



DENVER
THE MILE HIGH CITY

Community Planning and Development
Denver Landmark Preservation

201 West Colfax, Dept. 205
Denver, CO 80202
p: (720)-865-2709
f: (720)-865-3050

www.denvergov.org/preservation

E-Mail: landmark@denvergov.org

STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for 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:	#2015-COA-508	LPC Meeting:	December 1, 2015
Address:	1360 Vine Street	Staff:	George Gause
Historic Dist/DLM:	Wyman Historic District		
Year structure built:	1360 Vine-1960, 2114 E. 14 th -1949		
	Period of Significance: Prior to and Including 1955		
Council District:	#10 Wayne New		
Applicant:	KUH Vine Street LLC		

Previous Action:

September 15, 2015

#2015-LMDEMO-127 1360 Vine Street

Description: Demolition of a Non-Contributing Structure

Motion by C. Jordy: I move to conditionally approve application #2015-LMDEMO-0000127 for the demolition of 1360 Vine Street as per presented testimonies, submitted documentation and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure.

Second by: A. Duckett-Emke

Vote: Unanimous in favor (8-0), motion carries.

#2015-LMDEMO-128 2114 E. 14TH Ave.

Description: Demolition of a Non-Contributing Structure

Motion by D. Walter: I move to find the building to be non-contributing to the historic district and conditionally approve application #2015-LMDEMO-0000128 for the demolition of 2114 E. 14th Avenue, per presented testimonies, submitted documentation and information provided in the staff report with the condition that a replacement structure be approved prior to commencing work.

Second by: S. Effenbein

Vote: Unanimous in favor (8-0), motion carries.

Project Scope Under Review:

Concept- Mass, Form, & Context review of 14 row homes

Demolition: 1360 Vine and 2114 E. 14th

Windows: New infill will have all new windows

Staff Summary:

Demolition of the two structures on the lot were approved at the 9/15/15 LPC meeting.

The proposal is to construct 14 residential row homes in three separate structures.

The structures will be two stories in height at the street façade with a recessed third floor.

The street façade of each unit will be articulated by material changes and varied planes.

Fenestration is traditional and corresponds to neighborhood patterns.

Entries face Vine Street with each building accommodating 2 accessible units with at-grade entry.

Other entries will be raised from street grade matching the character of the district.

Staff would prefer that the entries and the porches be contained to the brick portion of the façade

The recessed areas should not have entries/porches to reinforce the visual separation.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, August 2014

Guideline	Meets Guidelines	Comments
<p>4.1 Respect established building location, lot coverage and open space patterns when locating a new building.</p> <p>a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.</p> <p>b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.</p>	Yes	Although the footprint of the three structures are large, there are large footprints in the Wyman Historic District. The character of the district is a mix from large single family structures to multi-unit structures and commercial buildings.
<p>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</p> <p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p>	Yes	Setbacks of the proposed structure will align with the pattern of the street and district.
<p>4.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions. Features to reference include:</p> <p>a. Foundation heights</p> <p>b. Floor-to-floor heights and overall building height</p> <p>c. Window locations, proportions, and recess in the wall</p> <p>d. Entry and porch location, size and proportions.</p>	Yes	<p>Typical rhythms and patterns have been studied:</p> <ul style="list-style-type: none"> a. The site has been graded lower than the existing area. The design takes this into account and compensates for the re-grade. b. Height corresponds to area structures. c. Fenestration is traditional and matches the area character. d. Porch addresses the street and is an interpretation of area character.
<p>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</p> <p>a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.</p> <p>e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale of a larger building mass.</p>	<p>Yes</p> <p>Yes/No</p>	<p>The overall height does correspond to area heights. The design has been articulated with shifts in wall planes, varied materials, and detailing to reduce the building mass.</p> <p>Mass has shifts in the wall plane which work well to reduce building mass visually. This could be further reinforced and march area character by adjusting the entries/porches to just the forward brick portion of the wall.</p>
<p>4.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.</p> <p>a. Use a simplified interpretation of historic designs found in the historic district, or use a contemporary design that is compatible with historic siting, massing, and forms found in the historic district. At a minimum, an acceptable design should be neutral and not detract from the district's historic character.</p>	Yes	The structure as designed will be recognized as new infill construction, but key character defining features have been incorporated.

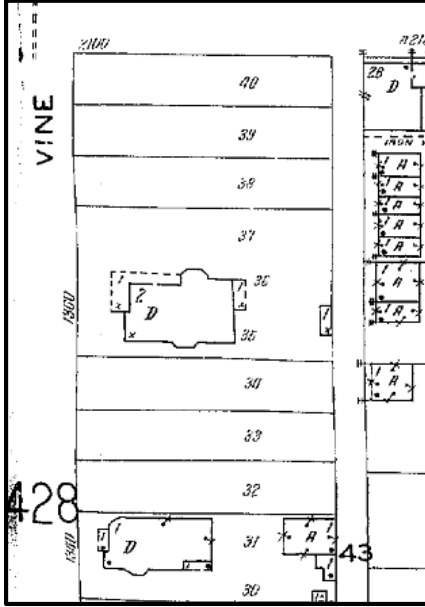
Recommendation: **CONDITIONAL APPROVAL OF MASS, FORM, AND CONTEXT**

Condition: Entries/porches should be adjusted to the forward brick portion of the wall (4.4e)

Basis: **Mass and form corresponds to the area character (4.1, 4.2, 4.4)**
Structures will be recognized as current construction (4.5)

Suggested Motion: I move to conditionally approve mass, form, and context application #2015-COA-508 for the construction of 14 row homes at 1360 Vine Street as per guidelines 4.1, 4.3, 4.4 and 4.5, presented testimonies, submitted documentation and information provided in the staff report with the condition that the entries/porches be adjusted to the forward plane of each row home. Final construction details will need further approval prior to commencing work.

