



## 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-159 **LPC Meeting:** April 7, 2026  
**Address:** 3034 N Meade Street **Staff:** Jessi White  
**Historic District:** Wolff Place Historic District  
**Year structure built:** 1895 (Period of Significance: 1883-1926)  
**Council District:** #1 - Amanda Sandoval  
**Applicant:** Adam Berton, Real Architecture Ltd | Mary Rivas, Nativa Design Build/owner

### Past LPC Action:

Meeting Date: December 16, 2025

Description: NADB Remedial Plan and Addition

Motion by B. Samyn: I move to approve with conditions application #2025-COA-715 for the Remedial plan and new addition at 3034 N Meade Street, as per design guidelines 2.1-2.3, 2.7, 2.8, 2.20, 2.23, 2.25, 2.26, 2.37, 2.38, 3.1, 3.3-3.10, presented testimony, submitted documentation and information provided in the staff report with the condition that a primary structure be approved and permitted prior to the conversion of the alley house into a garage structure.

Second: E. Caswell Dyer

Vote: 7 in favor, 1 opposed (C. McInnis), 0 abstain, (7-1-0), motion passes

Meeting Date: December 16, 2025

Description: Phase I: Mass, Form, and Context

Motion by E. Hazen: I move to approve application #2025-COA-716 for the New Construction, Phase I: Mass, Form, and Context at 3034 N Meade Street, as per design guidelines 4.1- 4.6, 4.8, 4.9, 4.15, 4.16, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: 7 in favor, 1 opposed (C. McInnis), 0 abstain, (7-1-0), motion passes

### Project Scope Under Review:

New Construction- Phase II: Design Details

**Footprint: 62'-0" x18'-10"**

**Height: 29'-6"**

### Materials:

Foundation: concrete slab	Roofing: Owens Corning- Oakridge
Brick Siding: Summit Brick- Alaskan	Gabel Ends and Porch: Standing Seam Metal
Fiber Cement Siding: James Hardie smooth finish Artisan Shiplap	Trim: James Hardie smooth finish
Windows: Marvin Essential-Fiberglass	Arched Window Surround: Plate Steel
Doors: Full-light Therma Tru Fiberglass	Front Yard Fence: 42" Metal vertical picket

Retaining wall: Pavestone- Rockwall series-Limestone color	Rear Yard Fence: 6' vertical wood picket
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**Staff Summary:**

3034 N Meade Street, a contributing building in the Wolff Place Historic District, is a Queen Anne–style alley house constructed in 1895. The alley house is currently listed as a Neglected and Derelict property. The applicant proposes to restore and convert the alley house into a secondary use and to construct a new tandem house structure in front of it.

While Landmark does not review building use, the zoning code does not allow the addition of a secondary structure on a lot without a primary structure. On December 16, 2025, the Commission approved the remedial plan, addition, and conversion of the structure into a secondary use with the condition that a primary structure be approved and permitted prior to the conversion of the alley house into a garage structure. On the same date, the Commission also reviewed and approved Phase I: Mass, Form, and Context for a new primary structure on the lot. The current application before the Commission is for Phase II: Design Details for the new tandem house structure.

The proposed primary structure will have a footprint of 62'-0" by 18'-10" and an overall height of 29'-6", which is consistent with the range of building footprints and heights found within the district and the immediate block context. The structure will be set back 20'-6" from the street, aligning with surrounding setback patterns. The building features a simple nested-gable form with tall, narrow proportions. Its overall massing and form draw inspiration from the Queen Anne–style buildings found in the historic context.

The building's roof will be clad in Owens Corning Oakridge asphalt shingles. The front of the building will be clad in Summit Brick in the color Alaskan, and the gable ends will be clad in vertical standing-seam metal. The brick will wrap the sides of the building 11'-4" on the south and 10'-4" on the north before transitioning to vertical, smooth-finish Hardie Plank shiplap siding on the north, south, and east elevations. Trim will consist of smooth-finish Hardie trim.

The design incorporates tall, narrow windows with arrangements and rhythms similar to those found on historic buildings in the Wolff Place Historic District. The windows will be fiberglass divided-light units, including a full-light arched window. The divided-light windows will feature simulated divided lights with spacer bars, while the arched window will include a plate steel surround. All windows will be inset into the wall by a minimum of 2 inches.

