

ADDENDUM A

CONTRIBUTING/NON-CONTRIBUTING AREAS OF LANDMARK DESIGNATION

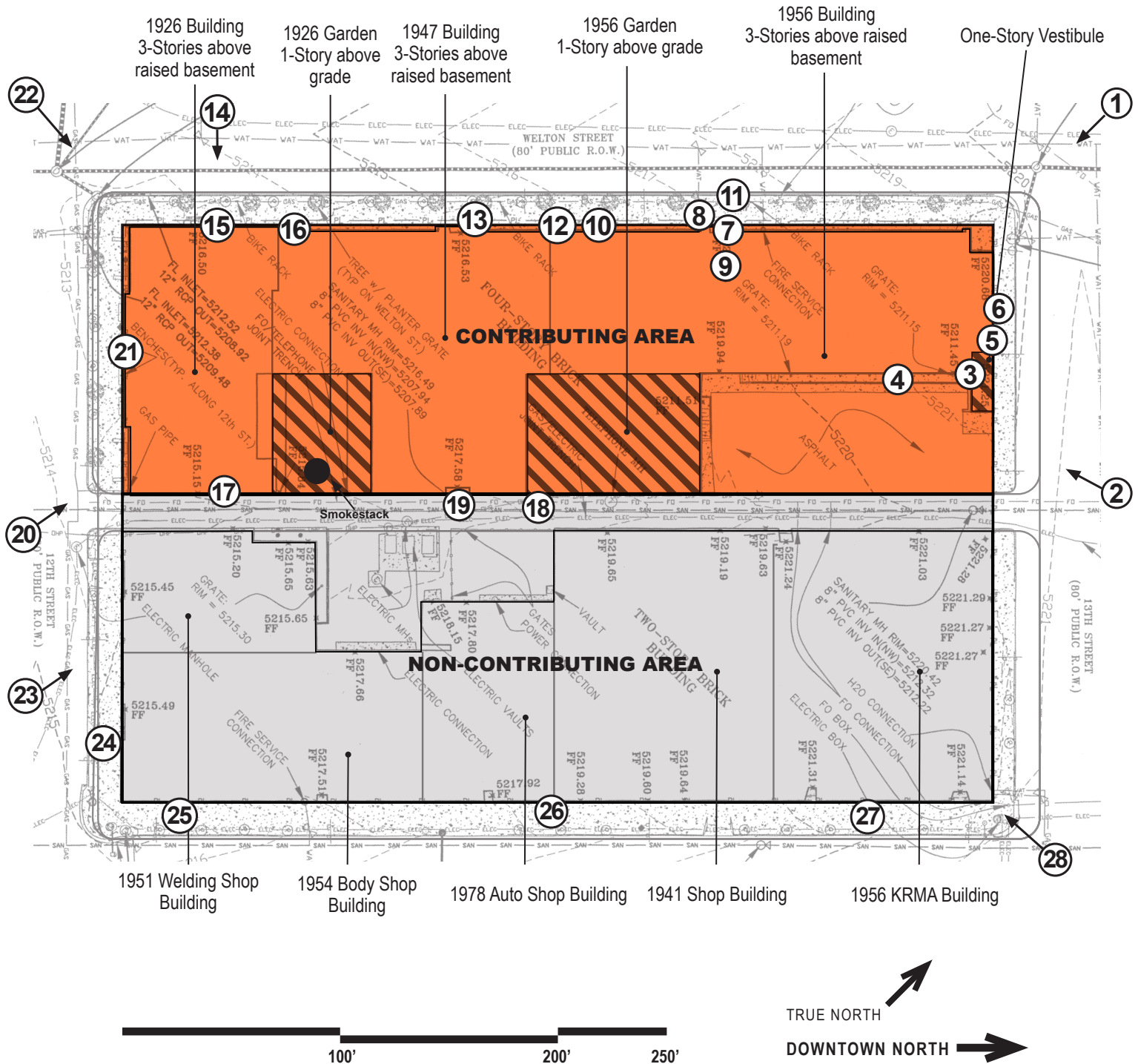
- A-1 - MAP OF CONTRIBUTING AND NON-CONTRIBUTING AREAS OF LANDMARK DESIGNATION
- A-2 - PHOTO-NUMBERED KEY PLAN FOR LANDMARK DESIGNATION
- SUPPORTING PHOTOS

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Diagram A-2: Photo Key Plan

KEY PLAN OF PHOTO LOCATIONS

Photos on the following pages present the general character of the Welton Street building and its defining features.



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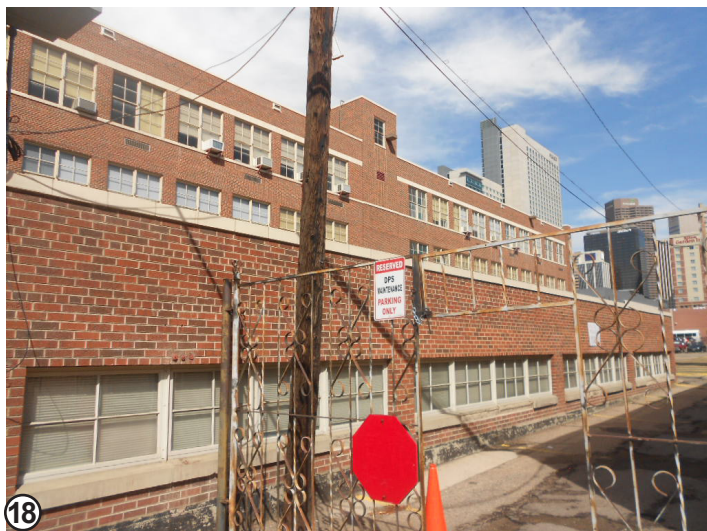
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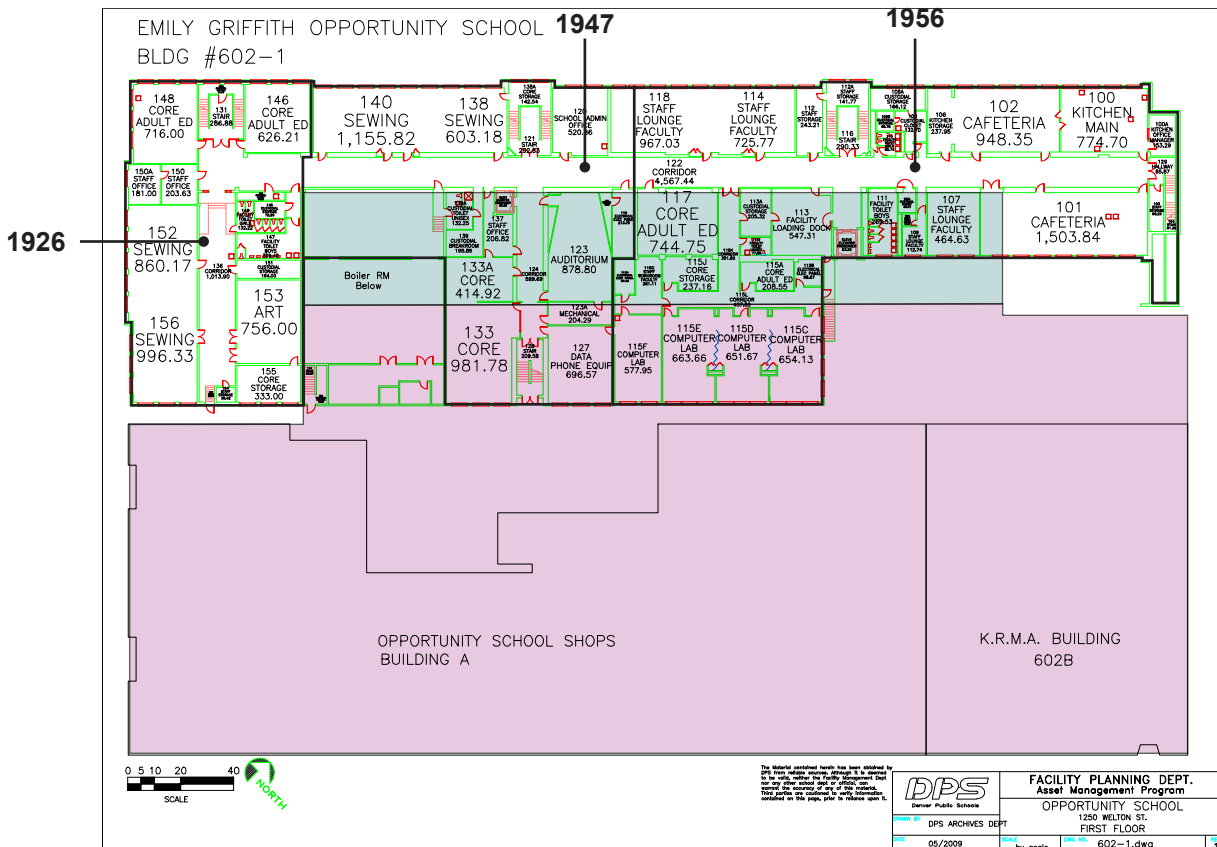
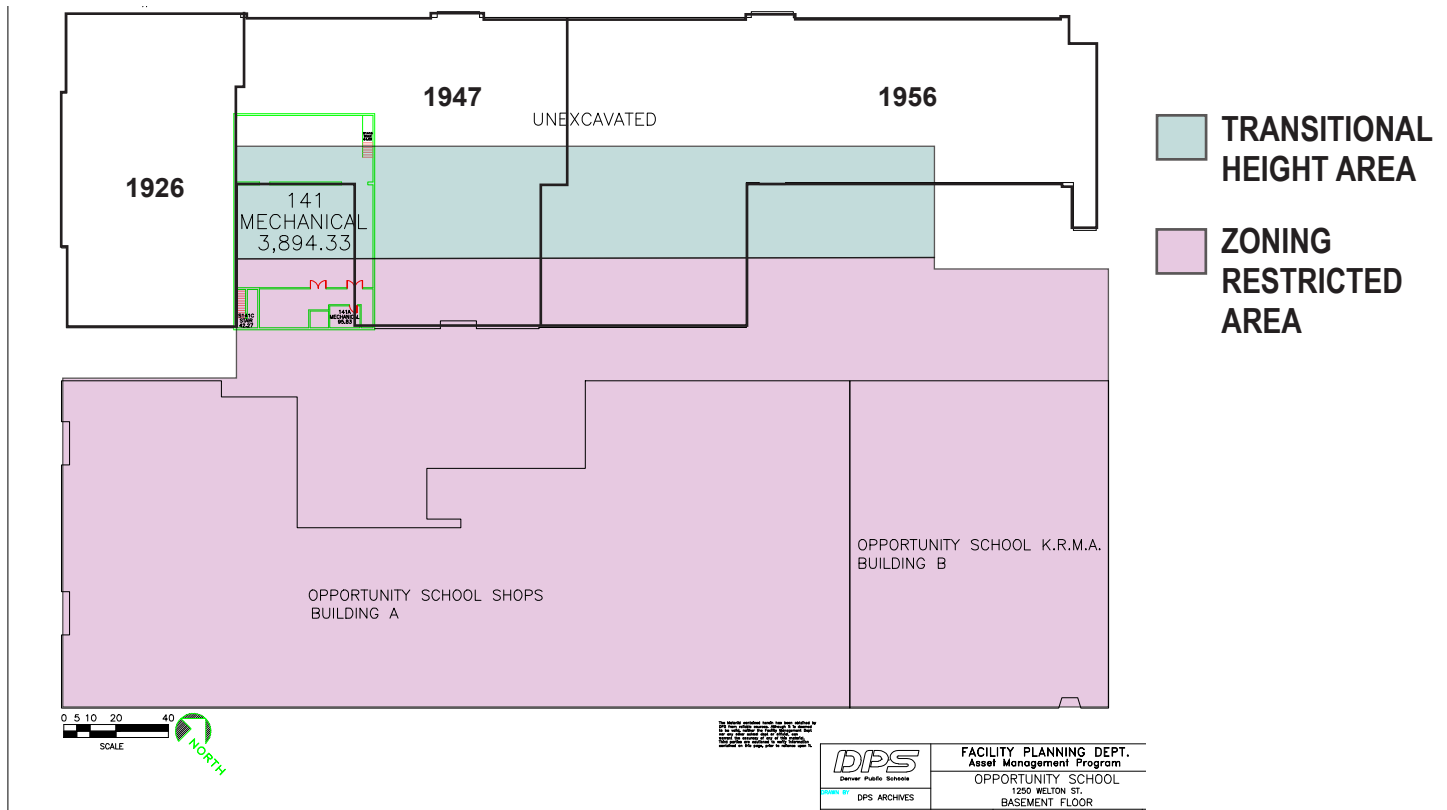
ADDENDUM B

