

STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project:	2019-LMDEMO-0000421	LPC Meeting:	November 5, 2019
Address:	3034 Meade Street	Staff:	Abigail Christman
Historic Dist/DLM:	Wolff Place Historic District		
Year structure built:	ca. 1895 (Period of Significance: 1883-1926)		
Council District:	#1 – Amanda Sandoval		
Applicant:	Mary Rivas		

Project Scope Under Review:

Demolition of primary structure at 3034 Meade Street

Staff Summary:

The proposal entails the demolition of the primary structure at 3034 Meade Street. The house, which is set back from the street, was constructed ca. 1895. It is a modest, Queen Anne-style home that was likely a “honeymoon house”, a starter home set back at the rear of the property that would have been demolished once construction of a larger house at the front of the house was a financial viability. There are not many examples of extant honeymoon houses in the Wolff Place Historic District, though they can be found in other historic districts such as Potter Highlands. The brick house has a forward-facing gable clad with wood shingles. The full-width front porch has ornate turned columns and modestly detailed brackets. An addition was constructed at the rear of the structure; Sanborn maps show it existing as early as 1904, though earlier maps were not available for this side of the block. The addition appears to have been heavily altered in the 1940s or 50s. The house and addition have non-historic replacement windows. Despite these alterations, the building retains its historic integrity.

The designation ordinance for the Wolff Place Historic District includes a period of significance (1883 to 1926) but does not list contributing and non-contributing structures. The designation application for the Wolff Place Historic District¹, however, includes a list of properties and categorizes them as contributing or non-contributing to the district. The building at 3034 Meade Street is listed on page 27 of the designation application as the Bennett House, a Late Victorian/Queen Anne-style house constructed in 1895 and is listed as contributing to the district. There is little additional information about this property in the designation application. The application explains the methodology by which buildings were identified as contributing or non-contributing:

Contributing/Noncontributing evaluations were based on the date of construction and historic physical integrity of the resources. Buildings erected after the Period of Significance (1883-1926) were evaluated as noncontributing, as they were not present during the era when the district achieved distinction. Buildings that had experienced major alterations that made it difficult to understand their historic character were also considered to be noncontributing. Examples of buildings evaluated as noncontributing were those with a large number of alterations that removed, covered up, or obscured many original design features and buildings with a few major

¹ Simmons, R. Laurie and Thomas H., “Denver Landmark Preservation Commission Application for Designation of a Landmark District, Wolff Place Historic District”, May 2006.

alterations that changed or eliminated important original design features. Buildings with minor or moderate amount of alterations that retained many original details conveying their historic character were considered to be contributing, if built during the Period of Significance. (page 23)

The updated Landmark ordinance, Chapter 30 of the Denver Revised Municipal Code, effective November 1, 2019, describes the method by which the Landmark Preservation Commission determines if a primary structure is contributing or non-contributing to a historic district. According to Section 30-11, Landmark preservation commission designation of contributing or non-contributing properties within districts for preservation:

- (1) In determining whether a structure or feature is contributing or non-contributing to the structure or district for preservation, the commission shall determine whether the structure or feature retains integrity and evaluate the following criteria:
 - a. Whether the structure or feature is listed as contributing or non-contributing in the designation ordinance or in the designation application;
 - b. Whether the structure or feature was constructed within the period of significance for the structure or district for preservation; or
 - c. Whether the structure or feature contributes to the significance for which the structure or district for preservation were designated.

The ordinance definition of contributing is (Section 30-2(3)): “Contributing shall mean a structure or feature that adds to the historic, architectural, geographic, or cultural significance of a structure for preservation or a structure in a district for preservation.” The ordinance definition of non-contributing is(Section 30-2(12)): “Noncontributing shall mean a structure or feature that does not add to the historic, architectural, geographic, or cultural significance of a structure for preservation or in a district for preservation.”

Because the building at 3034 Meade Street was constructed within the period of significance for the historic district, it was listed as contributing in the designation application, and the structure retains historic integrity, Landmark Preservation staff believes that the building is contributing to the Wolff Place Historic District. We recommend that the Commission find the building contributing and set a public hearing for demolition of the structure for December 3, 2019 based on the process outlined in Section 30-6(6).

