**STAFF REPORT**

This document is the staff's comparison of the Secretary of the Interiors 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

<table>
<thead>
<tr>
<th>Project:</th>
<th>#2020-COA-023</th>
<th>LDDRC Meeting:</th>
<th>November 2, 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1420 Wynkoop Street</td>
<td>Staff:</td>
<td>Jessi White</td>
</tr>
<tr>
<td>Year structure built:</td>
<td>N/A (Period of Significance: 1860-1941)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jacob Levy- Oz Architecture</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Past LDDRC Action:**

**February 6, 2020**
Description: Design Details for Infill Project
Motion by M. Coughlin: I move to approve application # for the design detail submission for the infill building at 1420 Wynkoop Street with the condition that the application be resubmitted to staff to include plan and section details of the proposed storefronts, per design guideline 5.3.2, presented testimony, submitted documentation and information provided in the staff report.
Second: H. Vasquez Johnson
Vote: Unanimous in favor (8-0-0), motion passes

**September 5, 2019**
Description: Infill – Phase I: Mass, Form and Context
Motion by J. Crisler: move to approve application #2019-COA-339 for the revised mass, form, and context for the infill building at 1420 Wynkoop Street, per design guidelines 5.1.2, 5.2.1, 5.2.2, 5.3.2, 5.3.3, presented testimony, submitted documentation and information provided in the staff report.
Second: B. Gibson
Vote: Unanimous in favor (6-0-0), motion carries

**October 13, 2016**
Description: Ordinance and Mass, Form and Context Review for New Infill Building
Motion by G. Petri: I move to conditionally approve application 2016-COA-405 for the mass, form and context review of the infill project at 1420 Wynkoop Street and the rooftop addition at 1430 Wynkoop Street, with the conditions that the recess of the storefront and garage doors at the ground floor on Wazee Street be minimized from the building façade and that the expression of the south façade at the alley be emphasized as per Design Guidelines 5.1.1 and Policy 5.1, Policy 11, presented testimony, submitted documentation and information provided in the staff report.
Second by: J. Adkins
Friendly amendment by B. Gibson: “Storefront” should not be included.
Friendly amendment accepted by J. Adkins and G. Petri.
Vote: Unanimous in favor (4-0, R. Falkenberg not present), motion carries.

LDDRB also reviewed the project on August 4, 2016, and denied the initial application for the building’s mass, form, and context. The project was also a discussion item before the LDDRB on November 5, 2015.
Project Scope Under Review:  
Revisions to Phase II: Design Detail submission for new construction

Staff summary:  
1420 Wynkoop Street is currently a vacant lot bordered on the west by Wynkoop Street, on the east by Wazee Street, on the north by 1430 Wynkoop (contributing), and on the south by Cherry Creek. The applicant was approved for Phase I: Mass, Form, and Context on September 5, 2019, and Phase II: Design Details on February 6, 2020. The applicant is currently requesting to revise the Phase II: Design Details submission for new construction with the following revisions:

I. Footprint and Floorplans-  
The applicant will be removing parking level 3 and will be maintaining parking levels 1 and 2. Additionally, the applicant is proposing to increase the step back from Wynkoop at the northwest corner from 15'-6" to 28'-8", providing additional visual relief to the historic building at 1430 Wynkoop Street. The applicant is proposing to add a mezzanine level between level 1 and level 3 increasing the overall number of stories from 8 to 9 stories.

Beginning at level 3 and continuing to level 8, the applicant will be stepping the building back from Wynkoop at the northwest corner from 28'-8" to 51'-10". The applicant will inset the north wall on the new structure away from the south wall of 1430 Wynkoop 5'-2" for a length of 36'-5". The applicant will increase the inset on the north wall an additional 5' for a length of 140'-9" before stepping the building back out in width 9'-11" at the northeast corner.

Due to the addition of the mezzanine level between level 1 and 3, the outdoor patios approved for the southeast corner of level 5 have been shifted up to level 6 in the proposed plan set. Additionally, the outdoor patios approved for the north side of level 5 have been removed and lowered to level 3 in the proposed plan set. The outdoor patios approved on the southwest corner of level 7 have been shifted up to level 8 in the proposed plan set.

Starting at level 6 and continuing to level 8 the applicant will be maintaining the 51'-10" step back at the northwest corner, and the 5'-2" inset for a length of 36'-5" on the north wall but will be increasing the 10'-2" step back on the north wall from a length of 140'-9" to 177'-9". The 9'-11" bump-out on the northeast corner of the building will terminate at level 6.