CURRENT FLOORPLANS

- CURRENT FLOORPLANS WITH TRANSITIONAL HEIGHT AND ZONING RESTRICTED AREAS DELINEATED

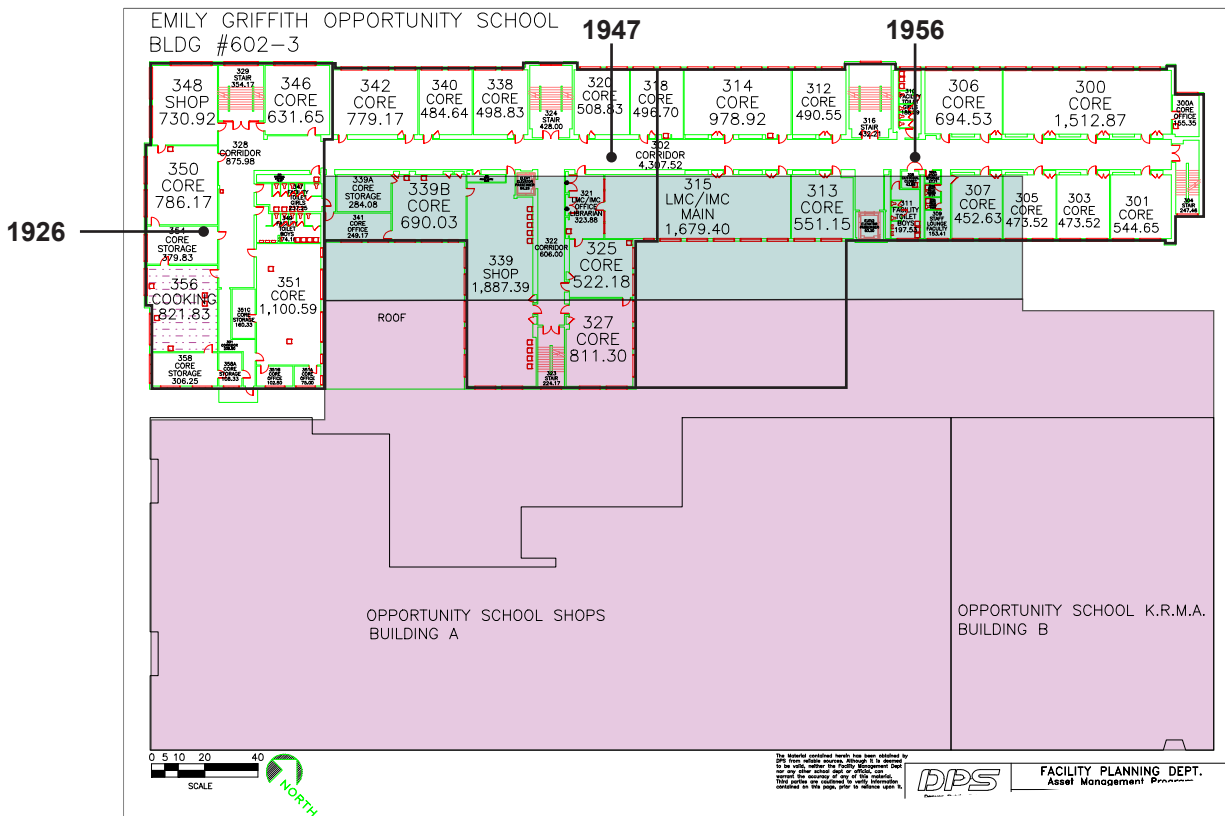
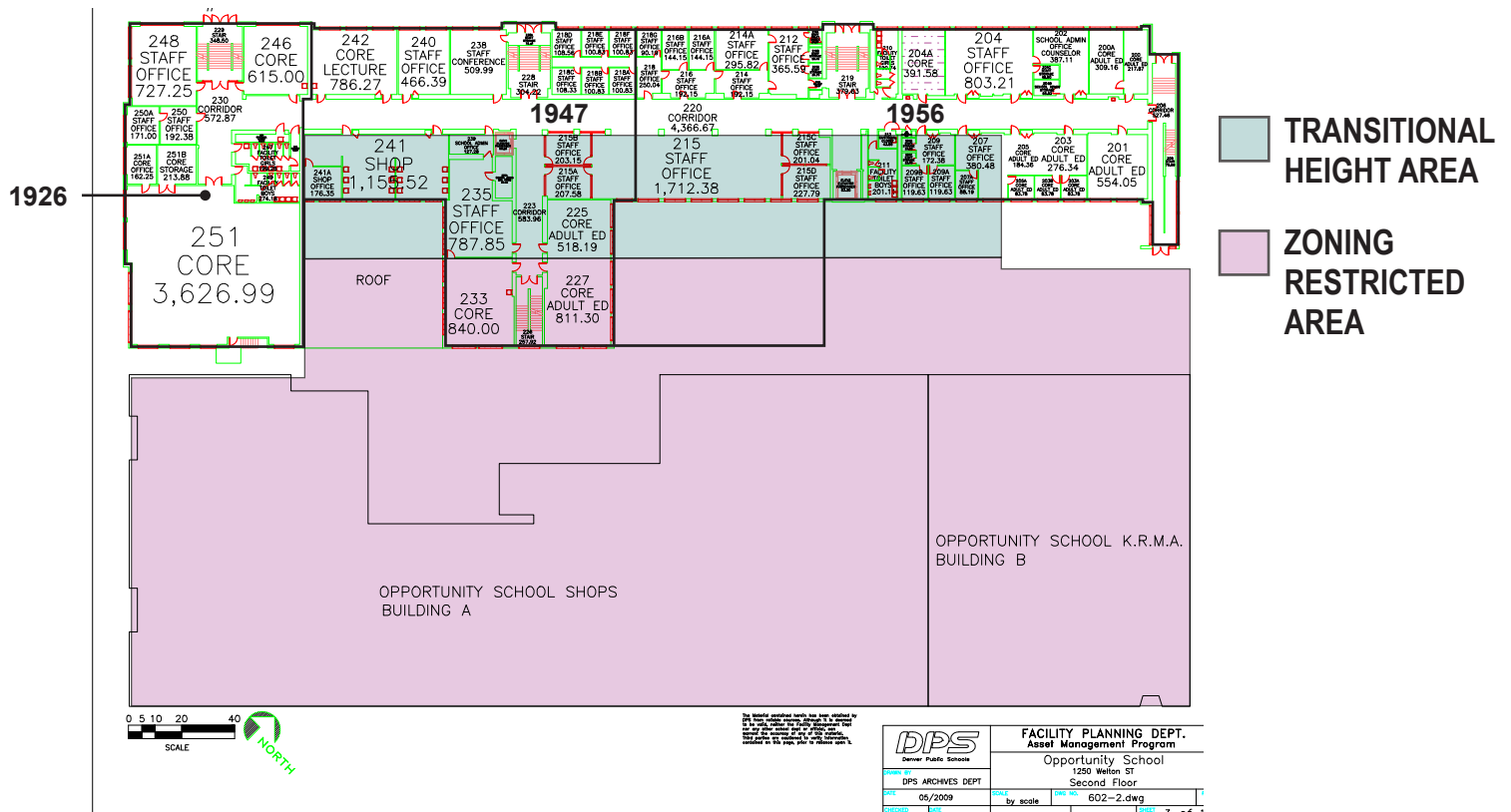
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Existing Floorplans with Transitional Height and Zoning Restricted Areas Delineated



