**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:** 2020-COA-058  
**Address:** 1630 E. 14th Ave.  
**Historic Dist/DLM:** Wyman Historic District  
**Year structure built:** sanctuary—1909; fellowship hall and chapel—1952  
(Period of Significance: up to and including 1955)  
**Council District:** #10 Chris Hinds  
**Applicant:** Barton Harris, Shopworks

**LPC Meeting:** March 3, 2020  
**Staff:** Abigail Christman

**Project Scope Under Review:**  
Alterations to the Warren Methodist Church complex as part of conversion to housing. Complex consists of the sanctuary building constructed in 1909 and a fellowship hall and chapel added in 1952. Work includes:

- 14th Ave. entrance: new concrete accessible ramp, new entry canopy, replace door, replace stained glass with tempered glazing  
- Fellowship hall: add four shed dormers on the roof  
- Repair ground sign structure and install new signage  
- Front yard: 4’ high metal fence (50%) open and 3 raised garden beds  
- SW corner of sanctuary: add trash enclosure and stair enclosure  
- Alley side of sanctuary: create two new window openings, demolish balcony and infill balcony door opening  
- Chimney on fellowship hall: reduce height by approx. 6’  
- Flat roof sections: add air-conditioner condenser units  
- Sanctuary: repair stained glass windows as needed, add structural reinforcing, install protective glazing, convert existing basement door opening to a window with brick infill at base  
- Fellowship hall: repair windows as needed and add interior storm pane, replace door on east  
- Clean and repair masonry as needed

