LANDMARK SUBMITTAL
285 N BANNOCK ST, DENVER CO 8022
11.12.21
<table>
<thead>
<tr>
<th>Address</th>
<th>Number of stories above grade</th>
<th>Foundation Height above grade</th>
<th>First Floor Height above grade</th>
<th>Second Floor Height above grade</th>
<th>Overall Building Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-10&quot;</td>
<td>4+/- 9'</td>
<td></td>
<td>30'-03&quot;</td>
<td></td>
</tr>
<tr>
<td>217 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-10&quot;</td>
<td>4+/- 9'</td>
<td></td>
<td>30'-04&quot;</td>
<td></td>
</tr>
<tr>
<td>223 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-10&quot;</td>
<td>4+/- 9'</td>
<td></td>
<td>30'-03&quot;</td>
<td></td>
</tr>
<tr>
<td>229 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-10&quot;</td>
<td>4+/- 9'</td>
<td></td>
<td>30'-02&quot;</td>
<td></td>
</tr>
<tr>
<td>232 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-4&quot;</td>
<td>4+/- 9'</td>
<td></td>
<td>29'-08&quot;</td>
<td></td>
</tr>
<tr>
<td>239 N. Bannock St.</td>
<td>2-stories</td>
<td>1'-10&quot;</td>
<td>4+/- 8'</td>
<td></td>
<td>31'-03&quot;</td>
<td></td>
</tr>
</tbody>
</table>
### Neighboring Building Height Data

<table>
<thead>
<tr>
<th>Address</th>
<th>Number of stories above grade</th>
<th>Foundation Height above grade</th>
<th>First Floor Height above grade</th>
<th>Second Floor Height above grade</th>
<th>Overall Building Height</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>251 N. Bannock St.</td>
<td>1-story</td>
<td>0'-9&quot;</td>
<td>10'</td>
<td>-</td>
<td>26'-02 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td>255 N. Bannock St.</td>
<td>2-stories</td>
<td>3'</td>
<td>9'</td>
<td>9'</td>
<td>21'-00&quot;</td>
<td></td>
</tr>
<tr>
<td>285 N. Bannock St.</td>
<td>Two stories with partial/setback third story.</td>
<td>2'</td>
<td>10'</td>
<td>9'</td>
<td>29'-10&quot;</td>
<td></td>
</tr>
<tr>
<td>295 N. Bannock St.</td>
<td>1-story</td>
<td>2'-8&quot;</td>
<td>9'</td>
<td>-</td>
<td>21'-03&quot;</td>
<td></td>
</tr>
</tbody>
</table>

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**LANDMARK SUBMITTAL**

285 N BANNOCK ST, DENVER  CO  8022
LEGAL DESCRIPTION
A PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 20, BLOCK 10, OF BROADWAY TERRACE AS RECORDED AT BOOK 6, PAGE 72 OF THE DENVER CITY AND COUNTY RECORDERS, AND LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FREDERICIANA STREET AND THE NORTH 1.08 FEET OF SAID LOT 19, BLOCK 10.
Said parcel contains 7,253 SQ. FT. OR 0.167 ACRES MORE OR LESS.

OWNER:
285 N BANNOCK LLC
430 MAPLETON AVE
BOULDER, CO 80304-3983

ARCHITECT
ROOT ARCHITECTURE AND DEVELOPMENT, LLC
28677 S. BUFFALO PARK RD SUITE 205,
EVERGREEN, CO 80439
info@root-ad.com | (720)498-1925
email: zfreeman@root-ad.com

ZONED: U-RU-2.5
HISTORIC LANDMARK DISTRIC: BAKER NEIGHBORHOOD
APPLICABLE CODES: IRC 2018
DENVER BUILDING CODE- 2019

BUILDING COVERAGE ANALYSIS
LOT SIZE: 6,948 SF
STORIES FRONT 65% REAR 35%: 2.5/1
MAX FRONT HEIGHT = 30'
MIN FRONT HEIGHT=17
MAX TOTAL BUILDING COVERAGE: 37.5% =2,605.5 SF