Landmark staff expressed concerns regarding the proposed divided-light pattern on many of the windows, as well as the absence of a divided-light pattern on the arched front window. Staff noted that the proposed pattern does not draw from the surrounding historic context and felt that the arched window does not fully coordinate with the divided-light pattern used on the rest of the house. Staff recommended simplifying the window designs by removing the proposed divided-light pattern; however, they acknowledged that the divided-light patterning, along with the lack of divided lights on the arched window, may help the building read as a contemporary addition within the district context.

The primary entrance is located beneath the front porch and oriented toward the street. The proposed doors will be full-light fiberglass Therma-Tru doors.

The building also includes a quarter-width shed-roof porch with a footprint of 6'-0" by 6'-0". The porch's form, placement, and scale are consistent with surrounding historic properties. The porch roof will be clad in standing-seam metal. The porch posts will be steel, and the porch floor will be broom- or smooth-finish concrete.

The proposed front yard fencing will include a 12" concrete block landscape wall with cap and a 42" vertical picket metal fence. The concrete block will be constructed using Pavestone Rockwall series flat faced blocks in the color Limestone. The proposed rear yard fence will be a 6-foot vertical picket wood fence.

All materials are high quality and have previously been approved by the Commission for infill construction.

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

Guidelines	Meets Guidelines?	Comments
<p><b>4.2.1 Respect established building location, lot coverage and open space patterns when locating a new building.</b></p> <p>a. Design the site footprint of a new building to be compatible with the existing historic lot coverage pattern on the surrounding context/block.</p> <p>b. Provide a general pattern of open space that is compatible with the existing historic pattern on the surrounding context/block.</p> <p>c. Locate a garage or secondary structure to be consistent with the location of secondary structures in the surrounding context.</p> <p>d. Locate communications, utility and mechanical equipment to minimize visibility from the street and sidewalk.</p>	Yes	The new structure’s footprint and setbacks fit within the range of footprints and setbacks found in the block and historic district context.
<p><b>4.2.2 Locate a new building to respect the alignment of historic building façades and entrances in the surrounding context/block.</b></p> <p>a. Locate a new building to reflect established setback patterns of the surrounding context/block.</p> <p>b. If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then locate a new building to conform to this alignment.</p> <p>c. Where front yard setbacks are uniform, place a new structure in alignment with its neighbors.</p> <p>d. Orient a building’s entrance to be consistent with the established historic pattern of the surrounding context/block. Typically, the primary entrance faces the street.</p>	Yes	The building respects established alignments and entrance locations in the surrounding context/block.
<p><b>4.2.3 Design a building to include the typical features and rhythms of historic buildings in the surrounding context/block, using similar proportions and dimensions. Features to reference include:</b></p> <p>a. Foundation heights</p>	Yes	The building’s features and rhythms are consistent with the surrounding context/block.

<p>b. Floor-to-floor heights and overall building height</p> <p>c. Window locations, proportions, and recess in the wall</p> <p>d. Entry and porch location, size and proportions.</p> <p>e. Scaling elements and articulation, such as belt courses, dormers, balconies, decorative roof cornices, etc.</p>		
<p><b>4.2.4 Design the height, mass and form of a new building to be compatible with the historic context.</b></p> <p>a. Design a new building to be within the typical range of building forms, heights and sizes in the surrounding context/block.</p> <p>b. Construct a new building at the same grade as historic buildings on adjacent lots.</p> <p>c. Use floor-to-floor heights that are similar to those in the surrounding historic context.</p> <p>d. Design the façade to reflect typical historic proportions of height to width in the surrounding context/block.</p> <p>e. Use vertical and horizontal articulation design techniques, such as shifts in wall planes, and differentiating materials on first and second floors, consistent with those on adjacent historic structures, to reduce the apparent scale of a larger building mass.</p>	<p>Yes</p>	<p>The building's height, mass, and form are compatible with the historic context.</p>
<p><b>4.2.5 Design a new building to be recognized as current construction, while respecting key features of the historic district as well as the surrounding historic context/block.</b></p> <p>a. Use a simplified interpretation of historic designs found in the historic district, or use a contemporary design that is compatible with historic siting, massing, and forms found in the historic district. At a minimum, an acceptable design should be neutral and not detract from the district's historic character.</p> <p>b. Include features that relate to the surrounding historic context/block, such as front porches in a residential setting, or a defined roof cornice on a commercial structure.</p>	<p>Yes</p>	<p>The building has a traditional form, but is still recognizable as a new structure.</p>

