

4. GUIDELINES FOR NEW BUILDINGS & NON-CONTRIBUTING BUILDINGS

Construction of New Buildings in Historic Districts and Alterations or Additions to Non-contributing Structures in Historic Districts

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ILLUSTRATIONS USED IN THIS DOCUMENT



The design guidelines include many photographs and diagrams to illustrate acceptable or unacceptable approaches. The illustrations are provided as examples and are not intended to indicate the only options.

If there appears to be a conflict between the text of the design guidelines and a related illustration, the text shall prevail.

KEY TO ILLUSTRATION SYMBOLS



A checkmark on an illustration indicates an approach that is generally appropriate.



An asterisk on an illustration indicates an approach that may be acceptable in some contexts or situations.



An X mark on an illustration indicates an approach that is generally inappropriate.



INTRODUCTION

New construction helps Denver’s historic districts remain a vital part of the changing city. As change occurs, however, it should help reinforce the fundamental characteristics of the historic context and avoid negative impacts on the surrounding historic context.

This chapter provides guidelines that promote new construction that is compatible with its context. It includes general guidelines for new construction and specific guidance for small-scale residential (single-family houses, duplexes and town houses) buildings and commercial, mixed-use and multifamily buildings (including civic and warehouse buildings).

Note that alterations to historic structures are covered in Chapter 2, and additions to historic structures are in Chapter 3. Site design, landscaping and lighting are addressed in Chapter 5.

DESIGN REVIEW PROCESS FOR NEW CONSTRUCTION

Landmark Preservation reviews all plans for new construction in Denver’s historic districts and on landmark properties. For more information on the appropriate design review process refer to pages 11-13 in Chapter 1 of this document.

Please note that a two-step design review process applies to infill construction:

- **Mass, Form and Context Review.** This compares the overall scale and massing of the proposed structures to structures in the surrounding historic context. Note that any proposed lot divisions and combinations are also reviewed during this step.
- **Final Design Details Review.** This confirms changes made to scale and massing, as well as all proposed architectural details.

RELATIONSHIP TO ZONING

The Denver Zoning Code sets forth the fundamental requirements that apply to new construction throughout the city. New construction projects subject to design review with these guidelines must also meet base standards for the applicable zoning district and building form, such as minimum setbacks and maximum height.

In some cases, base zoning standards may not allow an element of a new construction project that is consistent with the surrounding historic context. For example, in some historic districts, historic garage heights may be taller than garage heights permitted by current zoning. In such a case, a property owner may work with the Zoning Administrator and Board of Adjustment to seek a height or bulk plane adjustment, or other variance.

TREATMENT OF NON-CONTRIBUTING PROPERTIES

The guidelines for new construction in this chapter also apply to projects involving an existing non-contributing structure in a historic district. The goal is to ensure that a non-contributing structure continues to fit within the overall guidelines for new construction, meaning that it does not adversely affect the character-defining features of the overall historic district. See “Considering Historic Significance” on page 16 and Appendix A for more information.

The treatment of contributing properties is addressed in Chapter 2, starting on page 19.

CHARACTER-DEFINING FEATURES OF A HISTORIC DISTRICT

When planning new construction in a historic district, it is important to carefully review the district’s character-defining features. See “Appendix A: The Character-defining Features of Denver’s Historic Districts” for more information.

Designing in Context

Denver’s historic districts are not frozen in time. They continue to evolve while maintaining their essential historic character. A new building in a historic district should be compatible with the surrounding historic context, but also express its true age. A key objective is to retain the overall character of the district while accommodating creative, yet compatible, new buildings. It is important to understand how new construction will affect the ability to perceive the historic district’s sense of time and place. Ideally, a new building will contribute to an understanding of the district, or at least incorporate a neutral design that has little impact.

OVERALL COMPATIBILITY CONSIDERATIONS

To achieve compatibility, a new building should:

- » Relate to the character-defining features of the historic district (see Appendix A for summaries), including setback and open space patterns, mass and form, entries and porches, materials and other features.
- » Relate to features in the surrounding historic context and on adjacent properties, including, setbacks, foundation, porch and window heights, the proportions of windows and architectural features, as well as roof forms.
- » Express its true age, rather than directly imitating a historic style, or using faux historic treatments, to avoid confusing historic interpretation of the district.

A new building may use a variety of designs to achieve compatibility. These may include simplified interpretations of historic styles, or creative contemporary designs that incorporate compatible features. See “Architectural Style for a New Building” on page 81 for more information.

BALANCING DESIGN VARIABLES WITH THE SURROUNDING HISTORIC CONTEXT

The design guidelines promote use of similar forms, materials and details to those used historically. However, this does not mean that total uniformity with the historic context is the objective. Rather, compatibility is achieved when a new building has a sufficient number of design variables which are similar in execution (but not necessarily identical) to typical design variables in the surrounding historic context. For example:

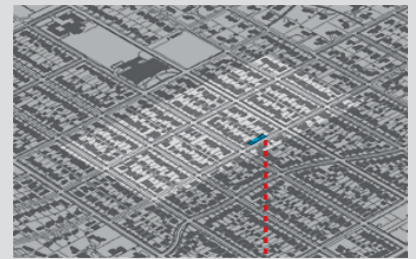
- ⊗ » A new building with a form, height, roof, windows, materials and details that are identical to buildings in the surrounding historic context may be difficult to differentiate from its historic neighbors, and thus confuse the history of the district.
- ⊗ » A new building with a form, height, roof and windows, or placement on the lot/setbacks, that are different from buildings in the surrounding historic context will contrast too much and impede interpretation of the historic context.
- ✓ » A new building with a similar form, height and roof, but that incorporates new (but similarly-proportioned and located) window designs and contemporary materials is more likely to achieve a successful balance between relating to design variables in the surrounding historic context and expressing its true age with simplified or contemporary features.

There are many other combinations of these variables that may be used to accommodate new, creative designs while also achieving compatibility with the historic context.

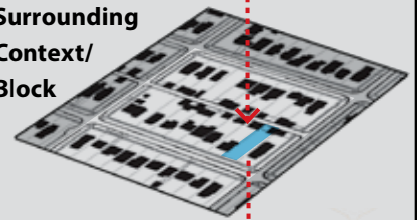
LEVELS OF CONTEXT

Compatibility with context typically focuses on the character-defining features of the historic district, contributing structures in the surrounding historic context (usually other structures on the same block, including both sides of the street), and contributing structures on adjacent properties, as illustrated below.

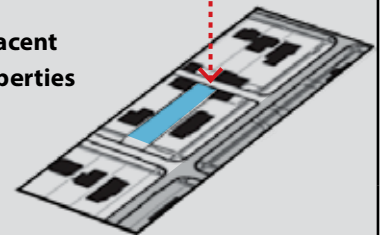
Historic District (See Appendix A)



Surrounding Context/Block



Adjacent Properties



Adjacent properties generally include the immediate surroundings: Properties adjacent to, facing, or overlooking a specific site, where the adjacent buildings are contributing and typify established historic patterns in the historic district. On a corner lot, the properties across the side street and diagonally across the intersection should also be included.