EMILY GRIFFITH LANDMARK APPLICATION - ADDENDUM B

Existing Floorplans with Transitional Height and Zoning Restricted Areas Delineated



ADDENDUM C

DEMOLITION AND REDEVELOPMENT PARAMETERS

- EXECUTIVE SUMMARY
- C-1 - AREAS OF PRESERVATION AND MAXIMUM
DEMOLITION
- C-2 - CONSTRUCTION PARAMETERS DIAGRAM
- C-3 - SECTIONS
- C-4 - PRESERVED BUILDING CHARACTER
PERSPECTIVE VIEWS

Executive Summary

This proposal recommends landmark designation for the block bound by 12th, 13th, Welton and Glenarm Streets. The west half of the block is contributing to the designation, while the east half of the block is deemed non-contributing to the designation. Demolition of buildings in the non-contributing area could occur without a public hearing, but subject to design review approval of a replacement plan. The 1926 school building, along with its 1946 and 1957 additions on the west half of the block, are the focal point of the historic Emily Griffith Opportunity School. The buildings on the east side of the block are accessory buildings constructed and occupied for the school use.

Overview:

The proposed designation ensures the long-term preservation of the most significant buildings on the site. The focus of this designation is to protect character-defining features identified in the designation application, and to protect the salient view sheds of the historic contributing building and its additions.

- This designation would preserve the original 1926 school building with minimal alterations, including the north exterior wall (although this wall could be an interior wall after infill construction is completed).
- The majority of the 1947 and 1956 additions would also remain.
- The preservation priority for these additions would focus on the retention of their character-defining features and view sheds from important public vantage points.
- This designation would allow demolition of the rear portions of the 1947 and 1956 classroom additions.
- However, the north (13th Street) 60' of the 1956 addition would be retained, ensuring that the overall sense of the building's mass and volume are retained from public vantage points on 13th and Welton Streets.
- Similarly, demolition and new construction would be required to occur 41' back from the front of the 1947 and 1956 additions, to help ensure that the presence and sense of the building's historic mass and form from Welton Street are retained.
- Additionally, two restricted areas (1 and 2) are also called out where the rear of the historic buildings meet 12th and 13th Streets. Vertical development would be disallowed in these areas, ensuring that the building retains its historic identity as a distinct building "with breathing room", and to protect the historic alley entry behind the 1926 building on 12th Street.

Demolitions:

While demolition would be allowed by right (without a public hearing or other discretionary approval of the LPC) for the two areas delineated above, demolition permit issuance would be subject to Landmark Preservation Commission (LPC) design review approval of the replacement plan for these areas. The exception to this would be that for demolition work allowed in the contributing area. The applicant would need to provide evidence to LPC that the demolition work has structural studies and plans in place to ensure that the demolition work will not destabilize the remainder of the building in the Preserved Area.

The Replacement plan for this site is interpreted as a LPC approved replacement plan that has obtained Denver building permits. A replacement plan consisting of infill construction would be subject to the two part design review process, per the adopted Design Review Rules of the LPC. However, the mass and form components of the part I design review process that are pre-determined by the development entitlements would be excluded from the Part I review. The Part I review would address the building composition, fenestration, entries, siting and other major building components.

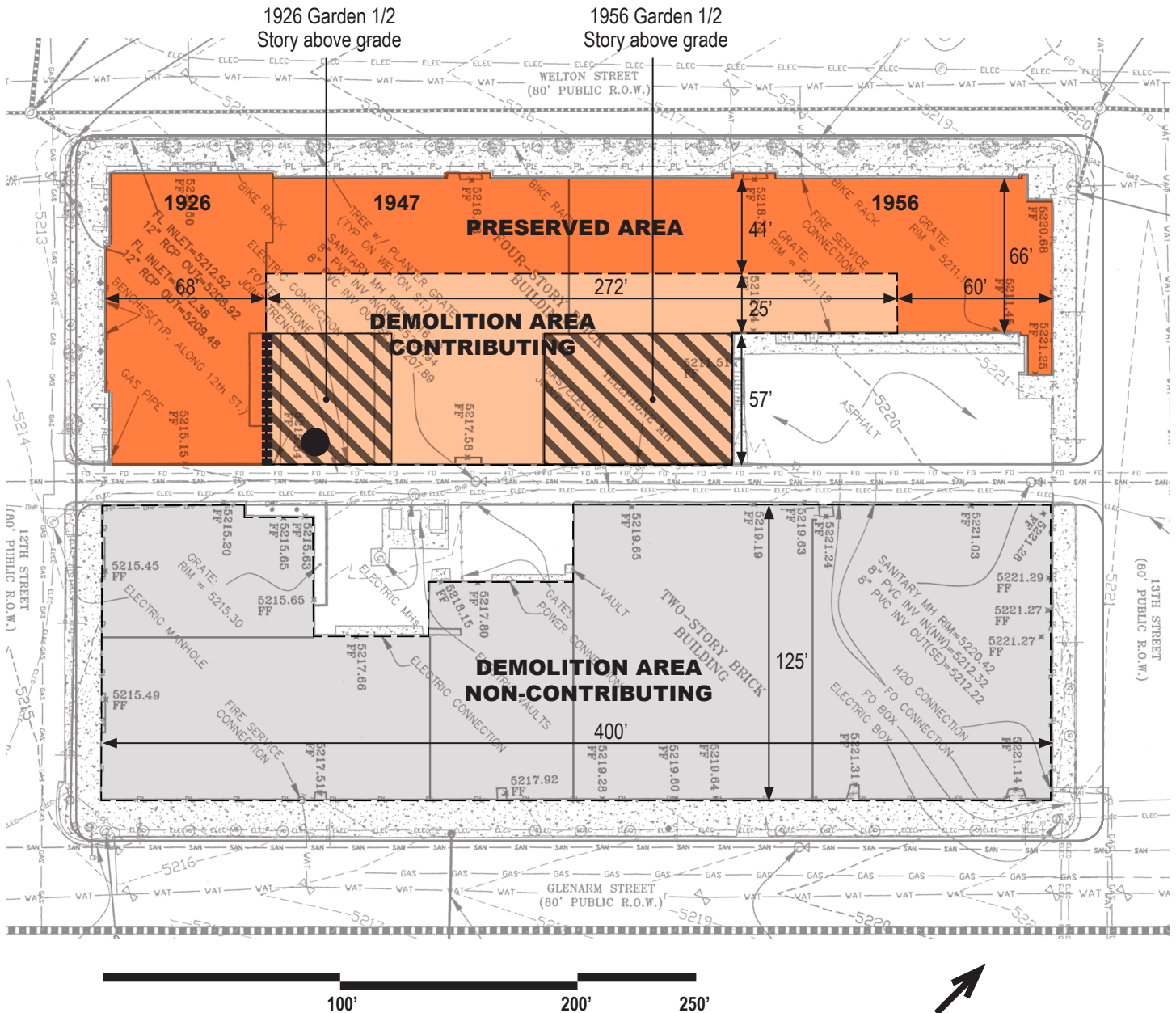
Development Entitlements:

The designation would also call out development entitlements. This includes:

- A Transitional Height Area allowing development by right to a height of 112 feet (top of roof, all inclusive) within this area.
- New construction in the Zoning-Restricted Area is entitled to full zoning rights as allowed by the Denver Zoning Code, as amended from time to time.
- Design review would apply subject to these entitlements, and the design standard provisions in Addendum D. The Landmark Preservation Commission would apply these design standards, along with the 2016 Design Guidelines for Denver Landmarks and Structures to the site. Where there was conflict, the design standards in Addendum D would prevail.
- The 1995 B5 Downtown Zoning (Design) Guidelines would also apply, subject to city review and approval.

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Diagram C-1: Areas of Preservation and Maximum Demolition



DIMENSIONS: To be confirmed by survey

TOTAL BUILDING SQUARE FOOTAGE (SF): 136,707 SF

PRESERVED AREA: No demolition allowed. Approximately 108,200 SF (~79% of Total Building Square Footage)