Sanborn Map: 1929



VINE STREET ROWHOMES


1360 VINE STREET AND 2114 14TH AVENUE, DENVER, COLORADO 80206
LANDMARK PRESERVATION COMMISSION
SCALE AND MASSING REVIEW 12.1.2015

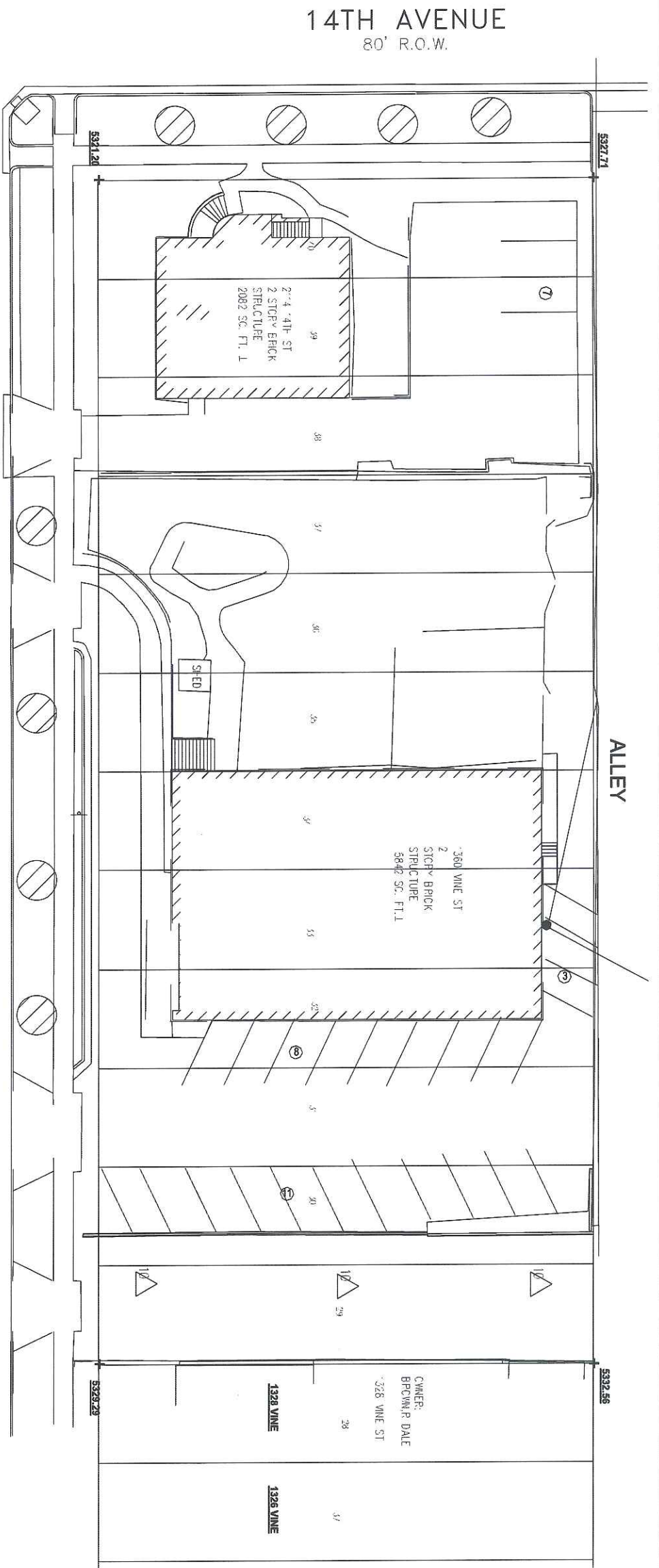


VINE ROWHOMES

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COVER
LM-1


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2114 14TH AVE - WEST ELEVATION

