



## STAFF REPORT

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](http://www.denvergov.org/preservation)

**Project:** #2026-COA-225  
**Address:** 2724 Arapahoe Street  
**Historic District:** Curtis Park 'F' Historic District  
**Year structure built:** c. 1884 (Period of Significance: 1870-1902)  
**Council District:** #9 - Darrell Watson  
**Applicant:** Tyler Smith & Nick Marion

**LPC Meeting:** April 7, 2026  
**Staff:** Brittany Bryant

### Project Scope Under Review:

Demolish Existing Addition and Construct Rear 2-Story Addition

**Footprint: 25'-8" X 25'-4"**

**Height: 30' to top of roof top access**

### Materials:

Foundation: Concrete	Roofing: Membrane Roofing, EPDM in "black," Standing seam Metal, western locks seams in "Charcoal Grey" and Asphalt Shingles in Charcoal to replace existing
Siding: Thermory Benchmark vertical wood siding 1x6 in "Ash" and Forma Steel Large format steel panels	Soffit: Thermory Benchmark wood siding 1x6 in "Ash"
Windows: Pella, wood clad, "black"	Doors: Salvage and wood clad bifold and full light doors
Load bearing columns: Unknown	Light Fixtures: Kichler cylinder 2 light 15 tall in "black"

### Staff Summary:

The applicant and homeowners, Tyler Smith and Nick Marion, are requesting approval for a new 2-story rear addition at 2724 Arapahoe Street. The proposed 2-story addition will be abutted to an existing 1-story portion of the home, which will be expanded to include a second story. The subject property is a contributing structure within the Curtis Park "F" Historic District, which was established in 2008 and has a period of significance from 1870 to 1902.

According to the Denver Assessor's Office, the home was originally constructed in 1884 and is a gable-front-and-wing Queen Anne style residence. Historic research indicates a 1-story rear footprint present on the 1890, corrected 1897, Sanborn Map. By 1904, an additional 1-story rear addition had been constructed. More recently, a 1-story addition was constructed to the north of the historic rear addition, and the rear side porch was enclosed (post-1958).

Following historic district designation, the non-historic porch columns were removed at the base and replaced with brick pier bases. Staff do not have documentation of this scope of work; however, this alteration appears to have occurred more than ten years ago. The current property owners purchased the home in 2025 and have indicated an intent to restore the property in the future.



Figure 1: Photograph from Curtis Park "F" Application for Designation, May 12, 2008

The applicant is proposing to demolish the non-contributing rear addition, portions of the rear gable roof, portions of the enclosed rear porch, and portions of the contributing addition roofs to accommodate the new two-story rear addition and connector. The proposed addition will be clad in vertical wood siding with clad windows. Metal paneling is proposed as an accent material around the windows, while the two-story addition on the dining room will be fully clad in metal panels. The new rear addition will include a rooftop deck, accessed via a stair located at the northeast corner. The deck will be screened by a parapet wall clad in vertical wood siding to match the primary cladding material of the 2-story addition.

The only attention directed to the historic structure at this time is the replacement of the front door. The application materials do not provide sufficient documentation of the existing door; however, staff conducted additional research and based on real estate listing photographs, believe the existing front door to be non-historic. The proposed replacement door is addressed below.



Figure 2: Photograph from Zillow real estate listing of what staff believe to be the front door

