Application

Design Review General Application Checklist

Design review is a collaborative process used to examine projects in designated historic areas or properties for architectural design and compatibility with the existing historic built environment. Applications submitted for design review must be accompanied with specific information which adequately describes or studies the proposal. To comply with the required submittal standards of Denver Landmark Preservation, submitted documentation shall clearly illustrate the existing conditions as well as any proposed alterations.

Submit this form, completed, with the required submittal documentation.

Project Address: 10 W 14th Ave, Denver, CO 80204

The following is REQUIRED:

1. Complete Application for Design Review
2. Plans / drawings / sketches that adequately depict the project
3. Details and materials of the project
4. Color photos of existing conditions

Review is based on a comparison of the proposal and the Secretary of the Interior’s Standards, Design Guidelines for Landmark Structures and Districts, Landmark Preservation Ordinance/Chapter 30 Revised Municipal Code and other applicable adopted guidelines. Landmark staff is not responsible for building or zoning review. Please submit plans to those agencies for comment.

Please note: If the proposal includes demolition of an existing structure a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project and its impact on a historic property or historic district.

LEGAL DISCLAIMER: This Advisory should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code, guideline and/or rule requirements, whether or not described in this Advisory.

AUDIENCE REVIEW COMMITTEE

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

APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED

1. Complete Application for Design Review
2. Plans / drawings / sketches that adequately depict the project
3. Details and materials of the project
4. Color photos of existing conditions

ITEMIZED LISTING OF PROPOSED WORK ITEMS – only listed items will be considered:

- remove select exterior columns
- replace select storefront windows with doors
- install exterior storefront entry
- rescrape hardscape and landscaping

Materials of work:

- various stone
- storefront
- curtainwall

Amount of demolition of original features/materials

1,733 square feet

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

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 the completed design guidelines.

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.

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.

For more information, visit the Denver Central Library • studiotrope Design Collective
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An aerial photo of the Jan. 21, 2017 women's march on Denver in Civic Center Park. (Denver Public Library/Western History Collection/Pedro Bernal/WH21371-2017-137)
Project Description

Mission Statement: Together, we create welcoming spaces where all are free to explore and connect

The Central Library is undergoing a substantial renovation, primarily to the building interior, ensuring that the library of the future will better serve the community and achieve the library Vision: A strong community where everyone thrives.

In 2020, the Denver Public Library celebrated the 25th anniversary of the opening of the Michael Graves designed Central Library. In 1990, the city's voters approved a $91.6 million bond issue to build a new Central Library and renovate, expand or build new branches. The 540,000 square-foot Central Library, the inspiring design of Michael Graves and the Denver firm of Kipp Colussy Jenks Dubois, opened in 1995. This was a moment in the history of public libraries when there was great change on the horizon as we embarked on the information age. Since this building was conceived, libraries have shifted away from primarily transactional venues with seek and find behaviors to transformational centers that inspire exploration and discovery in serendipitous ways.

Denver Public Library wants to ensure that the Central Library continues to be a welcoming and useful facility that serves Denver well for generations to come, ensuring the existing building and surrounding site can thrive in our ever-changing information landscape. While keeping the integrity of the Graves’ design, the Central Library needs significant changes in order to provide spaces for current and future library services.

Four of the Guiding Principles of the renovation initiative that are relevant to this LPC application are;
1) Address security and safety issues for all users;
2) Respect, protect and enhance the iconic architecture of the Central Library;
3) Create a stronger primary entrance;
4) Provide a stronger visual and physical connection to Civic Center and the Arts Complex.

Two of the Goals of the renovation initiative that are relevant to this LPC application are;
1) Preserve the integrity of the building while increasing accessibility, safety, and customer comfort;
2) Increase transparency into the building (reduce the foreboding and insular quality) to improve approachability and safety.

Exterior impacts of the renovation initiative that are relevant to this LPC application are;
1) Acoma Plaza;
2) Broadway Entry and Plaza;
3) 13th Avenue Arcade.

Design Statement

Many of the design elements for this project stem from the 2016 Denver Central Library Vision Plan and address the 2017 Elevate Denver Bond initiatives.

The Denver Central Library is widely recognized as one of the best examples of an architectural movement that was born in America in the late part of the 20th century which defined that era; Post-Modernism. Michael Graves was one of just five architects credited with being responsible for this movement. Post-Modernism was a reaction to early and mid-century modernism and is known for being playful and whimsical, while emphasizing form-making and reinforcing the significance of defined rooms. Michael Graves was deeply influenced by his travel sketches as a student which he clearly referenced when designing the rooms and forms for the Denver Central Library, as well as the many domestic products he was designing at the time. Perhaps most notable are the uniquely simple exterior forms of the Central Library which have become iconic contributors to the surrounding Civic Center architecture.

The building massing does well to respect the historic library which preceded the Graves’ expansion. Designed by Burnham Hoyt, the original, mid-century library has modest floor-floor heights and a much higher ratio of windows to walls as compared to the Graves’ addition. The Graves’ addition does its best to avoid overwhelming the original building, despite being significantly larger. Appearing as a “city of forms” the entire Central Library nestles nicely into the backdrop of Civic Center and downtown Denver while simultaneously presenting itself as an identifiable building.

Burnham Hoyt is one of Denver’s most beloved local architects, recognized above all for his 1936 design of Red Rocks Amphitheater. The Burnham Hoyt Central Library is individually listed on the National Register of Historic Places. The entire Central Library is located within the Civic Center Historic District and all exterior alterations are subject to review by the Denver Landmark Preservation Commission.

Distinguishing characteristics of the architecture:
- civic
- classic
- axial
- symmetric
- balanced
- high quality
- whimsical
- timeless
- muted colors
Design Guidelines for Denver Landmark Structures & Districts

The Landmark Preservation Commission is the deciding body for all applications. The Central Library is not yet a registered landmark but this application is based on the premise it will be in the future for its significance both locally and nationally.

The following analysis of the district and design guidelines were provided by Landmark staff. There is no period of significance for the Civic Center Historic District in the designation ordinance and no list of contributing and non-contributing structures. There is a recommended period of significance (1909-1979) included in the Civic Center Design Guidelines adopted by the LPC in 2009. However, these guidelines deal only with a narrow area focused immediately around the park (Identified as the Study Area and Area of Influence in the design guidelines). These guidelines do not address Civic Center Historic District as a whole. LPC Staff finds that the period of significance was only intended to apply to the Study Area and not the entire district. Therefore, the general Landmark guidelines are the applicable guidelines for the broader district since there is no period of significance. When there is not a period of significance or list of contributing/non-contributing structures available for a district, then all structures are treated as contributing unless a normal determination of contributing/non-contributing status is made by the LPC. The Landmark district nomination as well as the National Register nomination (on which the Landmark district was based) identify the district as designated for the role of the park and surrounding buildings as a civic and cultural center.

This package follows the recommended design review path for the proposed library alterations as follows:

- Use general design guidelines—Civic Center design guidelines do not apply
- No period of significance or list of contributing structures in district ordinance, so library has not been determined contributing or non-contributing
- Proposed work shall follow guidelines for contributing structures in which case the following guidelines would apply:

2.10 PRESERVE SIGNIFICANT STYLISTIC AND ARCHITECTURAL FEATURES

a. Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.

b. Employ oversized, stylized versions of traditional building elements

c. Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.

d. Do not remove/add features that would change the architectural style of the building.

2.52 PRESERVE THE CHARACTER-DEFINING ELEMENTS OF A CIVIC OR INSTITUTIONAL BUILDING

These can include:

c. Four-sided architecture

d. Do not remove/add features that would change the architectural style of the building.

This application will provide graphic and written examples to highlight design compliance with the intent of the guidelines listed above. Written responses to guidelines can be found throughout this packet in blue font for clarity.

Pre-Application review comments from LPC Staff

The following text was borrowed from an email from Abigail Christian, CPD Senior City Planner, to Anne Pharamond, Senior Project Manager for studio trope, on June 10, 2021.

Staff evaluation: The 13th Avenue arcade is a character-defining feature of the library. Significant alteration of this feature (such as removing columns and/or significantly altering column spacing) would not meet the design guidelines. Staff would recommend denial of the application. Library is the work of a significant architect, internationally recognized for his influence on the development of the Post Modern style. The Denver Public Library is widely recognized as one of his key works. Alteration of a character-defining feature would negatively impact the integrity of Graves' design.

Character-defining evaluation based on:

- Physical prominence of the arcade, extending along the entire 13th Ave facade and wrapping the corners
- Visual prominence of the arcade. This is a key identifying feature of the building featured in many drawings and photographs of the building.

Role of the arcade in expressing the Post Modern style of the building. The arcade feature represents many of the character-defining features of the Post Modern style. Substantial alternation of this feature would alter the Post Modern character of the building.

Key Post Modern elements expressed in the arcade:

- Employ oversized, stylized versions of traditional building elements
- Play with scale and proportion, exaggerating, manipulating, and distorting traditional forms
- Rediscover symbolic value of architectural elements and forms
- Reinterpret historic design elements, combining inspiration from various styles and periods
- Reference historical examples
- Use familiar shapes in unexpected ways

If the LPC determines that the library is non-contributing, then additional flexibility would likely be allowed. When reviewing alterations to non-contributing structures, the goal is to ensure that a non-contributing structure is not made less compatible with the district and that alterations do not adversely impact the character-defining features of the district.

Applicant response to LPC Staff comments

The applicant agrees with staff that the 13th Avenue Arcade is a character-defining feature of the library, and acknowledge the significance this building and its the renowned architect have on the post modern era. The applicant also agrees the alterations to the 13th Avenue façade could negatively impact the integrity of the design. The modifications to the 13th Avenue Arcade proposed herein would not have been conceived if not for the even greater significance of negative impact the existing design is creating relative to the health, safety, and general welfare of building occupants, neighbors and pedestrians bypassing the 13th Avenue façade. The applicant assumes the position that public safety and security shall take precedence when considering alterations to the Arcade and this application has therefore sought a solution that improves health and safety issues while meeting the intent of the Landmark Preservation Design Guidelines. The resulting proposal presented herein is the most appropriate and successful solution of all potential options.