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

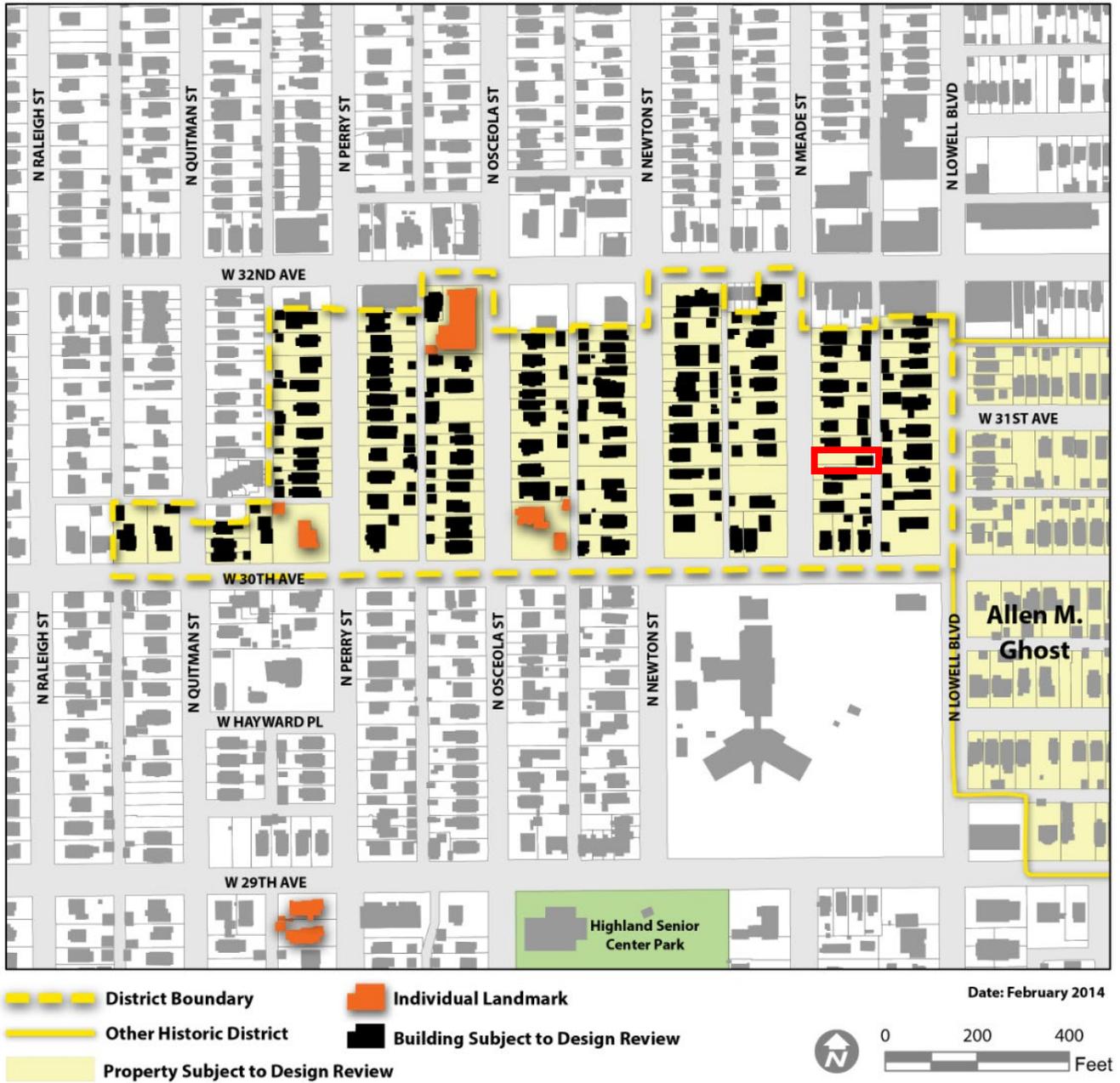
Guideline	Meets Guideline?	Comments
2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.	No	Based on the designation application and the historic integrity of the building, Landmark staff believes the building at 3034 Meade Street to be contributing to the historic district. If the Commission agrees, they should set a public hearing for the demolition of the structure for December 3, 2019.

Recommendation: Find the building at 3034 Meade Street contributing to the Wolff Place Historic District and set a public hearing for its demolition for December 3, 2019.

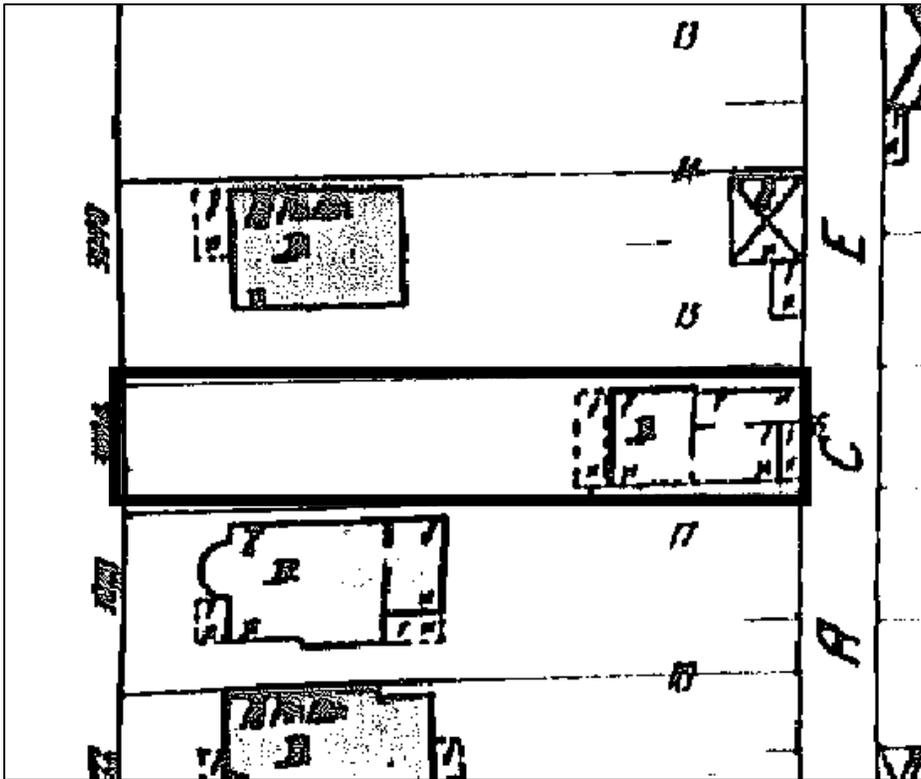
Basis: Section 30-11 of the Denver Revised Municipal Code

Suggested Motion: I move to find the building at 3034 Meade Street contributing to the Wolff Place Historic District and set a public hearing for its demolition for December 3, 2019, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Map of the Wolff Place Historic District with 3034 Meade Street outlined in red:



1904 Sanborn Map with 3034 Meade Street outlined in black:



END