**Excerpted from Design Guidelines for Denver Landmark Structures & Districts, March 2026**

Guidelines	Meets Guidelines?	Comments
<p><b>2.4.8 When replacing common windows and doors, infilled windows and doors, or non-historic windows and doors on any elevation, match the existing historic windows and doors on the building or similar historic buildings within the historic context.</b></p> <p>a. When historic windows and doors are present on the building, match the replacement window or door to the size and form of historic windows or doors found on the building.</p> <p>b. When existing windows or doors are non-historic, or openings have been infilled, use new windows or doors similar to those found on historic photographs of the building or similar to windows and doors on buildings with similar architectural character.</p> <p>c. On primary elevations, do not use perimeter infill framing to create smaller windows or doors within historic openings.</p> <p>d. A simplified version of a historic window or door may be used on elevations that are not visible from public vantage points.</p> <p>e. On secondary elevations, perimeter infill framing may be used to minimally reduce historic openings that are not visible from public vantage points, and when the historic opening proportions, headers, and sills remain expressed.</p> <p>f. Inset new windows and doors into the wall plane the same depth as the existing. Inset is measured from the outside face of the window glass or door to the outside face of the adjacent wall.</p>	<p>No</p>	<p>A clear photograph of the existing front door has not been provided. However, based on additional research, including real estate listing photographs, staff believe the existing front door is not original. It does appear that the entry is in its original location and retains a transom configuration; however, without proper documentation, it is difficult to determine whether the transom itself is original.</p> <p>The existing front door, as understood by staff, is not typical of doors found within the Curtis Park Historic District nor is it indicative of this era of construction. As such, it is considered non-historic. The applicant has stated that they are proposing to replace the front door with one salvaged from a home in Washington Park, built in 1911 and scheduled for demolition.</p> <p>While Landmark staff appreciate the intent to salvage architectural materials, the proposed door style is not appropriate for a Queen Anne style structure within the Curtis Park Historic District.</p> <p>The proposed door is a quarter-light configuration with six lights over a half panel below. Doors on Queen Anne-style structures within the Curtis Park Historic District typically feature larger glazing areas and more elaborate light and panel designs and detailing.</p> <p>The salvaged door may be appropriate to use on a secondary or rear façade where it has less visual prominence from the street.</p>
<p><b>2.4.9 When replacing common windows, infilled windows or doors, or non-historic windows or doors on any elevation, or doors on secondary elevations, replacement windows and doors shall match historic window and door materials found on the building or on similar historic buildings in the historic context.</b></p> <p>a. Use wood, aluminum-clad wood, or composite fiberglass window and door</p>	<p>Yes</p>	<p>Proposed replacement front door is wood with clear glazing.</p>

<p>materials on buildings that historically had wood windows and doors. Use steel, aluminum, or composite fiberglass window materials on buildings that historically had steel or aluminum windows and doors.</p> <p>b. New glazing may be double or triple glazed.</p> <p>c. Use clear or nearly clear low-e glass. Glass shall be void of tint, color, or reflection, with a minimum 65% visual-light transmittance and a maximum 25% reflectivity. Windows on secondary elevations at bathrooms may have frosted or obscured glazing.</p> <p>d. Do not use vinyl or vinyl composite replacement materials.</p> <p>e. Do not use integral shades or blinds.</p>		
<p><b>2.13.3 Plan projects to minimize demolition to a historic structure, including its historic additions and accessory structures.</b></p>	<p>Yes</p>	<p>The home has experienced several additions over time, including both historic and non-historic elements. The proposed demolition of historic fabric totals 22%, while the cumulative demolition of both historic and non-historic fabric is 39%.</p> <p>Per the Denver Zoning Code, total demolition is calculated based on wall demolition only. For this project, total wall demolition is 31%.</p> <p>Where demolition is proposed, it will occur primarily on flat roofs or on elevations that have already experienced a number of modifications. For example, the north elevation historically functioned as a rear porch and has been significantly altered over time. Staff find that the scope of demolition will have minimal impact on the overall mass and form of the structure as viewed from the street, as well as on the integrity of the historic resource.</p>
<p><b>3.2.1 Locate an addition to be subordinate to the original structure.</b></p> <p>a. Place an addition to the rear of the original structure whenever possible.</p> <p>b. See Guidelines 3.3 for additions to residential structures and Guidelines 3.4 for additions to commercial structures.</p>	<p>Yes/No</p>	<p>The proposed addition is located at the rear of the original structure. However, staff do not find it to be subordinate to the primary structure. The existing home is a 1½-story building, approximately 21 feet in height, as documented by the City's building height map. In contrast, the proposed addition is a full two stories and includes a rooftop deck.</p> <p>The combination of the full 2-story height, rooftop deck, and the relatively large side yard to the between 2724 Arapahoe and 2728 Arapahoe Street increases the visibility of the addition. As a result, the addition does not read as secondary to the historic resource.</p> <p>Additionally, the addition exceeds the width of the historic resource by approximately 3 feet on the</p>