<p>c. Use contemporary details, such as window moldings and door surrounds, to create interest and convey the period in which the structure was built.</p>		
<p><b>4.2.6 Use a roof form that is compatible with the historic context.</b></p> <p>a. Use a roof form that is consistent with typical roof forms of existing structures in the district in terms of pitch, orientation, and complexity.</p> <p>b. Avoid using a flat roof unless it is a typical feature of the surrounding historic context.</p>	<p>Yes</p>	<p>The roof form is simple and compatible with other nested gable roof forms found in the historic context.</p>
<p><b>4.2.7 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.</b></p> <p>a. Use brick that is a standard brick size and depth and does not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.</p> <p>b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.</p> <p>c. Use stucco that is a cementitious stucco at least 7/8" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas that are not readily visible and small expanses of the wall surface.</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 from public vantage points when used in a residential context but more 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</p>	<p>Yes</p>	<p>The materials are traditional but feature colors and uses that give the building a more modern appearance.</p>

<p>be used only for small expanses of walls with that are not readily visible from public vantage points.</p> <p>f. Fiber-cement lap siding or boards, or other durable manufactured wood siding and trim must have a smooth finish. Fiber-cement or durable manufactured wood shingles may have a simulated faux-wood grain texture.</p> <p>g. New materials that convey characteristics similar to historic materials may be appropriate if they have a similar appearance, size and shape to traditional materials.</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><b>4.2.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.</b></p> <p>a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. Incorporate doors and windows with similar proportions to those in the surrounding historic context for new construction.</p> <p>b. When using contemporary window patterns and designs, ensure they are compatible with the character and proportions of windows in the surrounding historic context.</p> <p>c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.</p> <p>d. Use window and door widths and heights that are similar to windows and doors on historic buildings in the surrounding historic context.</p> <p>e. Additional flexibility may be granted for window and door placement on façades that are not readily visible from the street or public vantage points.</p> <p>f. Inset a window into the wall plane 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 historic buildings in the</p>	<p>Yes/No</p>	<p>Landmark staff found that the proposed divided-light pattern is not fully consistent with the character of window designs in the surrounding historic context, and that the arched front window, while supported by the historic context, does not relate to the other windows on the proposed building. As a result, staff recommended simplifying the window design by removing the divided-light pattern to better align with the historic context and to create greater cohesion among all windows on the structure.</p> <p>Staff also acknowledged that contrasting window treatments may be appropriate to express a contemporary design, provided the overall building form remains compatible with the surrounding historic context.</p>

<p>surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential new construction.</p> <p>h. When using divided-light windows that match the architectural style of the new building, use a simple design based on windows found in the surrounding historic context. 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 shall not be allowed.</p> <p>i. Use a simplified version of a historic door design rather than replicating an historic door.</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. Frosted glazing of primary façade entry doors may be appropriate.</p>		
<p><b>4.3.7 Use a front porch to provide a visual and functional connection between the building and the street.</b></p> <p>a. Use a front porch to define the entry.</p> <p>b. Orient a front porch towards the street and sidewalk.</p>	<p>Yes</p>	<p>The front porch is oriented towards the street and helps to define the entry.</p>
<p><b>4.3.8 Design a porch to be compatible with the historic context.</b></p> <p>a. Proportion a front porch to be compatible in size and scale with the building and surrounding historic context.</p> <p>b. Position a front porch to maintain historic porch spacing patterns seen in the historic district. Use materials similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common on many styles.</p> <p>c. When they are a characteristic of the surrounding historic context, use porch posts and columns with substantial dimensions so that the porch does not appear to float above the entry.</p> <p>d. Use porch posts and columns that are proportioned similarly to those seen in the surrounding historic context.</p>	<p>Yes</p>	<p>The porch proportions, position, articulation, and materials are compatible with the block and historic district context.</p>