**Staff Summary:**  
Proposed work is designed to have minimal impact on the historic character of the complex. Staff finds the design of the work to be sensitive to the original buildings. The proposed new dormers are low pitch and feature windows designed to blend with the existing windows. The dormer window design blends with the midcentury character of the fellowship hall while still being identifiable as new construction. The new entrance design is compatible to the historic structure, simple and retaining the midcentury character of the fellowship hall and chapel. The proposed fence will be low and open so that the view of the front lawn will be retained. The proposed raised garden beds will not change the sense of open space and are reversible. Other alterations will be at the rear and not readily visible.
<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>**2.14 Maintain the pattern and proportion of historic window and door</td>
<td>Yes</td>
<td>Door openings at basement and rear balcony will be modified. Two new windows will be added at rear facing the alley. Historic windows will be repaired and preserved.</td>
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| openings.**                                                                |                 | a. Preserve the position, number and arrangement of historic windows and doors in a building wall. Modifying a window or door on the rear of a contributing structure may be considered on a façade that is not visible. See page 24 for more information.  
| b. Maintain the original size and shape of window and door openings on primary façades.  
| c. Repair and maintain windows and doors regularly, including wood trim, glazing putty and glass panes.  
| e. Avoid enclosing a historic window or door opening or adding a new opening.  
| f. Do not reduce an original opening to accommodate a smaller window or door or increase it to accommodate a larger one. More flexibility may be appropriate on a façade that is not visible. |                 |                                                                                                                                          |
| **2.26 Minimize the visual impacts of skylights, dormers and other rooftop alterations.** | Yes             | Dormers will be located below the ridgeline and set back from wall plane below. Dormer design reflects the mid-century character of the building. The shed dormer is appropriate for the mid-century building and the dormers do not overwhelm the original roof design. |
| a. Locate a new dormer or skylight below the ridgeline of the roof.  
| c. Set back a side-facing gable from the front façade to minimize its visibility from the street and sidewalk.  
| d. Set dormers back behind the roof eave and the building wall plane below to ensure that the building’s original roof lines and building form are predominant. A setback of at least one foot from the adjacent wall plane is strongly recommended.  
| e. Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.  
| h. Do not add a shed dormer in a visible location if shed dormers are not seen in the surrounding historic context.  
| k. Do not visually overwhelm the original roof, particularly street-facing elevations, with dormers, skylights and other features. |                 |                                                                                                                                          |
| 2.29 Preserve a historic addition that has achieved significance in its own right.  
   a. Respect character-defining building components of a historically-significant addition or accessory structure added during the period of significance.  
   b. Avoid the demolition of a historically-significant addition or secondary structure added during the period of significance. | Yes | Fellowship hall and chapel were constructed within the period of significance of the district and will be preserved. |
| 2.51 Ensure that new awning locations and designs are in character with the original building and surrounding historic context.  
   a. Design an awning to be a subordinate feature that accentuates the character defining features of the historic building.  
   e. Do not cover historic features, such as decorative banding or a transom with an awning. | Yes | New entrance awning is simple in design and compatible in materials. |
| 2.58 Select uses that are compatible with the original historic character of the building.  
   a. When a significant change in use is necessary to keep a building in active service, select a use that requires the least alteration to significant elements.  
   b. Do not select a use that requires alteration of the structure’s character defining features.  
   c. Do not select a use that adversely affects the integrity of the building. | Yes | Conversion to housing will be done with minimal exterior alterations. Character defining features and historic integrity will be retained. |
| 2.60 Place mechanical, utility and communications equipment to minimize visual impacts on a historic building.  
   a. Install roof-mounted, and other mechanical/HVAC equipment, such as air conditioners and center towers to be inconspicuous when viewed from public streets and public vantage points.  
   b. Locate ground-mounted units in an inconspicuous location and sensitively screen if visible from public vantage points. | Yes | New mechanical equipment will be located at the rear. |
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<tr>
<th>Section</th>
<th>Requirement</th>
<th>Outcome</th>
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| 2.65    | When adding accessibility features, such as ramps, minimize impacts on historic buildings and the surrounding historic context.  
  a. Retain the key features of the historic structure in any design.  
  b. Ensure that accessibility improvements are reversible to accommodate future changes in technology or building use.  
  c. Add a ramp to the outside of a building or at an entry, wherever possible. | Yes | New ramp compatible with the building design and will have a minimal impact on the historic character of the complex. |
| 5.3     | Plan new site and landscape features to respect the character-defining features of the historic district or individually-designated Denver landmark.  
  c. When introducing a new site feature or modifying an existing feature, such as a stairway, fence or retaining wall, respect historical patterns in terms of placement, proportions and design compatibility with surrounding historic context.  
  e. Avoid introducing new site features that convey a false sense of history. | Yes | New fencing and garden beds will be sensitive to the site. They are compatible in design while identifiable as new construction. |
| 5.8     | Design a new front yard fence to minimize impacts on the historic context  
  a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48” or less.  
  b. Use compatible but simplified (less ornate) versions of historic fences and walls present in the historic district or in the surrounding historic context.  
  c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials.  
  e. Do not install opaque fencing of any kind. A fence should be more than 50% open. | Yes | Fence will be 48” tall and more than 50% open. Design (vertical pickets) is compatible with the historic character of the site and district. |
5.16 Site and access service areas and
ground-mounted mechanical
equipment to
minimize impacts on the historic
streetscape and disruption of the
pedestrian environment.
a. Locate service areas and ground-
mounted mechanical equipment to the
side or rear of buildings.
b. Where possible, place a service area or
ground-mounted mechanical
equipment within a building alcove,
especially if it is not located to the side
or rear of a building.
c. Provide access to service areas from
an alley, where present.

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<tr>
<th>Service area to be located at the rear on the alley.</th>
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6.11 Maintain an existing historic sign.

| Existing ground sign will be retained and reused. Based on the design and brick, the ground sign appears to have been constructed at the same time as the chapel and fellowship hall. |

6.14 Use a ground mounted sign for civic and institutional buildings, and for residences converted to commercial uses.
a. Place ground mounted signs in a location that is readable from the street and appropriate for the building and its surroundings.
b. Design ground mounted signs to be subordinate in size to the historic building and in scale with a building’s architectural elements.
e. Design signs to be compatible with the architectural design and materials of the building.
g. Use individual letters whenever possible to provide dimension and visual interest.
i. Do not use internally lit plastic or plastic-looking boxes.

| Existing ground sign will be reused with a new sign installed within the existing brick structure. New sign will be powder coated sheet metal with cut metal letters. |

Recommendation: Approval

Basis: Alterations are compatible with the historic character of the site and individual buildings. Changes are minimized.

Suggested Motion: I move to APPROVE application #2020-COA-058 for the dormers, alterations, and site work at 1630 E. 14th Ave, as per design guidelines 2.14, 2.26, 2.29, 2.51, 2.58, 2.60, 2.65, 5.3, 5.8, 5.16, 6.11, and 6.14, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report.
Wyman district map with 1630 E. 14th Ave outlined in red.