STAFF BRIEF

This document is the staff’s comparison of the Secretary of the Interior’s Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project: 2020-CSP-0000015-Amend
LPC Meeting: December 14, 2021
Address: 511 16th St. – Kittredge Building
Staff: Krystal Marquez
Historic Dist/DLM: Downtown Denver Historic District
Year structure built: 1891
Council District: #9 – Candi CdeBaca
Applicant: Rick Epstein, RE: architecture; Nathan Roberts, Kittredge Ventures

Project Scope Under Review:
Comprehensive Sign Plan (CSP)

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<th>Sign Types:</th>
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<td>Wall Signs (A)</td>
<td>Red</td>
<td>14</td>
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Staff Summary:
The approved Comprehensive Sign Plan (CSP) is for the multi-tenant structure at 511 16th St which is also known as the Kittredge Building. The structure is a contributing structure located in the Downtown Denver Historic District and fronts onto the 16th Street Mall with a secondary elevation fronting onto Glenarm Place.

The applicant is requesting a minor change to the approved Wall Signs page of the existing approved CSP. The change requested is to allow an up to 10” depth for wall signage instead of the standard 3 ½” depth recommended by the design guidelines. According to the applicant the historic stone facade of the Kittredge Building is very difficult to cut into to recess wiring or electrical equipment so surface mount signage is the best way to protect the building. Some additional depth has been requested to conceal electrical equipment in a surface mounted enclosed raceway. Staff is supportive of the request since it will minimize damage to the stone façade and conceal electrical equipment and conduit from view.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

<table>
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<th>Sign Types Standards &amp; Guidelines:</th>
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| 6.13 Design wall signs to compliment a historic building | Yes | All wall signs will be constructed of high quality materials. Wall signs are limited to one per tenant per frontage and can be located above the storefront or main entrance or adjacent to it. Wall signs will be used in combination with other signage types. All wall sign types may project from the wall surface at a depth of 10” which exceeds the 3
durable materials, such as aluminum, bronze or high quality man made materials, are generally appropriate.

c. When using an existing sign band, provide space between the sign and the sign band border or edge to follow a traditional application.

d. When using an existing sign band, keep signage flush to the wall surface.

e. Do not design wall signs that project in front of adjacent architectural details, such as a wall band frame.

f. Do not use internally lit boxes.

g. When designing signs outside of sign bands, signs can have a little more depth, typically up to 3 1/2 inches. Deeper signs often have a clunky appearance and are not subordinate to the architectural details of the structure.

i. Mount directory signs for upper-story tenant on wall next to entry providing access to these businesses.

j. Design directory signs as flush-mounted unlit or externally lit signs.

k. Consider a wall sign at a recessed entry (sign is parallel to wall), particularly when there are limited opportunities for primary signage elsewhere on the building. In these cases:

(1) Design well-crafted artful signs, preferably with artful shapes.

(2) Do not design signs that cover or significantly obstruct views of architectural features.

(3) Light externally if possible. If internal lighting is preferred, use halo lighting with a hidden or unobtrusive light source, and a slender design, generally inches 3 1/2 inches depth or less.

½" inches recommended by the design guidelines. However, since the substrate is solid stone and holes in the stone could damage the building. Staff is supportive of changing the maximum depth to 10" for electrical wiring and conduit.

Recommendation: APPROVAL

Basis: The proposed Comprehensive Sign Plan generally meets the Design Guidelines for Signage.
Suggested Motion: I move to RECOMMEND APPROVAL of application #2020-CSP-0000015 Amended for the Comprehensive Sign Plan at 511 16th Street, as per design guidelines, 6.13, presented testimony, submitted documentation and information provided in the staff report.

1890/97 Sanborn Map with 511 16th St outlined in red