Figure 21: Designing in Context

General Principles for New Construction



83. Orient entries to be consistent with the established block pattern. Front entries facing the street.



84. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.

INTENT STATEMENTS

- 4a To respect the character-defining features of the historic district when designing a new building
- 4b To promote new construction that is compatible and harmonious with the historic context
- 4c To ensure that new buildings can be differentiated from the surrounding historic context and recognized as current construction, or incorporate a neutral design that has little impact

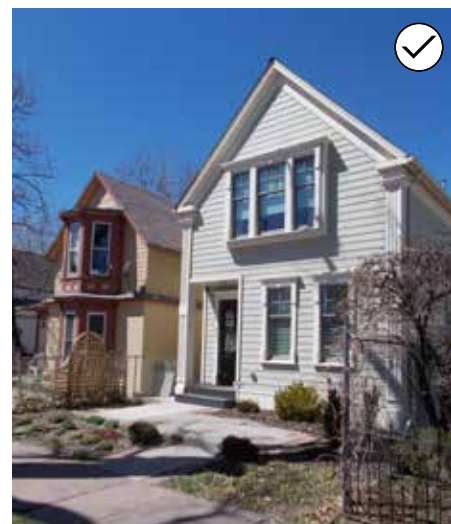
GUIDELINES FOR ALL NEW CONSTRUCTION

- 4.1 **Respect established building location, lot coverage and open space patterns when locating a new building.**
 - a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.
 - b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.
 - c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.
 - d. Locate communications, utility and mechanical equipment to minimize visibility from the street and sidewalk.
- 4.2 **Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.**
 - 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 pattern of the surrounding context/block. Typically, the primary entrance faces the street.

General Principles for New Construction



85. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.



86. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.

GUIDELINES FOR ALL NEW CONSTRUCTION

- 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:
- Foundation heights
 - Floor-to-floor heights and overall building height
 - Window locations, proportions, and recess in the wall
 - Entry and porch location, size and proportions.
 - Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.
- 4.4 Design the height, mass and form of a new building to be compatible with the historic context.
- Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.
 - Construct a new building at the same grade as historic buildings on adjacent lots.
 - Use floor-to-floor heights that are similar to those in the surrounding historic context.
 - Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.
 - 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.
 - 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.



87. Use vertical and horizontal articulation techniques to reduce the apparent scale of a larger building mass.

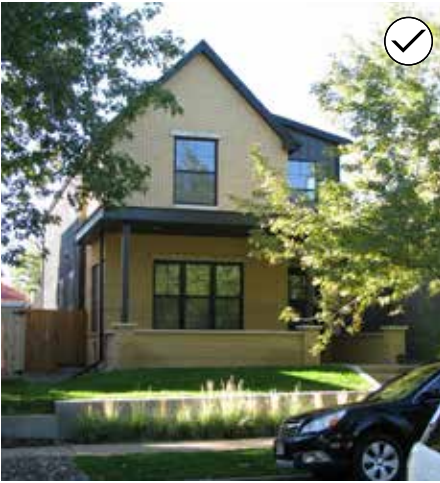
ARCHITECTURAL STYLE FOR A NEW BUILDING

The design guidelines do not promote a specific architectural style, or styles, to be used for new construction in a historic district. However, new construction should be recognizable as current construction, while respecting key features of the surrounding historic context. The most appropriate options for balancing these objectives are:

- Using simplified interpretations of historic designs found in the historic district
- Using a contemporary design that is compatible with historic siting, massing and forms found in the historic district

See "Designing in Context" on page 79 for more information.

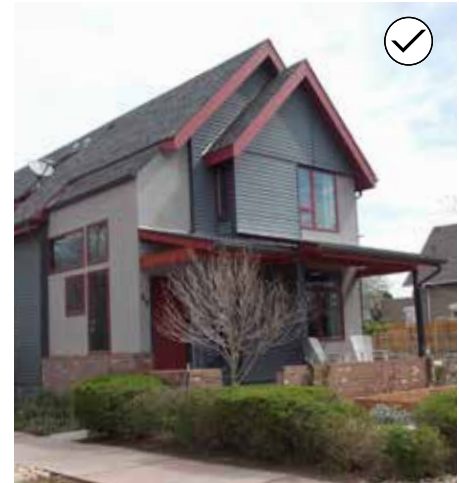
General Principles for New Construction



88. Design a new building to be recognized as current construction, while respecting key features of the historic district and surrounding historic context.



89. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity. The new house illustrated on the right uses a roof form, a nested gable, that is typical of existing structures in the district, such as the house illustrated on the left.



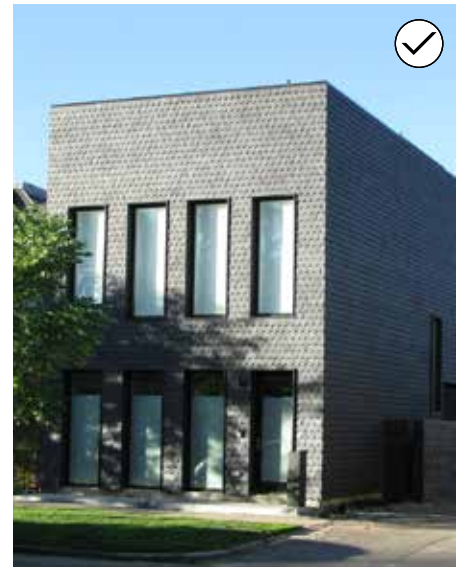
GUIDELINES FOR ALL NEW CONSTRUCTION

- 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.
 - 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.
 - 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.
 - c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.
- 4.6 Use a roof form that is compatible with the historic context.
 - 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.
 - b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.

General Principles for New Construction



90. Standard brick in compatible color palette with shingle and lap siding accent materials.

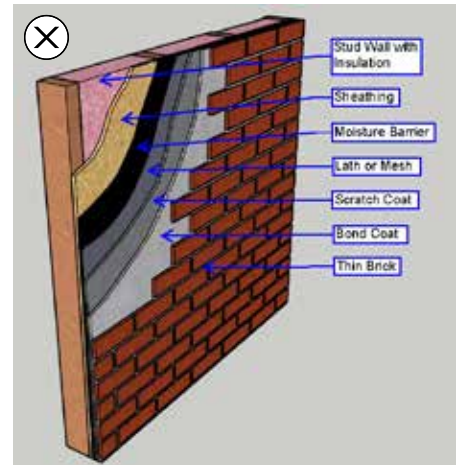


91. Fish scale shingles used as a primary cladding material. A unique use of traditional materials.

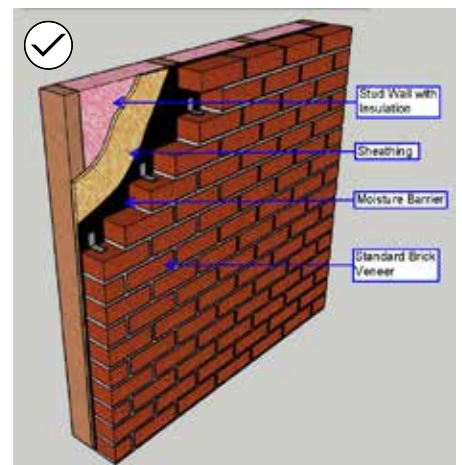
GUIDELINES FOR ALL NEW CONSTRUCTION

4.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.