Please reference the letters of support we have included in this application for specific evidence of the need to alter the 13th Avenue Arcade relative to public safety, and the shared belief that the building’s integrity will remain intact as a post-modern icon despite the proposed alterations. The applicant agrees with the six bullets listed above which define the key post modern elements expressed by the existing arcade, but recognizes that these same key elements are the cause of significant safety and security threats to the 13th Avenue façade. Furthermore, the historically successful examples of arcades that are referenced by this façade generally serve active storefronts, building entries, or a generous girth of corridor width. In the case of the Denver Central Library, the existing arcade does not provide any of these characteristics currently.

The applicant would like to emphasize the proposal is to keep the 13th Avenue Arcade intact while modifying it to improve safety and security issues. The proposed modifications will not change the intended function of the arcade. In fact, with the proposed changes the arcade will function as an active corridor and therefore promote the requirements of Sec. 30-1 of Chapter 30, Article I, “Purpose and Declaration of Policy’ of the Denver Revised Municipal Code, which includes: Promote good urban design including the perpetuation of related private open spaces. This is relevant because Sec. 30-1 outlines public policy related to historic preservation.

Lastly, the design solutions presented here are rooted from a place of reversibility, ghosting the original construction and ensuring anything removed can be re-installed and anything installed can be removed. DPL is considering salvaging enough Kasota Limestone and Chinese Slate to cover the south face of each column removed.
2.0: Guidelines for Preserving Historic Buildings

Introduction

This chapter provides guidelines for the treatment of historic structures, including individually-designated Denver landmarks and contributing structures in historic districts. The applicant considers the Michael Graves addition to the Denver Central Library to be a contributing structure in the Civic Center Historic District.

The following core preservation values are relevant to this application:

- **Protection.** Keeping historic landmarks and districts in use and protecting them from deterioration
  - The 13th Avenue Arcade is experiencing excessive deterioration due to mis-use.

- **Rehabilitation.** Updating historic structures to accommodate modern living and repair deteriorated features
  - The existing Broadway Entry enclosure does not meet modern energy code requirements.

- **Authenticity.** Retaining historic character, features and materials
  - The Broadway Entry retains exterior historic features and materials.
  - Acoma Plaza removes an existing non-functional terrace enclosure.
  - The 13th Avenue Arcade removes some of the non-bearing columns but maintains the colonnade.

- **Sustainability.** Reuse of historic buildings and materials
  - The Children’s Door re-uses a historic building entry node

- **Vitality.** Activating historic buildings, places and neighborhoods
  - The existing 13th Avenue Arcade is inactive.
  - The existing Acoma Plaza is inactive.

Applicable Guidelines for Architectural Features

2.1 Preserve original building materials.
   - All original building materials will be retained.

2.10 Preserve significant stylistic and architectural features.
   - a. Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.
   - b. n/a
   - c. Do not add architectural details that were not part of the original structure. For example, decorative millwork should not be added to a structure if it was not an original feature as doing so would convey a false history.
   - d. Do not remove/add features that would change the architectural style of the building.

   - The proposed modifications treat examples of skilled craftwork with sensitivity, namely the preservation of the copper siding at the Acoma Plaza Pavilion and the masonry at the Broadway Entry.
   - The complementary stonework at the 13th Avenue Arcade does not impact the architectural style of the building.
   - The proposed modifications do not include architectural details that would convey a false sense of history.
   - The proposed modifications do not remove/add features that change the architectural style of the building.

2.14 Maintain the pattern and proportion of historic window and door openings.
   - a. n/a
   - b. n/a
   - c. n/a
   - d. n/a
   - e. Avoid enclosing a historic window or door opening or adding a new opening.
     - Two existing storefront windows adjacent to the Broadway Entry will be replaced with storefront doors to match existing adjacent construction. A third existing window is being retrofitted to become an after-hours book drop.

2.15 Preserve historic doors.
   - All doors, except for the aluminum automatic sliding doors at the Broadway Entry, will be preserved. This particular sliding door will be replaced with 2 modern versions of the same, aluminum automatic sliding doors. This replacement addresses two project goals; meet current energy requirements and create a more welcoming and safe entry experience.
Guidelines for Civic Buildings

2.52 Preserve the character-defining elements of a civic or institutional building. These can include:
   a. n/a
   b. n/a
   c. Four-sided architecture
   d. n/a

   The proposed modifications preserve the character-defining elements of all sides of the Denver Central Library – namely, the character-defining pavilion at Acoma Plaza, the portico at the Broadway Entry, and the 13th Avenue Arcade.

   The design team explored enclosing the 13th Avenue Arcade but found this solution to be less appropriate and less successful for many reasons, not the least of which is the loss of the Arcade itself.

2.53 Retain civic and institutional building entry features in their original condition. These can include:
   a. n/a
   b. Porticos
   c. n/a

   The proposed enclosure of the Broadway Entry retains the existing portico in its original condition.

2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.
   a. n/a
   b. Preserve the essential form and integrity of historic buildings and structures
   c. Avoid Demolition that changes the overall appearance, massing and volume of the historic building as perceived from public vantage points
   d. n/a
   e. Do not demolish character-defining features of a historic property.

   The essential form and integrity of the building is preserved with this proposal. The Acoma Pavilion is entirely preserved, the Portico at the Broadway Entry is entirely preserved, and the 13th Avenue Arcade is preserved as an Arcade.

   The demolition proposed at the Broadway Entry is entirely interior to the proposed building footprint. The overall appearance, massing and volume of the historic facade is maintained while the entry doors are widened by removing two utility closets and accompanied structural supports.

   The free standing columns along the 13th Avenue Arcade create a colonnade that is a character-defining feature to the building. To preserve the colonnade – and the Arcade itself – while addressing the life safety problem presented, several non-bearing columns must be removed. At first it may seem antithetical to suggest removing columns as a means to preserve a colonnade, but the removal of select columns is the most appropriate and successful means of preserving the colonnade and Arcade while also addressing the life safety problem presented.

2.62 Do not damage the historic character of the original building when installing security devices.
   a. Do not damage or obscure significant architectural features of the original historic building.
   b. The installation should be reversible. Once removed the original building should remain intact and the integrity of historic materials should not be compromised.

   The design solutions presented here are rooted from a place of reversibility, ghosting the original construction and ensuring anything removed can be re-installed and anything installed can be removed.

   DPL is considering salvaging enough Kasota Limestone and Chinese Slate to cover the south face of each column removed from the 13th Avenue Arcade.

2.65 When adding accessibility features, such as ramps, minimize impacts on historic buildings and the surrounding historic context.

   All possible measures have been considered to minimize the impact to the Acoma Plaza, Broadway Entry, and 13th Avenue Arcade while ensuring the renovated building is fully accessible. Urban design best practices were utilized to create accessible routes without modifying the Acoma Pavilion or Broadway Portico.

   The proposed ramp in the 13th Avenue Arcade is required to provide accessibility to the service window and materials return. It is important this service remain inside the existing Arcade. By removing a column from the colonnade, the visual connection to the proposed ramp is improved. The ramp has been envisioned as a “speed bump” along the pathway of the Arcade experience, rather than an impediment. This is achieved by using the entire width of the Arcade for the ramps and landing.

2.66 When adding accessibility features to historic civic/institutional buildings, or other buildings that are located on a landscaped site, ensure compatibility with the historic site.
   a. Integrate ramps with the building’s architecture and landscape setting.
   b. Consider providing access by gently re-sloping a large lawn and eliminating the need for railings, ensuring that the historic character of the building and site are not negatively impacted.

   To achieve minimum accessibility requirements, railings must be introduced to Acoma Plaza, the Broadway Entry, and the 13th Avenue Arcade. The character of the building’s primary features are preserved.
Letter of Support

Denver Community Planning and Development – Landmark Preservation Commission
201 W. Colfax Ave., Dept. 205
Denver, Colorado 80202

Re: Denver Central Library Renovation Column Removal letter of support

Dear Landmark Preservation Commission:

As you know, the Denver Central Library is undergoing a substantial renovation. To continue to meet the needs of the community, it is time to address the building’s shortcomings I’ve witnessed in my 20 years of working at this iconic Michael Graves building. I request that you strongly consider and approve this important modification to the building along the 13th Avenue facade.

I understand that the Landmark Preservation Commission's goal is to retain original architecture, and yet, the serious safety and security challenges we experience daily are contrary to Graves’ intent for the space, which was that of a lively Parisian arcade. The effect of the current configuration of columns directly impacts our customers, staff, and neighbors. Each enclave between the columns makes it difficult for people wanting to traverse through, or pass by, the colonnade by providing secluded areas for both inappropriate and illegal activities. The colonnade is effectively a long stretch of hidden and seemingly private places providing opportunities for people to engage in behavior inappropriate in a public and sacred space.

It has proven exceedingly challenging to monitor the area to prevent and control said behavior. Our security team members have been verbally assaulted and threatened with physical violence when asking people to clear the colonnade or leave the property when failing to comply with the library use policy, or worse, engaging in illegal activities. The Denver Police Department is short staffed and daily calls for assistance are not a priority. Policing the 13th Avenue Arcade has become the library’s sole responsibility. We can not afford additional security presence, and we do not want to fence this beautiful building off.

I have directed our renovation Architect of Record Joseph Montalbano of studiotrope Design Collective to make our building more welcoming and safe with architectural modifications, because we have exhausted all other mechanisms to address inappropriate behaviors. As we searched for solutions, we agreed that opening the colonnade at the street level would not only improve the pedestrian experience, but also activate the public right of way and greatly reduce the sense of privacy behind the remaining columns.

Our mission is: Together, we create welcoming spaces where all are free to explore and connect. Due the inherent public nature of our work, we do welcome all while upholding our library use policy which dictates what is appropriate and inappropriate behavior. There is a limit to what we can realistically do to prevent and halt egregious behavior on the exterior of our building. We are spending a significant amount of money to enhance and improve the customer experience and we intend to create spaces that will work for generations to come. It is necessary to make a permanent improvement to this part of the building in alignment with our overall mission and Central Library vision. This is for the greater good of Denver.