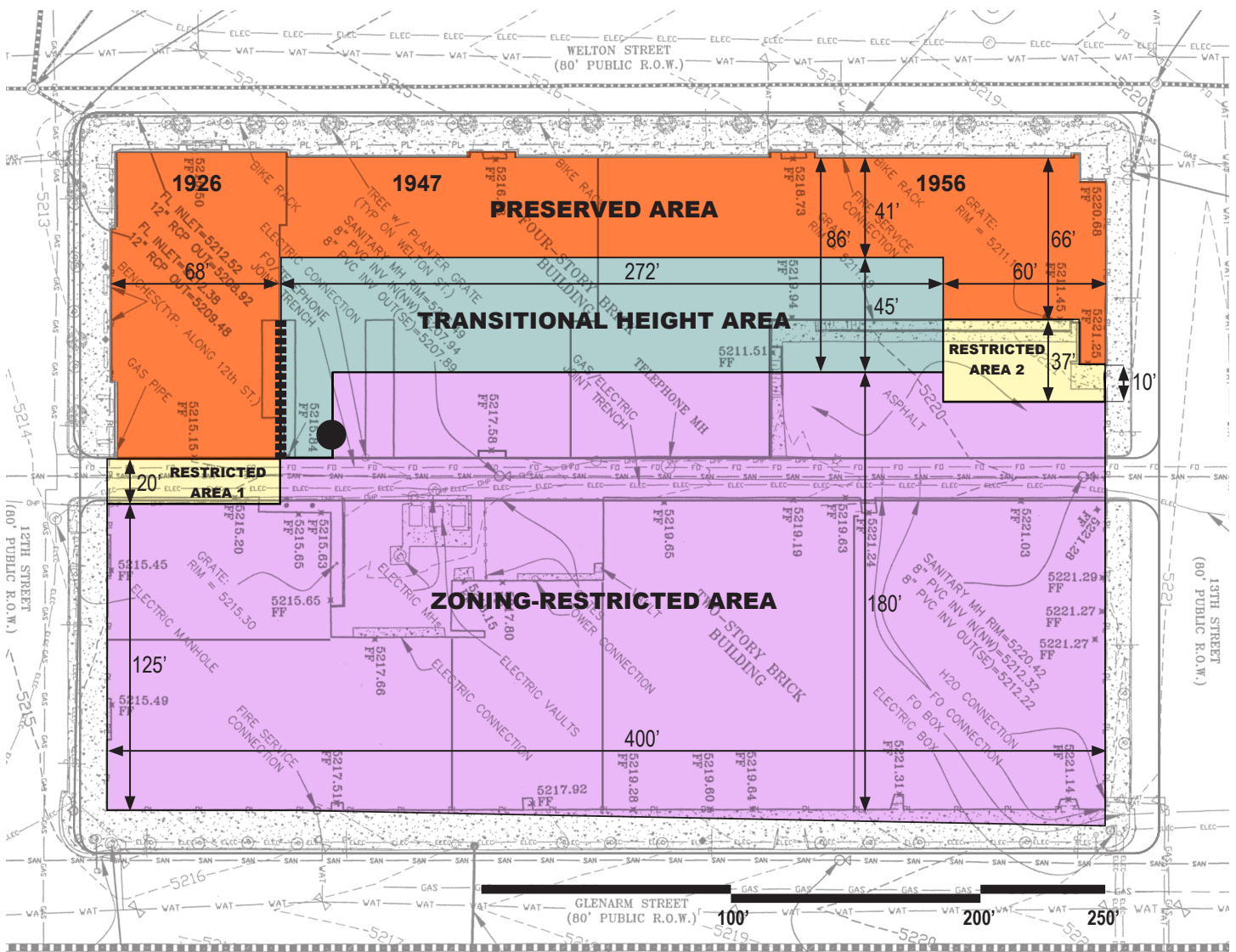
DEMOLITION AREA CONTRIBUTING: Allowable Demolition Area for Contributing building. Approximately 28,500 SF (~21% of Total Building Square Footage)

DEMOLITION AREA NON-CONTRIBUTING: Allowable Demolition Area for Non-contributing buildings

■■■■■■■■■■■■■■■■■■■■ North exterior wall of 1926 building to remain intact with minimal alterations

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Diagram C-2: Construction Parameters Diagram



DIMENSIONS: To be confirmed by survey

PRESERVED AREA: No demolition allowed

TRANSITIONAL HEIGHT AREA: Restricted height limits for new construction (maximum height 112')

ZONING-RESTRICTED AREA: Governed by land use regulations applicable to the site

RESTRICTED AREA 1: Area restricted to site improvements, with no enclosed development allowed

RESTRICTED AREA 2: Area restricted to site improvements, with no enclosed development allowed

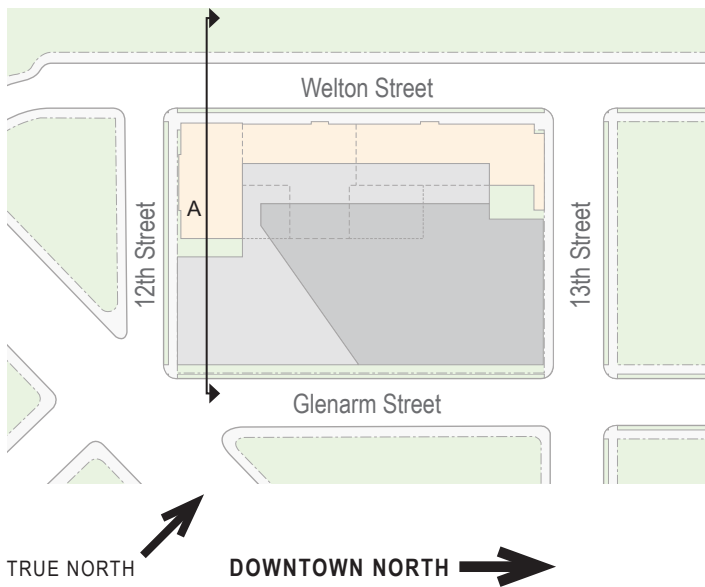
■■■■■■■■■■ North exterior wall of 1926 building to remain intact with minimal alterations

TRUE NORTH

DOWNTOWN NORTH

Diagrams C-3: Sections Showing Possible Redevelopment

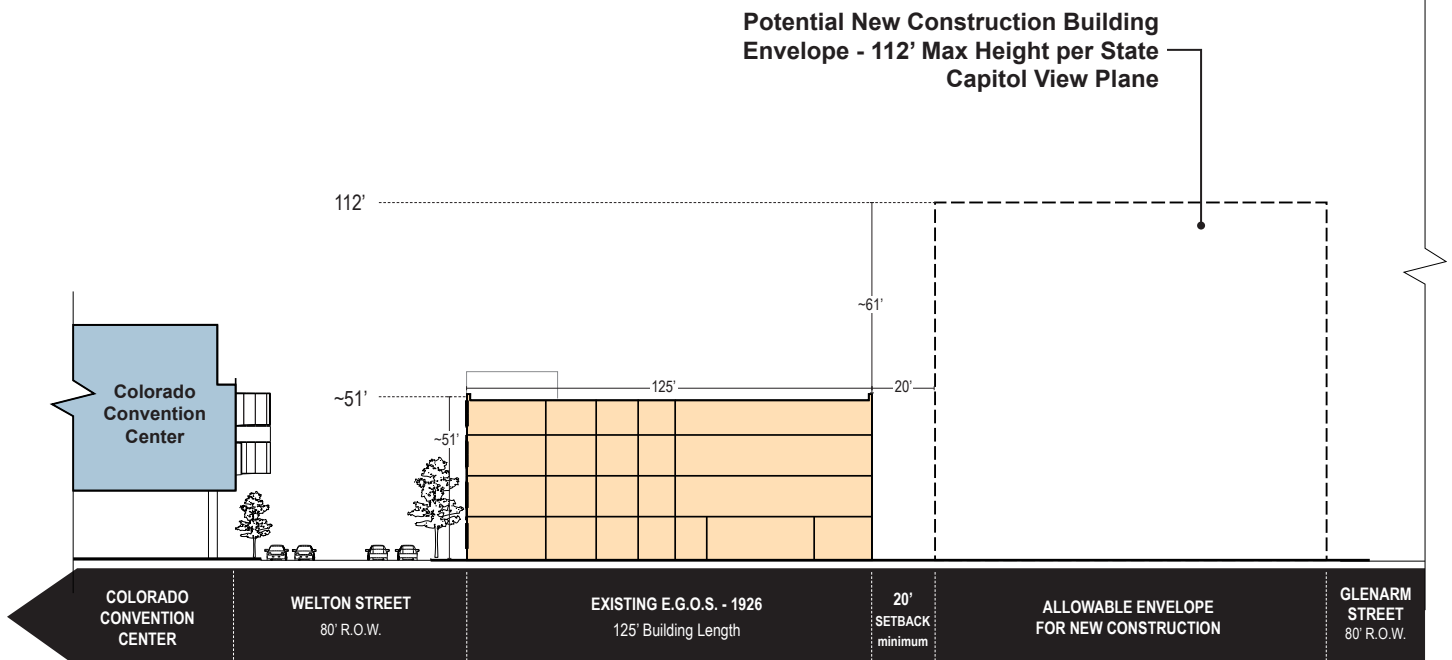
Section A Cut



SECTION A

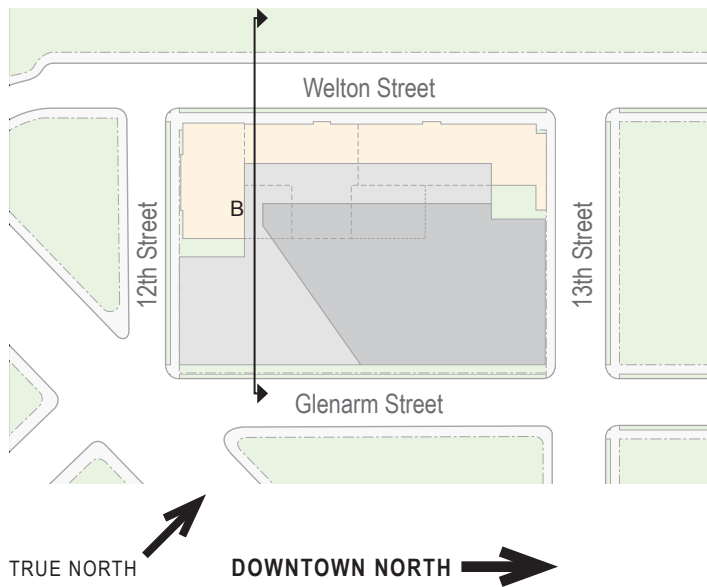
Section A, cut through the 1926 building looking northeast, illustrates the bulk and setbacks in the southwest quadrant of the site nearest 12th street. No new construction is allowed above the 1926 structure. A setback reflecting the existing alley is maintained between the 1926 structure and any potential new construction to the northeast. New construction at this location is limited to 112' in height, as defined by the State Capitol View Plane Ordinance.