PROVIDED UNIT 1
HOUSE COVERAGE: 441 SF
GARAGE: 441 SF
GARAGE EXEMPTION 50%: 220.5 SF

PROVIDED UNIT 2
HOUSE COVERAGE: 441 SF
GARAGE: 441 SF
GARAGE EXEMPTION 50%: 220.5 SF

TOTAL BUILDING COVERAGE (SFD): 2,235 SF

SQUARE FOOTAGE UNIT 1
BASEMENT: 875 SF
1ST FLOOR: 887 SF
2ND FLOOR: 405 SF
TOTAL: 2,235 SF
ROOFTOP DECK: 117 SF

SQUARE FOOTAGE UNIT 2
BASEMENT: 875 SF
1ST FLOOR: 887 SF
2ND FLOOR: 405 SF
TOTAL: 2,235 SF
ROOFTOP DECK: 117 SF

5260.91
5260.91
5260.91
5260.91

UNIT A DETACHED GARAGE
FOOTPRINT AREA= 441 SF

UNIT B DETACHED GARAGE
FOOTPRINT AREA= 441 SF

UNIT A
2 STORY + ROOFTOP
FF= 100.00'
FOOTPRINT AREA= 897 SF

UNIT B
2 STORY + ROOFTOP
FF= 100.00'
FOOTPRINT AREA= 897 SF

LANDMARK SUBMITTAL
285 N BANNOCK ST, DENVER, CO 80222

SITE PLAN
As indicated
PG 4
MAX. HEIGHT ALLOWED
30' - 0"

FRONT LOT ZONE 65%
92.29

REAR ZONE LOT 35%
49.69

NORTH PROPERTY LINE

SOUTH PROPERTY LINE

REAR MAX. HEIGHT ALLOWED
17' - 0"

LOT LENGTH
141.98

FIRST FLOOR 100' - 00"
SECOND FLOOR 110' - 00"
THIRD FLOOR 119' - 00"

5261.70'
FRONT BASEPLANE

5262.70'

5261.00'
REAR BASEPLANE

LANDMARK SUBMITTAL
285 N BANNOCK ST, DENVER CO 8022

1" = 10'-0"

NORTH ELEVATION

PG 10
Baker Historic District is a middle-class neighborhood in the South Side, an area annexed by Denver in 1883, consisting of more than 20 tightly interwoven residential subdivisions. The earliest development dates from the 1870s, and includes a few wood-frame worker houses on the south end of the district. Late 1880s streetcar service stimulated growth until the Silver Crash of 1893. This era is represented by many Queen Anne style homes and Victorian eclectic variations. After the economy recovered, less elaborate styles became the norm. Baker includes several residences designed by notable Denver architects William Lang and Marshall Pugh. The District is very intact and includes churches, schools and commercial buildings.