We are proud that our Central Library was designed by preeminent Postmodern architect Michael Graves and that this facility is considered a shining example of his work. It is extremely important to those of us stewarding the Denver Public Library that we maintain the architectural integrity of Graves’ design and vision. It is equally important to us to be respectful of the Burnham Hoyt building. Michael Graves had a vision for the library and we would like to help sync his vision with the reality of running an urban library with all the challenges that entails. We believe that renovation Architect of Record Joseph Montalbano of studiotrope Design Collective has created a solution that will improve safety and security while ensuring that Graves’ planned façade continues to feel coherent and intentional. I urge you to please approve this change proposal.

Thank you for your consideration,

Michelle Jeske
City Librarian
Denver Public Library
November 3, 2021

Denver Community Planning and Development – Landmark Preservation Commission
201 W. Colfax Ave., Dept. 205
Denver, Colorado, 80202

Re: Denver Central Library Renovation Column Removal Letter of Support

November 3, 2021

Denver Landmarks Preservation Commission
201 W. Colfax Avenue
Denver, CO 80202

To the Landmarks Preservation Commission:

I am writing regarding the proposed renovations to the Denver Central Library, for which we were the original design architects. We are pleased that the Library and the community have held the building in high regard and continue to respect its architectural design, and also that the Landmarks Preservation Commission is being so diligent in your deliberations.

The architects at studiotrope Design Collective have shared their plans for the proposed renovations. Having been involved with many projects and sites of historic significance, including this Library, our firm recognizes that contexts and use patterns evolve, and that renovations and modernizations are often needed. We don’t hold on to the past unnecessarily. We support the application and will respect the Commission’s decisions.

The plans as presented are both thoughtful and realistic. We especially appreciate the proposed renovations to Acoma Plaza, as well as the Broadway entrance now that it has become primary. Both will result in a livelier public experience. As for the south façade, Michael Graves intended the arcade to be relatively dense in order to provide visual “support” for the mass of the half-cylinder drum surrounding the stacked reading rooms above. However, opening up the arcade to gain more “eyes on the street” makes sense in light of the way the space has been mis-used. The “rhythm and patterning analysis” contained in studiotrope’s report captures the sense of order that pervades the Library’s composition and is a logical approach to the arcade. Appropriate lighting would be a big plus to achieve the safety goals of the project.

Thank you for your consideration. We look forward to seeing the renewed Library.

Sincerely,

Karen Nichols, FAIA
Principal

Denver Central Library • studiotrope Design Collective

Richard Farley, FAIA emeritus
July 11, 2021

To the Landmark Preservation Commission:

The purpose of this letter is to offer some thoughts on the modifications proposed by DPL Leadership and studiotrope Design Collective (sDC) regarding the south colonnade/arcade of the Denver Central Library. This is an important but as-of-yet unresolved aspect of the design work under way by that firm for the Denver Public Library.

By way of introduction, I have served as a design advisor (one of several) to studiotrope for this project. Although most of my involvement was early in the design process, I have remained involved and have followed this aspect of the design with keen interest. I have a personal stake in the viability and success of this library, as I was the Architect of Record for the original (1995) project, which was designed by Michael Graves Architect of Princeton, New Jersey. I served in this role as principal in charge for the Denver firm of Klipp Colussy Jenks DuBois (subsequently klipp), as we teamed with Michael and his firm for the duration of this project (from competition through construction and opening).

I do not take issue with any of the points raised in the e-mail of June 10, 2021, from Abigail Christian, CPD City Planner Senior, to Anne Pharamond of studiotrope. And, in particular, I concur with the list of “Key Post-Modern Elements expressed in the colonnade” as summarizing the salient points of the Michael Graves design of this aspect of the building.

Nevertheless, I believe there are aspects of a design for which considerations of public safety must take precedence over other aspects. This is one of those instances.

When the Library was designed and built, the block bounded by 13th and 14th Avenues, Broadway and Acoma Plaza was much different than it is today. There was considerably less pedestrian use on all sides of the building. And in the 25 years since the building opened to the public, the concentration of people at all times of day has increased dramatically. This impacts the south arcade directly. There is a minimal distance between the arcade and the street, and the space within the arcade can be dark and, frankly, foreboding. In light of this, studiotrope has proposed a sensitive removal of several of the columns to open this passage up significantly, acknowledging the original design in what I believe is a sensitive response.

The situation would be quite different if the library were placed on an open field, with ample room around the south side. As it is, however, I believe the colonnade creates a safety hazard to both staff (which use this route frequently, and often during the dark) and the public. This risk is not only that someone might be apprehended in the dark spaces behind the columns, but that the obscurity of the columns means that it would be much less likely for someone in a compromised situation to be seen by someone nearby or across the street who could call for help.

Thank you for your review and consideration.

Your truly,

Cornelius (Kin) DuBois, FAIA, NCARB, LEED AP BD+C
Denver Landmark Preservation Commission
201 W Coffax Ave.
Denver, CO, 80202

To the Landmark Preservation Commission,

I am writing regarding the proposed modifications to the south colonnade of the Graves addition to the Denver Public Library. While I am a member of the design team for this project, I am also writing as a citizen of Denver and an advocate for preservation in my community.

The Graves addition to the Denver Public Library is a tremendous work of architecture, but, like any work of architecture, it is not without flaws. The proposed alterations will sensitively and appropriately correct its most significant flaw – an urban design issue which has gradually come to represent a concern for the health, safety, and welfare of the general public.

Most buildings are not perfect from the start. Back in the 1890s, when someone built a building with a basic functional problem, someone fixed it many years prior to its potential designation. The Graves addition to the Denver Public Library is 26 years old. It has gained in significance since its construction, but on the scale of historic landmarks, it is still brand new. The Landmark Preservation ordinance was never intended to freeze buildings in place from the day of their construction.

The Civic Center Historic District was established in 1976, before Denver had regularized practices like reviewing the proposed changes for a contributing vs. a non-contributing building. The Design Guidelines for the Civic Center district were established as part of the designation process.

Page 16 of the Design Guidelines states that

ESTABLISH A SENSE OF HUMAN SCALE: The concept of human scale defines how 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.

Under this guideline, the commission would not be able to approve the south colonnade as it is currently constructed. Since the day it was built, passers-by have generally avoided it. The colonnade’s proportions – intended as postmodern whimsy – are, for a person on the sidewalk, heavy and uncomfortable. I remember a first-year class in the architecture program at the University of Colorado Denver – our professor was teaching us about human scale – and our class was instructed to go visit the south colonnade to learn how to do it.

The colonnade was always intended as a generous gift to the public realm. The proposed design opens it up and renders it unthreatening while still keeping it conjoined with the city sidewalk, an articulated part of the public realm, and welcoming in a way it never has been before.

The proposed alterations to the colonnade do exactly this. The colonnade was always intended as a generous gift to the public realm. The proposed design opens it up and renders it unthreatening while still keeping it conjoined with the city sidewalk, an articulated part of the public realm, and welcoming in a way it never has been before.

The enabling ordinance for Landmark Preservation in Denver states its sixth goal as being to

Promote good urban design including the perpetuation of related private open spaces.

If the Commission does determine that the Graves addition is a contributing building, it will have the duty of evaluating whether the proposed alteration will result in a loss of its integrity. The Guidelines state that

Loss of integrity means that a building no longer reflects its original time and place because so many changes have been made.

While the colonnade as built is a characteristic detail of the postmodern style, is there any danger that the Graves addition will no longer reflect the postmodern style?Hardly – every inch of the addition will continue to both reflect and define the postmodern style. If anything, the building will become even more postmodern. As noted in Glenn Adamson’s Guide to Postmodern Architecture,

The intellectual origins of Postmodernism are typically traced back to Robert Venturi’s book Complexity and Contradiction in Architecture (1966) . . . Venturi advocated a permissive architecture of the ‘both/and’. He pointed out that great cities like Rome did not speak with one voice, but rather in historical layers and vivid juxtapositions.

The proposed alteration will be merely another historical layer in a building that is conspicuously composed of historic layers – not a loss of integrity, but an acknowledgment of the postmodern style’s celebration of historic change and adaptation as generative factors in architecture.

Finally, if a later generation comes to regret this alteration, the colonnade can easily be restored and reconstructed to its original form. It is not an irreplaceable hand-carved stone ornament, but thin stone veneer on metal studs and gypsum sheathing. The veneer quarry is still active. The original construction drawings are detailed, high quality, and not about to be lost – after all, they are archived at the Denver Public Library.

The Denver Public Library inhabits a remarkable building, and treats it with all possible respect. I urge the Landmark Preservation Commission to allow the Denver Public Library to carry out this crucial enhancement to the building, resolving a public safety concern and uncovering a previously hidden asset for the city.

Sincerely,

Ozi Friedrich, AIA, LEED AP
720.432.5528

Ozi@radix.design
radix.design
28 West first avenue, Denver, Colorado
sustainable architecture, rooted in place
Dear Commission,

The Denver Central Library is a beloved institution and is now undergoing substantial renovations thanks to the $38 million in bond funds passed by voters in 2017. In order for the library to best meet the needs of the community, I am writing to ask you to please support and approve the removal of several South and West Façade Columns.

The arcade where the columns are located is not performing the way it was intended. Michael Graves envisioned an activated, lively, Parisian Arcade. The number of columns it currently has creates a tight and oppressive feel and encourages people to linger in what should be a functional walkway and space. The removal of these columns will help:

- Increase daylight into the Commons (Reading Room)
- Open arcade to the sidewalk for a more plaza like feel (less tunnel-like)
- Eliminate formidable presence of excessive columns
- Increase visibility into arcade
- Create space for pedestrian activities
- Minimize dark corners and hiding spots in the arcade

I thank you for your consideration and hope you see that this change will help activate the Denver Central Library in the way Graves intended.