Finally, the applicant is proposing to alter the penthouse portion of the building (level 8 in the approved plan set, level 9 in the proposed plan set). The west (Wynkoop facing) wall of the penthouse will be set back from the front wall of the building 26'-4". The south (Cherry Creek facing) wall of the penthouse will be set back 15'-4" to 16'-6" from the south wall of the building. The east (Wazee facing) wall of the penthouse will be set back from the east wall of the building 32'-7". The north (1430 Wynkoop facing) wall of the penthouse will be set back from the north wall of the building 9'-2" to 25'-6". The roof deck of the building will wrap the north, west, and south sides of penthouse. Mechanical equipment will wrap the north and east sides of the penthouse and will be set back 88'-0" from the west (Wynkoop) wall of the building.

II. South Elevation-  
The applicant will be making minor adjustments to the approved windows at the first floor of the south elevation to better accommodate the mezzanine level in the proposed plan set and will be adding additional doors at level 1 to provide patio access for first floor tenants. The largest change to the south elevations is the addition of Juliet balconies and doors and additional recessed balconies. The applicant will be adding clear glass Juliet balconies and doors to levels 3 through 8 of the southwest corner of the building and levels 3 through 5 of the southeast corner of the building. The applicant will be maintaining the overall mullion pattern of these openings but will be adding doors and clear glass railings. The applicant is proposing to add recessed balconies to levels 4 through 7 of the southwest corner of the building from the previous approval of recessed balconies at levels 5 and 6 of the southwest corner of the building. Additional minor alterations are proposed for the window operation and location on the glass zipper on the south wall. The new windows will
be casement style windows instead of awning windows and will be used on the mezzanine level through level 8. Finally, the applicant is proposing to additional doors and windows on the 9th floor penthouse and is proposing to extend the approved canopy roughly 28'-0" to the east.

III. East Elevation-
The applicant is proposing two changes to the east (Wazee Street facing) elevation: the addition of casement windows on levels 3 through 5, and the addition of Juliet balconies and doors on levels 3 through 5. The proposed casement window additions will fit within approved mullion patterns and will not significantly alter the appearance of the previous approval. The applicant will be adding clear glass Juliet balconies to levels 3 through 5 of the northeast corner of the building. The applicant will be maintaining the overall mullion pattern of these openings but will be adding doors and clear glass railings. The addition of Juliet balconies and doors to a street facing façade below 55’ is slightly concerning to staff, however, this portion of the guideline is a preference and not a requirement.

IV. West Elevation-
The applicant is proposing three alterations to the west (Wynkoop Street facing) elevation: the addition of casement windows on levels 3 through 8, the addition of Juliet balconies and doors on the metal clad building zipper on levels 3 through 8, and the removal of the first-floor entry door on the metal zipper. The proposed casement window additions will fit within approved mullion patterns and will not significantly alter the appearance of the previous approval. The applicant will be adding clear glass Juliet balconies and doors to levels 3 through 8 of the northwest corner of the building. The applicant will be maintaining the overall mullion pattern of these openings but will be adding doors and clear glass railings. Further, the portion of the building that the Juliet balconies and doors will be added to will be set back 51’-10" from the street. Finally, the applicant will be removing an entry door at the first floor of the building zipper. The applicant will be maintaining the overall mullion appearance and the alteration will have a minimal visual impact on the previous approval.

V. North Elevation-
The applicant is proposing significant changes to the north (1430 Wynkoop Street facing) elevation. The applicant will be stepping back the metal clad building zipper 28’-8" to 51’-10”, increasing the depth of the brick portion of the building by two bays. The applicant will be adding clear glass Juliet balconies to levels 3 through 8 of the northwest corner of the building as well as levels 4 through 8 on the main body of the north elevation. The applicant will be maintaining the overall mullion pattern of these openings but will be adding doors and clear glass railings. The applicant is proposing three windows matching the previously approved window configuration on the 36’-5” bump-out. Staff have mild concerns over the solid to void spacing on the bump-out but feel it may be minimally visible as it is more than 51’-10” from the west elevation. An additional alteration to the windows openings can be found on the metal panel zipper at the center of the north elevation. Previously the windows in this location were paired awnings and fixed mullioned windows. The applicant as altered these to single punched openings. Staff have concerns over adding an additional window type on the building and feel it may visually disrupt the established opening rhythms on the building, but also note that this portion of the building may be minimally visible. Finally, the applicant is proposing to add the windows openings on levels 3 through 5 back on the northeast corner of the building. Staff are supportive of adding these openings back to the as it will be highly visible from Wazee Street and ties into the typical window rhythms established on the building.


<table>
<thead>
<tr>
<th>Standards &amp; Guidelines</th>
<th>Meets Standards &amp; Guidelines?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 5.2. Non-Street Wall Elevations</td>
<td>Yes</td>
<td>The north façade, which will be visible over the lower buildings on the block, is compatible with the historic context. It has regular fenestration patterns, and an equal solid-to-void ratio, which is</td>
</tr>
</tbody>
</table>
All visible elevations are crucial to Lower Downtown’s character, and walls must be designed accordingly.

