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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 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:	2022-COA-365	LPC Meeting:	March 21, 2023
Address:	2105-2115 Glenarm Place	Staff:	Jessi White
Historic Dist/DLM:	Clements		
Year structure built:	N/A (Period of Significance: Prior to and including 1910)		
Council District:	District 9- Candi CdeBaca		
Applicant:	Dorothy Ma, MA + KE Architecture		

Project Scope Under Review:

New Construction – Phase II: Design Details

Primary Structure Footprint: 95'-1" w x 67'-10" d
Garage Footprint: 89'-1" x 20'-4"

Primary Structure Height: 31'-7"
Garage Height: 16'-5"

Materials:

Foundation:	Fencing:
Smooth finish concrete	<u>Front:</u> unknown
Roofing:	<u>Rear:</u> 6'-0" vertical wood fence
unknown	<u>Gates:</u> 5'-0" metal
Cladding:	Lighting:
<u>Brick-</u> General Shale: Ballpark	<u>W1:</u> Ash 8-wall sconce downlight
<u>Headers and Sills-</u> precast concrete, smooth	<u>W2:</u> WAC Lighting- cylinder sconce downlight
<u>Door Surrounds-</u> Sheffield-Ash Gray Metal	<u>W3:</u> Mini SM866199BK- sconce downlight
Windows:	Canopy:
<u>Windows:</u> Andersen- 100 Series- double-hung	<u>Floor:</u> Smooth finish concrete
Doors:	<u>Roofing:</u> Sheffield- Dark Bronze Metal
<u>Entry Doors:</u> Therma Tru: full-lite and transom	<u>Railing:</u> horizontal metal, black powder coat
<u>Service Door:</u> unknown	Paving:
<u>Garage Overhead:</u> unknown	<u>Walkways:</u> smooth concrete
<u>Garage Service Doors:</u> unknown	

Staff Summary:

2105 Glenarm Place is a vacant parking lot next to 2115 Glenarm Place, a contributing building to the Clements Historic District. 2105 Glenarm Place is located on the corner of Glenarm Place and 21st Street. The applicant is requesting to construct a new multi-family residential structure in the vacant lot next to the contributing building at 2115 Glenarm Place.

The proposed new structure will be 95'-1" w x 67'-10" d and will front primarily onto Glenarm Place. The building is designed in the Italianate form and features a raised concrete foundation and flat roof. The applicant did not provide the roofing material for the primary building and will need to do so prior to issuance of a COA. The

building walls will be clad in General Shale brick in the color Ballpark. The building will have a simple corbeled brick cornice with pre-finished matte black metal coping. The building's windows will feature smooth finish pre-cast concrete headers and sills. The building will have double-hung Andersen 100 Series windows in the color black. The building entry doors will be Therma Tru full-lite, fiberglass doors and transoms. The west elevation is proposed to have a service door; however, the applicant has not provided information on the proposed door. The applicant will need to provide information on the west service door prior to issuance of a COA. The doors on the east/Glenarm and north/interior lot elevations will feature a recess clad in Sheffield metal panels in the color ash gray and decorative brick pilasters. The entrances along the south/21st Street and east Glenarm Place elevations will have simple concrete landings with horizontal metal railings and metal canopies with bracing.

The proposed garage will measure 89'-1" w x 20'-4" d and will have a flat roof. The applicant did not provide the roofing material for the primary building and will need to do so prior to issuance of a COA. The building walls will be clad in General Shale brick in the color Ballpark. The building will have a simple corbeled brick cornice with pre-finished matte black metal coping. The building's windows will feature smooth finish pre-cast concrete headers and sills. The building will have double-hung Andersen 100 Series windows in the color black. The garage will have 8 overhead garage doors along the alley. The applicant did not provide overhead garage door information and will need to do so prior to issuance of a COA. The site plans indicate that their will be service doors on the north elevation. The applicant has not provided an elevation drawing showing the north elevation of the garage and has not included information on the proposed service doors for the garage. The applicant will need to provide a north elevation and service door information for the garage prior to issuance of a COA.