- 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.
- b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.
- c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.
- 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 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.
- 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.
- 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.
- 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.
- h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.



92. Thin brick veneer tiles.



93. Modern brick wall construction with standard brick size and depth.

General Principles for New Construction

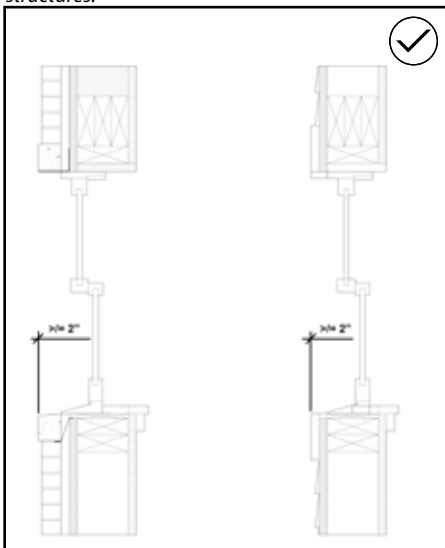


94. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures.

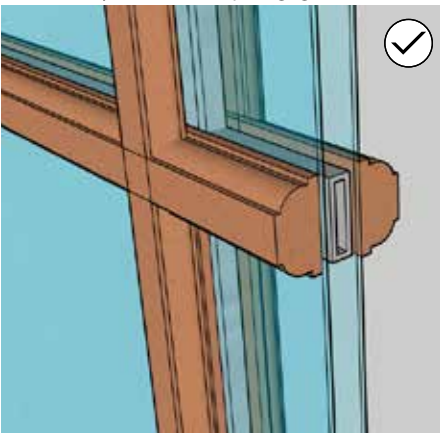


95. Incorporate windows, and doors at ratio similar to those found in the surrounding context.

GUIDELINES FOR ALL NEW CONSTRUCTION



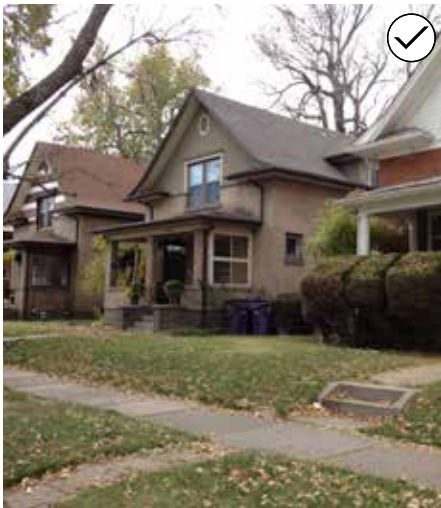
96. Double-hung windows inset into the wall plane of a masonry facade and lap siding facade.



97. Simulated divided light with spacer bar between the double-glazed panes of glass.

4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.

- a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. Incorporate doors and windows with similar proportions to those in the surrounding historic context for new construction.
- b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.
- c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.
- d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.
- e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from the street or public vantage points.
- f. Inset a window into the wall plane at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.
- g. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.
- h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.
- i. Use a simplified version of a historic door design rather than replicating an historic door.
- j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing. Frosted glazing of primary façade entry doors may be appropriate.



98. Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.

INTENT STATEMENT

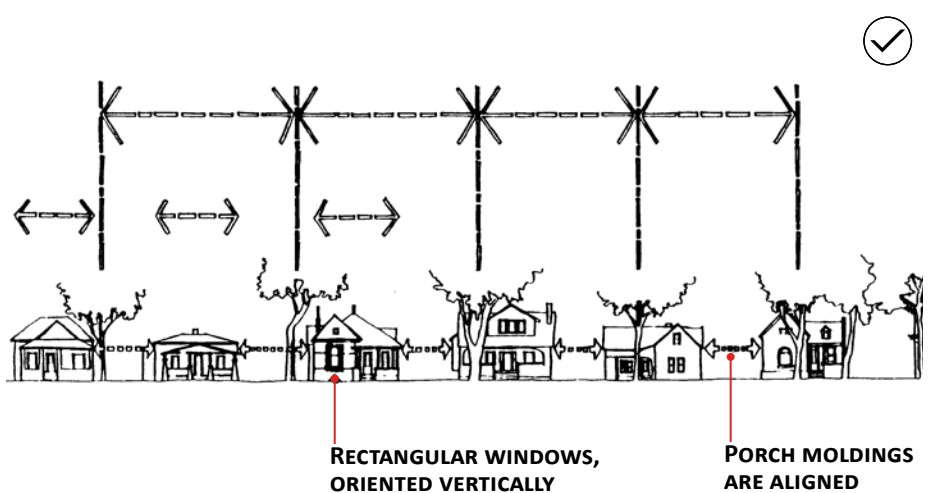
- 4d To site and orient new residential construction to be compatible with historic development patterns
- 4e To promote an overall residential design with architectural details that convey a sense of human scale and visual interest (see “Establish a Sense Of Human Scale” on page 94 for more information)
- 4f To incorporate features, such as compatibly-proportioned porches, that maintain historic patterns along the street

SMALL-SCALE RESIDENTIAL BUILDINGS

The design guidelines in this section apply to small-scale residential buildings, including:

- » Single-family houses
- » Two-unit dwellings (duplexes)
- » Town Houses and Row Houses

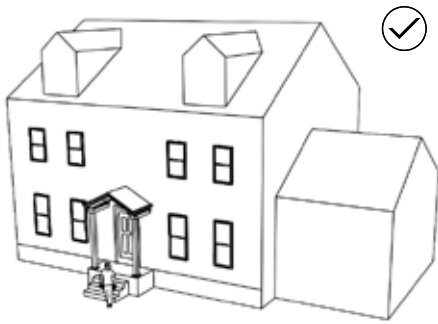
See “Commercial, Mixed-use & Multifamily” on page 93 for design guidelines that apply to new larger-scale buildings.



99. Similar side yard setbacks establish a rhythm of building fronts along a block, which should be maintained. The pattern illustrated above is typical of many historic residential streets in Denver.

GUIDELINES FOR SITING SMALL-SCALE RESIDENTIAL BUILDINGS

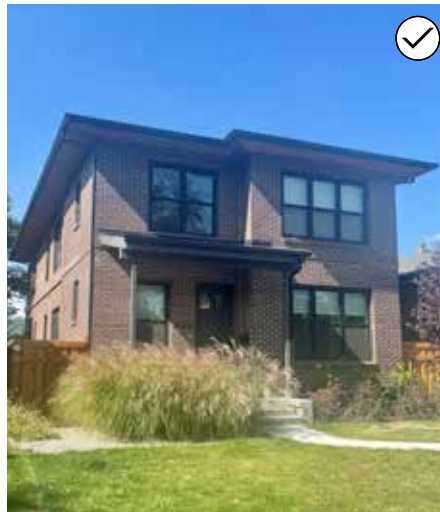
- 4.9 Locate a new building to fit within the established setback (front and side) and yard patterns seen in the historic district.
 - a. Locate a structure to maintain the side yard spacing pattern on the block as seen from the street.
 - b. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.
 - c. Where front yard setbacks for historic buildings vary, place a new structure within the established range of front yard setbacks on the block.
 - d. Don't vacate original alleys and circulation patterns when building on a carriage lot.