Sincerely,

Eric Lazzari  
Executive Director  
Civic Center Conservancy

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February 26, 2021

Dear Landmark Preservation Commission,

It is my pleasure to offer support for the Denver Central Library’s plans for substantial renovations thanks to the $38 million in bond funds passed by voters in 2017. The Denver Central Library is a much-loved part of the Denver landscape, and as a neighbor and partner the Denver Art Museum works in tandem to deliver cultural and educational experiences to best meet the needs of our community.

In particular, I am excited about the opportunity for the Library to rethink the design of the existing façade columns on the south and west facing side of the building. The Denver Art Museum encourages a design solution in keeping with the original design intent, and what the original architecture team envisioned.

As well, the Denver Art Museum supports the Library’s goals to improve safety and security on the north side of 13th Avenue by opening the arcade and increasing the transparency of the building to better connect this civic institution with the city. Specifically, the right design solution for these columns will help:

- Increase visibility into the arcade
- Create space for pedestrian and library visitor activities
- Minimize dark corners and hiding spots in the arcade

Thank you for your consideration. This change will help activate and enhance the Central Library and Denver Art Museum campus, make it more welcoming to visitors, and amplify library service.

Sincerely,

Christoph Heinrich  
Frederick and Jan Mayer Director  
Denver Art Museum
April 4, 2021

Rachel Fewell
The Denver Public Library
10 West 14th Ave. Parkway
Denver, CO 80204

Re: Denver Central Library Renovation

Dear Rachel,

Capitol Hill United Neighborhoods, Inc. ("C.H.U.N."), a Colorado nonprofit corporation and Denver’s largest, oldest registered neighborhood organization (RNO), is pleased to support the Denver Public Library’s request to renovate and modify portions of the Central Library’s south and west façade.

- Public funding for institutions is essential to Denver’s future. The Denver Central Library is an architectural gem in downtown Denver, and it is immediately adjacent to C.H.U.N.’s geographic boundaries. We are excited to see citizen support, made possible through bond measures passed in 2017, invest in such an important community asset.

- Activating community spaces and bringing Denverites together is critical. In order for the library to meet the needs of the community, the removal of several South and West Façade Columns is essential. This will improve pedestrian access and increase daylight in many of the common areas of the library.

- Minor modifications should be made in order to meet current needs and improve safety. The arcade where the columns are located is not performing the way it was intended. Michael Graves envisioned an activated, lively, Parisian arcade. The number of columns currently creates a tight and oppressive feel. Further, the current design encourages people to linger in what should be a functional walkway.

On Thursday, March 25, 2020, the C.H.U.N. Board of Directors held a regularly scheduled board meeting. At that meeting, Kathy Callender, moved to support this project. The motion was seconded. All board members voted in favor of the project. Therefore, we call on Denver Community Planning and Development and the Landmark Preservation Commission to support these modifications to the Central Library. Should anyone have questions concerning our support, they can contact me at 303.817.5744 or email travis.leiker@chundenver.org.

For Denver,

Travis Leiker, MPA
President & Executive Director
Capitol Hill United Neighborhoods, INC
March 17, 2021

Denver Community Planning and Development – Landmark Preservation Commission
201 W. Colfax Ave., Dept. 205
Denver, Colorado 80202

Re: Denver Central Library Renovation - Column Removal Letter of Support

Dear Members of the Commission,

The Denver Central Library has a long and rich history in the community and is currently undergoing substantial renovations thanks to the $38 million in bond funds passed by voters in 2017. In order for the library to best meet the needs of the community, I am writing to ask you to please support and approve the removal of several South and West Façade Columns.

The Golden Triangle Urban Design Committee understands that removing several of the non-structural columns will bring new life to the original design intent by reclaiming public space and visibility along this block. It supports the goal of improving safety and security on the north side of 13th Avenue by opening the arcade and to increase the transparency of the building to better connect this civic institution with the city. A summary of the revisions presented to the Urban Design Committee include:

- Open arcade to the sidewalk to create a less-confined plaza with a better connection to the public realm
- Reduce the "fortress" aesthetic to become more welcoming/inviting
- Maintain Symmetry of the Façade

The Urban Design Committee also strongly recommends incorporating street trees along 13th Avenue in support of the Golden Triangle Neighborhood Plan goals to create a comfortable and welcoming pedestrian experience.

Thank you for your consideration. This change will help the Central Library provide the public service our community has relied on for another 130 years.

Sincerely,

Byron Zick
Executive Committee, Golden Triangle Creative District

Dear Commission,

The Denver Central Library is currently undergoing substantial renovations thanks to the $38 million in bond funds passed by voters in 2017. In order for the library to best meet the needs of the community, I am writing to ask you to please support and approve the removal of several South and West Façade Columns.

I believe that by removing several of the non-structural columns, we will bring new life to the original design intent by reclaiming urban vibrancy. The goals are to improve safety and security on the north side of 13th Avenue by opening the arcade and to increase the transparency of the building to better connect this civic institution with the city. Specifically, removal of these columns will help:

- Increase visibility into arcade
- Create space for pedestrian activities
- Minimize dark corners and hiding spots in the arcade
- Improve curb appeal of the library’s south and west side and Denver Cultural Center in general

Thank you for your consideration. I truly believe this change will help the Central Library become an even more vibrant asset to our City.

Sincerely,

Chuck Halaska, President
Museum Residences Homeowners Association
Letters of Support

TRYBA ARCHITECTS

Denver Community Planning and Development – Landmark Preservation Commission
201 W. Colfax Ave., Dept. 205
Denver, Colorado 80202

Re: Denver Central Library Renovation Column Removal letter of support

Dear Landmark Preservation Commission:

The Denver Central Library has a long and rich history in the community and is currently undergoing substantial renovations thanks to the $38 million in bond funds passed by voters in 2017. In order for the library to best meet the needs of the community, I am writing to ask you to please support and approve the removal of several south and west facade columns on 13th Avenue.

The arcade where the columns are located is not performing the way it was intended. Michael Graves envisioned an activated, lively, Parisian Arcade. The current number of columns creates a tight and oppressive feel and encourages people to linger in what should be a functional walkway and space.

Specifically, removal of these columns will help:

- Maintain symmetry of the facade
- Achieve the original vision of activating 13th Avenue
- Improve transparency of the building facade

I truly believe this change will help the Central Library become an even more vibrant asset to our City.

Most sincerely,

David Tryba, FAIA
Overview: Existing Condition Site Plan
Overview: Existing Exterior Massing

1. Acoma Plaza
2. Broadway Entry
3. 13th Street Arcade
Overview: Existing Exterior Stone Types

- Chinese Slate
- Green Manufactured Stone
- Rainbow Granite
- Kasota (fossil-encrusted) Limestone
- Red Manufactured Stone

- Acoma Plaza
- Broadway Entry
- 15th Avenue Arcade
① ACOMA PLAZA
1

Existing Conditions: Acoma Plaza

View of existing Acoma Plaza from Civic Center Park looking southeast

Pedestrian view of existing Acoma Plaza looking northeast

Existing Conditions: Acoma Plaza

Narrative

Acoma Plaza has undergone a recent transformation as part of the Denver Art Museum Expansion and Renovation Project. In collaboration with DPL, the Plaza was redesigned not only to accommodate the new DAM Entry Pavilion and Sunken Garden, but also to address ADA compliance issues brought to light by the US DOJ lawsuit against the City and County of Denver. DAM has purchased and stored the remaining pavers and light poles needed to complete the Plaza around the Graves’ Pavilion.

The Central Library Basement extends well beyond the above-ground footprint of the building, the attempt to conceal the basement walls below the plaza led to the pedestrian paths of travel being out of compliance with ADA slope and cross slope requirements. The current conditions of the Plaza have corrected the ADA concerns, exposed the basement walls, and revealed the Pavilion as a welcoming after hours entrance to the new Public Event Space.

Existing partial site plan showing existing Acoma Plaza and surrounding area

Existing partial site plan showing existing Acoma Plaza and surrounding context
Demolition and Existing Materials - Acoma Plaza

1. Acoma Plaza
   - Ex. light pole (2) remove & dispose
   - Ex. vent cover (4) remove & dispose
   - Ex. conc wall, steps and handrails remove & dispose

2. 14th Avenue Row Looking East
   - Ex. unit paving remove & dispose
   - Ex. sign & conc fnn remove & dispose
   - Ex. steps remove & dispose
   - Ex. conc wall/curb remove & dispose
   - Ex. crushed stone paving remove & dispose

3. 14th Avenue Row Looking West
   - Ex. conc wall/curb remove & dispose
   - Ex. conc steps & handrails remove & dispose
   - Ex. bollard (4) remove, salvage, & reset
   - Ex. unit paving remove & salvage
   - Ex. manhole re. civil

4. Acoma Plaza Steps
   - Ex. light pole to remain protect-in-place
   - Ex. conc wall/curb remove & dispose
   - Ex. unit paving remove & salvage

5. Concrete Walk at 14th Avenue
   - Ex. conc paving protect-in-place
   - Line of sawcut re. plans
   - Ex. unit paving remove & salvage
   - Ex. storm re. civil

6. West Entry Paving
   - Ex. unit paving remove & salvage
   - Line of sawcut re. plans
   - Ex. unit paving protect-in-place
Proposed Site Plan - Acoma Plaza

1. Rendering of proposed Acoma Plaza looking northeast towards Pavilion

2. Rendering of proposed Acoma Plaza looking southeast towards Pavilion with Acoma Entry in the background

3. Aerial rendering of proposed Acoma Plaza looking southeast towards Pavilion with Acoma Entry in the background

4. Rendering of proposed Acoma Plaza looking north towards Civic Center Park and downtown Denver
NOTE: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.
Proposed Site Plan / Elevations - Acoma Plaza

NOTE: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.
Proposed Paving Plan - Acoma Plaza

**Baseline Notes:**
- A: Point of Beginning
- B: Align JT at corner of building
- C: Align JT with bottom step riser
- D: Align JT with face of wall

**Alignment Notes:**
- Cut paver so that JT aligns with corner of building
- Cut paver so that JT aligns with edge of wall/step

**Paving Notes:**
1. RE: SHT L-001 for general notes, abbreviations and legend.
2. RE: SHT L-201 for layout notes.
3. RE: Specs for pavers.
4. Field cut pavers shall be 6" or greater. If a cut to fit paver is less than 6" in each direction, use larger paver and field cut. Typical at all edge conditions, face of building, curbs, and ramps.
5. Pavers shall be set perpendicular or parallel to all faces of building, walls or steps.