Section A



Diagrams C-3: Sections Showing Possible Redevelopment

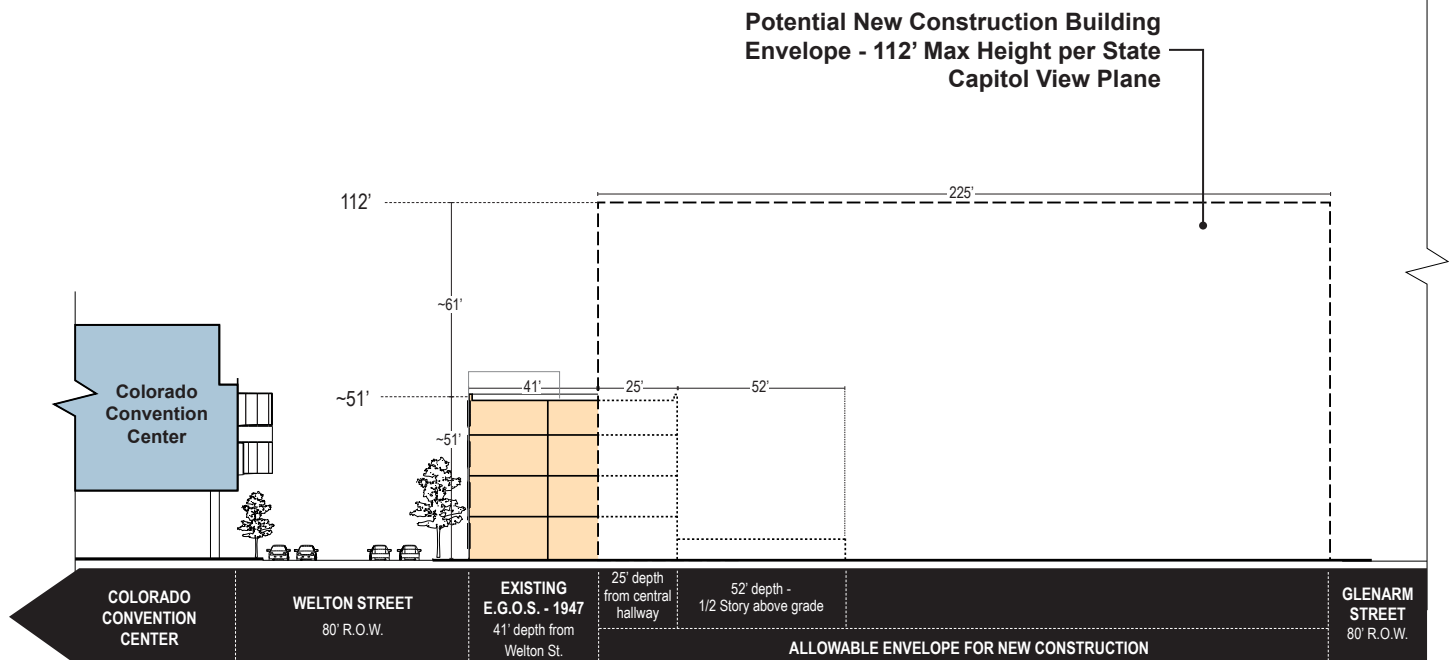
Section B Cut



SECTION B

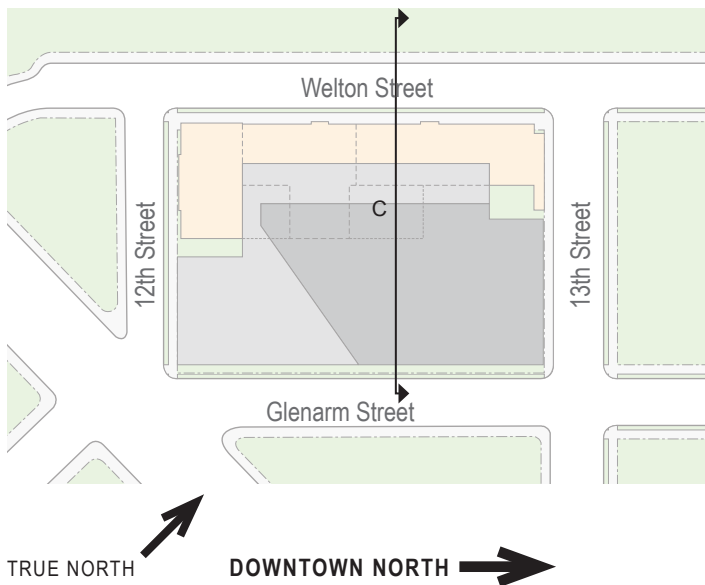
Section B, cut through the 1947 addition looking northeast, illustrates the bulk and setbacks in the south central portion of the site. Along Welton Street, any new construction must be set back 41 feet from the front of the existing structure to the rear of the main north-south hallway. Height in this area is defined by the State Capital View Plane Ordinance.

Section B



Diagrams C-3: Sections Showing Possible Redevelopment

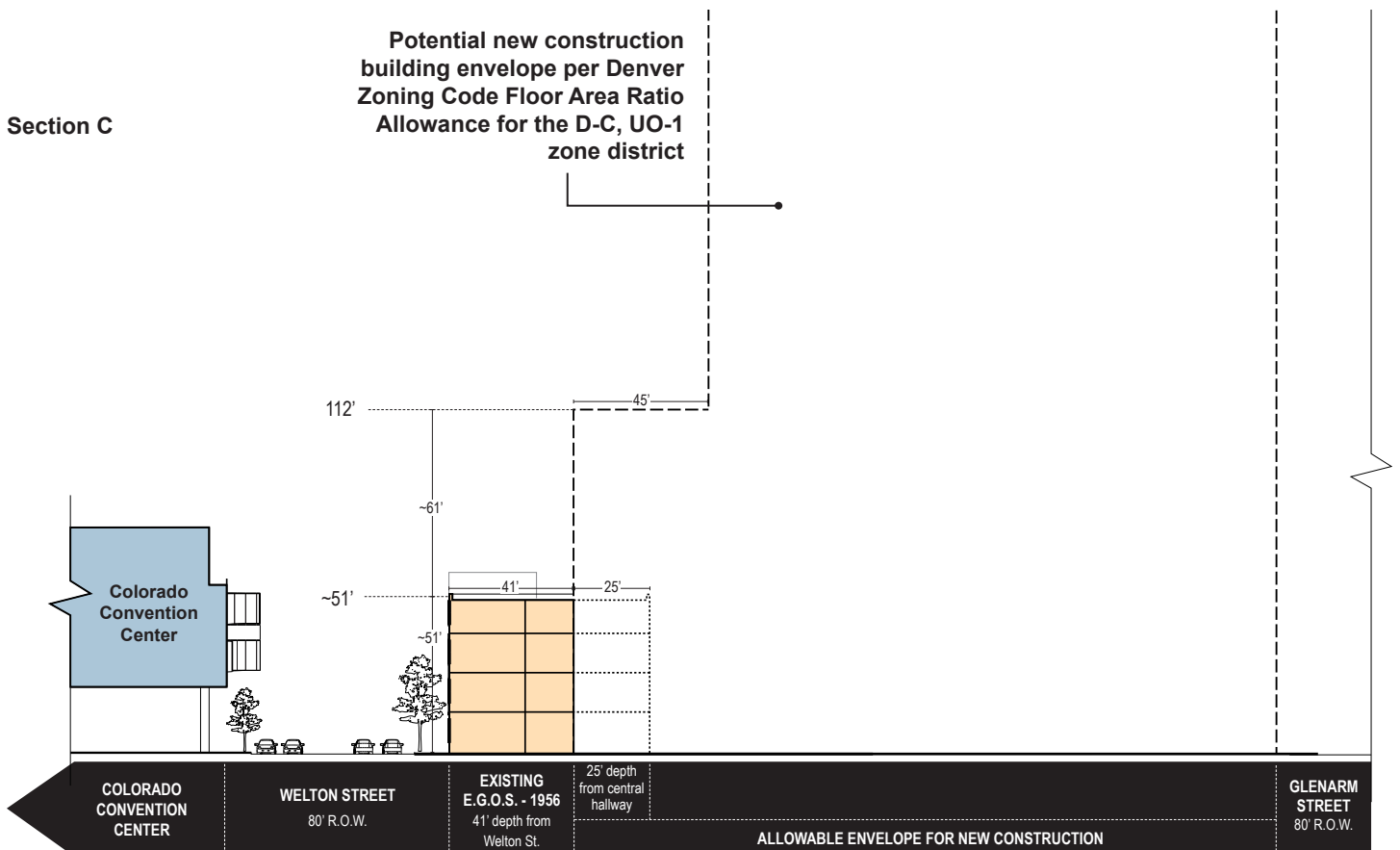
Section C Cut



SECTION C

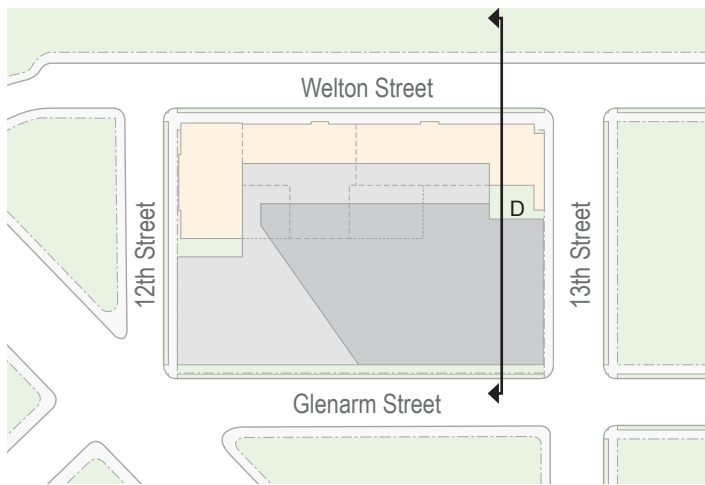
Section C, cut through the 1956 addition looking northeast, illustrates the bulk and setbacks in the northeast quadrant of the site. Any additions within 86 feet of Welton Street are limited to 112' in height, and must be setback 41' from the front of the existing structure as previously illustrated in Section B. New construction from the 86 foot setback to the Glenarm property line will be defined by the provisions of Denver's D-C, UO-1 Zone District.