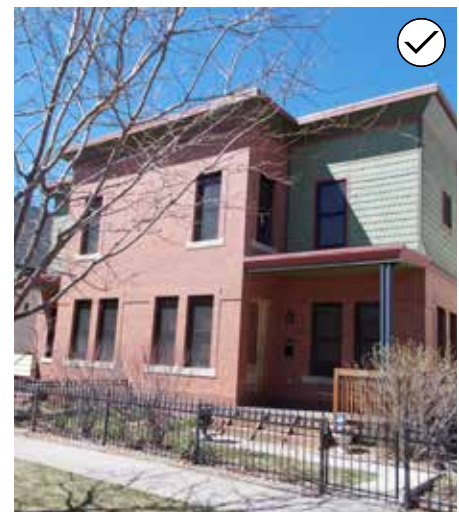
100. Use simple building forms that are similar to forms in the surrounding historic context.



102. Avoid using a significantly higher number of building forms than are typically seen in the surrounding historic context. This can cause a building to appear busy and overly massive.



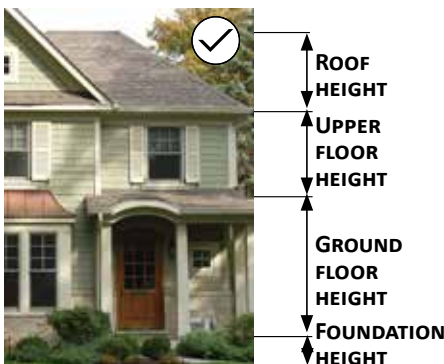
101. Subdivide the mass of a larger building into smaller bays or modules that appear similar in size to historic buildings in the surrounding context.



BUILDING DESIGN GUIDELINES FOR SMALL-SCALE RESIDENTIAL BUILDINGS

4.10 Design a new duplex, town house, or other small-scale residential building to incorporate heights and proportions that reference those on historic buildings in the surrounding historic context.

- Design a new residential structure to be within the range of historic heights in the surrounding context/block.
- Locate and proportion building features to reference similar features on adjacent properties and in the surrounding historic context. For example, match window heights, door height, porch height, foundation height, floor-to-floor heights, and other vertical proportions to those on adjacent historic structures.
- Design a new residential façade to respect the proportions of height to width in the surrounding historic context.
- Use floor-to-ceiling heights that appear similar to those of residential buildings in the surrounding historic context.
- Design a corner building to be similar in height and proportions to buildings in the surrounding context/block, particularly properties on the three adjacent corners.



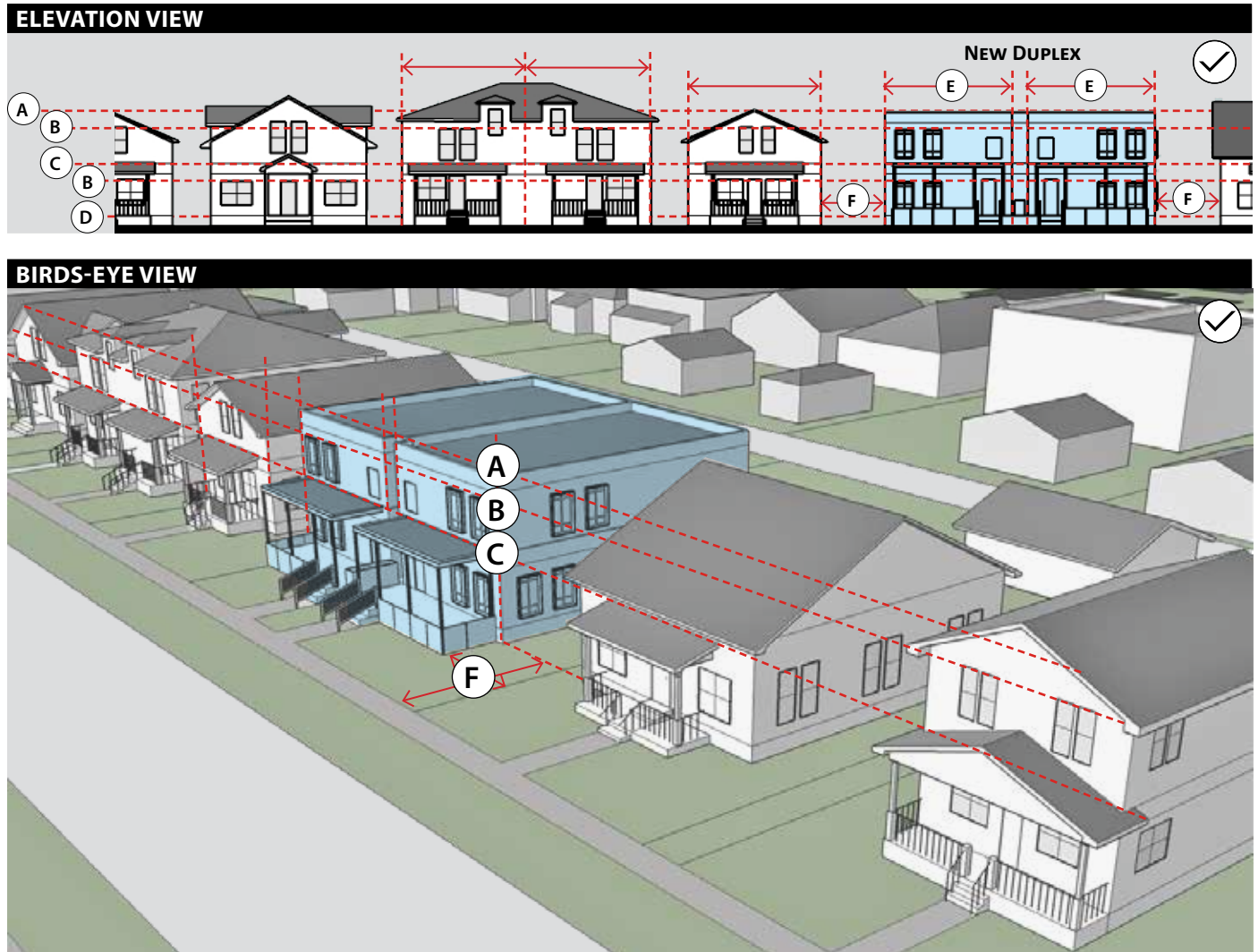
103. Use floor-to-ceiling heights that appear similar to those of residential buildings in the surrounding historic context.

4.11 Use building forms that are compatible with the mass and scale of surrounding residential structures.

- Subdivide the mass of a larger building into smaller bays or modules that appear similar in size to historic buildings in the surrounding context.
- Use simple building forms that are similar to forms in the surrounding historic context.
- For buildings with more than two units, define individual units in modules that express typical historic dimensions.
- Avoid using a significantly higher number or mix of building forms than are typically seen in the surrounding historic context. This can cause a building to appear busy and overly massive.
- Avoid using boxy building forms when they are not typical of the surrounding historic context.