		<p>northeast side. On the southwest side, the addition aligns with the existing walls; however, these walls encroach into the required side setback. Given the extent of the proposed renovation, zoning relief would be required to accommodate this condition. Zoning relief is also required for the rear bay window, which encroaches into the rear height limit.</p> <p>A narrower and more elongated footprint may help reduce the visual impact on the historic resource while still accommodating the applicant's program. Additionally, an alternative rooftop access design such as a roof hatch or exterior stair, could further minimize visual prominence and better support a subordinate relationship between the addition and the primary structure.</p>
<p><b>3.2.2 Locate an addition to retain open space patterns.</b></p> <p>a. Retain original open space at the sides and rear of the structure.</p> <p>b. Avoid removing existing open space with a large addition.</p>	<p>Yes</p>	<p>The addition is proposed at the rear and atop existing additions; thus, it will largely retain the existing side yards.</p> <p>A small rear yard will be retained</p>
<p><b>3.2.3 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the historic primary structure.</b></p> <p>a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.</p> <p>b. Align porch eaves, roof lines and other features with adjacent structures, when possible.</p> <p>c. Retain the appearance and orientation of the historic primary entrance.</p>	<p>Yes/No</p>	<p>The orientation and appearance of the historic primary entrance will be retained.</p> <p>Staff do not find the scale, massing, and rhythm of the proposed addition to be compatible with the historic structure or its context. While staff are supportive of modern and contemporary additions, such proposals should be designed so that the scale and massing is subordinate to the historic structure, whether through reduced height, smaller footprint, or complementary materials.</p> <p>Staff are concerned that the proposed addition will detract from the simpler gable-front-and-wing of the historic structure. There appears to be little architectural relationship between the historic resource and addition. While, again, juxtaposition of new and old can be interesting, there should be a common thread. This is not apparent.</p>
<p><b>3.2.4 Design an addition to be recognized as current construction.</b></p> <p>a. Differentiate an addition from the original structure with an offset of at least four inches.</p> <p>b. Differentiate an addition from the original structure with a change in material or size. In more vernacular building styles, this may be a relatively subtle change or distinction. If distinctions from old and new are subtle,</p>	<p>Yes/No</p>	<p>The addition is designed to be recognized as contemporary construction. However, it may contrast too starkly with the original structure.</p> <p>The original home was brick, although it was later stuccoed. The proposed addition is clad in two materials, vertical wood siding and large-format steel panels around the windows and on the connecting portion of the addition. See guideline 3.2.6 for additional guidance.</p>

<p>a date plaque for new construction is also recommended.</p> <p>c. Use simplified versions of building components and details found in the surrounding historic context. These may include:</p> <ul style="list-style-type: none"> <li>» A cornice or other definition of the roof line</li> <li>» A distinctive storefront or main door surround</li> <li>» Window, moldings or other features</li> <li>» Porches</li> </ul> <p>d. Do not design an addition to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the original structure.</p> <p>e. Do not design an addition to contrast starkly with the original structure. At a minimum, an acceptable design should be neutral and not detract from the district's or structure's historic character.</p>		<p>Staff do not find that the addition expresses a simplified or compatible interpretation of the existing building's components.</p>
<p><b>3.2.5 Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.</b></p> <p>a. Minimize the removal of original building fabric when attaching an addition.</p> <p>b. Design an addition so it can be removed without destroying original materials or features.</p> <p>c. Avoid damaging historic façades, cornice lines or other details.</p> <p>d. Avoid adding an addition that impacts the original building's structural system.</p>	<p>Yes</p>	<p>Where demolition is proposed, it will occur primarily on flat roofs or on elevations that have already experienced a few modifications. For example, the north elevation historically functioned as a rear porch and has been significantly altered over time. Staff find that the scope of demolition will have minimal impact on the overall mass and form of the structure as viewed from the street, as well as on the integrity of the historic resource.</p> <p>A connector addition is proposed on the second floor above the existing dining room and at the rear of the rear gable. The rear gable and the dining room footprint appear to be original, as documented on the 1890 Sanborn Maps. This connector addition has the greatest impact on the original structural systems. However, it could be removed without negatively affecting the existing gable, and the dining room's flat roof could be easily reconstructed if needed.</p>
<p><b>3.2.6 Use materials that appear similar in scale, color, texture, and finish to those seen historically on the primary structure or in the historic context.</b></p> <p>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 when used in a residential context but more</p>	<p>No</p>	<p>Architectural metals are proposed as an accent material around the windows, on the projecting window bay of the two-story addition, and as the primary cladding material on the connector addition.</p> <p>The metal cladding consists of large-format steel panels. While the panels appear matte in the images provided, their placement on the addition will make them highly visible from Arapahoe Street, particularly</p>