The building and garage will feature three light fixture types. The proposed fixtures are all simple down-light wall sconce.

The site will feature a 6'-0" vertical picket fence and 5'-0" metal gates on the north and west sides of the building. Isometric drawings show a slightly lower fence on the north side of the property, but the applicant did not include information on this fence on the application packet. The applicant will need to provide detail drawings of the lower front yard fence before a COA can be issued. The front yard fence should be no taller than 4'-0" and should be 50% open.

All materials are of high-quality construction and have previously been approved by the Commission for new construction.

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

Guideline	Meets Guideline?	Comments
<p>4.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</p> <ul style="list-style-type: none"> a. Locate a new building to reflect established setback patterns of the surrounding context/block. b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment. c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors. d. Orient a building's entrance to be consistent with the established historic 	<p>Yes</p>	<p>The infill is set back 5' along Glenarm and 21st, fitting in with the range of setbacks for multi-family buildings in the district. The building features an entrance along Glenarm Place and several entrances along 21st Street a pattern typical of multi-family buildings in the district.</p>

<p>pattern of the surrounding context/block. Typically, the primary entrance faces the street.</p>		
<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> <ul style="list-style-type: none"> a. Foundation heights b. Floor-to-floor heights and overall building height c. Window locations, proportions, and recess in the wall d. Entry and porch location, size and proportions. e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc. 	<p>Yes</p>	<p>The proposed infill features a raised foundation height, typical of buildings in the district. The overall height of the proposed infill fits with the range of building heights for multi-family structures in the district. Finally, the infill features recessed entries beneath awnings and porticos, a feature common to the district.</p>
<p>4.4 Design the height, mass and form of a new building to be compatible with the historic context.</p> <ul style="list-style-type: none"> a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block. b. Construct a new building at the same grade as historic buildings on adjacent lots. c. Use floor-to-floor heights that are similar to those in the surrounding historic context. d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block. 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. f. For larger projects, ensure that the massing and form rhythms and variety match the historic pattern of the block. Avoid a row of similarly massed flat roofed rowhouses, for example, if the pattern of the historic district is mostly gabled roofs with only an occasional single flat-roofed structure. 	<p>Yes</p>	<p>The proposed building height, mass and form fits within the range of heights and is compatible with the massing and form of multi-family buildings in the immediate context. The applicant included a raised foundation and a building form common to multi-family buildings in the district. The façade features typical window and door proportions typical to this style building.</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> <p>b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure.</p> <p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>	<p>Yes</p>	<p>The building form draws directly from other Italianate buildings found in the district. The building features a traditional form with details that allow it to be recognizable as a modern structure.</p>
<p>4.6 Use a roof form that is compatible with the historic context.</p> <p>a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity.</p> <p>b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context</p>	<p>Yes/No</p>	<p>The applicant is proposing a roof form similar to the roof form on 2211 Glenarm Place.</p> <p>The applicant needs to provide information on the proposed roofing materials for the buildings.</p>
<p>4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</p> <p>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</p> <p>d. Install architectural metals in a traditional manner, for example with vertical standing seams. Architectural metals should be limited to areas that are not readily visible from public vantage points when used in a</p>	<p>Yes</p>	<p>The building features traditional materials that fit in with the context that are being installed to complement the modern design.</p>

<p>residential context but more visible applications may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of weathering steel should be limited to areas where it will not damage historic building materials.</p> <p>e. Install wood cladding materials in a traditional manner. Apply clapboard, shingles, and shakes horizontally, and limit exposures to 4" to 6". If proposing larger exposures, document similar examples in the surrounding historic context. Vertical tongue-and-groove or board-and-batten siding may be used only for small expanses of walls with that are not readily visible from public vantage points.</p> <p>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture.</p> <p>g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p>		
<p>4.8 Design windows, doors and other features to be compatible with the original primary structure and historic context.</p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.</p> <p>b. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context.</p>	<p>Yes/No</p>	<p>The applicant is proposing to use windows and doors with proportions, common to the district.</p> <p>The applicant will need to provide materials information for the service door on the west elevation, the garage overhead doors, and the garage service doors on the north elevation.</p>