<p>e. If stoop rails are required by code, use a simple metal or other design. Do not use heavy wooden turned balusters.</p> <p>f. Do not visually overwhelm the primary façade.</p>		
<p><b>5.3.3 Design a new front yard fence to minimize impacts on the historic context.</b></p> <p>a. Design a new front yard fence to be simple, open, and low (unless taller fences are typical of the historic district or surrounding historic context). The maximum front yard fence height should be 48" or less.</p> <p>b. Use compatible but simplified (less ornate) versions of historic fences and walls present in the historic district or in the surrounding historic context.</p> <p>c. Use historic fence and wall materials present in the historic district or in the surrounding historic context. Do not use vinyl or other nontraditional fence materials.</p> <p>d. Do not install a new chain link fence in the front yard (an existing chain link fence should be preserved when it is a character-defining feature of the district).</p> <p>e. Do not install opaque fencing of any kind. A fence should be more than 50% open.</p>	<p>Yes</p>	<p>The proposed front yard fence is simple and traditional in height and appearance</p>
<p><b>5.3.4 Locate a rear-yard fence consistent with historical patterns of the property and surrounding historic district.</b></p> <p>a. Locate a rear-yard fence return behind the front corner of a historic primary structure.</p> <p>b. Use rear-yard fence typed and materials traditionally found in the historic context, such as simple iron or wooden solid- or open-picket fences. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick, or a stucco wall if it is compatible with the historic property and surrounding historic context.</p> <p>c. Design new fences to be simple, a traditional height, and designed to blend with the historic building and surrounding historic context.</p> <p>d. Locate a rear-yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.</p>	<p>Yes</p>	<p>The proposed rear yard fence is simple and traditional in height and appearance.</p>