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>CHARACTER OF NEIGHBORHOOD</th>
<th>ELEMENT</th>
<th>CHARACTER OF 285 N. BANNOCK ST.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MASS &amp; FORM</td>
<td>Building Height: Predominantly one- to two-story structures. Building Shapes: Single family residences and smaller duplex and multi-family housing. Rectangular forms are very common, although churches and a few Queen Anne homes have asymmetrical forms. Many homes have identical rectangular shapes with nested front gables or other architectural details applied to street sides.</td>
<td>MASS &amp; FORM</td>
<td>Height: Two stories with partial/setback third story. The proposed building is similar in height to houses on the block and the townhomes located to the south of the lot, the height is derived from the floor to floor requests of the neighborhood. Shape: Strong rectangular blocky front/back configured duplexes that mimic Italianate architecture prominent throughout the neighborhood. Flat roof with brick cornice detailing.</td>
</tr>
<tr>
<td>MATERIALS</td>
<td>Brick construction typical with wood ornamentation. Foundations are typically brick or stone.</td>
<td>MATERIALS</td>
<td>Ballpark brick with strong contrasting dark horizontal wood siding on the side and back of the building. Dark metal railings at third floor deck, precast gray headers and brick sills, dark wood posts and beams.</td>
</tr>
<tr>
<td>ROOFS</td>
<td>Forward facing gable(s), and combined gable and hipped roof types are common on Queen Anne, Victorian eclectic and Bungalow homes. Roofs on Italianate examples are typically flat with decorative raised parapets, while a few Dutch Colonial influenced homes feature gambrel roofs, and roofs on Denver Squares are typically hipped with broad overhanging eaves. Most roofs have boxed eaves; many Queen Anne and Victorian eclectic examples feature decorative barge boards. Front and side hipped dormers are common on Classic Cottages and Denver Squares; some front gabled homes have gabled side dormers. Composite roofing material is common as a replacement to wood shingles.</td>
<td>ROOFS</td>
<td>Flat roofs with parapet walls acting as guards for roof decks.</td>
</tr>
<tr>
<td>ENTRIES AND DOORS</td>
<td>Offset forward facing single entries, some with transoms. Doors are typically solid wood or with a single glass pane above with paneling below. Wood doors with transoms common. A small number of entries have side lights.</td>
<td>ENTRIES AND DOORS</td>
<td>Offset forward facing single entry, solid wood, 1/3 Light front door.</td>
</tr>
<tr>
<td>WINDOWS</td>
<td>Double hung one-over-one wood windows are common. Historic bay windows on a number of structures. Windows are typically tall and narrow, often grouped or paired. Arched windows and diamond pane windows in dormers are common. Framed windows are often in the upper gable. Stone headers and lintels are common. Historically, windows were recessed in the wall (not flush).</td>
<td>WINDOWS</td>
<td>Windows to be single-hung units spaced evenly across front facade with precast headers and brick sills similar to the neighborhood. Windows to stack above/below on front/rear facade floor levels. Primarily single hung windows along building sides with siding trim.</td>
</tr>
<tr>
<td>ELEMENT</td>
<td>CHARACTER OF NEIGHBORHOOD</td>
<td>ELEMENT</td>
<td>CHARACTER OF 285 N. BANNOCK ST.</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------</td>
<td>---------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>PORCHES</td>
<td><strong>Width:</strong> Partial and half width porches are typical on Queen Anne, Classic Cottages, Italianate and Victorian eclectic buildings; however, a few examples of these styles feature full width or wrap-around porches. Full width porches are more common on early 20th-century homes, such as Bungalows and Denver Squares. <strong>Height:</strong> One story typical. <strong>Projecting:</strong> The majority of porches within this district are projecting. A small number of the Queen Anne homes have engaged second story porches. Stoops are common, particularly on the Italianate style structures with flat roofs and raised parapets. <strong>Shapes:</strong> Raised square or rectangular shaped with gable, shed, and hipped roofs; some shed and hipped roofs have decorative front gables. Gable roofs are typical on Queen Anne and Victorian eclectic examples, and also on Bungalows. Hipped and shed roofs are common on most other styles. A number of 19th-century Victorian-era homes feature Bungalow front-gabled porches added in the early 1900s. <strong>Materials:</strong> Masonry foundations with wooden columns and railings are common. Brick piers and raised porch wall with stone caps are common on Bungalow porches. <strong>Porch Ornamentation:</strong> Turned, and simple square and round porch columns, some with Doric capitals, are common. Queen Anne and Victorian eclectic homes often have wooden spindle work, decorative brackets, and other ornamentation. Bungalows typically have exposed gable trusses.</td>
<td><strong>Width:</strong> Partial width raised concrete front porches open to sides (one for each unit). <strong>Height:</strong> One story porch. <strong>Projecting:</strong> Projecting porch. <strong>Materials:</strong> Concrete steps with round wood columns, base, capital, and wood beams. <strong>Porch Ornamentation:</strong> Turned, and simple round porch columns. Stoops. Low pitched porch roof.</td>
<td></td>
</tr>
<tr>
<td>BUILDING ORNAMENTATION</td>
<td>Fish-scale shingles are common in forward facing gables. Half timbering is common in gables in simpler Queen Anne style homes. A transition from highly ornate Queen Anne to the Shingle style, with shingle surfaces and simpler ornamentation defines the transition in styles post Silver Crash. Corner quoins and decorative parapets are found on the Italianate homes.</td>
<td>BUILDING ORNAMENTATION</td>
<td>Corner quoins and decorative parapets.</td>
</tr>
</tbody>
</table>