<p>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.</p> <p>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 that are not readily visible from public vantage points.</p> <p>h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.</p>		<p>at the front corner of the addition on the west elevation (northwest in the application materials).</p> <p>Vertical wood cladding is also proposed. Given the height of the addition, the wood cladding will likewise be visible.</p> <p>Metal panels and vertical wood cladding are not materials traditionally found within Curtis Park. While metal cladding and vertical siding have been approved in limited instances, typically for additions with little to no visibility, the size, height, and placement of the proposed addition significantly increase its visibility. The large side yard to the north, between 2724 and 2728 Arapahoe Street, further exposes the addition from the public right-of-way.</p> <p>Staff are concerned about the combination of metal and wood cladding, and number of transitions in their placement across the facades, is neither a simplified nor traditional application of materials. The proposed metal panels, used as vertical accents around windows, do not reflect a typical historic or compatible approach, and staff do not find the combination to result in a cohesive or subordinate design.</p> <p>Should the footprint be revised to a narrower and more elongated form, and a less visible rooftop access strategy be explored, it may be appropriate to simplify the materials to the proposed vertical wood cladding.</p>
<p><b>3.2.7 Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context.</b></p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows on the historic structure and in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices, string courses and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on the historic building and in the surrounding historic context.</p>	<p>No</p>	<p>Staff counted 9 different window sizes on the proposed addition.</p> <p>The addition's windows include awning, double-hung, casement, and fixed operations. While the proposed windows are generally tall and narrow, historic windows in Curtis Park and on this structure are tall but also have substantial width. Staff are concerned the windows proposed do not match historic window patterns.</p> <p>Although contemporary window patterns can be used in additions, staff are concerned that the number of different window sizes and operation types is excessive.</p> <p>Header and sill placement on the addition appears to have little relationship to the existing structure.</p> <p>Windows 5, 21–23, and 31–32 are proposed with divided lights. While the existing structure does have divided-light windows, these are not original and should not be used as a basis to justify divided lights on the addition. Furthermore, the light patterns in the historic portion of the home are not representative of the accurate light patterns for this style of home.</p>

<p>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from public vantage points.</p> <p>f. Inset a window into the wall at least 2-inches from the wall plane. For a double- or single-hung window, the inset may be measured from the lower sash.</p> <p>g. Use window materials that are similar to windows on the historic building and in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential additions.</p> <p>h. When using divided-light windows on an addition, use a design based on windows found on the historic building and in the surrounding historic context and ensure that some other design element differentiates the addition as new. 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 are not allowed.</p> <p>i. Use a simplified design of an historic door rather than replicating exactly an historic door found on the primary structure.</p> <p>j. Use clear or near clear low-e glass in glazing. Windows at bathrooms and doors on secondary elevations may have frosted glazing.</p>		<p>It is unclear if lights are true divided light or simulated divided lights with a spacer bar.</p> <p>It is unclear what specific window cladding material is being proposed. While the windows are identified as Pella wood-clad, Pella manufactures a range of clad products, including both aluminum- and vinyl-clad options. Vinyl-clad windows are not permitted within the Curtis Park Historic District. Clarification is required to confirm that the proposed windows comply with district standards.</p>
<p><b>3.2.8 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.</b></p> <p>a. Use a roof form that is consistent with the original structure’s roof form and those of structures in the surrounding historic context in terms of pitch, orientation, and complexity. An addition with a pitched roof is usually inappropriate for a structure with a flat roof.</p> <p>b. If using contemporary materials, they should be compatible with historic roof materials in visual impact, texture, and relationship to architectural style.</p>	<p>Yes/No</p>	<p>Flat-roof additions have been approved in Curtis Park, and this home already includes several one-story flat-roof additions. A flat-roof addition may be appropriate where it remains subordinate in height and massing to the primary structure.</p> <p>However, the proposed addition reaches the height of the existing gable ridge, and the rooftop deck access, along with the railing/screening elements, introduces additional height and visibility.</p> <p>While a flat roof form could help mitigate the perception of additional height, the prominent and visible pitched roof forms over the enclosed stair access to the rooftop deck do not relate to the roof forms of the historic structure and instead draw attention to the addition, contrary to the intent of the guidelines.</p>