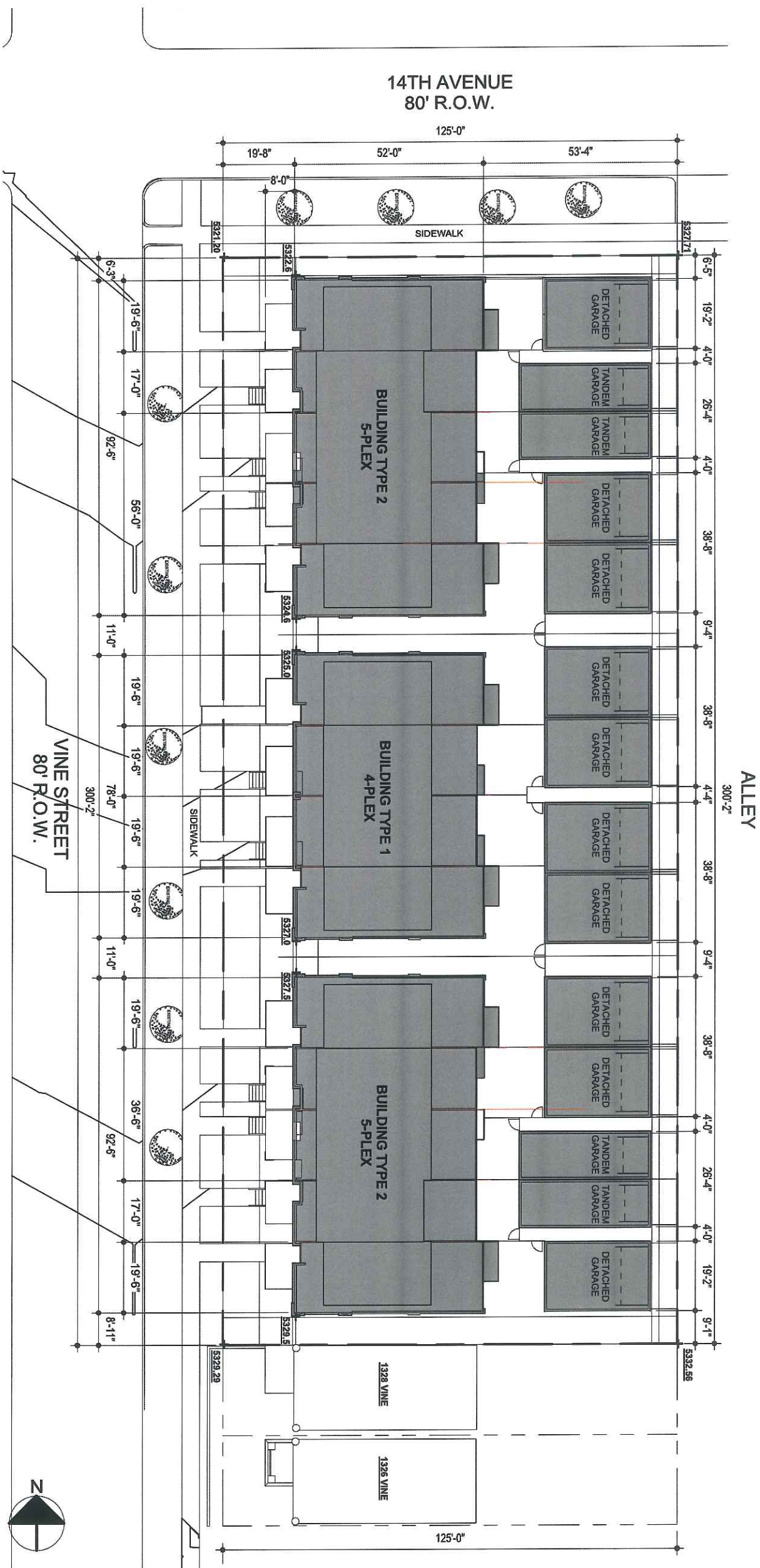


1360 VINE ST - WEST ELEVATION

1 SITE PLAN - EXISTING
1" = 30'-0"

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EXISTING SITE PLAN
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1 SITE PLAN - PROPOSED

1" = 30'-0"

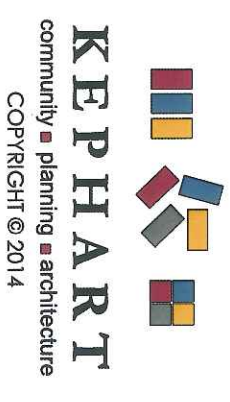
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PROPOSED SITE PLAN

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FRONT PERSPECTIVE - BLDG TYPE 1




NW PERSPECTIVE - BLDG TYPE 1

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FRONT PERSPECTIVE - BLDG TYPE 2




NW PERSPECTIVE - BLDG TYPE 2

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NW PERSPECTIVE WITH CONTEXT




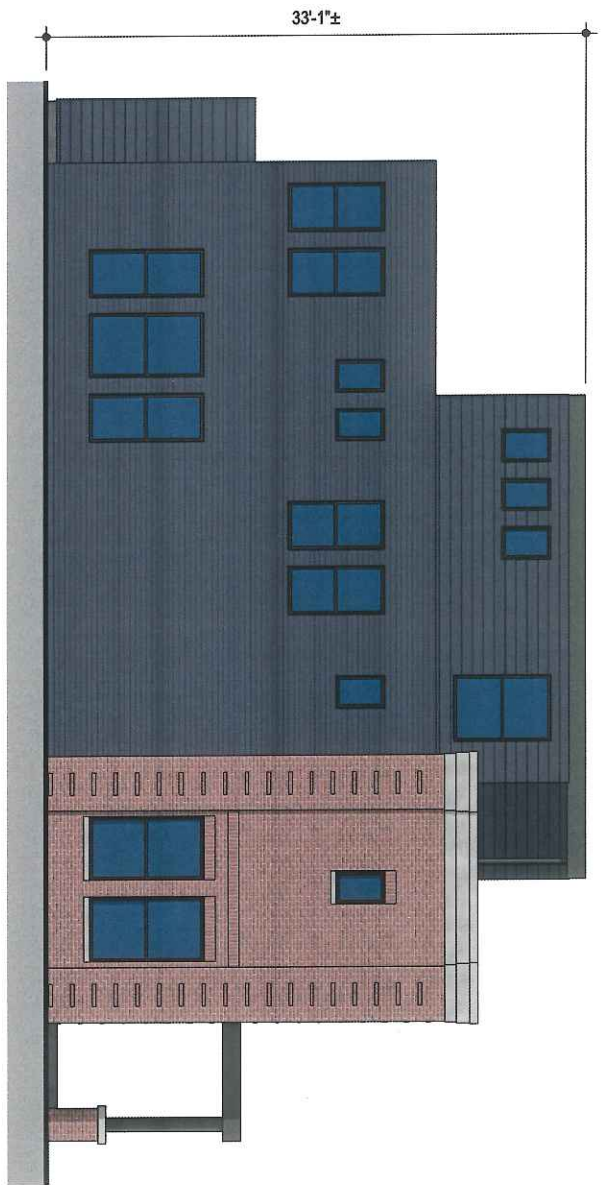
SW PERSPECTIVE WITH CONTEXT

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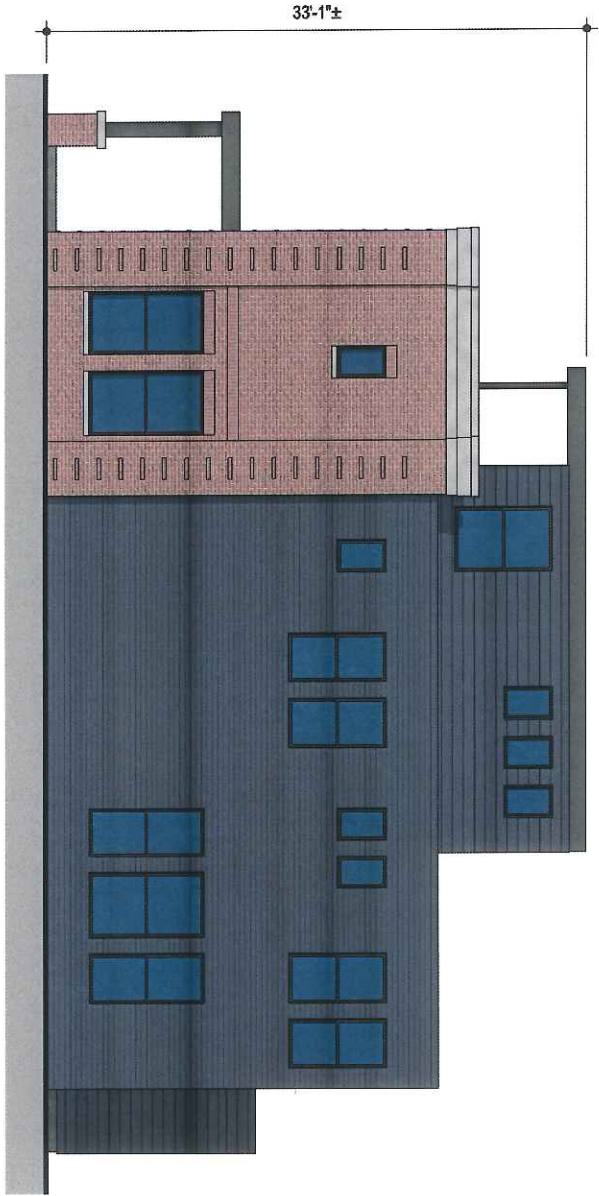

