Design review for this project will not begin until a complete application and required submittal materials are received. Landmark Preservation reserves the right to delay consideration and/or action on a submittal in the event that information is missing and/or changed at the time of the scheduled design review or public hearing. Please use the appropriate project checklist for guidance. A pre-application review is required first for certain projects.

SUBJECT PROPERTY INFORMATION

Property Address | 2500 Arapahoe St.

Property Type/Use | ☐ 1 or 2 Unit Building (Single Family Home, Duplex)  ☐ Commercial
☐ Multi-Unit Residential  ☐ Other

Historic District | Curtis Park

Applicant | Name: Jennifer Woods
Company: McCool Development Solutions
Phone: 303-547-0072

Street: 4383 Tennyson St., 1-D
City: Denver
Zip: 80212

Email | jen@mccooldevelopment.com

ITEMIZED LISTING OF PROPOSED WORK ITEMS - only listed items will be reviewed:

[Example: Replace roof shingles, Construct 2-car detached garage, etc.] Only work listed below will be considered.

☐ New townhome construction
☐ Attached garage and parking
☐ Exterior windows, balcony and spiral stairs

Materials of work:

(Example: Type of window materials, siding, roofing, etc.)

☐ Exterior Materials Pg. 25
☐ Windows Pg. 12

Amount of demolition of original features/materials

☐ None

APPLICATIONS ARE NOT CONSIDERED COMPLETE UNTIL ALL INFORMATION REQUIRED ON THE APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED

I attest that no additional exterior work or window work will occur under this application (sign, and print application).

Jennifer Woods

Design Review Deadline: The filing deadline is 4 weeks prior to scheduled Landmark Preservation Commission (LPC) meetings, and 23 days (3 weeks and 2 days) prior to the first Thursday of each month for the Lower Downtown Design Review Board (LDDRB). A complete application, including full supporting documentation, is due in the Landmark Preservation office by 12:00pm (noon) on the filing deadline. Landmark staff will determine whether LPC or LDDRB review is required based on adopted design guidelines. Staff will contact the applicant regarding staff comments, meeting dates (if applicable) and any additional materials that may be required.

To submit electronically: Email this form and supporting materials to landmark@denvergov.org. Electronic submission should include two attachments: one pdf with the completed form (“yourname-app.pdf”) and one pdf that combines all supporting materials (“yourname-app-materials.pdf”). File size should not exceed 25MB combined. Contact us if you are having trouble with your electronic submission.

To submit in person: Submit this form and supporting materials to the Records Counter weekdays between 7:30am and 4:30pm on the 2nd floor of the Webb Municipal Building, 201 W. Colfax Ave.

All submittals become the property of the City & County of Denver. Submittals are open records.

Submittals will be posted online or made available to any party that requests a copy.
January 17, 2020

Landmark Preservation
ATTN: Jennifer Cappeto
201 W. Colfax Ave.
Dept. 205
Denver, CO 80202 email: landmark@denvergov.org

RE: 2500 Arapahoe Townhouse, Landmark Preservation

Jennifer,

Thank you for considering our application for review by the Landmark Preservation Commission. We have enclosed the application and associated submittal materials in addition to this letter.

We ask that staff and the Commission consider the full proposal, including the end unit spiral staircase access to the roof as it provides access to the rooftop amenity, but it also pursues several of the following Guidelines:

GUIDELINES FOR NEW BUILDINGS & NON-CONTRIBUTING BUILDINGS
Commercial, Mixed-use & Multifamily

INTENT STATEMENTS
4g To maintain a sense of human scale as perceived from the public way (see “Establish a Sense Of Human Scale” (noted below) for more information.

...[H]ow well a building’s overall design and its architectural parts relate to human dimensions and proportions. A building achieves human scale when the combination of small scaling elements, such as units of masonry, and larger scaling elements such as porches, doors and windows, adapt to human sizes and familiar human dimensions ...

Building Design
4.20 Establish a sense of human scale in the building design.
   a. Incorporate changes in color, texture and materials to help define human scale. See “Establish a Sense Of Human Scale’ ... [noted above] ...for more information.
   b. Use simplified versions of architectural details common in the historic district.
   c. Use materials that help to convey scale in their proportion, detail and form.
   d. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.