**Paver Schedule**

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<th>Size</th>
<th>Color</th>
<th>Finish</th>
<th>Notes</th>
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Note: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.
2 BROADWAY PLAZA AND PORTICO
NOTE: the plan above has been rotated 90 degrees from the key-plan shown below to fit on the page legibly.
Demolition Site Plan - Broadway Plaza

NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
2 Demolition and Existing Materials - Broadway Plaza

1. BROADWAY LOOKING NORTH
   - EX TRASH RECEPTACLE (4) REMOVE & DISPOSE
   - EX BIKE RACK (10) REMOVE & DISPOSE
   - EX UNIT PAVING REMOVE & DISPOSE

2. GRANITE PAVING AT EAST ENTRY
   - EX GRANITE PAVING REMOVE & SALVAGE
   - EX LIGHT PROTECT IN PLACE
   - EX TREE (2) TO REMAIN PROTECT IN PLACE
   - EX CURB AND GUTTER REMOVE & DISPOSE RE: CIVIL
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX TREE GRATE (4) REMOVE & DISPOSE

3. BOOKWALL
   - EX FLAGPOLE (3) REMOVE & RELOCATE
   - EX BOOKWALL & FDN REMOVE & RELOCATE
   - EX SHRUBS REMOVE & DISPOSE
   - EX CRUSHED STONE PAVING REMOVE & DISPOSE
   - EX CONC CURB REMOVE & DISPOSE

4. BROADWAY LOOKING SOUTH
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX VENT TO REMAIN PROTECT IN PLACE
   - EX SHRUBS REMOVE & DISPOSE

5. BROADWAY LOOKING NORTHEAST
   - EX LIGHT PROTECT IN PLACE
   - EX TREE (2) TO REMAIN PROTECT IN PLACE
   - EX CURB AND GUTTER REMOVE & DISPOSE RE: CIVIL
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX TREE GRATE (4) REMOVE & DISPOSE

6. LOADING AREA
   - EX GUARDRAIL TO REMAIN PROTECT IN PLACE
   - EX WALL TO REMAIN PROTECT IN PLACE
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX RAMP REMOVE & DISPOSE RE: CIVIL
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX LIGHT PROTECT IN PLACE
   - EX GUARDRAIL TO REMAIN PROTECT IN PLACE
   - EX WALL TO REMAIN PROTECT IN PLACE
   - EX UNIT PAVING REMOVE & DISPOSE
   - EX RAMP REMOVE & DISPOSE RE: CIVIL

Denver Central Library  •  studiotrope Design Collective
Proposed Site Plan - Broadway Plaza

Rendering of south end of Broadway Entry plaza showing cafe tables on raised terrace (looking south towards 13th Avenue)

Rendering of north end of Broadway Entry plaza showing pedestrian sidewalk and raised terrace (looking south towards Portico entry)

NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
SITE MATERIALS, LAYOUT AND GRADING PLAN

NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
NOTE: the plan above has been rotated 90 degrees from the keyplan shown below to fit on the page legibly.
Existing Conditions: Broadway Portico Façade Patterning

View of existing portico

Existing South Elevation of Broadway Entry

Existing East Elevation of Broadway Entry

Existing North Elevation of Broadway Entry
Existing Condition Photos - Broadway Portico

View of existing portico from the north looking south towards 13th Avenue and the Golden Triangle neighborhood beyond

View of existing portico from the south looking north towards Civic Center Park and downtown Denver
Demolition Plan - Broadway Portico

LEVEL 01 - PARTIAL FLOOR PLAN - BROADWAY ENTRY

MODIFY (E) STOREFRONT WINDOW TO REPLACE BOTTOM PANCES WITH NEW EGRESS DOOR.

REMOVE (E) COLUMN (X6) TEMPORARY SHORING TO SUPPORT (E) FACADE ABOVE.

REMOVE (E) VESTIBULE

REMOVE AND SALVAGE (E) STONE VENEER

REMOVE (E) STOREFRONT

MODIFY (E) STOREFRONT WINDOW TO REPLACE BOTTOM PANCES WITH NEW EGRESS DOOR.

LINE OF PORTICO OVERHEAD

Welcoming Entry

Michael Graves envisioned the Acoma Plaza entry as the primary building entry due to its relationship with Civic Center Park. Over time the flow patterns have shifted. Today the Broadway Entry functions as the primary ingress and egress into and out of this 550,000 sq. ft. building which serves, on average, 2,500 customers per day.

The existing vestibule and egress doors are too small to handle the current traffic flow, and this traffic is estimated to increase exponentially as part of the renovation improvements to the Central Library.

Enclosing the portico will significantly improve the energy efficiency of this building while also creating a welcoming entry sequence where patrons can congregate and move freely in a safe and open pre-function environment.

The proposal is to remove the existing vestibule and flanking storage closets, along with additional interior demolition to broaden the entry sequence.

Two storefront windows are proposed to be removed and replace with storefront egress doors.
No modifications are proposed at levels 2 and 3 of the existing Portico or existing exterior façade.
Demolition Elevations - Broadway Portico

Demolition Elevation East Broadway Façade

Demolition Elevation South Broadway Façade

Demolition Elevation North Broadway Façade

C 2019 STUDIOTROPE, LLC
Proposed First Floor - Broadway Portico

Enclosed Portico
The existing Portico will shift from an outdoor experience to an indoor/outdoor experience and the entry sequence will be widened to accommodate increased foot traffic and other pre-function activities.

New curtainwall will infill the existing openings between each of the existing masonry pillars, with sliding glass doors on the north and south sides of the Portico.
Proposed Floor Plans - Broadway Portico Levels 02 & 03

Interior entry façade
No modifications are proposed at levels 2 and 3 of the existing Portico or existing exterior façade other than the introduction of curtainwall glazing.
Proposed Reflected Ceiling Plans - Broadway Portico Level 02 & 03
Proposed Elevations - Broadway Portico

- New auto sliding glass door
- Exterior bench
- Modified storefront to provide emergency egress
2

Proposed Broadway Portico Perspectives

Proposed glazed enclosure of the existing portico

Photo of existing conditions looking southward towards 13th Avenue along Broadway
Proposed Broadway Portico Perspectives

Proposed glazed enclosure of the existing portico - the intent is for the glass to virtually disappear to maintain the integrity of the existing portico.

Proposed glazed enclosure of the existing portico - the vertical mullions of the curtainwall are expressed while the horizontal mullions are butt-glazed on the exterior.
Proposed Broadway Portico Perspectives

Proposed glazed enclosure of the existing portico - looking west

Proposed glazed enclosure of the existing portico - the intent is for the glass to virtually disappear to maintain the integrity of the existing portico.
To improve the function of the primary entry vestibule, improve safety, improve energy efficiency, and accommodate the 2,500 visitors per day with a welcoming experience, the proposal removes the single pair of sliding glass doors and replaces them with two pair of larger sliding glass doors.

The proposal preserves all of the existing construction from the door header upwards. From the door header down to the first floor the existing conditions are proposed to be removed, including two sidelights, one pair of sliding doors, and two columns. The sidelights are spandrel glazing into storage closets. The closets are proposed to be removed, thus opening the entry width (see plans).

The rendering below was developed as part of a larger art relocation project and to achieve a project goal of increasing indoor/outdoor connectivity. Although this was approved by the City and County of Denver Arts & Venues Department and the artist (Edward Ruscha) himself, the proposal has been abandoned.

The LPC Commission is being asked to approve the proposed modifications shown in the preceding pages and rendering in the lower left of this page, not the image below.

NOTE: the proposal shown in the rendering below is NOT part of this application

The above rendering was explored as part of an art relocation project with Arts & Venues but has been abandoned because it is not reversible.
3 13TH AVENUE ARCADE
While it appears the sidewalk is adequate for pedestrians to move safely between the Acoma Plaza and Broadway along 13th Avenue, the size and quantity of arcade columns flanking the south side of the library significantly impacts the pedestrian experience to the point that no one uses the arcade as a circulation path. To avoid the arcade most pedestrians cross 13th Avenue and use the sidewalk flanking the south side of 13th to move between Broadway and the Civic Center Cultural Complex.

Discussions between the Denver Public Library and the Denver Art Museum suggest the recent improvements to the Gio Ponti building are not anticipated to increase foot traffic between Acoma Plaza and Broadway along the library façade, namely because the demographics of the art museum visitors are not prone to using public transportation, and tour buses are provided a loading zone on 14th Avenue.

The solid-void diagram shown below exhibits the density of the existing columns along the Arcade. Notice the columns along the arcade are three times more dense than the columns within the building which connect the Broadway Entry to the Acoma Plaza entry. The thickness, depth, and density of the columns render the arcade nearly invisible. As mentioned above, observations reveal that pedestrians are repelled from the arcade as a circulation path, and as a result the library has experienced other types of activities occurring in the arcade, activities that are unsafe, unhygienic, unlawful, and violate the library use policy.
Existing Conditions - 13th Avenue Arcade

Interior to exterior connection

These drawings go a step further than the solid-void diagrams to show how open the interior is evolving, becoming much more open as a result of the renovation project and how dense the arcade columns are in contrast.

It is important to note the gray areas shown are non-public spaces, which contributes to a lack of indoor/outdoor connectivity along 70% of the length of the Arcade.

DPL is undertaking a staff space assessment to find ways to increase efficiencies and general well-being of building occupants. Part of this effort is to assess work flow and to re-allocate spaces for improved adjacencies and productivity as well provide better day lighting in work areas.