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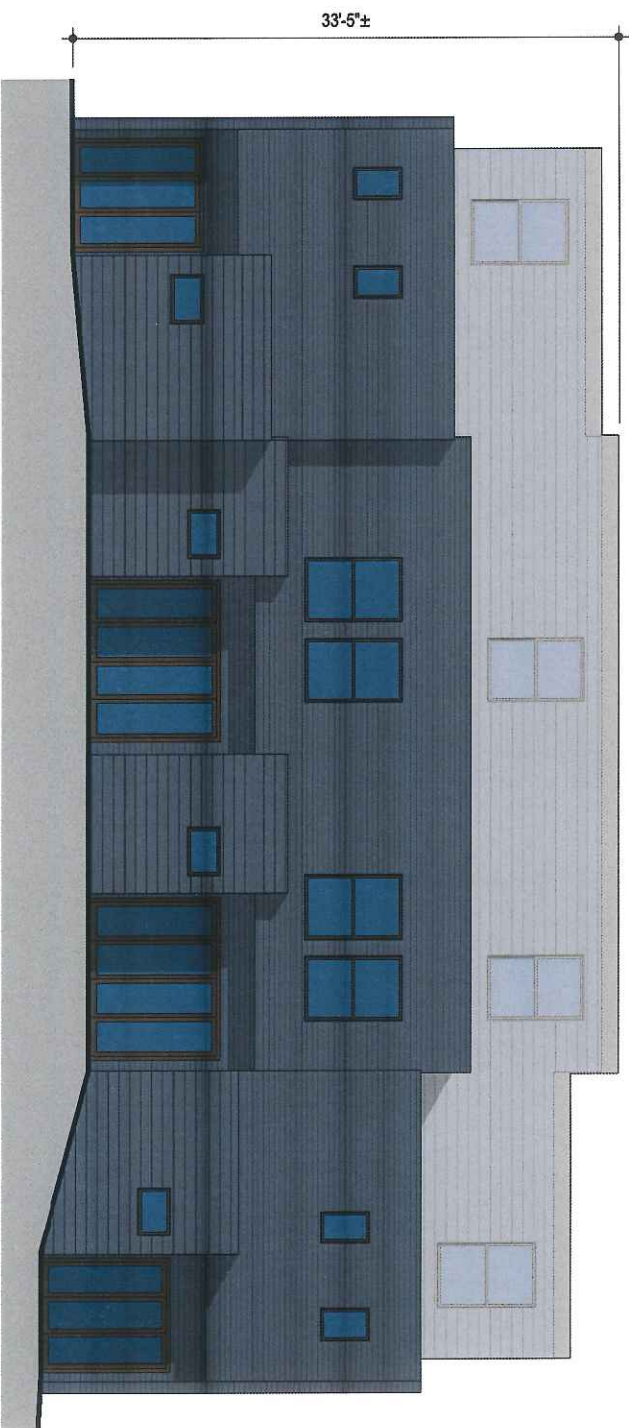
3 NORTH ELEVATION
3/32" = 1'-0"
(BETWEEN BUILDINGS) (BETWEEN BUILDINGS)



1 WEST ELEVATION (VINE STREET)
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"
(BETWEEN BUILDINGS) (BETWEEN BUILDINGS)



