



## 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](http://www.denvergov.org/preservation)

**Project:** 2021-COA-066  
**Address:** 2942 Welton St.  
**Historic Dist/DLM:** Five Points Historic Cultural District  
**Year structure built:** c. 1890  
**Council District:** 9- Candi CdeBaca  
**Applicant:** Remi Allen and Joseph Montalbano, studiotrope Design Collective

**LPC Meeting:** March 2, 2021  
**Staff:** Abigail Christman

### Project Scope Under Review:

Construct 2-story addition extending across the rear of lots 5-7, set at a right angle to 2942 and 2944 Welton St. Addition will be constructed over the single-story addition at the rear of 2942 Welton. A roof deck will be added on the single-story addition of 2942 Welton in front of the new addition. Project also includes site work at courtyards.

**Footprint:** 32'-6" x 73'-8"

**Height:** 30'-8 5/8"

### Materials:

Foundation: concrete	Roofing: TPO, standing seam metal
Siding: stucco	Trim: metal
Windows: aluminum	Doors: not provided

### Staff Summary:

The applicant is proposing to combine lots 5-7 (zone lot amendment pending) and construct a two-story addition across the rear of the lots. The two-story addition (32'-6" x 73'-8") will be located perpendicular to the existing buildings. Located on lot 5, 2944 Welton St. is a historic residential structure constructed c.1886 according to assessor records. Lot 6 holds 2942 Welton St., a historic commercial structure constructed c.1890 based on Sanborn maps (assessor records list a construction date of 1967, but this appears to be the date that the rear addition was constructed, not the date of the original structure). Lot 7 currently holds a courtyard, associated with 2942 Welton. The historic structures at 2942 and 2944 Welton St. will not be physically impacted by the new addition. 2944 Welton will remain a separate structure, accessing the new addition via a rear courtyard. At 2942 Welton, the addition will connect to the rear c.1967 addition, adding a second story.

2942 and 2944 Welton are identified as Main Street Character Buildings within the Five Points Historic Cultural District. This district has only nine buildings identified as contributing structures. According to the district guidelines, "Main Street Character Buildings are any commercial buildings built within the district's Period of Significance (prior to and including 1964). These buildings add to the Main Street Character of the district. Most of these one- to two-story buildings historically had a mixture of uses. Often, they were originally residential buildings that had commercial storefronts added onto the front. These buildings are Non-Contributing Buildings in the district but are encouraged to be retained and reused whenever possible. Because integrity is not a specific objective, additional flexibility may be appropriate for projects involving these buildings."

Staff finds that the mass, form, and placement of the addition is compatible with the historic district. The addition will be set back 67'-10 1/8" from the front of the lot. The historic structures at 2942 and 2944 Welton will remain unchanged, with the only physical impacts to the rear addition of 2942 Welton. The addition will feature a two-story height and flat roof at lots 5 and 6, with a single-story shed roof at lot 7 at the courtyard. The addition will be clad in stucco which will match the existing buildings at 2942 and 2944 Welton, which have both been clad in stucco. The shed roof will be clad in standing seam metal roofing. The addition will be accessed via the courtyard. The primary entrance for 2942 Welton was previously relocated to the side courtyard in 2006 (approved by LPC). The project includes site work alterations within the courtyard (including an ADA ramp and planters) as well as the creation of a new stone-paved rear courtyard behind 2944 Welton. The applicant also mentions murals and art installations (page 34 and 35) in their application but no details have been provided on these features. These are not part of this application and will require review in the future prior to installation.

Staff have a couple concerns with the application.

- The applicant is proposing to use multiple textures and colors of stucco on the addition. The applicant is proposing to use textured stucco at the parapet as a contemporary interpretation of a cornice. Staff do not find this to be successful. Historically, stucco was not a material used for cornice details. When stucco is found on cornices, it is generally a later covering over a historic cornice detail. Using multiple stucco textures and colors is not a historic feature of the district. Landmark generally requires that wall materials have a smooth finish. The textured band of stucco is much wider than a cornice and thus does not proportionally resemble a cornice. Staff finds that the change in stucco and color give the building a contemporary commercial character that is not compatible with the district and draw unnecessary attention to the addition rather receding into the background behind the historic structures.
- Insufficient details are provided on some materials. Drawings are provided for a folding door on the façade of the addition, but no material or manufacturer information is provided. No details are provided for other doors. Staff would recommend submitting a door and window schedule to clarify all materials and dimensions. The roofing on the shed roof is identified as standing seam metal but no roofing details are provided. Metal roofing comes in multiple configurations and finishes, and more detail is needed to determine compatibility with the district. Lighting locations have been identified in the application, but no lighting details have been provided. Additional detail is needed on the railing at the rooftop deck. Some drawings show the deck as enclosed by a mesh railing design while the elevation drawings show a railing with vertical pickets. No material information is provided.

Staff is recommending approval with the following conditions:

- All stucco is smooth, and a single stucco color is used.
- Additional material detail submitted for doors, lighting, roofing, and deck railing.

**Registered Neighborhood Organization (RNO) comments:**

No RNO is registered to participate in the Landmark design review process for the Five Points Cultural Historic District so no Landmark referrals were made for this project.

However, the applicant has presented their plans to several neighborhood organizations and a summary is provided on page 14 of their application.