The Borrower Services staff area at the southwest corner of level 1 is perfectly situated for the materials handling, sorting, and distributing tasks. It also manages the Service window and has adequate daylighting. Relocating this staff area to enlarge the public reading area of the commons may seem like a good idea on the surface, but would prove to have a negative impact of library operations.
Existing Conditions: 13th Avenue Arcade Façade Patterning

Photo of existing west facing and south facing Arcade

Existing West Elevation of Arcade (Acoma Plaza)

Existing East Elevation of Arcade (Broadway)

Existing South Elevation of Arcade (13th Avenue)
Existing Conditions : 13th Avenue Arcade Façade Patterning
Existing Conditions: 13th Avenue Arcade Façade Patterning
This photo is standing in Acoma Plaza looking northward towards Broadway. You can see the scale of the arcade, very tall and thin.

The columns to the right are free-standing and the columns to the left are engaged columns at the exterior wall of the building.

The arcade has become more of an encampment for citizens without permanent residence than the activated, lively Arcade Michael Graves envisioned. The arcade does not welcome pedestrians for a stroll, and because there are no entry points along this façade, no one uses the arcade to circulate between Broadway to the Acoma Plaza. The flanking sidewalk itself is made to feel narrow by the tightly packed columns, making neither the arcade nor the sidewalk a pleasant pedestrian experience. As a result the library has seen other types of activities occurring in the arcade; camping, sleeping, drug use, defecating, assault, and the list goes on.

DPL security staff patrols the area on regular rounds, cameras have been installed, and DPD has been asked to assist, but all of these solutions are reactive and punishment driven. DPL is seeking a solution to curb these negative behaviours while preserving the Arcade. A solution that will encourage positive, functional, and civic uses that invigorate and activate the space.

It is worth noting that DPL staff expressed how much safer they felt approaching their entrance while the arcade was fenced off during the protests of last year. To that point, the construction team was asked to keep the fence in place even though there are no construction activities requiring it. It cannot be overstated that the Arcade has impacted the mental health of staff who operate out of the Denver Central Library.

Typical waste deposited on a weekly basis
View between Arcade and 13th Avenue
Common remnants of use of arcade
Example of illegal activities
Justification - 13th Avenue Arcade Modifications

The Michael Graves proposed addition to the Denver Central Library in 1992 was selected over other architectural proposals in large part because the other proposals less successfully resolved the south facing façade of the building. The success of the Graves’ proposal was how all four sides of the building appear to be front facing, whereas the other proposals favored Acoma Plaza, Civic Center Park, and Broadway. Graves did well to camouflage the back-of-house functions into and along the south and southwest facing façades while giving these façades the false impression they are front facing. The result was a boon for the Golden Triangle neighborhood, helping to fuel the redevelopment of the properties south of the library and physically connecting Golden Triangle to Civic Center.

In the early years the Arcade-facing façades functioned well as service entries. Activating the arcade with pedestrians was not important or concerning initially. The development of the Civic Center Cultural Complex in the following years, however, has changed the purpose and activities to the south of the Central Library. Over the past 15 years the Arcade has become a true front-facing public façade, yet the back-of-house functions remain. Changing the interior function of the south and southwest facing spaces from private to public uses would significantly alter and increase the pedestrian activity adjacent and inside the Arcade, but as mentioned previously these functions cannot be changed. Specifically, the following challenges were identified:

- Significant vertical mechanical duct chases are located in this quadrant along the exterior façade. These systems are critical to serving the 7 story building from the lower levels and cannot feasibly be relocated.
- The Loading dock function must be adjacent to the staff technical service areas and freight elevators
- Hours of operation of a cafe are not in sync with the operation of a public library

DPL Policies and Procedures

DPL logs incident reports, addressed either by DPL security or the Denver Police Department, for activities in violation of library policies. Records show over 90% of the incidents recorded have occurred in the Arcade. Examples of measures DPL has taken to mitigate these incidents:

- Additional Security patrols - Leaving this space unattended for 15 minutes allows for the space to be filled with people seeking shelter.
- Additional security cameras - Additional cameras have been added to the arcade over the years but still do not have enough visibility. As large as each column is, full camera coverage would mean adding at least one per bay. This is cost prohibitive and staffing to monitor and respond to activity in the arcade is prohibitive.
- Additional grounds cleaning shifts - the Custodial team has added shifts and frequency of cleaning outdoor areas, including power washing and hazardous waste mitigation.
- Support from other city agencies - A number of solutions and supports were explored, some have been implemented, but no solutions have been sustainable.

DPL has exhausted the measures available to them from an operational perspective and have requested architectural and urban design changes to the existing conditions. The following pages leading up to the proposed solution will exhibit the various schemes explored by the design team. As stated previously, the modifications to the 13th Avenue Arcade proposed herein would not have been conceived if not for the even greater significance of negative impact the existing design is creating relative to the health, safety, and general welfare of building occupants and pedestrians bypassing the 13th Avenue façade.

The applicant assumes the position that public safety and security shall take precedence when considering alterations to the Arcade. This application has therefore sought a solution that improves health and safety issues while meeting the intent of the Landmark Preservation Design Guidelines.

The resulting proposal is presented herein as the most appropriate and successful solution of all potential options considering all criteria and metrics established by the Denver Public Library, namely that the Arcade is preserved, safety measures are improved, and visitors feel safe and welcome.
Early Studies - 13th Avenue Arcade

Extending Commons to Colonnade

This option explored extending the building footprint at the location of the Commons out to the colonnade and enclosing this space with floor to ceiling curtainwall between the existing columns. Somewhat autonomously this scheme also explores reducing the depth of all the non-load bearing columns of the colonnade.

The introduction of enclosed public space within the Arcade will add visual surveillance from within the building to within the Arcade outside the building along 13th Avenue, but does nothing to improve the safety/security issues along the west facing Arcade at the employee entrance.

Furthermore, the safety issues along 13th Avenue are not significantly improved with this proposal. In fact, the current problems will likely persist with the introduction of new corners and places to hide given the increased spaces behind the half-sized columns.

This is a low value proposition considering the small amount of floor area gained in relation to the amount of new building skin required to enclose said area.

The Arcade is not preserved with this scheme. The original design integrity of a exterior public passage/corridor is lost, pedestrians can no longer move from Acoma Plaza to Broadway within the Arcade.

Reducing non-bearing columns to half their depth maintains the integrity of the façade rhythm/pattern but does not improve openness.

The second floor plan for this scheme has 2 options. Option ‘A’ does not extend the floor plate at the second level and preserves the integrity of the existing double-height space. Option ‘B’ extends the floor plate to the colonnade. This may improve visual surveillance of the building exterior spaces but is less respectful of the original design as the full height of the Arcade can no longer be appreciated.

This scheme is not reversible.

For reasons listed above the design team rejected this scheme.
Selective Removal of Columns

This option is similar to the previous (the building footprint extends to the colonnade at the Commons) except 8 free-standing columns have been removed from the Colonnade.

This remains a low value proposition for the same reasons outlined on the previous page.

Removing non-bearing columns improves openness but the Arcade is not preserved in its entirety and therefore pedestrians will not be invited to use the space within the Arcade as intended.

The design team rejected this scheme.
Early Studies - 13th Avenue Arcade

On the first floor the extension of the building footprint and interior environment do not address any of DPL’s project goals, but it was explored nevertheless. The problems that exist in the Arcade have been entirely eliminated with this scheme, but at the expense of eradicating the Arcade itself. The original design integrity of a exterior public passage/corridor is entirely lost. Enclosing the Arcade is no different than eliminating the Arcade, which would have a significantly adverse impact on the building’s integrity and not meet historic guideline 2.52.

Part of that Arcade experience is a service window into the staff area in the southwest quadrant. This service window would be forced outside the colonnade and into the elements without protection.

The indoor spaces gained have little to no value. For example, the driveway to the lower level parking and loading dock cannot be widened due to utilities, and the space between the west facing arcade and existing exterior façade creates a redundant private corridor.

The ingress/egress doors for staff, including for bicycles, would be visible at the exterior façade along the colonnade, thus diminishing the integrity of the Arcade appearance.

The second floor in this scheme can remain untouched in the Commons, but must be extended to the colonnade in all other locations to provide acoustical privacy and building separations between the first and second floors. To achieve this separation the exterior curtainwall must have spandrel glazing as shown in the section. This glazing pattern would diminish the integrity of the colonnade appearance.

Also at odds with the guidelines is the concept of reversibility. Extending the second floor plate would require structural modifications that would not be considered reversible.

Lastly, DPL has carefully established goals for this project which align with the priorities established by the Better Denver Bond funds. Increasing the floor plate to this magnitude at the second floor does not comply with those priorities. Therefore, this scheme is technically not an option.
Early Studies - 13th Avenue Arcade

Most Appropriate Solution
Ultimately, preserving the existing footprint and removing columns is the most appropriate and successful solution for the following reasons:

1) **Functionality** – With the selective removal of columns the Arcade can function as outdoor programmable space. The library currently uses one portion of the Arcade for material returns and service window. In the future the Arcade could take on activated programs.

2) **Arcade is preserved** – Although the quantity of columns is reduced the Arcade remains intact.

3) **Safety is improved** – Library staff have documented the persistence of unacceptable behavior in the current Arcade, and have proven examples of how improved sight lines yield improved behaviors. Removing columns will not fully eliminate the occasional violations that have become prevalent in recent years, but opening the Arcade will undoubtedly significantly mitigate the problem. The library has proof of this using data from other changes that have been made to the building interior, including lowering book stacks and increasing open space within the public restrooms. Removing visual barriers around the exterior of the building not only eliminates the attraction for poor behavior but also meets the DPL goal of creating a welcoming and safe urban condition. The same cannot be said for eliminating the Arcade altogether.

4) **Highest Value (best use of Bond funded priorities)** – The area of interior space captured by the building additions is significantly smaller than the area of building skin required to enclose said area. Ideally the issue of safety and wellness can be improved without the negative impact of an ill-proportioned and unnecessary building expansion, nor the added expense of modifying the existing load bearing conditions of the existing colonnade.