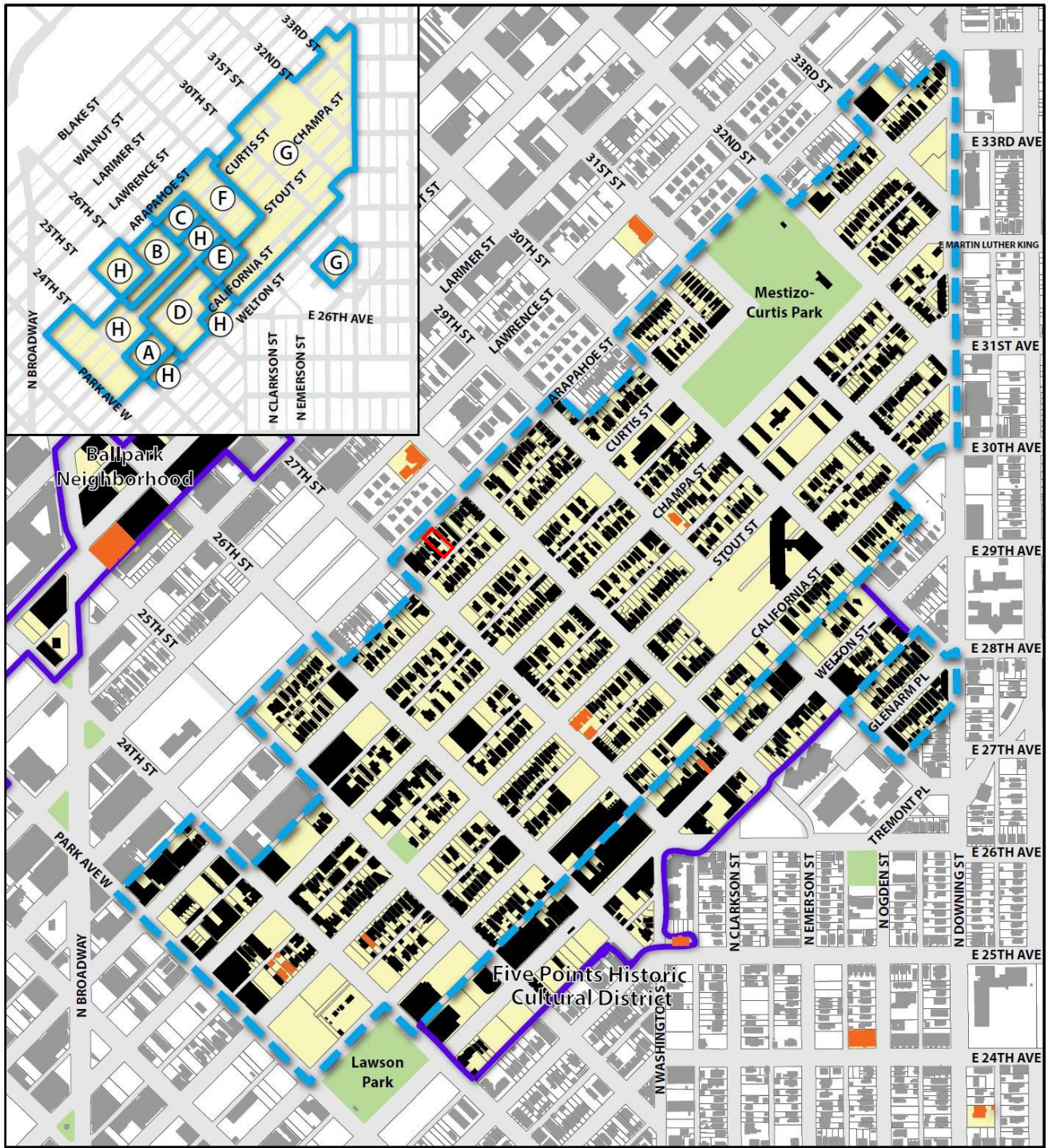
<p><b>3.3.1 Locate an addition to a residential structure to be subordinate to the existing structure.</b></p> <p>a. Design an addition to have minimal visual impact to the existing structure.</p> <p>b. Place a one-story addition to the rear of the existing structure, if possible.</p> <p>c. Consider a compatible side addition if a one-story rear addition is not possible.</p> <p>d. Consider a compatible rooftop addition for a one-story house if there are no other alternatives. A limited program rooftop addition on a one-story house may be appropriate when the house is located on a small lot and there are no opportunities for expansion elsewhere on the property.</p> <p>e. Avoid locating a rooftop addition on an individually-designated Denver landmark structure. Such additions are generally not allowed because of the existing structure's elevated level of significance.</p>	<p>No</p>	<p>The addition will not have minimal visual impact on the existing structure, as it is not subordinate to the primary historic building as currently designed.</p> <p>The addition is visible from the north side of the home due to the placement on the lot and is taller than the primary structure.</p> <p>The existing home is a 1 ½ story building, approximately 21 feet in height, as documented by the City's building height map. The proposed addition is a full 2-stories and includes a rooftop deck. The combination of the 2-story height, rooftop deck, and the large side yard to the north between 2724 and 2728 Arapahoe Street further increases the visibility of the addition.</p> <p>The guidelines encourage one-story additions at the rear. However, the Commission has approved 2-story additions when they are subordinate in massing to the primary structure. In rare instances, the Commission has approved larger two-story additions when they are following Guideline 3.3.2 c below.</p> <p>In even rarer circumstances, the Commission has allowed pop-top additions.</p> <p>Staff recommend that the width and height of the addition be reconsidered to reduce its overall footprint and visibility. Additionally, if a rooftop deck is incorporated, staff encourage exploration of meaningful ways to reduce visual impact, as the deck adds mass and may not be appropriate for the historic context.</p>
<p><b>3.3.2 Design an addition to a historic residential structure to be compatible with, but differentiated from, the existing structure.</b></p> <p>a. Use subtle changes in material, color, and/or wall plane, to differentiate an addition.</p> <p>b. Design an addition as a simplified version of the architectural style of the original structure, or in a compatible, contemporary style.</p> <p>c. Consider using a lower-scale connecting element to join an addition to a historic structure, particularly for large or two-story additions.</p>	<p>Yes/No</p>	<p>The material and roof form will differentiate the addition from the historic structure.</p> <p>To link the new 2-story addition to the historic home, a connection will be created through the historic space that is now the dining room, with a two-story addition placed atop this room. While staff do not object to the demolition of these area roof area to accommodate this addition, we do find that the 2-story connector generally fails to provide a physical distinction or any "breathing room" between the historic resource and the new construction. The guidelines encourage a low scale connecting element when constructing large 2-story additions. Staff have recommended that the dining room remain a 1-story element and serve as the connection to the larger 2-story addition, as illustrated in the graphic on page 68 for "Rear Two-Story Addition with Connecting Element."</p> <p>While this connector element is not visible from the street, the intent of these lower-scale connections is to allow the mass of the historic structure to remain</p>