Section C



Diagrams C-3: Sections Showing Possible Redevelopment

Section D Cut

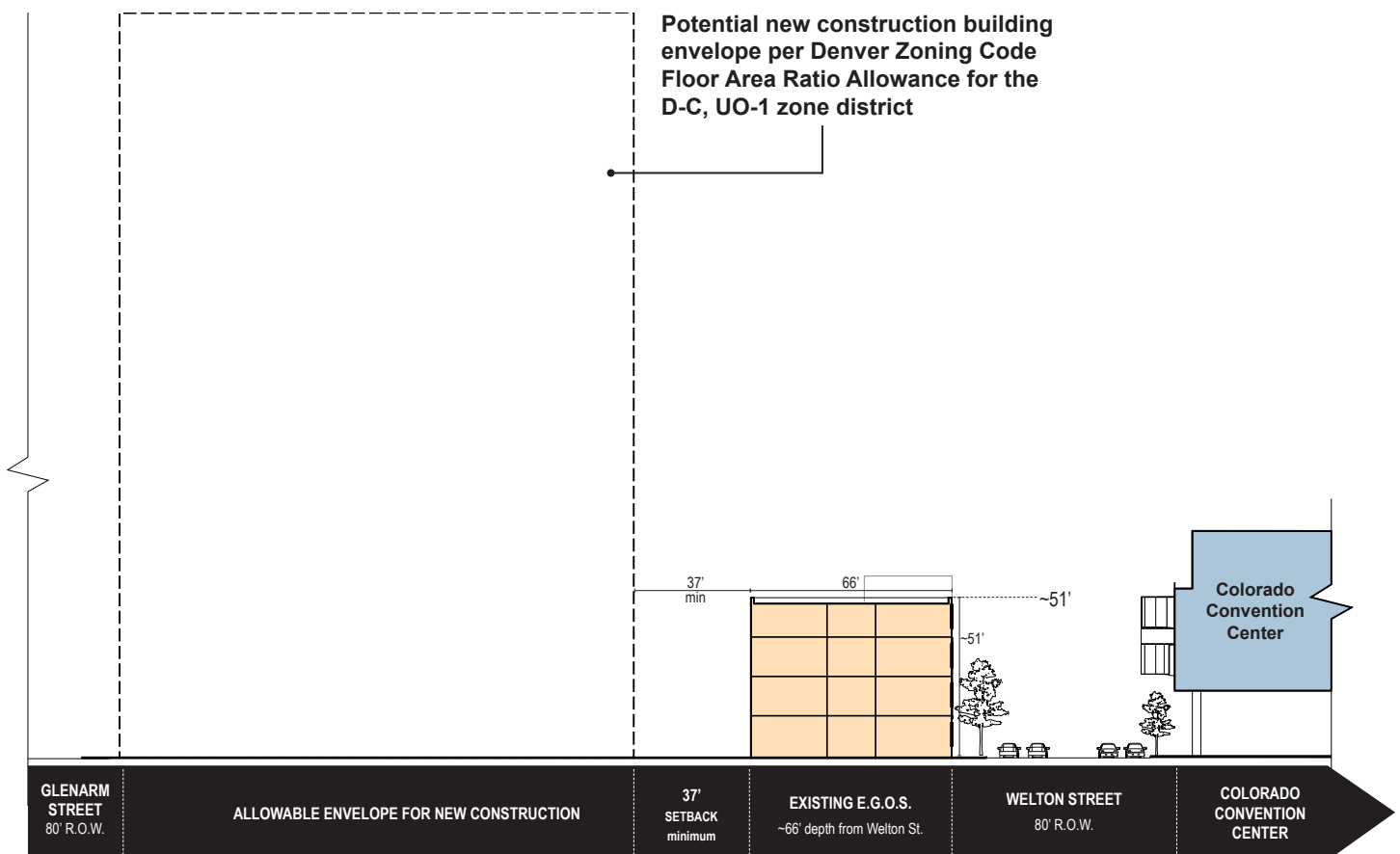


SECTION D

Section D, cut through the 1956 addition looking southwest, illustrates the bulk and setback requirements in the northeast quadrant of the site nearest 13th Street. No new construction is allowed above the 1956 structure within 60' of 13th Street. A setback reflecting the existing alley is maintained between the 1956 addition and any potential new construction to the northeast. New construction at this location, from the alley setback to Glenarm Street will be defined by the provisions of Denver's D-C, UO-1 Zone District.

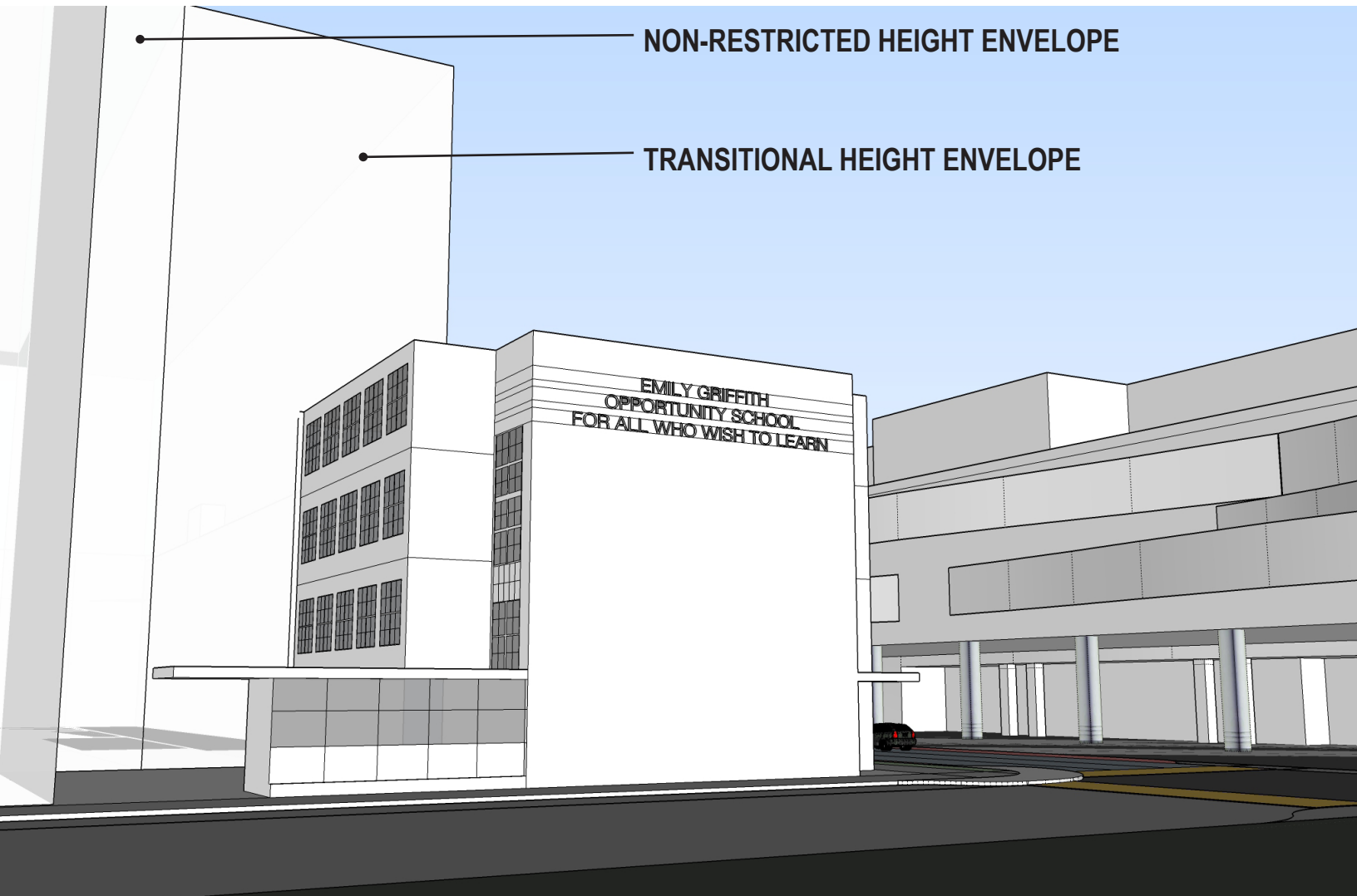
TRUE NORTH
Section D

DOWNTOWN NORTH

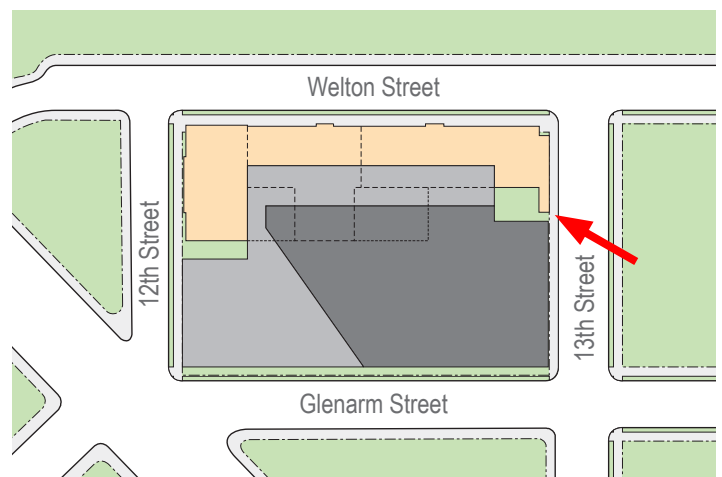


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Diagrams C-4: Preserved Building Character Perspective Views