5) **Reversability** – Removing non-load bearing columns without adding new structure is a non-invasive endeavor that will ensure no damage to the existing façade and all existing soffits and lintel datums are maintained as they exist today. Furthermore, consideration is being given towards storing enough Rainbow Granite and Kasota Limestone to cover the south facing portion of all removed columns in the event they are restored in the future.

6) **Justification** – Doing nothing is not an option, and the proposal to remove select columns is the only option DPL approves. DPL does not approve enclosing and eliminating the Arcade.
Renaissance and Neoclassicism

Historic architecture of the Renaissance period placed emphasis on symmetry, proportion, geometry and the regularity of parts, as demonstrated in the architecture of classical antiquity and in particular ancient Roman architecture. Orderly arrangements of columns, pilasters and lintels, replaced the more complex proportional systems and irregular profiles of medieval buildings.

Originating in the mid-18th century in Italy and France the Neoclassical movement was a style defined by symmetry and simple geometries that were aimed at stripping away the excesses of earlier styles and return to a more authentic classical style, adapted to contemporary needs.

The work of Michael Graves was deeply influenced by his travels through Europe and the civic buildings that showcased new forms of classic architecture. The images on the following pages, including the image of Schlesman Hall in the lower left, reflect these influences.

The Basilica Palladiana to the left and example of Neoclassical architecture in Paris below are good samples of the order and harmony Graves has created with the 13th Avenue Arcade.

In these precedents notice the proportion of the pedestrian openings in the colonnade and the storefronts that activate these spaces. The library does not offer these interior to exterior connections along the Arcade, as shown on page 11 and in thumbnail plan below.
Precedent Studies - 13th Avenue Arcade

Post and Lintel Precedents

The original Central Library built in 1955 and designed by Burnham Hoyt is a Nationally Registered Historic Landmark. The Graves addition in 1995 borrowed proportions and patterns from the original library.

The sketch to the left is an overlay on the construction documents showing a pattern of post and lintel construction. Vertical loads traveling downwards between punched window openings either extend all the way to the ground or are transferred horizontally with a lintel.

The rhythm is consistent with ten punched openings above the lintels and five larger openings beneath. The pattern is asymmetrical about the facade but symmetrical about its grouping.
Post and Lintel Precedents

These drawings represent a few examples of the many locations around the exterior and prominent interior areas of the library where existing vertical loads between punched openings do not extend to the ground.

The upper left image is the interior of the Acoma Plaza entry vestibule, otherwise referred to as the ‘pencil’. The millwork folly expresses whimsical columns, and these columns are interrupted with a lintel in two locations, one of which is visible in the photograph. At both locations two columns from above are disrupted and do not extend to the ground, as shown with arrows.

The upper right image shows the Historic Landmarked Burnham Hoyt building in the foreground and the Michael Graves’ Broadway Entry portico in the background. Both express loads to the ground in similar fashion with lintels spanning wider distances to carry vertical loads from above, and both express these lintels architecturally.

The lower image shows a panoramic view of Schlessman Hall, the great hall connecting the Acoma Plaza entry to the left (west) with the Broadway Entry to the right (east). Note, as with other examples on the Graves’ building, the density of vertical columnar elements do not all reach the ground. More times than not an expression of a horizontal lintel distributes and reduces the vertical elements at the ground level.

Also worth noting in the lower image is the two distinct types of rhythm. The E-W walls carry the visual load of two extra columns from above, while the N-S walls carry the visual load of three extra columns, as shown with the dimension strings drawn above the photo. This suggests the pattern shifts to appropriate and respond to larger geometries and building functionality.
Rhythm and Patterning

These drawings show early conceptual studies of the south facing portion of the Arcade and the new proposed pattern.

Iteration ‘A’ preserves a repetitive/regular pattern across entire façade. The bookends are imbalanced with the loss of their insided corner columns. The design team determined any solution must preserve the two corner columns at each bookend, and this iteration was rejected.

Iterations ‘B’ and ‘C’ preserve the two columns nearest to each end of the façade to emphasize the corner(s) of the Arcade, as exhibited with the historic Basilica Palladiana precedent on the previous page. Similarly to iteration ‘A’, the design team felt the bookends are imbalanced in these iterations.

Iteration ‘D’ preserves balance at each bookend, but would require the removal and replacement of two load bearing columns at the center of the façade. Removing bearing columns and replacing with new beams would require significantly invasive construction activities (removal/replacement of portions of the façade). Replacing this historic construction may not entirely match the existing finishes in areas that otherwise would not have been damaged. Removing non-bearing columns is a non-invasive endeavor that will ensure all existing soffits and lintel datum are maintained as they exist today, therefore any iteration requiring the removal of load-bearing columns was rejected.

Iteration ‘E’ attempts to create a repetitive pattern despite the irregularity caused by balancing the bookends. The bay rhythm is symmetrical and emphasizes the Rotunda with three consecutive double bays, as follows; 2-1-2 / 2-1-2-2-1-2 / 2-1-2

Ultimately, the proposed pattern shown to the left was selected for its emphasis on improving safety while maintaining intended order in four primary ways;

First, the pattern is symmetrical about the façade.

Second, the ‘bookend’ towers are symmetrical about themselves.

Third, the pattern is symmetrical about the rotunda in a manner that is responsive to its height and function. These groupings respond to and compliment the precedent patterning found in Schlessman Hall (see previous 2 pages) and connect the public interior space with 13th Avenue to the greatest extent possible without removing the Arcade. The bays are as follows, 2-1-2 / 2-3-2-3-2 / 2-1-2

Lastly, only non-load bearing columns are removed, thus guaranteeing no damage to the existing façade and remaining true to the notion of reversability.
Rhythm and Patterning

These drawings show early conceptual studies of which non-bearing columns to remove and/or preserve along the west facing portion of the Arcade.

Iteration ‘A’ shows the removal of all non-bearing columns.

Iteration ‘B’ shows preserving four of the non-bearing columns but would require the removal of two load bearing columns.

The proposed scheme is symmetrical about the center of the west facing façade and removes two of the four non-bearing columns.

The resulting bay pattern is as follows; 1-2-1-2-1
Proportion, Rhythm and Patterning Studies - 13th Avenue Arcade

Rhythm and Patterning

When studying a revised sequence of columns along the Arcade several different approaches were considered, each with their own merits.

The ‘tonal’ drawing in the upper left was used to study the intricate and thoughtful approach to the use of color tones on the exterior façades. It reinforced the need to carry the red tones across the lintel facias and soffits where certain existing columns have been removed.

The ‘photographic’ drawing in the lower left was used to understand reflectivity, sheen, and granulation of materiality. It reminds the viewer of the existing pattern of windows found behind the Arcade at the exterior wall of the first floor, and how best to respect that existing pattern which will remain.

The ‘line’ drawing in the lower right was used to understand proportion/scale and solid/void of the exterior façades as they relate to the Arcade. Here it is apparent the bookend towers which rest on top of the West and East ends of the Arcade carry more weight than the area of the Arcade beneath the Rotunda in the center of the South façade. As such, it is rational that at these locations one would find tighter groupings of columns to carry the extra load, hence the proposal to maintain the original spacing between four pairs of columns under the West bookend tower.
Rhythm and Patterning

When studying a revised sequence of columns along the Arcade several different approaches were considered, each with their own merits.

The ‘tonal’ drawing in the upper left was used to study the intricate and thoughtful approach to the use of color tones on the exterior façades. It reinforced the need to carry the red tones across the lintel facias and soffits where certain existing columns have been removed.

The ‘photographic’ drawing in the lower left was used to understand reflectivity, sheen, and granulation of materiality. It reminds the viewer of the existing pattern of windows found behind the Arcade at the exterior wall of the first floor, and how best to respect that existing pattern which will remain.

The ‘line’ drawing in the lower right was used to understand proportion/scale and solid/void of the exterior façades as they relate to the Arcade. Here it is apparent the bookend towers which rest on top of the West and East ends of the Arcade carry more weight than the area of the Arcade beneath the Rotunda in the center of the South façade. As such, it is rational that at these locations one would find tighter groupings of columns to carry the extra load, hence the proposal to maintain the original spacing between two pairs of columns under the East and West bookend towers.
Early Conceptual Photo-manipulation Studies - 13th Avenue Arcade

These drawings show early conceptual studies which influenced later studies shared on previous pages.

Iteration ‘A’ shows the removal of all non-bearing columns.

Iteration ‘B’ shows preserving four of the non-bearing columns.

Iteration ‘C’ shows preserving two of the non-bearing columns.

All schemes are symmetrical about the center of the south facing façade but only the proposed scheme is also symmetrical about the ‘bookends’.
### Demolition Notes

<table>
<thead>
<tr>
<th>NOTE</th>
<th>DESCRIPTION</th>
</tr>
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<tbody>
<tr>
<td>D92</td>
<td>REMOVE AND SALVAGE (E) STONE VENEER.</td>
</tr>
<tr>
<td>D93</td>
<td>REMOVE (E) CMU BACKUP TO FOUNDATION BELOW.</td>
</tr>
<tr>
<td>D97</td>
<td>(E) SERVICE WINDOW AND ASSOCIATED INTERIOR COUNTER TO REMAIN.</td>
</tr>
<tr>
<td>D98</td>
<td>REMOVE (E) STEP AND ASSOCIATED FLOOR.</td>
</tr>
<tr>
<td>D99</td>
<td>REMOVE (E) RAMP AND ASSOCIATED SUPPORTS.</td>
</tr>
</tbody>
</table>
Demolition Elevation South Broadway Façade

Demolition Elevation East Broadway Façade

Demolition Elevations - 13th Avenue Arcade

Demolition Notes
See Demolition Floor Plan for clarification of removal of 13 existing free-standing, non-load bearing columns. All remaining existing conditions to remain including the engaged columns directly behind those columns being removed.

No work on East Façade, all existing conditions remain.
Proposed Floor Plan - 13th Avenue Arcade - Rhythm and Repetition

West facing colonnade of the Arcade
There are 8 columns facing west (7 free standing columns and 1 engaged column), 4 of which are load bearing, and this proposal preserves 6 of those columns, 2 of which are non-load bearing.

The rhythm of the bays from the north end to the corner is shown below proposed as 1-2-1-2-1.