Historically, alley facades were the backs of buildings: where deliveries were made, and trash disposed of. Their designs were a lesser priority than those of street facades, and they often looked more cluttered with smaller windows and a variety of materials, textures, setbacks, doors, docks, and colors. In addition, alleys provided light and air. Today, alleys are well-used for many of the same purposes, but design treatment along them must also respect and respond to new uses, such as greater pedestrian activity, and to views from shops, restaurants, residences, and offices.

### 5.2.1 Design of visible sidewall elevations

**Requirement:** Sidewall facades, whether seen from the street or nearby buildings, shall continue to reflect the context in which they exist and shall be compatible with the architecture of the street facades.

### 5.2.2 Alley elevations

**Preference:** Alley elevations should not be treated as primary facades and should be permitted greater freedom of expression than primary street wall facades.

### Policy 5.3. Facade Compositions

A building’s scale, articulation and definition are critical factors in determining how well it fits its context.

#### 5.3.1 Building articulation and definition.

**Requirement:** A building’s expression shall be composed of a base, a middle, and a top.

- **Requirement:** The base shall include the street-level story or the first and second stories together.
- **Requirement:** The building shall have a consistent, articulated bay rhythm.
- **Preference:** Architectural features, such as windows and doors, doorways, and courses, should be delineated.
- **Preference:** The building should have a well-articulated top

---

The building’s facades have a consistent, articulated bay rhythm.

The applicants have added windows back to the northeast corner of levels 3 through 5 of the north elevation. Staff feel that the windows tie into the established windows rhythms and proportions on the building.

The windows have sills, and window and upper-story door openings have vertical proportions due to the mullion patterns.

Operable windows are used in the residential portions of the building.

Balcony railings are clear glass. While roof terraces extend more than 10 feet in length and 5 feet deep, the projecting and inset balconies do not exceed those dimensions. Staff had initial concerns over the use of Juliet balconies below 55’, particularly on the street facing elevations, however, staff ultimately concluded that the overall mullioned opening would be maintained to
### 5.3.2 Windows
- **Requirement:** Windows shall be recessed at least one brick width.
- **Requirement:** Windows shall have sills.
- **Requirement:** Windows shall have transparent, nontinted, and nonreflective glass.
- **Requirement:** Reflective or tinted film shall not be applied to glass.
- **Requirement:** Window openings shall have vertical proportions.
- **Requirement:** Window openings shall not create horizontal bands across facades.
- **Requirement:** A minimum of two-thirds of the horizontal and vertical dimensions of street-level facades shall be transparent.
- **Preference:** Street-level windows should be of the storefront or divided-light industrial types, with sills, and should begin no higher than two-and-a-half feet above the sidewalk.
- **Preference:** Operable windows should be used above the first floor.

### 5.3.3 Balconies
- **Requirement:** Balconies shall not be a dominant feature of facades.
- **Requirement:** Balconies shall be located above the building’s base.
- **Requirement:** Balconies shall contribute to the horizontal and vertical expression of the building.
- **Requirement:** Balconies shall not be continuous across the entire facade or elevation of the building.
- **Requirement:** Railings on balconies shall be transparent.
- **Preference:** Balconies should not be placed on primary facades below 55 feet.
- **Preference:** Balconies should not exceed 10 feet in length.
- **Preference:** Balconies should not be set back into the facade of the building.
- **Preference:** Balconies should not project more than 5 feet from the facade.

the previous approval, and clear balconies would be used. Additionally, the guideline that states that balconies should not be added below 55’ is a preference and not a requirement.
Basis:
The north façade, which will be visible over the lower buildings on the block, is compatible with the historic context. It has regular fenestration patterns, and an equal solid-to-void ratio, which is common on visible sidewall or alley elevations of historic buildings in the district (guidelines 5.2, 5.21, and 5.2.2). The building's facades have a consistent, articulated bay rhythm. The windows have sills, and window and upper-story door openings have vertical proportions due to the mullion patterns. Operable windows are used in the residential portions of the building (guidelines 5.3, 5.3.1, and 5.3.2). Balcony railings are clear glass. While roof terraces extend more than 10 feet in length and 5 feet deep, the projecting and inset balconies do not exceed those dimensions. Staff had initial concerns over the use of Juliet balconies below 55', particularly on the street facing elevations, however, staff ultimately concluded that the overall mullioned opening would be maintained to the previous approval, and clear balconies would be used. Additionally, the guideline that states that balconies should not be added below 55' is a preference and not a requirement (guideline 5.3.3).

Suggested Motion: I move to APPROVE application #2020-COA-023 for the revisions to Phase II: Design Details submission for new construction at 1420 Wynkoop Street, as per design policy, standards, and guidelines 5.2, 5.2.1, 5.2.2, 5.3, 5.3.1, 5.3.2, 5.3.3, presented testimony, submitted documentation and information provided in the staff report.

END