<p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p> <p>d. Use door widths, heights and materials that are similar to doors on historic buildings in the surrounding historic context.</p> <p>e. Use simplified configurations of historic doors rather than replicating a historic door exactly.</p>		
<p>5.5 Design a new front yard fence to minimize impacts on the historic context.</p> <p>a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48" or less.</p> <p>b. Use compatible but simplified (less ornate) versions of historic fences and walls present in the historic district or in the surrounding historic context.</p> <p>c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials.</p> <p>d. Do not install a new chain link fence in the front yard (an existing chain link fence should be preserved when it is a character-defining feature of the district).</p> <p>e. Do not install opaque fencing of any kind. A fence should be more than 50% open.</p>	<p>No</p>	<p>The applicant will need to provide details for the proposed front yard fence on the north side of the building.</p>
<p>5.6 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</p> <p>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</p> <p>b. Use rear-yard fence typed and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context.</p>	<p>Yes</p>	<p>The proposed fence fits in with typical fence heights and layouts.</p>

<p>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</p> <p>d. Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.</p>		
<p>5.18 Design and install new building light fixtures that are compatible with the surrounding historic context.</p> <p>a. Install lighting on residential buildings at the first-floor level only.</p> <p>c. Design and orient light fixtures to provide down-lighting for residential buildings.</p> <p>d. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings).</p> <p>e. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.</p> <p>i. Light fixtures along the alley should be utilitarian in design.</p> <p>k. Conceal all conduits, raceways, and junction boxes within the building.</p>	<p>Yes</p>	<p>The proposed light fixtures are simple and modern.</p>

Excerpted from Character-Defining Features of the Clements Historic District, January 2016

Character-defining features	Matches features?	Comments
<p>Building Placement Buildings within this district primarily front onto the northeast and southwest streets; however, the Queen Anne rowhouse on 21st St. fronts onto one of the “side” streets and non-historic development fronts onto 22nd St.</p>	<p>Yes</p>	<p>The infill fits with property placements found in the district context.</p>
<p>Setbacks Uniform front yard setback with at-grade lots. Narrow side yards and larger rear yards to accommodate gardens and accessory structures.</p>	<p>Yes</p>	<p>The proposed set back fits within the range of setbacks found in the district context.</p>
<p>Mass & Form Building Height:</p>	<p>Yes</p>	<p>The proposed building fits within the height and massing of other</p>

<p>Predominantly two- to three-story structures; one historic one-story house located at 2146 Glenarm Pl.</p> <p>Building Shapes: Single-family and rowhouses. Complex shapes and asymmetrical masses and appearances on the Queen Anne buildings. The Italianate buildings are simpler in form, generally featuring a rectangular footprint and simple symmetrical massing. The Queen Anne structures often have turrets and towers, while the Italianate structures have bay window projections.</p>		<p>buildings in the district context. The building is also using a traditional building form found throughout the Clements Historic District.</p>
<p>Roofs Forward facing gables and cross gables on the Queen Anne structures. Hipped roofs on the Italianate structures. Wood shingled roofs would have historically been found. The Queen Anne rowhouse on 21st St. maintains its original slate roof.</p>	<p>Yes</p>	<p>The applicant is proposing a roof form similar to the roof form on 2211 Glenarm Place.</p>
<p>Entries & Doors Typically a single offset, front entry with a wooden door.</p>	<p>Yes</p>	<p>The entrances and doors fit with typical door and entrance styles found in this district.</p>
<p>Windows Double-hung, one-over-one, wood windows with stone headers and lintels common, often grouped or paired. The Queen Anne structures have large windows while the Italianate homes feature taller, narrower windows. Historically, windows were recessed in the wall (not flush).</p>	<p>Yes</p>	<p>The building features tall, narrow double-hung windows recessed into the building facades.</p>
<p>Porches Width: Partial width wooden front porches common; two full width front porches. One-story. Height: One-story. Projecting: Yes, typical. Row houses with stoop and inset entries also found. Shapes: Raised square and rectangular shaped, with flat, shed and gabled roofs. Materials: Typically, wood; some masonry foundations and piers. Porch Ornamentation:</p>	<p>Yes</p>	<p>The infill features simple porch stoops with flat roof awnings over the entrances and metal railings.</p>

