The Wolff Place Historic District developed in the late 19th century and early 20th century in response to the growing population of Denver and the West Highlands Neighborhood. The district is defined by its distinctive pattern of large corner lots with high-style architectural styles framing rows of modest interior lots. The architecture, materials, craftsmanship, scale, and design of the district’s buildings correspond with tastes and lifestyles popular during the time of their construction. Most of the houses are constructed of brick atop stone or concrete foundations, although a small number of frame houses are located in the district. The most common architectural styles are Queen Anne, Classic Cottage, Craftsman Bungalow, and Denver Square with Classical Revival elements.

**LISTING CRITERIA**

- **History**: Representative of the growing housing needs of the city in the late 19th and early 20th Century and associated with Hiram G. Wolff, and other prominent citizens and civic leaders of Denver.
- **Architecture**: Representative of a variety of late 19th and early 20th century architectural styles. A number of homes in the district were produced by notable architects, including Lang & Pugh, Arthur S. Wilson, and Matthew Wolter.
- **Geography**: Situated in Northwest Denver to take advantage of the views towards the south of Sloan’s Lake, and characterized by large corner lots with modest interior lots. Borders the prominent commercial hub of W. 32nd Avenue and Lowell Boulevard.

**ORDINANCE**

Ordinance #751, adopted 2006.

No special provisions.

**PERIOD OF SIGNIFICANCE**

1883–1926.

Source: Ordinance #751, series 20106

Contributing structures are not included in the ordinance.
Wolff Place Historic District

Character-defining Features

1. Streetscape with Queen Anne style structures. Note the uniform front yard setback, the moderately large front yards and the architectural harmony of this block.

2. Streetscape with Denver Square style structures. Note the uniform front yard setback, the open front lawns, wide historic sandstone side walk and the buffer lawn separating the sidewalk from the street.

**DISTRICT LAYOUT & COMPOSITION**

**Streets & Streetscape**

Streets are laid out on a grid, running north-south with corresponding alleyways. East-west streets serve as district boundaries and are not located on the interior of the district. Asphalt streets with a low curb profile. Driveway curb cuts are not common within this district. Most yards at grade with mature vegetation in front yards.

**Sidewalks**

Predominantly wide sidewalks of historic sandstone and modern concrete infill separated from the street with a tree lawn. Mature trees common in the tree lawns.

**Land Uses**

Residential with one religious institution, Highlands United Methodist Church located at 3131 Osceola Street.

**Lot Sizes & Shapes**

Rectangular shaped lots with large corner lots with more modest interior lots. Lots are typically 125’ X 25’ within this district.

**Building Placement**

Residential buildings typically front onto the north-south streets, with a few facing south onto West 30th Ave. Buildings are generally placed on the north side of the lot.

**Setbacks**

Generally uniform front yard setbacks. Landscaped with a variety of plant material. Houses located on steep hills on west side of street and district. Interior lots are narrow, resulting in very narrow side yards. Corner properties have larger front and side yards.

**DESIGN REVIEW**

All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.

When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the Design Guidelines for Denver Landmark Structures & Districts in combination with the character-defining features of the historic district to evaluate the project’s compatibility with the property and historic district.

The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.
Wolff Place Historic District

Primary Buildings

Mass & Form

Building Height: One-story to two-and-a-half stories with larger three-story buildings on corner lots.

Building Shapes: Predominately single-family residences. Queen Anne style homes feature asymmetrical massing often with a tower. The Classic Cottage, Bungalow, and Denver Square with Classical Revival elements feature a symmetrical, boxy massing.

Materials

Predominantly of red or beige brick masonry construction on stone or concrete foundations. A small number of wood frame structures. Raised stone and brick foundations are common.

Roofs

Roofs are typically gable or hipped. A number of cross gabled roofs, found on the Queen Anne style homes. Roofing material is composite shingles. A few of the corner houses have tile and shake roofs. Overhanging eaves typically boxed except on Craftsman Bungalow style homes. Historically, flat roofs were used only on secondary structures. Small gabled dormers are typically located on the front of Classic Cottages and Bungalows, though side and rear dormers are also common in the district.

