STAFF REPORT

This document is the staff’s comparison of the Secretary of the Interior’s 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: #2023-LMDEMO-293  
LPC Meeting: November 21, 2023  
Address: 3104 Osceola Street  
Staff: Brittany Bryant  
Historic District: Wolf Place  
Council District: #1 - Amanda Sandoval  
Year structure built: C.1890 (Period of Significance: 1883-1926)  
Applicant: ZAGA Design Group

Project Scope Under Review:  
Demolition of 44% of the roof structure

Staff Summary:  
The applicant, ZAGA Design Group, is requested to demolish 44% of the flat roof structure to construct a new pop-top addition.

3104 Osceola Street is a contributing structure to the Wolff Place Historic District. It is a 1-story Italianate style terrace structure with a decorative stepped brick with a classical style porch. The brick has been painted and an addition added to the rear of the home. The home has 1,010 square feet and 2-bedrooms.

Minor demolition will occur on the west elevation to accommodate a basement egress, on the north elevation to modify window headers/openings, and on the south elevation to demolition a portion of the building parapet towards the rear on the historic and non-historic addition.

Excerpted from Design Guidelines for Denver Landmark Structures & Districts, November 2022

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<th>Guidelines</th>
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| 2.58 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.  
  a. Take all measures required to repair and retain a contributing or landmark historic structure to protect the community interests in its preservation.  
  b. Preserve the essential form and integrity of historic buildings and structures.  
  c. Avoid demolitions that change the overall appearance, massing and volume of the | Yes | The demolition proposed involves 44% of the flat roof structure.  
  The contributing building will be largely preserved and its character defining features retained from the primary street, Osceola.  
  Demolition will not change the overall appearance of massing as flat roofs are not visible from the public right-of-way.  
  Demolition is proposed to begin 15 feet back from the primary façade on the roof and well over 15 feet back on the secondary, interior lot, elevations. |
historic building as perceived from public vantage points.

| 2.60 Plan projects to minimize demolition to a historic structure, including its historic additions and accessory structures. | Yes | Demolition is minimized and addition is non-contributing. |

Basis: Roof structure is not a character defining feature on this structure as it flat roof and not visible from the primary frontage. Contributing building will be maintained with alterations proposed within what the Design Guidelines allow (2.58 and 2.60)

Suggested Motion: I move to APPROVE WITH CONDITIONS application #2023-LMDEMO-293 for the demolition of 44% of the roof structure and minor demolition scopes on the west, north, south, and east elevations of at 33104 Osceola Street, as per design guidelines 2.58 and 2.60, character-defining features for the Wolf Place historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan is approved prior to demolition.
1929 Sanborn Map with 3104 Osceola Street outlined in red