Contextual Evaluation for New Construction

It is important to evaluate the context for new construction defined on page 79, including the character-defining features of the historic district, as well as features in the surrounding historic context and on adjacent properties. As illustrated below, a new construction design is successful when it incorporates a sufficient number of design variables that reference the historic context, while also expressing the building's true age. The new duplex incorporates contemporary features, such as a modern window and porch design, but also references the height and proportion of building features that create a historic rhythm along the street. These features include a rectangular building form, a front door oriented toward the street, primarily vertical windows, materials that appear similar in scale, color, texture and finish to those seen historically, as well as other features, such as those labeled on the illustration below (the illustration does not show building materials). Note that a successful new construction design may not reference or match all of the illustrated alignments and proportions.



KEY TO THE ILLUSTRATIONS ABOVE

- A** **Overall height** is within the range seen in the surrounding historic context.
- C** **Porch height** and proportions are in general alignment with front porches on adjacent historic properties.
- E** **Building mass** is subdivided into smaller bays or modules that appear similar in size to historic buildings in the surrounding context.
- B** **Window heights** are in general alignment with first and second-story window heights on adjacent historic properties.
- D** **Foundations height** is in general alignment with foundation heights on adjacent historic properties.
- F** **Front & Side Setbacks** are similar to those on adjacent historic properties.

Figure 22: Contextual Evaluation for New Construction



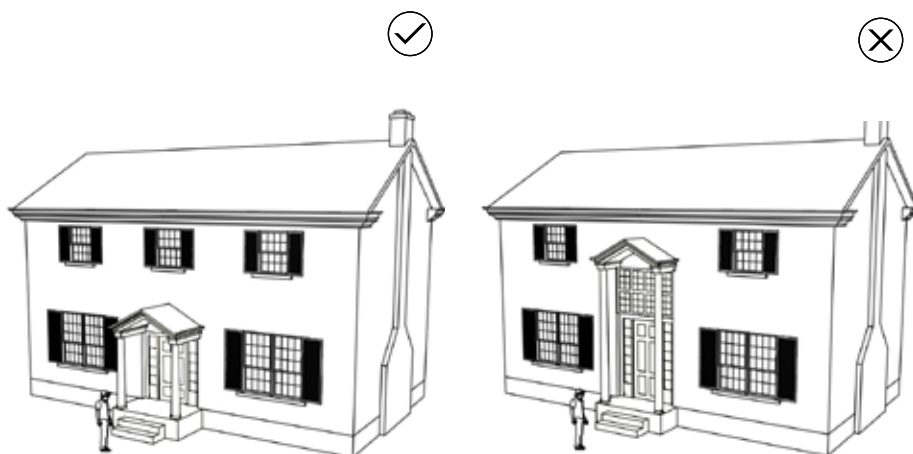
105. Use material treatments to ensure that a new duplex, town house, or other small-scale residential building fit within the scale of the surrounding historic context.



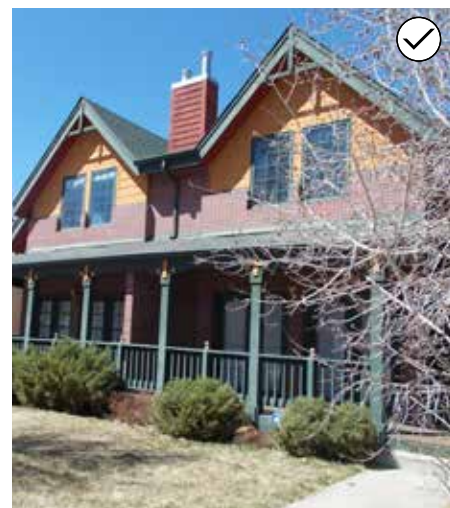
104. Use façade articulation techniques to help a new duplex, town house, or other small-scale residential building fit within the scale of the surrounding historic context.

BUILDING DESIGN GUIDELINES FOR SMALL-SCALE RESIDENTIAL BUILDINGS

- 4.12 Design a new duplex or town house to be compatible with the mass and scale of adjacent single-family dwellings.
- Divide a duplex or town house into modules that reflect the typical widths of single-family dwellings on adjacent properties.
 - Incorporate a front porch for each unit when these porches are needed to reflect the typical rhythm and proportions of front porches along the block.
- 4.13 Use façade articulation techniques to help a new duplex, town house, or other small-scale residential building fit within the scale of the surrounding historic context.
- Include horizontal elements in the design of residential buildings that help to express the height of floors and that relate visually to similar features in the block. For example, align porches and groupings of windows with similar features on adjacent historic properties.
 - Use vertical and horizontal wall offsets (changes in the wall plane) to reduce the overall scale of a building as viewed from the street.
 - Use vertical and horizontal wall offsets to reduce the visual impact of long side wall areas on neighboring properties and the street. This is especially important on a corner lot, or a wider lot where side façades are more visible.
- 4.14 Use material treatments to ensure that a new duplex, town house, or other small-scale residential building fits within the scale of the surrounding historic context.
- Use foundation materials that match historic foundation materials, whenever possible.
 - If historic foundation materials are not used, cover an exposed foundation with materials that are typical of those used on historic structures in the surrounding context.



106. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.



107. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.

GUIDELINES FOR NEW RESIDENTIAL PORCHES & DECKS

- 4.15 Use a front porch to provide a visual and functional connection between the building and the street.**
- Use a front porch to define the entry.
 - Orient a front porch towards the street and sidewalk.
- 4.16 Design a porch to be compatible with the historic context.**
- Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.
 - Position a front porch to maintain historic porch spacing patterns seen in the historic district. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.
 - When they are a characteristic of the surrounding historic context, use porch posts and columns with substantial dimensions so that the porch does not appear to float above the entry.
 - Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.
 - If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters.
 - Do not visually overwhelm the primary façade.
- 4.17 Ensure that decks are compatible with the surrounding historic context.**
- Locate decks to minimize visual impacts on the street when they are not a part of the historic context.
 - Do not incorporate a roof deck unless it is not visible from the street, is oriented away from neighbors' yards, and is screened to reduce privacy invasion (such as with an inset roof design and solid railing), and does not adversely affect the surrounding historic context. Note that roof decks may not be allowed in some zoning districts.

HISTORIC PORCH PATTERNS

The existing pattern of front porches and stoops is a key characteristic of most historic residential contexts. Incorporating a well-proportioned porch will help a new single-family house, two-unit dwelling, town house or other small-scale residential structure fit into the surrounding historic context.



108. On a corner lot, set back a new garage or secondary structure from the side street to minimize impacts on the historic streetscape.



109. Design a new garage or secondary structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.

IMPACT ON THE ALLEY

While structures in the rear generally have little impact on the character of the street, they do have an impact on the character of the alley and the neighbors to the rear. A subordinate character should be maintained.

