



DENVER
THE MILE HIGH CITY

Community Planning and Development
Denver Landmark Preservation

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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:	#663-13	LPC Meeting:	September 03, 2013
Address:	414 14th Street	Staff:	George Gause
Historic Dist/DLM:	Landmark #219 DPS Admin Building		
Year structure built:	pre-1925		
Zoning:	D-C UO-1 (Downtown Core)		
Blueprint:	Downtown		
Council District:	#8 Albus Brooks		
Applicant/Property Owner:	Hyder Construction		

Application: Construct rear addition

Recommendation: **APPROVAL**

Basis: Addition is subordinate to the main structure (#52)

Suggested Motion:

I move to approve application #663-13 for second floor addition at 414 14th Street as per presented testimony, submitted documentation and information provided in the staff report.

Materials (Addition):

Foundation: Concrete	Windows: Aluminum Storefront
Siding: Hardi-Panel	-Profile depth from wall: flush
Roofing: Standing Seam	Trim: Aluminum
Soffits: N/A	Gutters: N/A
Porch Floor: N/A	Railing: N/A

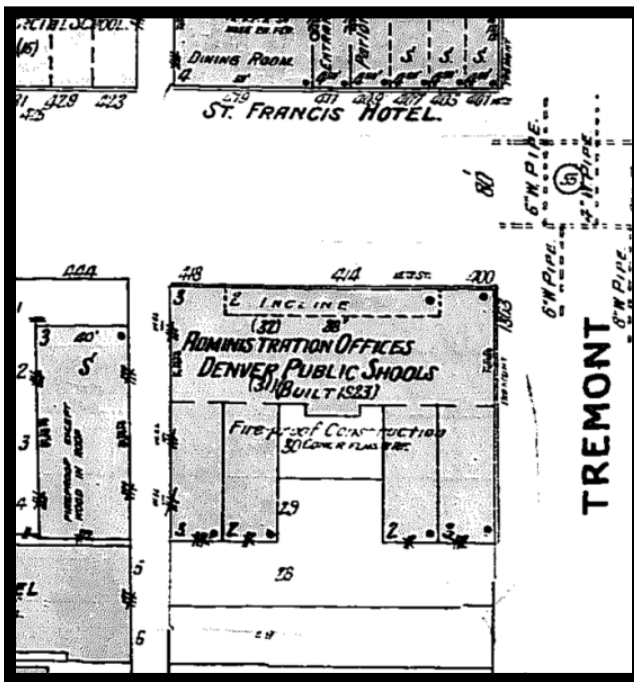
Staff Comments:

The current structure is a U-shape building. The owner is proposing enclosing the interior U-shape with a metal and glass storefront system. The addition will be marginally visible from the public way, but that visibility will decrease once the surrounding parking lots are developed.

Excerpted from Design Guidelines for Landmark Structures and Districts, March 1995

Guideline	Meets Guidelines	Comments
<p>36. <i>Design additions and alterations to be compatible in size, scale, and appearance with the main building.</i></p> <p>a. <i>An addition or alteration should be visually subordinate to the main building.</i></p>	Yes	The addition would only be visible from a distance.
<p>36. b. <i>An addition or alteration should be simpler than the original structure. For example, incorporate simplified versions of character defining elements of the original structure.</i></p>	Yes	The addition encloses the open U-shape and no other work to the structure is proposed.

Earliest Sanborn Map of property: 1925



END