**Excerpted from Five Points Historic Cultural District Design Standards & Guidelines, August 2016**

Guideline	Meets Guideline?	Comments
<p><b>3.23 Maintain the traditional orientation of the building to the street.</b>            a. Maintain a storefront character at the street edge</p>	Yes	No alterations will be made to the facades of 2942 and 2944 Welton St. Though the new addition will be accessed from the side courtyard rather than the front sidewalk, this is an existing condition previously approved.
<p><b>3.29 Design an addition to respect the Character-Defining Features of the cultural district and the surrounding context.</b>            a. Design an addition to be compatible with the scale, massing, and rhythm of the original structure and surrounding context.            b. Whenever possible, align articulation elements, such as:            » Cornice lines.            » Window/door openings.            » Eaves.            » Storefront patterns.</p>	Yes/No	The addition is a neutral addition to the district. It is set back significantly from the street (67'-10 1/8") reducing its impact on 2942 and 2944 Welton St. and the district. While 2942 and 2944 Welton are single-story buildings, the proposed two-story addition is within the range of typical heights found along Welton St. Due to the setback of the addition from the street, the alignment of windows, doors, and storefront patterns is not as important since the addition will not directly align with other properties on the block. However, the proposed textured cornice feature on the addition is not compatible with the scale of other cornices in the district.
<p><b>3.30 Design the roof form to be compatible with the original building and surrounding context.</b></p>	Yes	The primary roof form of the addition is flat with a shed roof to the side at the courtyard. Flat roofs are characteristic of the district and the shed roof echoes the gable forms that are also characteristic of the district.
<p><b>3.31 Use materials that appear similar in scale, color, texture, and finish to those seen within the surrounding context.</b>            a. Masonry materials such as brick, stone, and genuine stucco are appropriate.            b. Architectural metals and glass are appropriate.            d. Use a simple combination of materials and avoid using a wide range of different building materials that are not characteristic of the surrounding context.</p>	Yes/No	The applicant is proposing to clad the addition in stucco which is compatible with the stucco at 2942 and 2944 Welton. Standing seam metal roofing will be used at the shed roof. The applicant is proposing to use multiple colors and textures of stucco on the addition with the plans calling out textured white, smooth white, and textured gray stucco. Staff finds that a simpler combination of materials would be more appropriate and recommends smooth stucco in a single color be used.
<p><b>4.21 If designing a rooftop deck, use it for private open space oriented toward Welton Street.</b>            a. Set back rooftop railings approximately five feet.            b. Use simple, open railings to minimize the visibility of a rooftop patio from the street.</p>	Yes	A roof deck measuring 13'- 2 1/8" x 24'-8" will be added on the c.1967 addition. The deck will be set back from the street but oriented toward Welton St. More detail is needed on the proposed railing design.

<p><b>5.10 Design open spaces to be actively used.</b></p> <p>a. Orient open spaces to pedestrian activities, views, cultural resources, and natural features.</p> <p>b. Provide clear connections between open space, pedestrian routes, and building entrances.</p>	<p>Yes</p>	<p>The side courtyard is planned for active use. The path from the street to the addition entrance through the courtyard will be clear.</p>
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**Recommendation:**      **Approval with conditions**

**Conditions:**

1. All stucco is smooth, and a single stucco color is used.
2. Additional material detail submitted for doors, lighting, roofing, and deck railing.

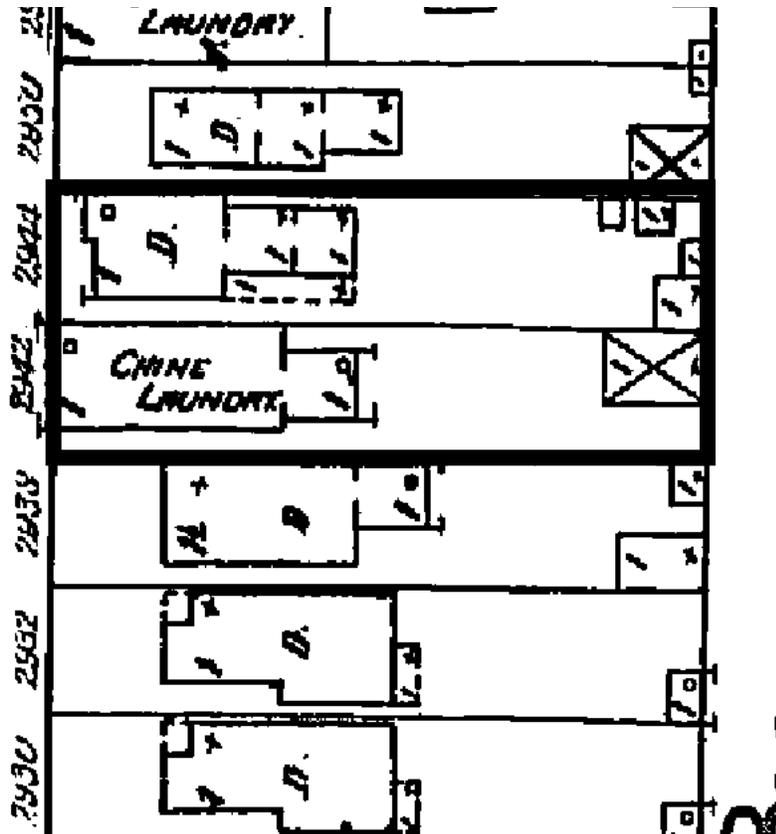
**Basis:**                      Addition is compatible with mass and scale of the primary structures and the block. Addition will have minimal impact on the existing historic structures at 2942 and 2944 Welton St. A simpler combination of materials would help the addition visually recede.

**Suggested Motion:** I move to **CONDITIONALLY APPROVE** application #2021-COA-066 for the addition and site work at 2942 Welton St., as per design guidelines 3.23, 3.29, 3.30, 3.31, 4.21, and 5.10, character-defining features for the Five Points Cultural Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. all stucco is smooth and a single stucco color is used and 2. additional material detail submitted for doors, lighting, roofing, and deck railing.

Five Points Cultural Historic District Map with property location in red



1890 Sanborn Map with 2942 and 2944 Welton St. outlined in black



END