GUIDELINES FOR NEW GARAGES & ACCESSORY STRUCTURES

- 4.18 Locate a new garage or accessory structure to reinforce surrounding historic development patterns.
- Locate a new garage or accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.
 - Where most accessory structures in the surrounding historic context are located along an alley, locate a new garage or accessory structure along the alley and reinforce historical patterns by using the alley for garage access.
 - Where most accessory structures in the surrounding historic context are located along an alley and are oriented toward the alley, orient a new garage or accessory structure similarly. If historically garage doors faced the alley, design new garage with doors to also face the alley.
 - On a corner lot, set back a new garage or accessory structure from the side street to minimize impacts on the historic streetscape.
 - Avoid making new curb cuts for driveways, or widening existing curb cuts, when that is not part of the historic pattern along the block or consistent with the character-defining features of the district.
- 4.19 Design a new garage or accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.
- Design the mass, form and roof shape of a new garage or accessory structure to be compatible with the primary structure and other historic accessory structures in the surrounding historic context.
 - Design the height of a new garage or accessory structure to be within the range seen in the surrounding historic context.
 - Use simplified versions of building components and details found in the surrounding historic context. If historically each garage bay has a separate door, design a new garage to also have garage doors for each garage bay.
 - Sheds over 10'-6" or over 250 square feet must comply with the above guidelines for height and placement.



110. Secondary structures with compatible material cladding, including smooth finish lap siding and fish scale shingles.

GUIDELINES FOR NEW GARAGES & ACCESSORY STRUCTURES

- 4.20 Use materials that appear similar in scale, color, texture and finish to materials of the primary structure and to those seen historically in the district for detached garages or accessory structures.
- 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.
 - b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.
 - c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible from public vantage points and small expanses of the wall surface.
 - 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 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.
 - 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.
 - 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.
 - 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.
 - h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.
 - i. Sheds over 10'-6" or over 250 square feet must comply with the above.



111. Subordinate shed structures located in the rear yard where they are not readily visible from the street.

material guidelines.

GUIDELINES FOR NEW GARAGES & ACCESSORY STRUCTURES

- 4.21 Locate and design a new shed to reinforce the surrounding historic development pattern and to be compatible with the historic context.
- a. Locate a new shed where it is not readily visible from public vantage points.
 - b. Design a shed to be subordinate to and in scale with the primary structure.
 - c. Sheds with metal cladding or roofing materials shall have a matte finish.
 - d. Sheds over 100 square feet shall not use vinyl or plastic materials.
 - e. Sheds over 10'-6" or over 250 square feet must comply with the guidelines for new accessory structures in Chapter 4.



112. Use materials that help to convey scale in their proportion, detail and form.



113. Use vertical and horizontal articulation design techniques to reduce the apparent scale of a larger building mass.

INTENT STATEMENTS

- 4g To maintain a sense of human scale as perceived from the public way (see “Establish a Sense Of Human Scale” on page 94 for more information)
- 4h To respect the typical development patterns in the surrounding historic context, especially when a commercial building is located in a primarily residential neighborhood
- 4i To use architectural features to reflect the rhythm and alignment of similar elements in the district

COMMERCIAL, MIXED-USE, MULTIFAMILY & CIVIC BUILDINGS

The design guidelines in this section apply to larger-scale new construction in a historic district, including commercial, mixed-use, multifamily, civic and institutional development. See “Small-Scale Residential Buildings” on page 85 for design guidelines that apply to smaller-scale new construction in a historic district.

GUIDELINES FOR NEW COMMERCIAL, MIXED-USE & MULTIFAMILY BUILDING DESIGN

- 4.22 Establish a sense of human scale in the building design.
 - a. Incorporate changes in color, texture and materials to help define human scale. See “Establish a Sense Of Human Scale” on page 94 for more information.
 - b. Use simplified versions of architectural details common in the historic district.
 - c. Use materials that help to convey scale in their proportion, detail and form.
 - d. Design building features, such as entries, windows, articulation and other details, to be proportioned and sized to human scale.
- 4.23 Maintain typical spacing patterns created by the repetition of historic building widths along the street.
 - a. Proportion a new façade to reflect the established range of historic building widths seen in the surrounding historic context.
 - b. Where a new structure must exceed the typical building width in the surrounding historic context, use changes in building configuration, articulation or design features such as materials, window design, façade height or decorative details to break the façade into modules that suggest typical historic building widths seen in the surrounding historic context.

Compatible Massing for a New Commercial, Mixed-use or Multifamily Building

When a new commercial, mixed-use or multifamily building will be larger than nearby historic buildings, its design should respect the historic development pattern in the district and along the adjacent street frontage. Strategies to help a larger commercial, mixed-use or multifamily building fit into the surrounding historic context are described and illustrated below.

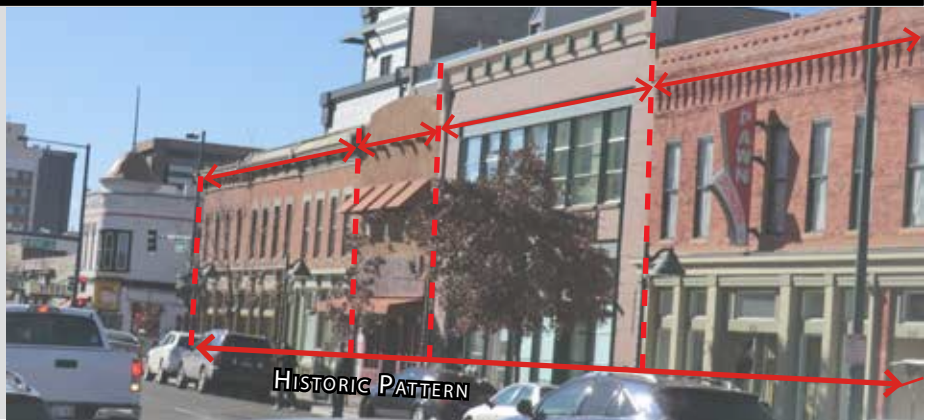
ESTABLISH A SENSE OF HUMAN SCALE

The concept of human scale defines how well a building's overall design and its architectural parts relate to human dimensions and proportions. A building achieves human scale when the combination of small scaling elements, such as units of masonry, and larger scaling elements such as porches, doors and windows, adapt to human sizes and familiar human dimensions



REFLECT TYPICAL HISTORIC LOT & BUILDING WIDTHS

Historic commercial blocks in Denver often reflect the underlying historic lot pattern. As illustrated at right, this results in a series of narrow building fronts facing the street. Changes in materials, wall heights and architectural moldings may also relate to typical historic lot widths.



A new building that is wider than was historically typical should incorporate design features that divide it into smaller modules to suggest the underlying historic lot pattern, as illustrated at right. Changes in building height and materials, as well as architectural moldings and wall offsets, can be used to express typical historic building widths to help a larger structure fit into the surrounding historic context.