		<p>independent from the mass of the new, larger 2-story additions, so that they could be removed in the future with minimal impact on the historic structure. Because this structure has already been heavily modified, staff have concerns about integrating the proposed addition so extensively with the primary structure.</p> <p>Staff do not find that the addition expresses a simplified or compatible interpretation of the existing architectural style of the original structure. We generally recommend that the addition extend more towards the rear of the property, with a 1-story transition between the portion of the historic resource that will be preserved, and the new addition.</p>
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**Basis:** The proposed addition is not subordinate to the existing modest 1 1/2-story home in terms of footprint, placement, or height. Its massing, rhythm, scale, and application of materials create a contrast that is too stark relative to the existing structure. Due to its height and placement, the addition will also be visible from the public right-of-way. Design guidelines encourage the use of lower-scale connector elements when constructing larger additions, allowing the primary historic structure to remain visually distinct and ensuring that larger additions can be removed in the future with minimal impact on the historic resource.

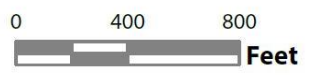
Suggested Motion: I move to DENY application #2026-COA-225 for the addition at 2724 Arapahoe Street, as per design guidelines 2.48, 3.2.1, 3.2.3, 3.2.4, 3.2.6-3.2.8 and 3.3.1, 3.3.2, presented testimony, submitted documentation and information provided in the staff report.