2 EAST ELEVATION
3/32" = 1'-0"

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BLDG TYPE 1 ELEVATIONS

LM-7

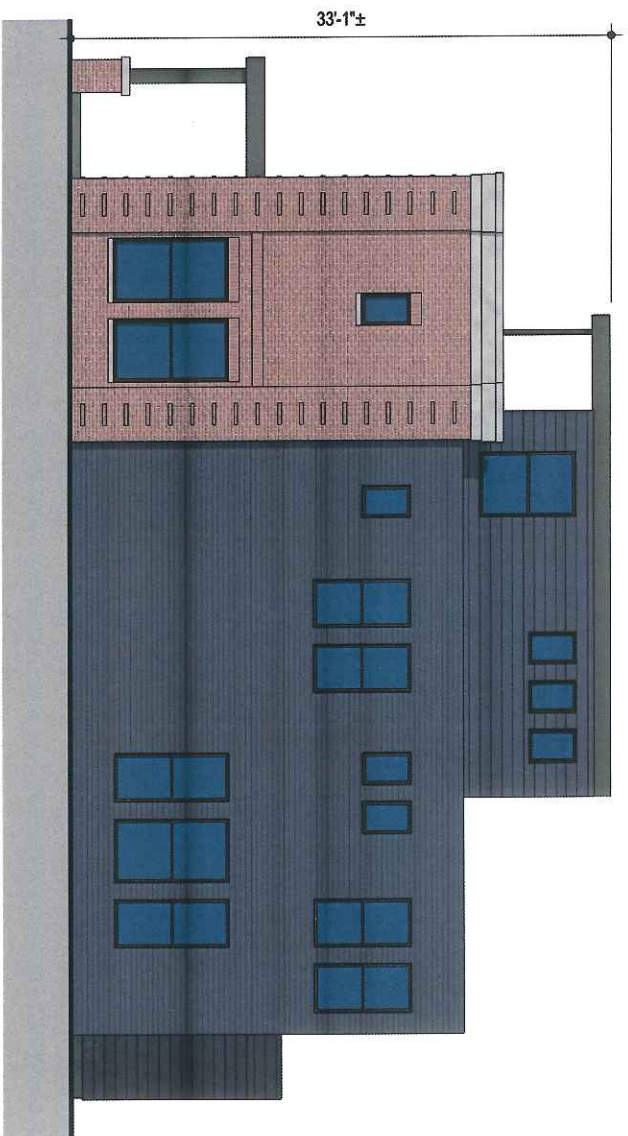
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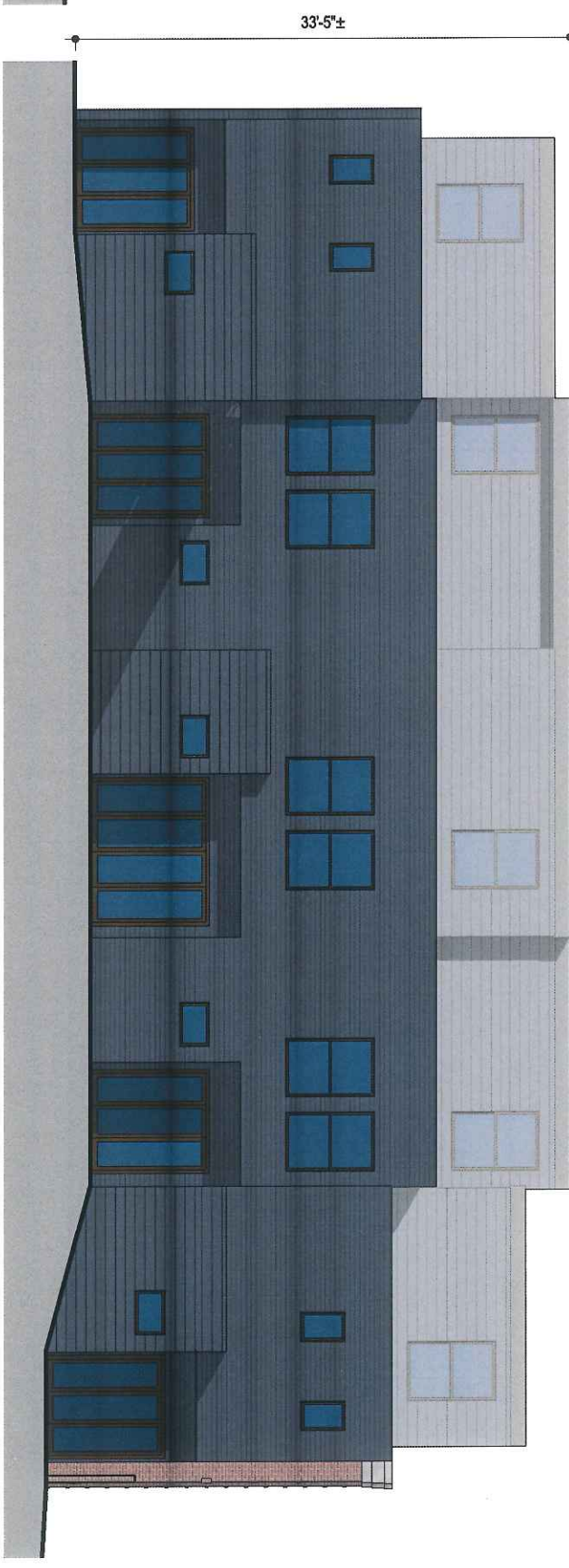
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1 WEST ELEVATION (VINE STREET)
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"
(BETWEEN BUILDINGS)



2 REAR (EAST) ELEVATION
3/32" = 1'-0"

VINE ROWHOMES

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BLDG TYPE 2 ELEVATIONS

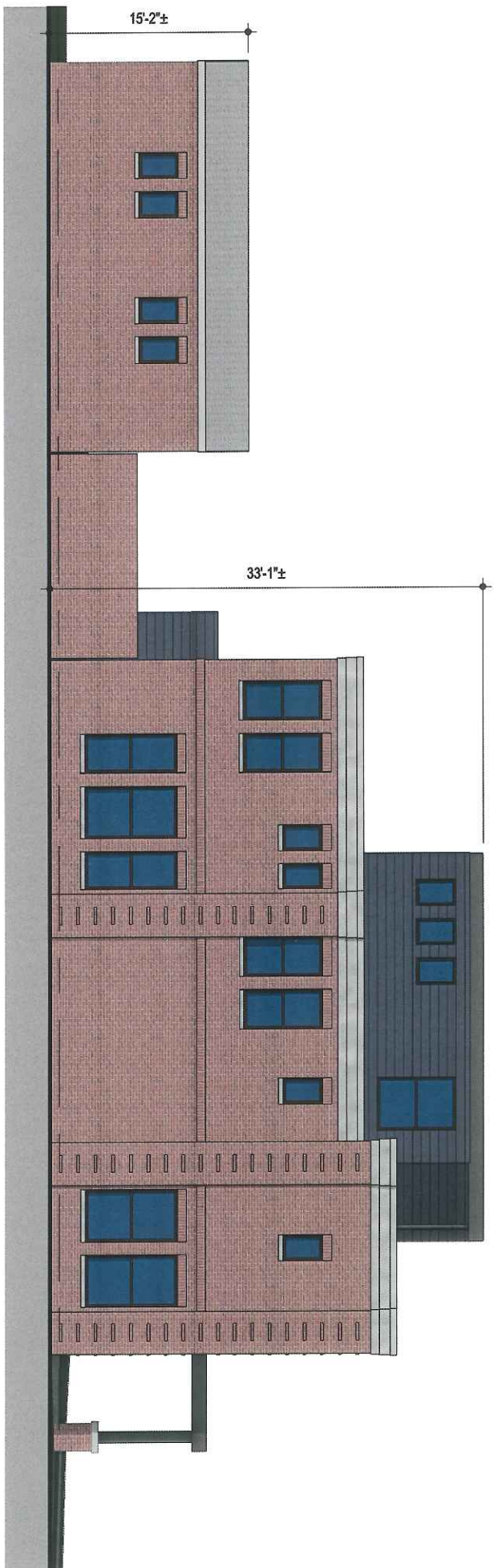
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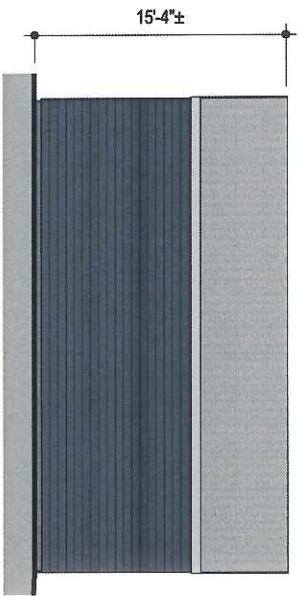


