This document is the staff's comparison of the Secretary of the Interior's 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:** #2021-COA-338  
**Address:** 1499 Blake Street, Unit 7A  
**Year structure built:** C. 1997 (Period of Significance: 1860-1941)  
**Applicant:** RDG Garden Design

**LDDRC Meeting:** August 5, 2021  
**Staff:** Brittany Bryant

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**Project Scope Under Review:**  
Rooftop Pergola and Deck Alterations

<table>
<thead>
<tr>
<th>Pergola Footprint: 17’ X 15’-7”</th>
<th>Pergola Height: 9’-4”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Kitchen: 4’ X 8’</td>
<td>Outdoor Kitchen: 7’-8”</td>
</tr>
<tr>
<td>Trellis #1 Footprint: 3’-4” X 12’</td>
<td>Trellis #1 Height: 7-10”</td>
</tr>
<tr>
<td>Trellis #1 Footprint: 4’-6” X 12’ 7 ½”</td>
<td>Trellis #2 Height: 7’-10”</td>
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**Materials:**
- Decking: Trex composite Decking in “Tiki Torch” & IPE deck tiles
- Pavers: Porcelain Pavers in “Simply Grey”
- Pergola Structure: Aluminum frame and powder coated aluminum louvered roof system in “gray hammer”
- Trellis Structures: Steel structure and shade walls in “gray hammer” with IPE roof system
- Outdoor Kitchen: Pressure treated lumber and steel, removable feature  
  Water Feature & Fire Pit: Steel, corton steel, and granite, removable features
- Planters: Powder coated steel

**Staff summary:**
The applicant is proposing to construct a new rooftop deck on 1499 Blake Street for unit 7A. The new rooftop deck will feature porcelain pavers, artificial turf, Trex decking and IPE decking. A new outdoor kitchen with shade structure, a new pergola, two trellis structures, and new planters will be installed. The rooftop deck will also include a new outdoor kitchen, water feature, fire pit and water feature that are removable (no foundation, considered “temporary”) features that do not require LDDRC review.

1499 Blake Street is a non-contributing structure. Unit 7A is located at the corner of Blake Street and 15th Street. The current rooftop deck is unfinished, however there is an existing rail at the building parapet.
Guideline | Meets guideline? | Comments
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**Principle 8. Rooftops and Mechanical Elements**  
All roof structures and appurtenances (e.g. elevators, mechanical penthouses, stair towers, and mechanical equipment) must work within the overall design of the building. They also offer the opportunities to enhance the building’s overall architectural features.

**Policy 8.1 General Design Considerations**  
Rooftop elements pose special problems: historically, most were not screened, but neither were they generally visible from the street due to high cornices.

**8.1.1 Rooftop Elements**  
Requirement: Rooftop and mechanical elements shall not be placed on penthouses.  
Preference: Rooftop elements should be neutral, unless another approach can be demonstrated as superior.  
Preference: Rooftop elements should be neutral unless they are a significant part of the façade or elevation design

**8.1.3 Height Limits**  
Requirement: Height limits for general roof structures and appurtenances are subject to provisions found in Policy 4.1.

| Yes/No | The applicant is proposing one pergola, two trellis, and one shade structure for the rooftop deck. All structures are less than 15 feet in height, the max height allowed for rooftop structures and appurtenances.
| | The pergola will be inset 9'-6 9/16" of and inch from the 15th Street parapet wall and 12'-5" from the Blake street parapet wall.  
The pergola will be constructed on a Trex Decking platform. The pergola is 9'-4" tall. Perforated shade walls be located along the 15th Street and the opposite side of the pergola structure.
| | The outdoor kitchen will be placed in the against the parapet wall along Blake Street and the 7'8" shade structure will have minimal visibility.
| | The two trellis structures will be placed on the small extension of the deck along 15th Street where the building façade jogs inward. Trellis #1 will serve as a gateway onto the rest of the deck and trellis #2 will be placed along the parapet wall. Both structures are 7'-10" in height.
| | Due to the rooftop deck location, at the corner of Blake Street and 15th, the pergola and trellis structures will have some visibility from the public right of way. However, the building is non-contributing and rooftop trellis shade structures can be found on non-contributing buildings within Lower Downtown.
| | Planters of various dimensions (see page 12) will be placed around the building parapet and internally to the rooftop deck. Planter heights range from 1 foot to a max height of 3'-8". Staff are concerned about planter locations against the parapet wall being used for trees. However, the Commission only has purview over the placement of planters, not the type of soft scaping in the planters. Staff would strongly urge low profile plantings.

| | | | |
Recommendation: Approval

Basis: The proposed pergola and trellis/shade structures will have minimal visibility from the public right-of-way and is neutral in design. The structures do not exceed the max heights for rooftop structures and appurtenances and will not add additional height to this non-contributing 10-story building.

Suggested Motion: I move to APPROVE application #2021-COA-338 for the rooftop deck paving, pergola structure, trellis structures, and outdoor kitchen at 1499 Blake Street, Unit &A, per design guidelines principle 8, policy 8.1, 8.1.1, and 8.1.3, presented testimony, submitted documentation and information provided in the staff report.