**Curtis Park Historic District with 2724 Arapahoe Street outlined in red**



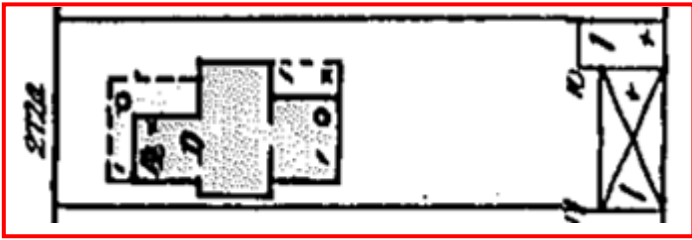
- ▬▬▬ District Boundary
- ▬▬▬ Other Historic District
- Property Subject to Design Review
- Individual Landmark Building
- Building within Historic District

Date: March 2023

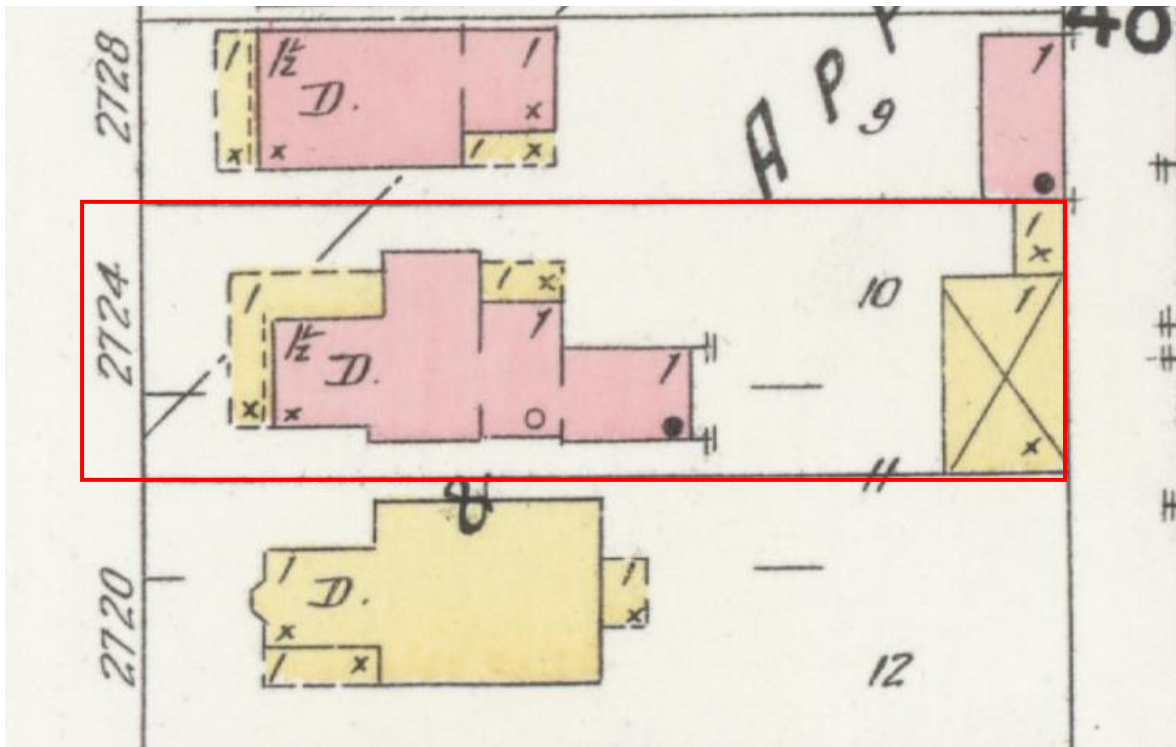


All individual landmarks and properties within historic district boundaries are subject to design review.

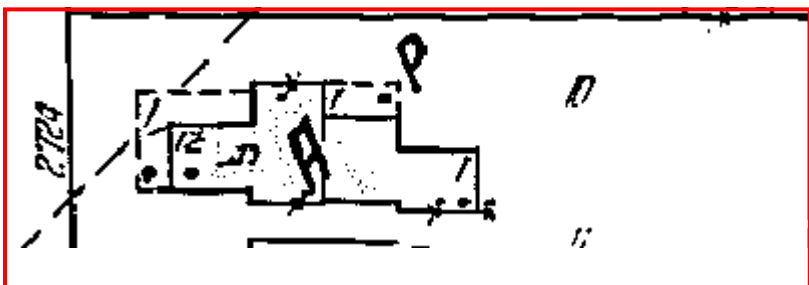
1890, corrected 1897, Sanborn Map with 2724 Arapahoe Street outlined in red



1904 Sanborn Map with 2724 Arapahoe Street outlined in red



1929, corrected 1958, Sanborn Map with 2724 Arapahoe Street outlined in red



END