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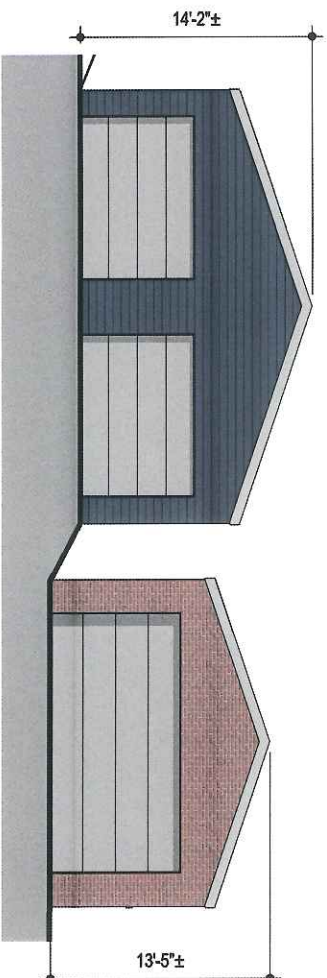
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1 NORTH ELEVATION (14th STREET)
3/32" = 1'-0"



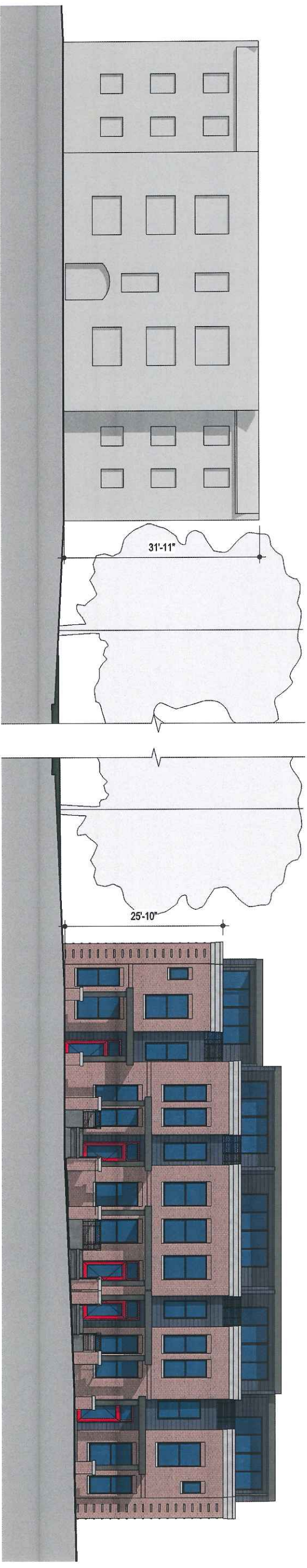
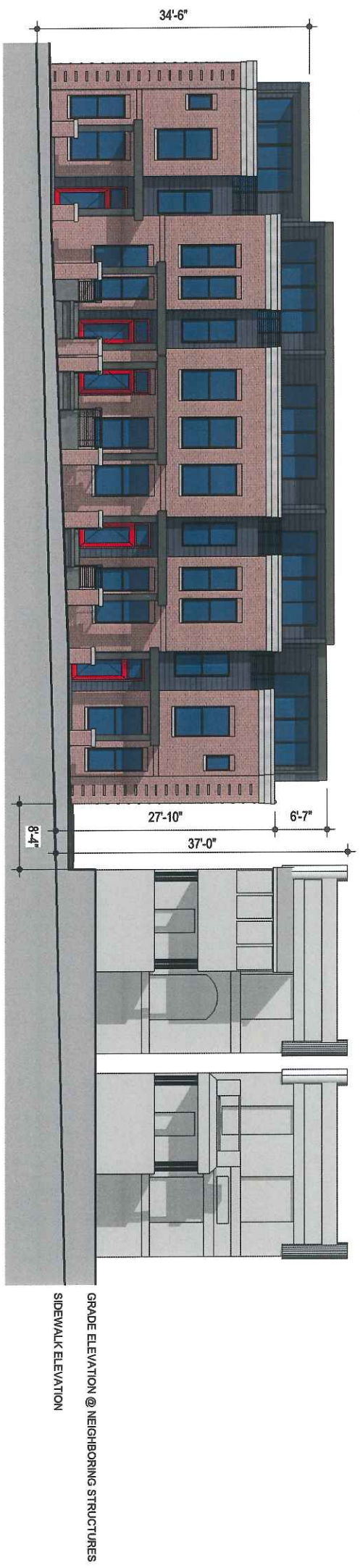
3 SOUTH ELEVATION
3/32" = 1'-0"
(BETWEEN BUILDINGS)



2 TYP EAST ELEVATION (ALLEY)
3/32" = 1'-0"
WEST ELEVATION SIMILAR

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GARAGE ELEVATIONS
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VINE STREET STREETScape