**LANDMARK SUBMITTAL**

285 N BANNOCK ST, DENVER CO 8022

**CHARACTER DEFINING FEATURES**

1/4” = 1'-0”
ADDRESS: 210 W. 2nd AVE.
YEAR BUILT: 1890
Nº OF FLOORS: 2 FLOORS
ROOF SHAPE (MAIN): PITCHED
MAIN MATERIAL: UNPAINTED BRICK
SECONDARY MATERIAL: UNPAINTED BRICK
ROOF SHAPE (PORCH): LOW PITCHED
EAVE HEIGHT: +/- 9’ (PORCH) +/- 18 (MAIN BUILDING)
RIDGE HEIGHT: +/- 30’
OVERALL WIDTH: +/- 24’ (FAÇADE)
ARCHITECTURAL COMPATIBILITY:
- RAISED ENTRY PORCH
- ROUND PORCH COLUMNS AND CAPITAL
- 4’ HEIGHT IRON FENCE

ADDRESS: 57 S. BANNOCK ST.
YEAR BUILT: 1896
Nº OF FLOORS: 2 FLOORS
ROOF SHAPE (MAIN): FLAT
MAIN MATERIAL: UNPAINTED BRICK
SECONDARY MATERIAL: UNPAINTED BRICK
ROOF SHAPE (PORCH): LOW PITCHED
EAVE HEIGHT: +/- 22.0’ (MAIN BUILDING)
OVERALL WIDTH: +/- 25.0’
ARCHITECTURAL COMPATIBILITY:
- RAISED ENTRY PORCH
- "ITALIANATE" FAÇADE WITH WINDOWS THAT STACK VERTICALLY
- UNPAINTED BRICK FAÇADE
- BRICK CORNICE
- "ITALIANATE" PORCH WITH "BLOCKY" FRONT FAÇADE

ADDRESS: 285 N BANNOCK ST
Nº OF FLOORS: 2.5 W/ROOF DECK
ROOF SHAPE (MAIN): FLAT
MAIN MATERIAL: UNPAINTED BRICK
SECONDARY MATERIAL: HORIZONTAL PAINTED SIDING, WOOD POSTS & BEAMS, BRICK CORNICE
PORCH: 3 STEP RAISED, BOTH SIDES
EAVE HEIGHT: 106’
BUILDING HEIGHT: 236’
OVERALL WIDTH: 3611’
ARCHITECTURAL COMPATIBILITY:
- RAISED ENTRY PORCH
- "ITALIANATE" FAÇADE WITH WINDOWS THAT STACK VERTICALLY
- UNPAINTED BRICK FACADE
- BRICK CORNICE
- THREE VERTICAL BRICK COLUMNS
- FLAT ROOF WITH "BLOCKY" FRONT FACADE
- 4’ HEIGHT IRON FENCE
- PORCH WOOD BEAMS

SCHEMATIC
285 N BANNOCK ST, DENVER CO 8022
COMPATIBILITY DEMONSTRATION
1/2” = 1’-0”
Denver Landmarks Preservation Commission
201 W Colfax Ave., Denver, CO

To the Landmarks Preservation Commission,

On 7 October 2021 the owner of 285 Bannock St. met with the Baker Landmarks Committee to present the proposed duplex on the vacant lot.

Based on the presentation and subsequent discussion, the Committee voted 4 in favor, one abstaining, and one opposed, to support the proposed duplex with the following comments:

- It was felt that the building form successfully referenced the historic rowhomes in the neighborhood.
- However, the notch between the two units was felt to be highly uncharacteristic of neighborhood rowhomes and the committee requested that it be removed.
- The upper floor railings were presented as a horizontal pipe rail that would have been characteristic of the International Style or another style uncharacteristic of the neighborhood. The committee requested that the railing be revised to a vertically proportioned rail similar to the front fence shown in the renderings.
- There was an extensive discussion about the mass, scale, and visibility of the proposed third story from 3rd Avenue over 295 Cherokee. However, the committee was not able to come to a position on the matter.

Thank you,

Ozi Friedrich
Chair, Baker Landmarks Committee
ozimark@gmail.com / 720-432-5528