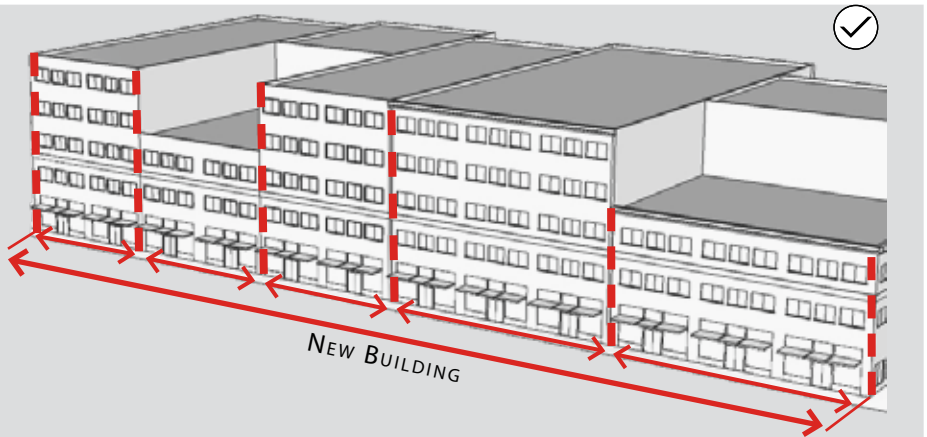
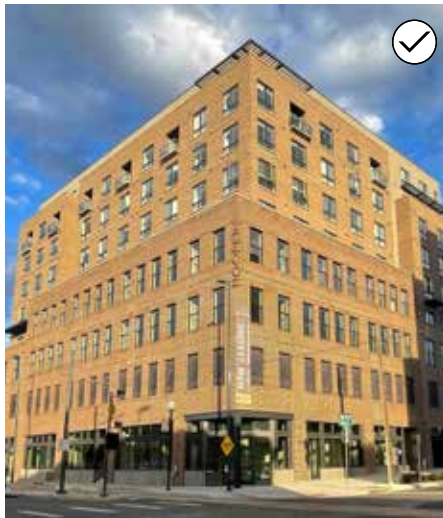
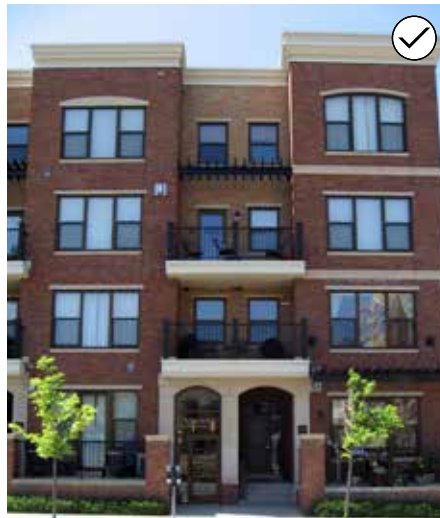


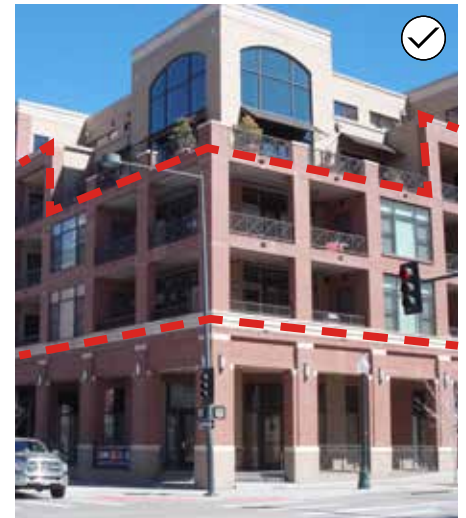
Figure 23: Compatible Massing for a New Commercial, Mixed-use or Multifamily Building



114. Simple, rectangular massing with a strong building base.



115. Reflect typical historic upper story window patterns.



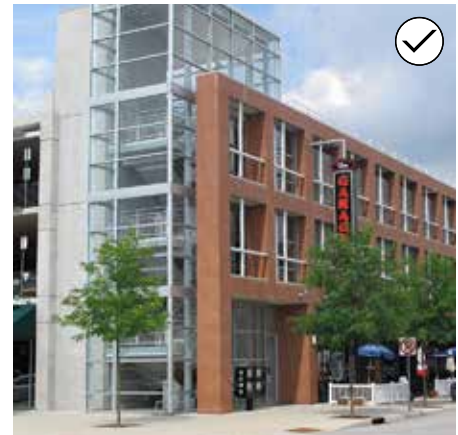
116. Design a new structure to incorporate a traditional base, middle and cap configuration.

GUIDELINES FOR NEW COMMERCIAL, MIXED-USE & MULTIFAMILY BUILDING DESIGN

- 4.24 Maintain the overall mass and scale pattern as viewed from the street.
- Incorporate floor-to-floor heights that appear similar to those seen in the surrounding historic context, especially at the ground floor.
 - Distinguish the ground floor from upper floors.
 - Use vertical and horizontal articulation to reference typical articulation patterns in the surrounding historic context and reduce the apparent scale of a larger building mass.
 - Design a commercial façade to be composed of simple, rectangular forms that are consistent with the façade composition of the surrounding context.
 - Design a new structure to incorporate a traditional base, middle and cap configuration when this is the traditional pattern in the surrounding context.
- 4.25 Maintain typical historic entry patterns along the street.
- Incorporate entry features that relate to typical historic building entries in the surrounding context.
 - Design an entrance to a commercial, mixed-use, multifamily or civic building to convey a sense of scale and provide visual interest.
 - Consider incorporating a porch onto a multifamily building where it would relate to porches on historic residential buildings in the surrounding context.
 - If incorporating a porch onto a multifamily building, design the porch to be in proportion to the structure and use porch materials that are similar to those seen historically.
 - See “Site & Building Lighting” on page 112 for entry lighting guidance.
- 4.26 Reflect typical historic upper story window patterns.
- Locate windows to reflect typical spacing patterns seen in the surrounding historic context.
 - Design windows to reflect the quality and features seen in the surrounding historic context.



117. Wrap a parking structure or stack it above retail or other active uses at the street level.



118. Design a parking structure with vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane to reflect building proportions seen in the surrounding historic context.

SURFACE PARKING LOTS

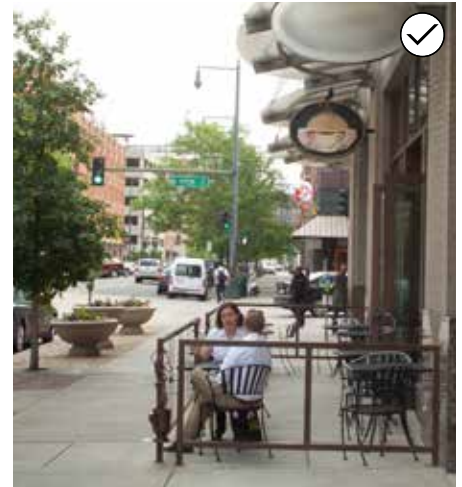
The design guidelines in this section apply to the design of parking structures. See page "Streetscape & Parking" on page 99 for surface parking lot guidelines.