2115 E. 14TH AVE.
MULTI-FAMILY

E. 14TH AVENUE

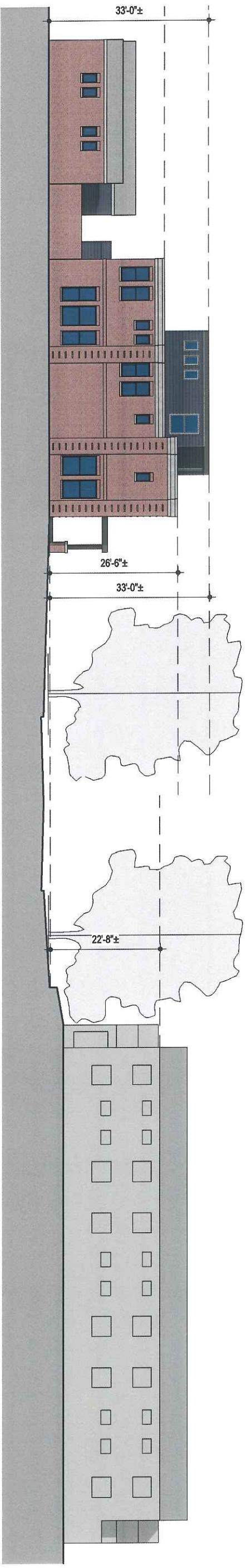
PROPOSED ROWHOMES
BLDG TYPE 2

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STREETSCAPE (VINE ST)
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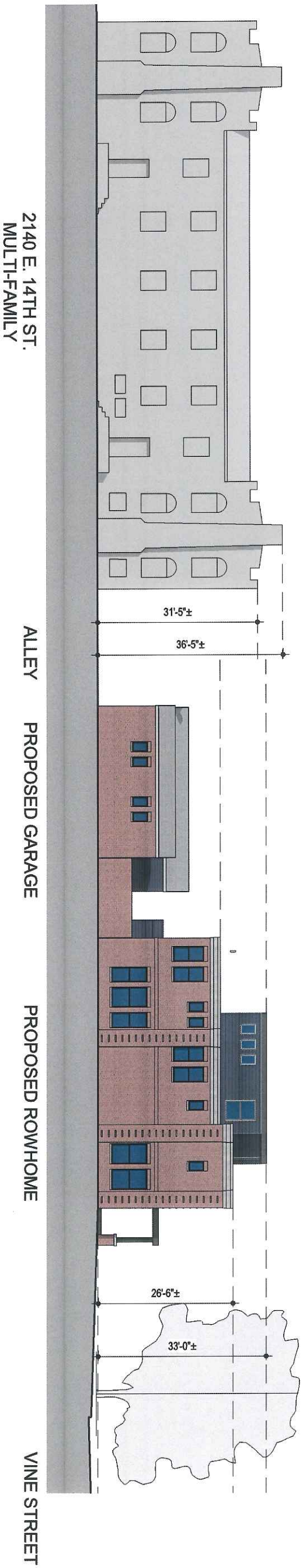


PROPOSED GARAGE

PROPOSED ROWHOME

VINE STREET

1399 VINE ST.
MULTI-FAMILY



2140 E. 14TH ST.
MULTI-FAMILY

ALLEY

PROPOSED GARAGE

PROPOSED ROWHOME

VINE STREET

14TH AVENUE STREETSCAPE

VINE ROWHOMES

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STREETSCAPE (14TH AVE)

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NEIGHBORHOOD CONTEXT - EXHIBIT A

Address:	1521 Vine Street
Number of Floors:	3 and 4 story building
Roof Shape:	Flat roof structure w/ overhanged parapet features
Main Material:	Stucco
Other Material:	Brick and Stone
Porch:	Half
Overall Width:	120 Feet
Year Built:	2000

NEIGHBORHOOD CONTEXT - EXHIBIT B

Address:	2140 E. 14th Avenue
Number of Floors:	7 story building
Roof Shape:	Flat roof structure
Main Material:	Brick (Floors 1-4)
Other Material:	Stucco (Floors 5-7), Siding
Porch:	Entry Overhang
Overall Width:	275 Feet
Year Built:	2013

NEIGHBORHOOD CONTEXT - EXHIBIT C

Address:	1102 - 1122 Race Street
Number of Floors:	3 story building
Roof Shape:	Flat roof structure
Main Material:	Brick
Other Material:	Stone, Siding (rear)
Porch:	Entry Width
Overall Width:	250 Feet
Year Built:	1999

NEIGHBORHOOD CONTEXT - EXHIBIT D

Address:	1857 - 1908 E 13th Street
Number of Floors:	2 story building
Roof Shape:	Gabled Roof with Dormers
Main Material:	Brick
Other Material:	Stucco
Porch:	Entry Width
Overall Width:	275 Feet
Year Built:	1993



NEIGHBORHOOD CONTEXTUAL STUDY

The proposed site, highlighted in blue, is currently comprised of two, one-story school buildings, built in the 1960's era. They are non-contributing to the Wyman District and the site has been a consistent outlier for 50+ years.

The Wyman Historic District, as a whole, is a neighborhood with a majority of structures built during its contributing years. However, through various cycles of development in the 1960's, 1990's and 2000's, the district and adjacent neighborhood's overall character is highly defined by the interweaving of the different building styles, forms and varied streetscapes.

A study of the vicinity around 14th Ave and Vine Street highlighted a variety of building forms, densities, and street scales beyond a typical single-family building. Instead, the 6 block radius around the proposed site is a highly mixed neighborhood rich in a variety of building scales, heights and forms. While a majority of the Wyman District are single-family homes, there are a large number of apartment buildings, high-rise condo structures, attached single-family and non-residential uses that contribute to the neighborhood.

It is common, both within the Wyman Historic District and also the immediately adjacent neighborhoods, to have larger building forms interrupt both primary and secondary block streetscapes with structures comprising of 3+ stories and/or span more than two typical lots. A majority of these instances are highlighted in green on the map to the left.

Exhibits A-D are projects, similar in form, scale and product type to the proposed project. These examples are attached (multifamily projects built between 1993 and 2013 with similar or even more pronounced form, scale and street presence.

