b>5.3 Sites with frontage along Welton Street shall orient primary building entrances to Welton Street to promote the pedestrian environment.</b> | Yes             | The building is intended to have a primary hotel tenant with a restaurant use. The historic Rossinian will be reactivated.  |

| Site Design Guidelines   | Meets Guidelines | Comments   |
|--|------------------|--|
| <b>5.4 Commercial frontages should activate adjacent sidewalks.</b>  | Yes              | There is limited opportunity to activate the Welton Street sidewalk due to its width. Sidewalk improvement are proposed for both Welton Street and Washington Street. Washington Street is proposed to have a patio. |
| <b>5.5 Street frontages should respond to the surrounding context.</b><br><i>a. Infill developments should be built with zero-foot setback from Welton Street...</i> | Yes              | The entirety of the infill development is at the zero setback along Welton Street.   |

**Recommendation: APPROVAL with CONDITIONS**

- Condition:
1. Increased vertical alignment of floors 5-7 on the Welton Street façade with vertical elements of the building base and structural supports;
  2. Increased harmony of design in floors 5-7 and floors 4 and 8 on the Welton Street façade in the design detail submittal;
  3. Greater connection between the Welton Street and Washington Street façade through greater articulation of the Washington Street façade in the design detail submittal; and
  4. Phase II: Design Details will need further review and approval prior to commencing work.

Basis: Infill proposal is compatible with the Five Points Historic Cultural District.

**Suggested Motion:** I move to approve application #2019-COA-197 for the Phase I: Mass, Form, & Context of the proposed infill development at 2650 Welton Street – Rossonian Block Redevelopment as per guidelines 4.1-4.4, 4.6-4.8, 4.10-4.11, 4.14-4.17, 4.19-4.23, 4.32-4.33, 4.53, 5.1, 5.3-5.5, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Increased vertical alignment of floors 5-7 on the Welton Street façade with the vertical elements of the building base and structural supports;
2. Increased harmony of design in floors 5-7 and floors 4 and 8 on the Welton Street façade in the design detail submittal;
3. Greater connection between the Welton Street and Washington Street facades through greater articulation of the Washington Street façade in the design detail submittal; and
4. Phase II: Design Detail will need further review and approval prior to commencing work.

**Five Points Historic District with the site outlined in red**