<p>Queen Anne style buildings feature delicate spindle columns and fretwork, while the Italianate porches have square columns with elaborate capitals.</p>		
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Recommendation: **Approval with Conditions**

Conditions: **That the applicant provides specifications for the roof, doors, and front yard fence**
That the applicant provides a north elevation for the garage

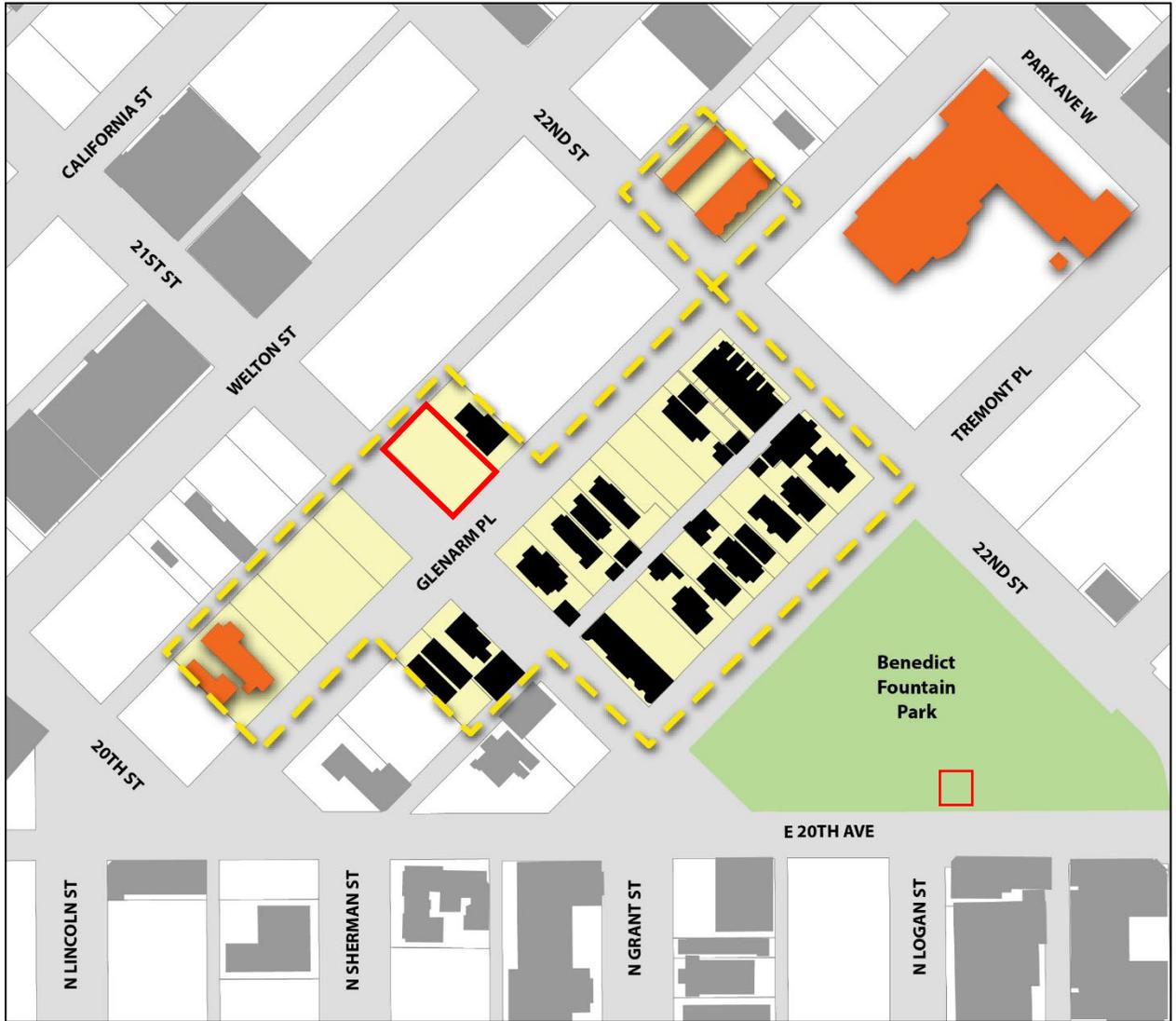
Basis: The applicant is missing information for the roofing material (guideline 4.6). The applicant is missing information on the west service door, the garage overhead doors, and the north garage service doors (guideline 4.8). The applicant has not provided information on the front yard fence on the north side of the property (guideline 5.5).