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SURROUNDING CONTEXT LM-12

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VINE STREET - EXISTING BUILDINGS



2115 E 14TH AVE.
FRONT FACADE (SOUTH)



2115 E 14TH AVE.
FRONT FACADE CORNER (SOUTHEAST)

14TH AVENUE

PROPOSED PROJECT



1328 VINE ST.
FRONT FACADE (EAST)



1326 VINE ST.
FRONT FACADE (EAST)



1320 VINE ST.
FRONT FACADE (EAST)



1314 VINE ST.
FRONT FACADE (EAST)



1310 VINE ST.
FRONT FACADE (EAST)



1304 VINE ST.
FRONT FACADE (EAST)

14TH AVE - EXISTING BUILDINGS



2140 E 14TH AVE.
FRONT FACADE (NORTH)



2140 E 14TH AVE.
FRONT FACADE (NORTH)

ALLEY

PROPOSED PROJECT

VINE STREET



1399 VINE ST.
CORNER (NORTHEAST)



1399 VINE ST.
CORNER (NORTHWEST)

EXISTING NEIGHBORING STRUCTURES

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STREET CONTEXT
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FRONT PERSPECTIVE FROM SIDEWALK

VINE STREET ELEVATION




FRONT PERSPECTIVE FROM RIDGE HEIGHT

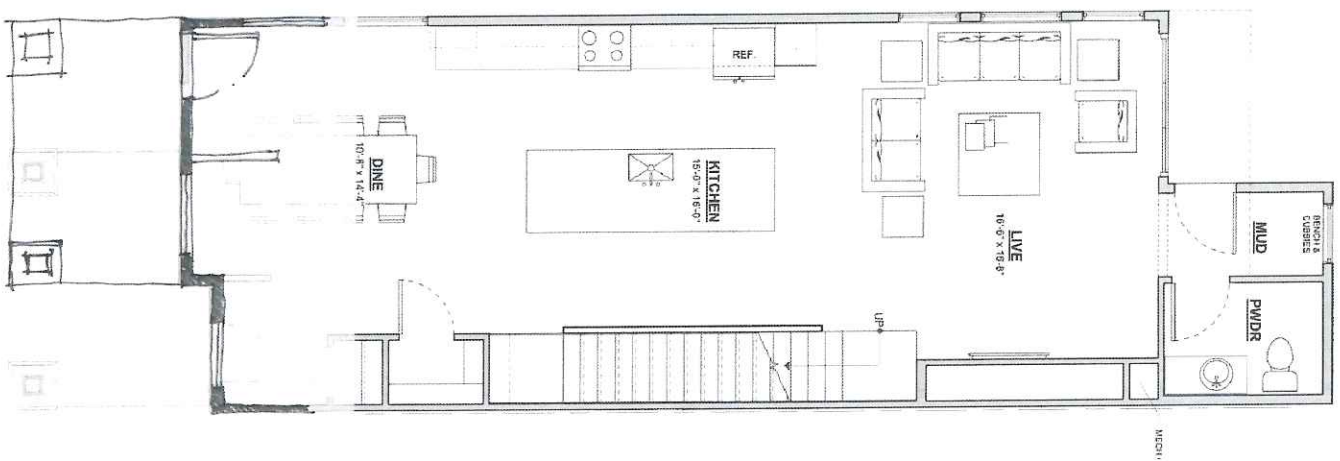
VINE STREET ELEVATION

VINE ROWHOMES

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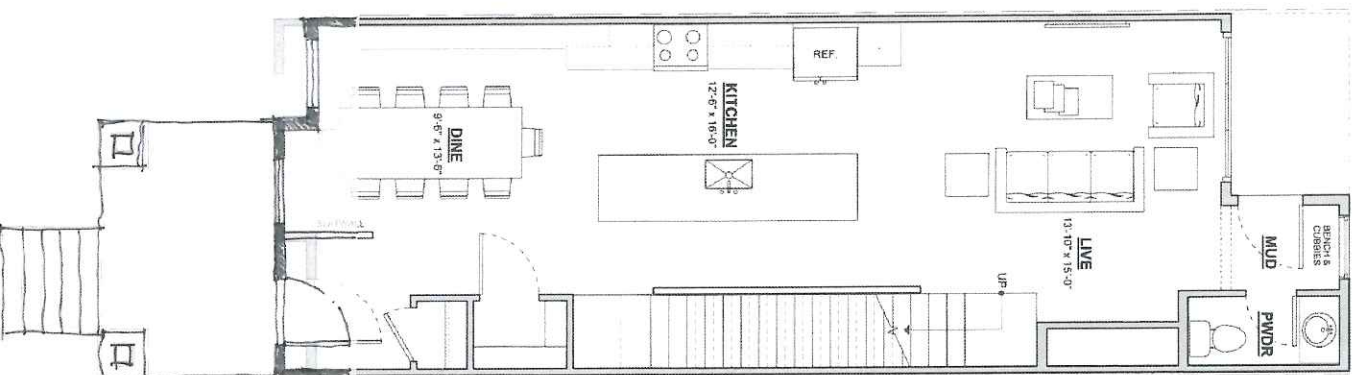
SITE PERSPECTIVES
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END UNIT

- Entry door, located on the corner or centered on the elevation, reduce efficiency of floor plan
- Unit jog in this layout creates a disconnect between interior use of spaces and exterior facade



INTERIOR UNIT

- Entry door, opposite jog, creates reduced use of an already narrow floor plan
- Circulation is compromised



BUILDING TYPE 2 - ALTERNATE ELEVATION STUDY

STAFF REQUESTED ALTERNATE ELEVATION STUDY

The preceding elevations addressed all of the staff's requests except for one. The staff had requested that the front doors not be located within the "Slot". We strongly believe that from the standpoint of the floor plans, this is exactly where the front door works the best and helps to define the entry, both inside and outside. We have included an "Alternate" elevation showing the front door as requested by staff, as well as floor plans showing how this would very negatively impact the entry of our floorplans. We believe that our preferred elevations create more variety and interest at the ground level.

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ALTERNATE ELEVATIONS
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