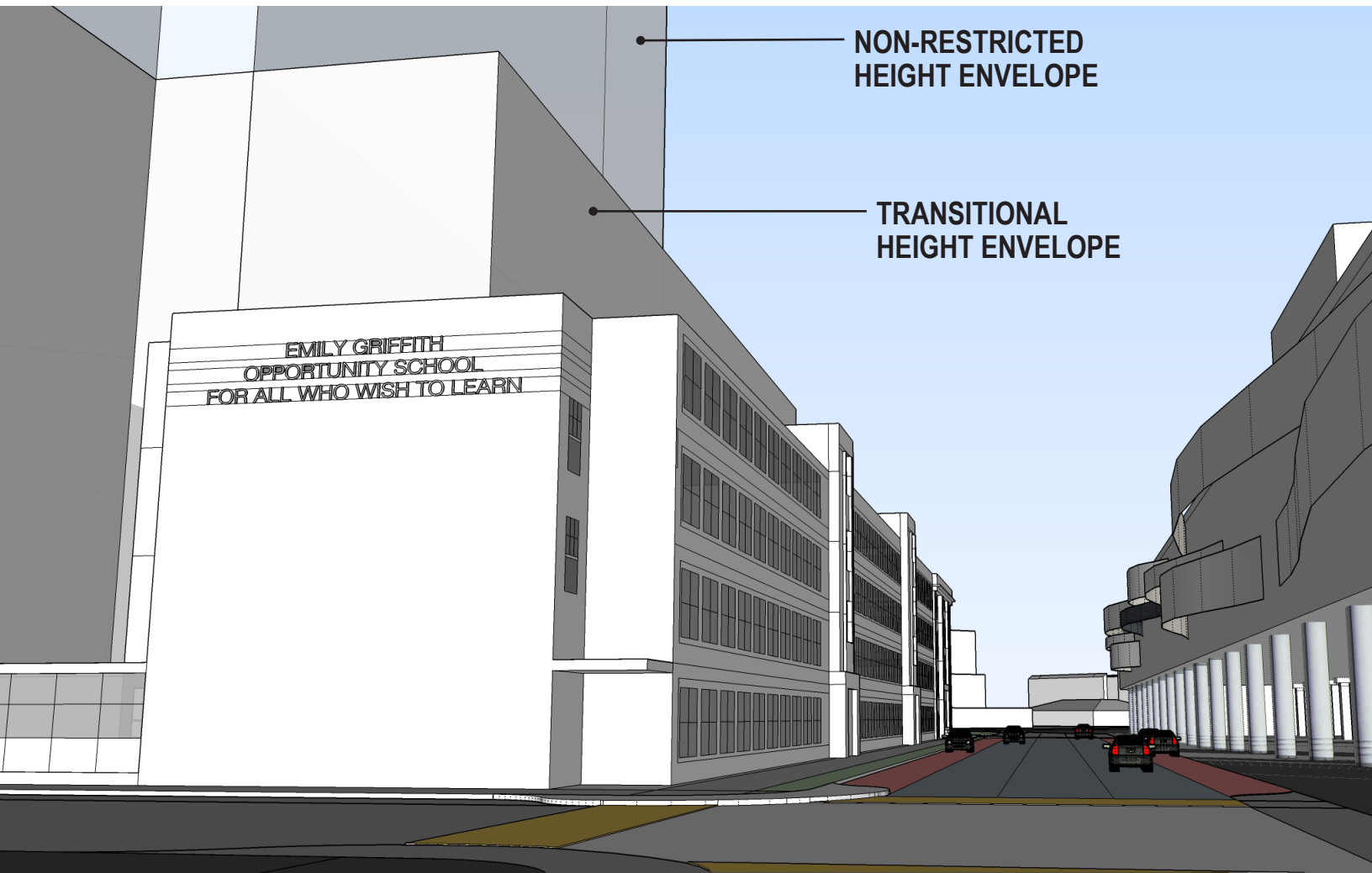
Current View



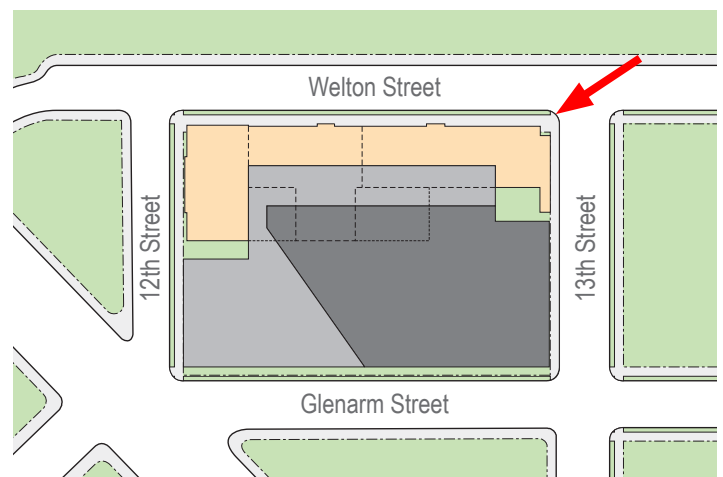
View Location

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Diagrams C-4: Preserved Building Character Perspective Views