Entries & Doors

Typically a traditionally-sized single offset entry with a wooden door. Some high-style homes have side lights.

Windows

Single, double, grouped and tripartite windows are typical. These windows have a less vertical and “square” line appearance. Large rectangular windows with a one-over-one light pattern. Some Craftsman style windows feature divided lights in the upper sash. The high style Queen Anne homes have bay windows and curved glass in the towers. Large first floor single window common. Decorative lintels common; most have stone sills. Historically, windows were recessed in the wall (not flush).

3. Queen Anne style cottage. Note the complex roof form, the fish scale shingles, the stone foundation, the decorative banding, the arched window with semi-circle brick arch above, and the spindle column on the covered stoop entry.

4. Craftsman Bungalow. Note the masonry porch, the dormer window in the hipped roof, and the overall simple ornamentation.
Wolff Place Historic District

### Character-defining Features

*Wolff Place Historic District*

**5. High-style Queen Anne located on a corner lot. Note the two-story entry porch with pediment roof line on the first floor and a modified mansard roof on the second floor, the projecting oriel window tower with conical roof and decorative wood elements.***

**6. Gothic Revival Church. Note the arched windows with tracery, the crenellated side towers and the "castle-like" appearance of this structure.***

### PRIMARY BUILDINGS (Continued)

#### Porches

<table>
<thead>
<tr>
<th><strong>Width:</strong></th>
<th>Partial and full width porches within this district dependent upon the architectural style of the home. Wooden posts prominent.</th>
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</thead>
<tbody>
<tr>
<td><strong>Height:</strong></td>
<td>One-story porches. Two story porches are only seen on the Queen Anne homes where the porch is very narrow.</td>
</tr>
<tr>
<td><strong>Projecting:</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Shapes:</strong></td>
<td>Raised square and rectangular porches with shed and gabled roofs.</td>
</tr>
<tr>
<td><strong>Materials:</strong></td>
<td>Wood and brick masonry porches with either wood columns or brick piers respectively.</td>
</tr>
<tr>
<td><strong>Porch Ornamentation:</strong></td>
<td>The Queen Anne style homes feature delicate fretwork and spindle columns with simple wooden railings. Craftsman Bungalow style porches have brick piers and half walls. The Classical Cottage and Denver Squares with Classical Revival elements feature simplified ornamentation with Classical order columns.</td>
</tr>
</tbody>
</table>

#### Building Ornamentation

Queen Anne homes feature fish scale shingles in front gables, elaborate ornamentation on the porches, and the forward facing gables, and roofing material. The Craftsman Bungalows feature simplified ornamentation with masonry elements and large overhanging eaves. Classical Cottage and Denver Squares with Classical Revival elements feature overall simplified ornamentation.
Wolff Place Historic District

Character-defining Features

7. At-grade walkway leading in a straight path from the curb to the slightly off-set entry door to this Denver Square with Classical Revival elements. Note the dormer in the roof line and the classical Doric columns and the symmetry of the façade.

8. Typical alley way within Wolff Place. Note the low masonry one-story structures with single bay entries. The accessory structures on this alley feature flat roofs with parapets.

ACCESSORY STRUCTURES & SITE FEATURES

Outbuildings
Detached: Always
Access: Facing onto the alley.
Height: One story in height.
Size: Single bay garages.
Shape: Rectangular and square with front gable roofs and flat roofs with parapets.
Materials: Brick or stucco.

Walkways
Sandstone and concrete walkways leading in a straight path from the sidewalk. Occasionally walkways will feature one to three steps to accommodate sloping lawns. Typically walkways are three to four feet wide.

Walls & Fences
Front Yards: A small number of metal or wood front yard fences.
Side & Rear Yards: Wood fences enclose rear yards. Wrought iron fences enclosing side and rear yards are common on corner lots.
Retaining Walls: A few historic retaining walls are found at corner properties in the western end of the district, but they are not common.