GUIDELINES FOR NEW PARKING STRUCTURES

- 4.27 Design a parking structure to incorporate ground floor features that promote a high-quality pedestrian environment.
- Wrap a parking structure or stack it above retail or other active uses at the street level.
 - If active uses are not possible at the street level, provide visual interest using display cases, architectural detailing, public art and/or landscaping at street level.
- 4.28 Screen the upper levels of a parking structure to minimize the visual impacts of parked cars on the street and sidewalk.
- Use upper-story architectural screens or other devices that are integral to the building design to minimize the visibility of parked cars from the street and sidewalk.
 - Use screens with decorative patterns, railings and details to provide visual interest.
 - Use screens made from durable materials.
 - Ensure that screening or other devices minimize the glare from headlights and parked cars.
- 4.29 Design a parking structure to be compatible with the mass and scale of nearby buildings.
- Divide a parking structure into modules that reflect façade and lot widths in the historic district.
 - Design a parking structure with vertical and horizontal articulation techniques such as moldings, columns, a change in material, or an offset in the wall plane to reflect building proportions seen in the surrounding historic context.
 - Design a parking structure to minimize the visibility of angled ramps from the street and sidewalk.



119. When locating a rooftop patio on a new building, minimize visual impacts on the streetscape.



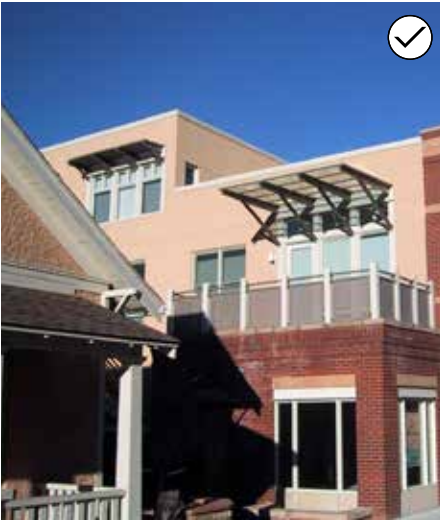
120. When locating a plaza, courtyard, patio, dining area or deck with a new building, minimize visual and functional impacts on the streetscape.

GUIDELINES FOR PLAZAS, COURTYARDS, PATIOS & DECKS

- 4.30 When locating a plaza, courtyard, patio, dining area or deck with a new building, minimize visual and functional impacts on the streetscape.
- Locate a plaza or courtyard to be level with, and directly accessible from, the public sidewalk.
 - Consider locating an at-grade dining area to the side or rear of a property.
 - Place decks to the side or rear of a property (preferred).
 - Maintain views of a historic building when locating a patio or dining area adjacent to the street and sidewalk.
 - Use high quality materials for patio railings and furniture.
 - Use simple, low and open patio railings.
 - Avoid highly decorative patio railings.
 - Do not affix umbrella holders or planters to patio railings.
 - Do not use projecting or cantilevered decks.
- 4.31 When locating a rooftop patio on a new building, minimize visual impacts on the streetscape.
- Use simple, open railings to minimize the visibility of a rooftop patio from the street.
 - Do not affix umbrella holders or planters to rooftop patio railings.

ENHANCING THE HISTORIC CONTEXT WITH COURTYARDS & PLAZAS

Incorporating courtyards, plazas and other public spaces into the design of a new building can enhance the experience of a historic district by providing places to view and appreciate the surrounding historic setting. A plaza or courtyard also provides an opportunity for educational plaques, statues, public art or other features that promote an understanding of the historic district.



121. Step down the mass and scale of a new commercial or mixed-use structure towards adjoining residential structures.

INTENT STATEMENTS

- 4j To promote new buildings that are in scale with the residential context
- 4k To minimize visual impacts of service areas and utilities on the historic character of a district



123. Design the mass of a new commercial or mixed-use building to reflect the scale of a surrounding residential district.

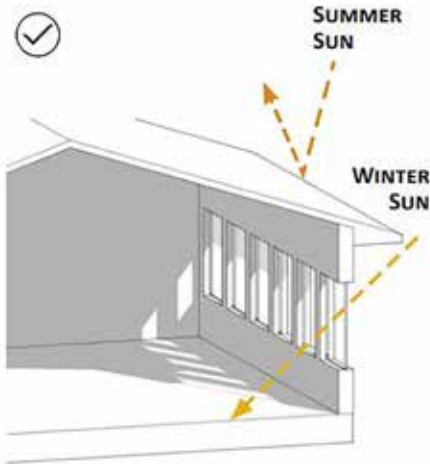


122. Divide the mass of a larger building into subordinate modules to reduce its perceived scale.

GUIDELINES FOR NEW COMMERCIAL AND MIXED-USE BUILDINGS LOCATED IN A RESIDENTIAL CONTEXT

- 4.32 Locate driveways, trash enclosures and parking areas to minimize impacts on surrounding residential context.
 - a. Locate driveways, trash enclosures and parking areas away from private yard areas on adjacent residential properties, whenever possible.
- 4.33 Design the mass of a new commercial or mixed-use building to reflect the scale of a surrounding residential district.
 - a. Divide the mass of a larger building into subordinate modules to reduce its perceived scale.
 - b. Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the district.
 - c. Step down the mass and scale of a new commercial or mixed-use structure towards adjoining residential structures.
 - d. Avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area.

New Construction & Environmental Sustainability



124. Passive solar design promotes heat gain during the winter while deflecting the summer sun.



125. When introducing a new building into a historic district, it is also appropriate to consider incorporating sustainable design features that are typical of buildings in the surrounding historic context, such as canopies to provide shade.

INTENT STATEMENT

- 41 To maintain compatibility with the historic context when introducing sustainability improvements

NEW CONSTRUCTION & SUSTAINABILITY

As described in “Benefits of Preservation” on page 3, historic preservation promotes community objectives for environmental sustainability. It is important to ensure that the sustainable design features of new construction in a historic district remain compatible with the district and surrounding historic context.

When introducing a new building into a historic district, it is also appropriate to consider incorporating sustainable design features that are typical of buildings in the surrounding historic context, such as overhanging roof eaves and canopies to provide shade and operable windows to provide natural ventilation.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY IN NEW CONSTRUCTION

- 4.34 Ensure that the sustainable design features of a new or non-contributing building are compatible with the historic context.
 - a. When using sustainable building materials, such as locally-sourced materials, recycled materials and materials with long life spans, ensure that they are compatible with typical materials seen in the historic district and surrounding historic context.
 - b. When designing a building to maximize passive solar potential (solar gain during the winter and deflection of summer sun), ensure that the building orientation remains compatible with typical orientation patterns in the historic district and surrounding historic context.
 - c. When incorporating thermal storage walls, ensure they remain compatible with typical orientation patterns in the historic district and surrounding historic context.
 - d. When orienting roofs to allow for the installation of solar panels, ensure that roof forms and orientation remain compatible with typical orientation patterns in the historic district and surrounding historic context.
 - e. When using integrated solar roof tiles as roof cladding, ensure solar roof tiles have a consistent appearance across the roof surface.
 - f. Install solar panels on non-contributing primary structures and new buildings in compliance with guidelines 2.35 and 2.36 for historic buildings to ensure the compatibility of the non-contributing or new building with the surrounding historic context.

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