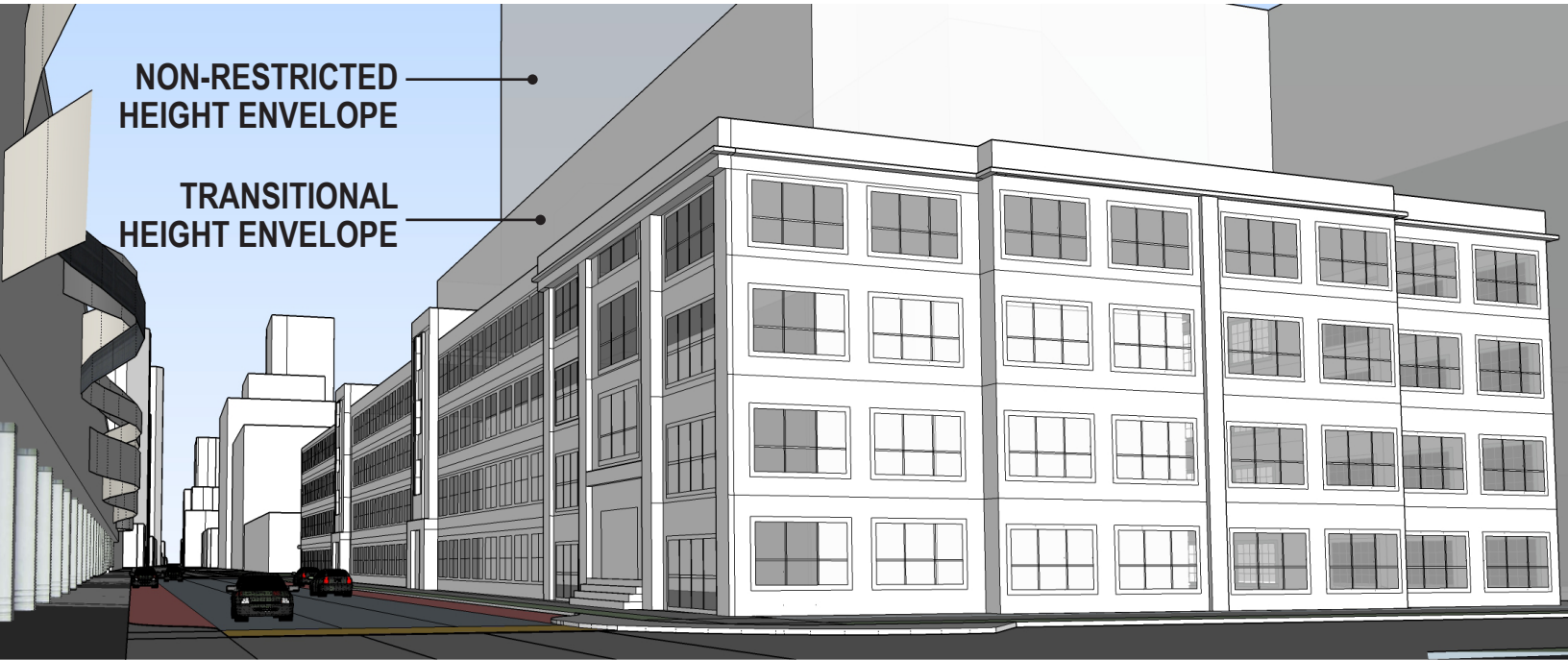
Current View



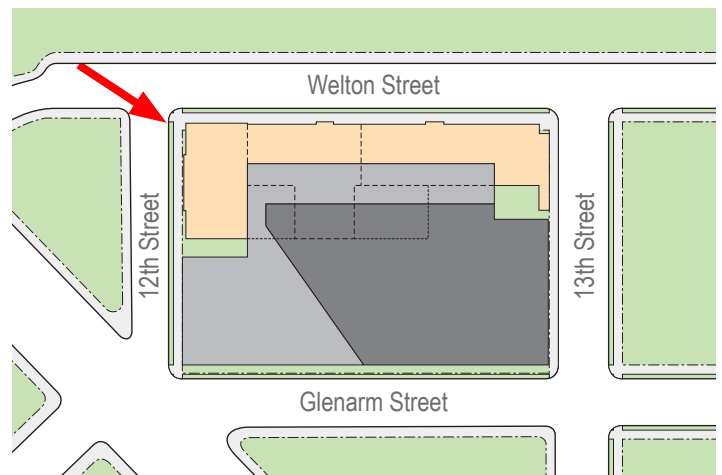
View Location

EMILY GRIFFITH LANDMARK APPLICATION - ADDENDUM C

Diagrams C-4: Preserved Building Character Perspective Views



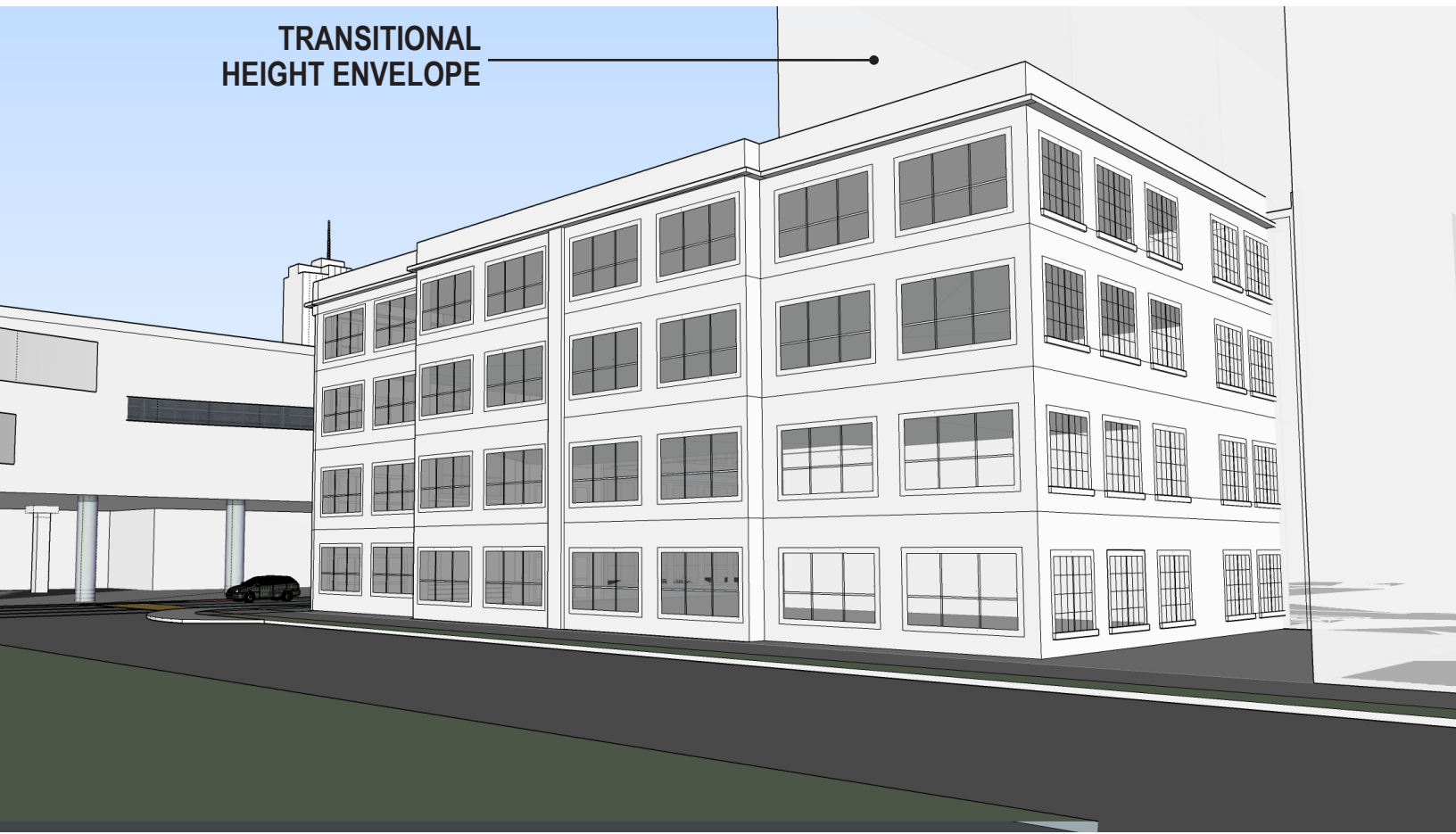
Current View



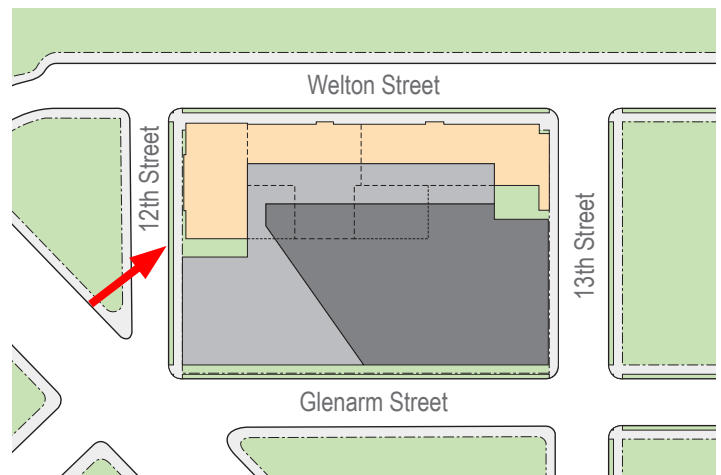
View Location

EMILY GRIFFITH LANDMARK APPLICATION - ADDENDUM C

Diagrams C-4: Preserved Building Character Perspective Views



Current View



View Location

ADDENDUM D

DESIGN STANDARDS AND GUIDELINES

These design standards and guidelines supplement the Design Guidelines for Denver Landmarks and Structures, and the Design Standards in the Design review for B5 Downtown Zoning. Where there is a conflict between the Design Guidelines for Denver Landmark Structures & Districts and the design standards and guidelines in this Addendum, the design standards in this Addendum would prevail.

The intent of these design standards and guidelines is to preserve the historic and physical integrity of the Emily Griffith School, to promote an integrated design approach to the site, to ensure that the historic buildings remains visually prominent on the site, and to demonstrate a high quality of architectural design and integrity of materials.

A. Urban Form, Site Composition and Street Frontage for New Construction

- A.1 The contributing building's relationship with the adjacent sidewalks, streets, and the 12th Street alley entrance, shall not be compromised by new construction or curb cuts.
- A.2 The east portion of the contributing building adjacent to "Restricted Area 1" shall remain visible from 12th Street.
- A.3 Restricted Area 1 shall continue to convey itself as open space behind the historic structure.
- A.4 The east-facing sides of the contributing building adjacent to "Restricted Areas 1 and 2" shall be preserved since they include important architectural features and convey the building's original massing and form.
- A.5 Vehicular access to the site shall be prioritized from 12th and/or 13th Streets. Vehicular access shall be allowed from Glenarm Place, although pedestrian access shall be prioritized on both Glenarm Place and Welton Street.
- A.6 All structured parking shall be enclosed and vented, integrated into the massing and design of new and existing structures, and be faced with active uses on all sides.
- A.7 Mechanical equipment shall not be visible from public vantage points on the Preserved Area or Transitional Height Area.

B. Demolition and Preservation

- B.1. All demolition work within the "Demolition Area Non-Contributing" and "Demolition Area Contributing" areas are allowed by right and are not subject to LPC approval except as noted in B.3 below. However, Landmark Preservation Commission staff will only release demolition permits subject to LPC approval of a replacement plan for these demolition areas per Chapter 30 of the DRMC.
- B.2. The north exterior wall (1926 building component) should remain intact with minimal alterations, even if it is incorporated within new construction. Openings and connections to this wall are subject to LPC review.
- B.3. Prior to any demolition work beginning within the "Demolition Area Contributing," the applicant shall provide a structural report and construction drawings, evidencing to the satisfaction of the Commission that temporary and permanent measures are in place to preserve the structural and historical integrity of the Preserved Area both during the demolition and construction process, and on a permanent basis.
- B.4. The project shall retain the character-defining features of the "Preserved Area", and have minimal impact on its integrity.

C. Mass, Form and Context

- C.1. Design review of new construction in the Non-Restricted Area cannot reduce the overall height, mass or form allowed by zoning.
- C.2. Design review of new construction in the Transitional Height Area cannot reduce the overall 112' height, mass or form allowed for this area.
- C.3. New construction on the site shall have scaling elements to mitigate the visual impact of the new construction's mass on the contributing building, and to emphasize the historic building from public vantage points. This can be accomplished in a number of ways, such as a recess in a portion of the façade, wall offsets, or a change in fenestration rhythms.

D. Design Details and Materials.

- D.1. All new construction within the contributing area of the designation shall be designed to respond to the mass and articulation of the historic building..
- D.2. All new construction on the site shall have design quality, and façade articulation that provide depth of plane and visual interest. This can include material variety, strong horizontal elements, floor articulation, recessed fenestration, awnings, architectural detailing and patterning, and emphasized entries.
- D.3. For any new structure on the non-contributing area of the block, the design of the base and its materials shall respond to the parapet heights and architectural composition of the historic contributing building to remain. However, the base of the new construction is not required to match the historic building in design or materials
- D.4. All materials used for new construction shall be of the same quality and durability of materials found on the historic contributing building, although the materials on the new construction should be contemporary and distinguished from the historic contributing building.
- D.5. All elevations and portions of elevations visible from public vantage points shall have the same high quality of design, materials and attention to details as the historic contributing building that remains, although the design details should be contemporary and distinguished from the historic contributing building.

Definitions:

The definitions are derived from the Denver Guidelines for Denver Landmark Structures & Districts.

Articulation: The manner in which various features are designed and arranged in a building elevation.

Fenestration: The arrangement of windows on a building.

Form: The shape and structure of a building.

Integrity: The ability of a structure or district to convey its historic and architectural significance. To have historic and physical integrity means that a structure can be recognized as belonging to a particularly time and place in Denver's history.

Mass: The overall size, height, shape and composition of the exterior volumes of a building, especially when the structure has major and minor elements. Also called massing.

Public Vantage Points: Publicly used space (park, campus ground, etc.) or a roadway other than a residential alley.

Scaling Elements: Scaling elements relate to scale. Scale is proportional elements that demonstrate the size, materials and style of buildings. The proportions of the elements of a building to one another and the whole, and to adjacent buildings.

Visible: A project that is partially seen from a person of average height from public vantage points. Also called Visibility.