Suggested Motion: I move to APPROVE application #2022-COA-365 for the new infill building at 2105-2115 Glenarm Place as per design guidelines 4.6, 4.8, 5.5, character-defining features for the Clements Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

That the applicant provides specifications for the roof, doors, and front yard fence

That the applicant provides a north elevation for the garage

Clements District Map with 2105-2115 Glenarm Place outlined in red.



Legend:

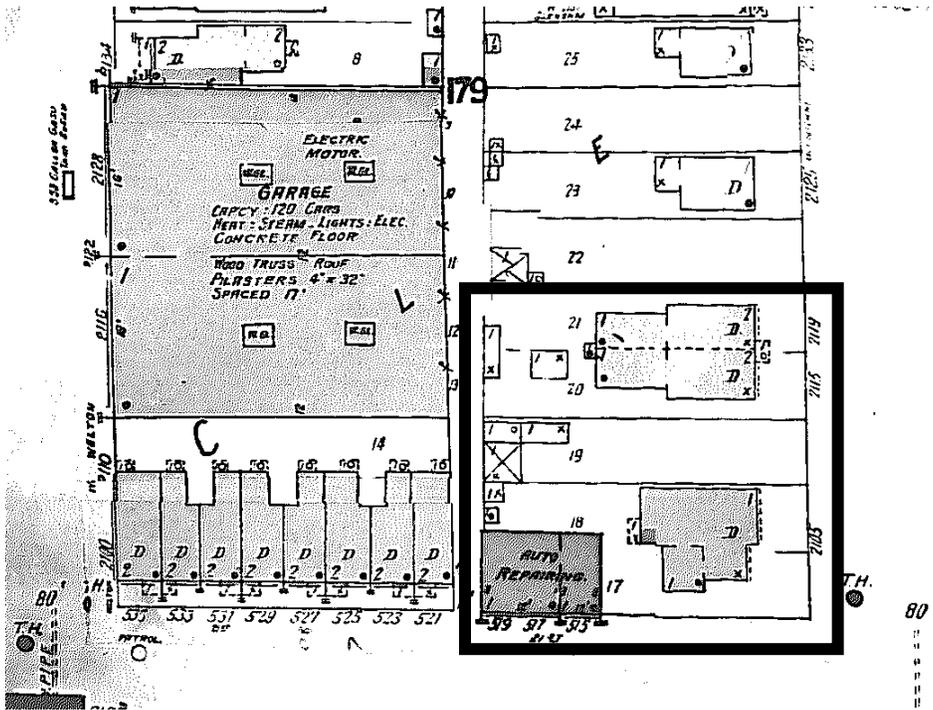
- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Scale: 0 200 400 Feet

North Arrow:

Date: February 2014

1904 correct to 1925 Sanborn Map with 2105-2115 Glenarm Place outlined in black



END