4.22 Maintain the overall mass and scale pattern as viewed from the street.
   a. Incorporate floor-to-floor heights that appear similar to those seen in the surrounding historic context, especially at the ground floor.
   b. Distinguish the ground floor from upper floors.
Plazas, Patios & Decks

4.28 When locating a plaza, courtyard, patio, dining area or deck with a new building, minimize visual and functional impacts on the streetscape.

c. Place decks to the side or rear of a property (preferred).

4.29 When locating a rooftop patio on a new building, minimize visual impacts on the streetscape.

a. Use simple, open railings to minimize the visibility of a rooftop patio from the street.

With the addition of the balcony on the end unit, it continues the vertical differentiation between the 1st and 2nd floors, visually separating them while reducing their bulk at street level. This design meets the intent of both providing human scale at the street level as well as integrating urban design. Additionally, all railing are proposed to be metal, low and open, also meeting the design guidelines.

While we understand, that the visibility of the components of this building must be perceived in a historic context, our design continues to honor the desired roof line form, while hiding the rooftop use in line with the intent of the design guidelines, and locates it to the rear of the property as far setback from the street as possible for the end unit. The building design and materials utilized also respect the intended historic context.

We are unable to utilize the proposed recessed roof hatch, which is the preferred option by both the developer and Landmark Preservation Commission, due to requirements placed on this access by the Building Department and building code. We ask that the proposal be considered in its entirety as the developer has put a significant amount of time and effort into meeting the needs of both Landmark Preservation and the Building Department.

We appreciate your consideration,

Jennifer Woods, AICP
2500 ARAPAHOE TOWNHOUSE

(1055, 1065, 1075, 1085, AND 1095 25TH ST.)

LANDMARK RESUBMITTAL 01/23/2020
NOTE:
No permits for a roof-top occupancy or deck improvements is permitted for Unit #5 per Section 5.3.2.5.
MATERIAL TAGS

W3: WOOD STUD & BLACK STUCCO
W4: WOOD STUD & HARDIE BOARD LAP SIDING
W5: WOOD STUD & BRICK VENEER APPROVED BY LANDMARK COMMISSION
R1: BLACK EPDM

2500 ARAPAHOE TOWNHOUSE
LPC DESIGN DETAIL SUBMITTAL

WEST ELEVATION (ARAPAHOE STREET)

01/23/2019
**MAX HEIGHT** 5,243.00'

RECESS BLIND WINDOW 1" IN FROM PLANE OF WALL

**BASEPLANE** 5,213.00'

**GARAGE 2** 5,213.89'
**GARAGE 4** 5,215.59'
**GARAGE 1** 5,213.01'
**GARAGE 3** 5,214.76'

**MAX PROPOSED HEIGHT** 30' - 0"

RECESS BLIND WINDOW 1" IN FROM PLANE OF WALL

**MAX PROPOSED HEIGHT** 30' - 0"

**BASEPLANE** 5,213.00'

**PARAPET LEVEL UNITS 4 & 5** 5,242.31'

**MAX ALLOWED HEIGHT**

**BASEMENT LEVEL FOR UNITS 4 & 5** 5,209.65'

**PROPERTY LINE**

**SIDE SETBACK** 1' - 2"

**PROPERTY LINE**

**SIDE SETBACK** 1' - 2"

**TOP OF BULKPLANE**

**MAX PROPOSED HEIGHT** 5,243.00'

**MAX ALLOWED HEIGHT**

**BASELINE** 5,213.00'

**PARAPET LEVEL UNITS 4 & 5** 5,242.31'

**MAXIMUM ALLOWED HEIGHT** 30' - 0"

**PROPERTY LINE**

**SIDE SETBACK** 1' - 2"

**MAXIMUM ALLOWED HEIGHT** 30' - 0"

**BASELINE** 5,213.00'

**PARAPET LEVEL FOR UNITS 4 & 5** 5,242.31'

**MAXIMUM ALLOWED HEIGHT** 30' - 0"

**PROPERTY LINE**

**SIDE SETBACK** 1' - 2"

**PROPERTY LINE**

**SIDE SETBACK** 1' - 2"

**MATERIAL TAGS**

W3: WOOD STUD & BLACK STUCCO
W4: WOOD STUD & HARDIE BOARD LAP SIDING
W5: WOOD STUD & BRICK VENEER APPROVED BY LANDMARK COMMISSION
R1: BLACK EPDM