South facing colonnade of the Arcade
There are 23 existing free standing columns facing south, 10 of which are load bearing, and this proposal preserves 12 of those columns, 2 of which are non-load bearing.

The remaining columns are centered and symmetrical about the rotunda.

The rhythm of the bays from the corners to the center is shown below proposed as 2-1-2-2-3, with a 2-bay lintel centered on the rotunda.

Removal of additional columns in this zone enhances surveillance into and through the Arcade.

views from public Commons

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FLOOR PLAN LEGEND
- WALL ASSEMBLY
- EXISTING WALL ASSEMBLY
- C.I.P. CONCRETE FLOOR, RE: STRL
- TEXTURED CONCRETE
- CONTROL JOINTS
- EXISTING COLUMN TO REMAIN

Exterior signage is removed.

13. Refer to finish plan for extent of new flooring.
14. Directions where noted are always in reference to plan north.
15. Furniture and shelving are shown for reference only. See furniture and shelving plans for additional information.
16. Wall assemblies to be P4-1 U.N.O. re: A-001
17. Refer to A-002 for partition type detail and partial height wall support.
Proposed Elevations - 13th Avenue Arcade
Proposed Elevations - 13th Avenue Arcade
Existing 13th Avenue Borrower Services Window

Proposed 13th Avenue ADA Compliant Access to Service Window

Service Window

In response to the Pandemic Closure of the Central Library, DPL created a service window along the 13th Avenue Colonnade. Opened in June of this year, the service window provides outdoor access to Holds, Reference Discussions, and Scheduling of in-person services. The service window has been so well received, that DPL plans to permanently keep it operational. The temporary ramp is to be replaced with an integrated, properly ADA compliant access as part of this project. The existing egress door to the East of the ramp and the Existing Book Drop to the West are to remain unchanged.
One of DPL's goals for this project is to increase transparency into the building to improve approachability and safety. By selectively removing a portion of the columns the Arcade invites and welcomes pedestrians to safely pass from Broadway to Acoma Plaza and back. The primary entries to the library will remain prominently located at the center of the Broadway and Acoma Plaza façades.
Symmetry
The proposal emphasizes symmetry and order in three primary ways. First, the pattern is symmetrical about the façade. Second, the ‘bookend’ towers are symmetrical about themselves. Third, the pattern is symmetrical about the rotunda in a manner that is responsive to its height and function.
The bookend towers which rest on top of the West and East ends of the Arcade carry more weight than the area of the Arcade beneath the Rotunda in the center of the South façade. As such, it is rational that at these locations one would find tighter groupings of columns.
Colonnade
While less dense, the Arcade remains intact and the pattern of the existing solid to void on the south facing façade is reinforced via the engaged columns and curtainwall glazing of the south façade. Increased spacing at the Rotunda enhances the indoor/outdoor surveillance from the public Commons into and through the Arcade.
Symmetry

The ghosting of the removed columns in the red lintels responds to design guideline 2.10. The complementary stonework at the 13th Avenue Arcade is intended to convey a true sense of history, and not impact the architectural style of the building. The proposed modifications do not include architectural details that would convey a false sense of history nor change the architectural style of the building.
**Openness**

The existing colonnade appears as a wall due to the size, depth, and spacing of the columns. By removing additional columns in the location of the Rotunda the views from the Commons towards the south will be dramatically improved. The improved indoor/outdoor connection can be seen in the rendering comparison on this page.
Experience inside Arcade

The southern colonnade is opened to welcome pedestrians into the Arcade while maintaining a free-standing sequence of columns. The engaged columns at the exterior wall of the building remain in their original condition, so despite the removal of some of the free-standing columns, the rhythm of the building’s openings and columns remain intact, and this rhythm is reinforced by the updated hardscape patterning and the original ceiling pattern.

The location of the footprint of each removed column is highlighted with the following gestures:

- Control Joints cut into concrete to identify their original location
- Textural change of the surface of the concrete

View from within Arcade looking westward towards the DAM Hamilton Building

View from within Arcade looking eastward towards Broadway. Accessible returns and service window is located to the left and immediately behind this vantage point.
Proposed 13th Avenue Arcade Renderings

Ghosting detail
The intent is to replace the non-bearing columns with a manufactured red stone to complement the existing red stone lintel fascias and soffits. The new stones will be set 1" off the face of the existing fascia and soffits.
Proposed 13th Avenue Arcade Details

Elevation South Broadway Façade - Original Graves’ construction drawing

Elevation South Broadway Façade - extracted from current working drawings / computer model

Close up photo of a sample of the existing manufactured red stone lintel fascia and soffits. It is believed the white lines are chalk left over from a past assessment of these panels.

Close up photo of a sample of the existing manufactured red stone lintel fascia and soffits. Several existing panels have had recent crack repairs.
Building on the proven success of Kawneer's 1600 Wall System™ that set the standard for curtain wall engineering, 1600 Wall System™1 Curtain Wall and 1600 Wall System™2 Curtain Wall provide reliability with versatile features. Both are stick-fabricated, pressure glazed curtain walls for low- to mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System™1 is an outside glazed, captured curtain wall
- 1600 Wall System™2 is a Structural Silicone Glazed (SSG) curtain wall

AESTHETICS

Even the smallest details of 1600 System™1/1600 System™2 Curtain Walls reflect the aesthetics and reliability derived from Kawneer’s precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System™1 Curtain Wall and 1600 Wall System™2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior long-term performance. For installations where severe weather conditions are prevalent, 1600 Wall System™1 has been large missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

- Air Performance: ASTM E256
- Water Penetration: ASTM E267
- Dynamic Water Penetration: ASTM DET 1
- Structural Performance: ASTM E90
- U-Value: AAMA 705.1
- Insulation: AAMA 705.1
- Sound Transmission: ASTM E413
- Solar Heat Gain: ASTM E90
- Solar Reflectance: AAMA 706.1
- Safety Performance: NFPA 124

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2650 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.
Features

- 1600 Wall System®1 is an outside glazed captured curtain wall
- 1600 Wall System®1 has a 2-1/2" (63.5) sight line
- Standard 6" (152.4) or 7-1/2" (190.5) depth systems
- Standard infill options 1/4" (6.4) and 1" (25.4), other infills available
- Thermally Broken by means of a continuous 1/4" (6.4) low conductance spacer
- Concealed fastener joinery creates smooth, monolithic appearance
- Open-back horizontals and perimeters are available for cost savings
- Shear block fabrication method
- Corners and splayed mullions
- Offers integrated entrance framing systems
- Silicone compatible glazing materials for long-lasting seals
- 1600 Wall System®1 has been small and large missile impact and cycle tested
- Two color option
- Permanodic® anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Steel reinforcing
- Rain screen and backpans
- Optional deep profile and bull nose covers
- Deep and heavy-weight Mullions
- Fiberglass pressure plates
- Veneer system
- Integrates with standard Kawneer windows and GLASSvent® windows for curtain wall
- Integrates with Versoleil® Sunshade Outrigger System and Horizontal or Vertical Single Blade System
- Integrates with 1600 PowerShade®
- Profit$Maker® Plus die sets
- Hurricane impact resistant framing options: 7-1/16" (179.4), 7-13/16" (198.4), 10-1/16" (255.6) & 10-13/16" (274.6)
- Hurricane impact resistant glazed-in panel

Product Applications

- Ideal for low to mid-rise applications where high performance is desired
- It also is the right choice for high span applications

For specific product applications, consult your Kawneer representative.
Architects – Most extrusion and window types illustrated in this catalog are standard products for Kawneer. These concepts have been expanded and modified to afford you design freedom. Some miscellaneous details are non-standard and are intended to demonstrate how the system can be modified to expand design flexibility. Please contact your Kawneer representative for further assistance.

Additional information and CAD details are available at www.kawneer.com

Chairs – Most extrusion and window types illustrated in this catalog are standard products for Kawneer. These concepts have been expanded and modified to afford you design freedom. Some miscellaneous details are non-standard and are intended to demonstrate how the system can be modified to expand design flexibility. Please contact your Kawneer representative for further assistance.

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Optional covers

Deep mullion

Double mullion

Interior stool trim

Veneer system

Captured mullion (1")

Optional fiberglass pressure plate

4" sight line

Stool trim options:

- 069264 - 2-3/4" (69.9)
- 069265 - 4-1/2" (114.3)
- 069266 - 5" (127.0)
- 069267 - 6-1/8" (155.6)
- 069268 - 6-3/4" (171.4)

Gypsum board trim

Note: stool trim requires (#069271) trim clip package

Anchoring to horizontal structural steel

Anchoring to vertical structural steel

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Additional information and CAD details are available at www.kawneer.com
Aesthetic Description

Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), Solarban® 60 glass offers an exterior appearance similar to clear, uncased glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, Solarban® 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces exceptional insulating performance, as evidenced by its 0.29 winter U-value. This combination produces 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces exceptional insulating performance, as evidenced by its 0.29 winter U-value.

Solarban® 60 glass can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It also can be combined in an IGU with any Vitro tinted glass. Solarban® 60 low-e, reflective, color-enhanced glass is (see performance data on back page).

Vitro Architectural Glass

Aesthetic Options

Solarban® 60 glass can be coated on Starphire® glass and paired with Starphire® glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It also can be combined in an IGU with any Vitro tinted glass. Solarban® 60 low-e, reflective, color-enhanced glass is (see performance data on back page).

Supporting Sustainable Design

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

LEED®: 60 Solar Control Low-E Glass

Cost

Solarban® 60 glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban® 60 glass is manufactured using the sputter-coating process and is available for annealed, laminated, heat-strengthened and tempered applications.

Sustainability Documentation:

Vitro Architectural Glass is the first architectural glasses by Vitro Glass, visit vitroglazings.com/LEED.

For more information about Solarban® 60 low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call 1-855-VTRO-GLS (887-6457).

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For additional credit opportunities and supporting documentation, visit vitroglazings.com/LEED.
Stone and Soffit Details
Storefront Details
Storefront and Door Details