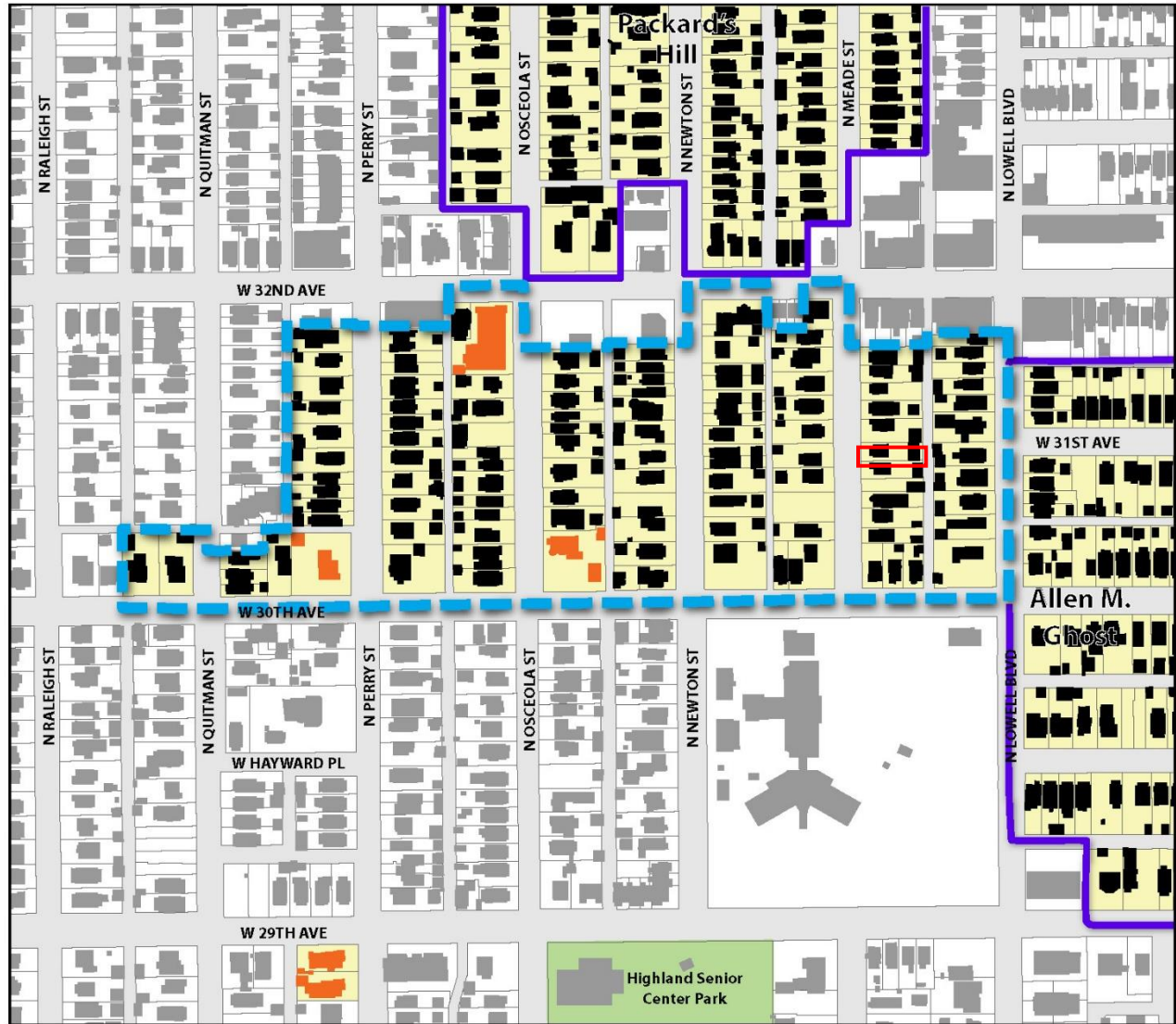
<p><b>5.3.6 At properties in historic districts, design a new retaining wall to help stabilize the grade and to minimize impacts on the historic district.</b></p> <p>a. Construct a low kick wall up to one foot in height, a terraced retaining wall, or a wall taller than one foot only if there is a landscape buffer between the wall and the sidewalk. (Note: the wall must comply with the Denver Zoning Code and Right-of-Way encroachment rules and regulations.)</p> <p>b. Install a new retaining wall that creates a consistent form along the street front.</p> <p>c. Tie a retaining wall into an adjacent retaining wall or terminate the wall with a shallow return.</p> <p>d. A simple, low, open fence no more than 4'-0" high and more than 50% open may be added to the top of or directly behind a front-yard retaining wall if the fence does not obscure visibility of the primary structure. Masonry piers may be added between major fence sections and at corners if they do not obscure views of the primary structure and are limited to 4'-0" high above grade.</p> <p>e. Use retaining wall materials that are common to the historic district. These materials may include brick, traditional stone or stone veneer matching the color and type of stone found in the surrounding historic context, rectilinear concrete blocks with rough faces, landscape timbers, or smooth or board form concrete.</p> <p>f. Masonry retaining walls shall be finished with a cap that projects beyond the face of the retaining wall.</p> <p>g. Stucco may be applied to concrete retaining walls only when using a smooth, cementitious stucco at least 7/8" thick, and using a simple color found in the historic context. Stucco over trapezoidal retaining wall blocks or dry-stacked blocks shall be avoided.</p> <p>h. Avoid using curved-face concrete trapezoidal blocks. Modern materials, such as weathering steel or gabion walls, shall be avoided except in industrial contexts.</p>	<p>Yes</p>	<p>The proposed retaining wall will be 12" in height and will be constructed using simple materials that relate to the house and the block context.</p>
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**Basis:** The proposed primary structure is consistent with the historic district context in terms of site placement, footprint, setbacks, height, massing, and overall form (Guidelines 4.2.1, 4.2.3,

and 4.2.4). The building aligns with established development patterns on the block, including entrance orientation, rhythm, and roof form, and reflects traditional forms found within the district while remaining clearly identifiable as new construction through contemporary detailing and material application (Guidelines 4.2.2, 4.2.5, 4.2.6, and 4.2.7). Exterior materials, doors, and architectural features are compatible with contributing primary structures, and the street-facing front porch is appropriately proportioned and detailed to define the primary entrance (Guidelines 4.3.7 and 4.3.8). While the proposed windows could be further simplified to improve compatibility with the district context, their design may also support the building's expression as contemporary infill (Guideline 4.2.8). The proposed fences and walls incorporate simple, traditional materials that are compatible with the historic district (Guidelines 5.3.3, 5.3.4, and 5.3.6).

Suggested Motion: I move to APPROVE application #2026-COA-159 for the New Construction, Phase II: Design Details at 3034 N Meade Street, as per design guidelines 4.2.1-4.2.8, 4.3.7, 4.3.8, 5.3.3, 5.3.4, 5.3.6, presented testimony, submitted documentation and information provided in the staff report.

Wolff Place historic district with 3034 N Meade Street outlined in red



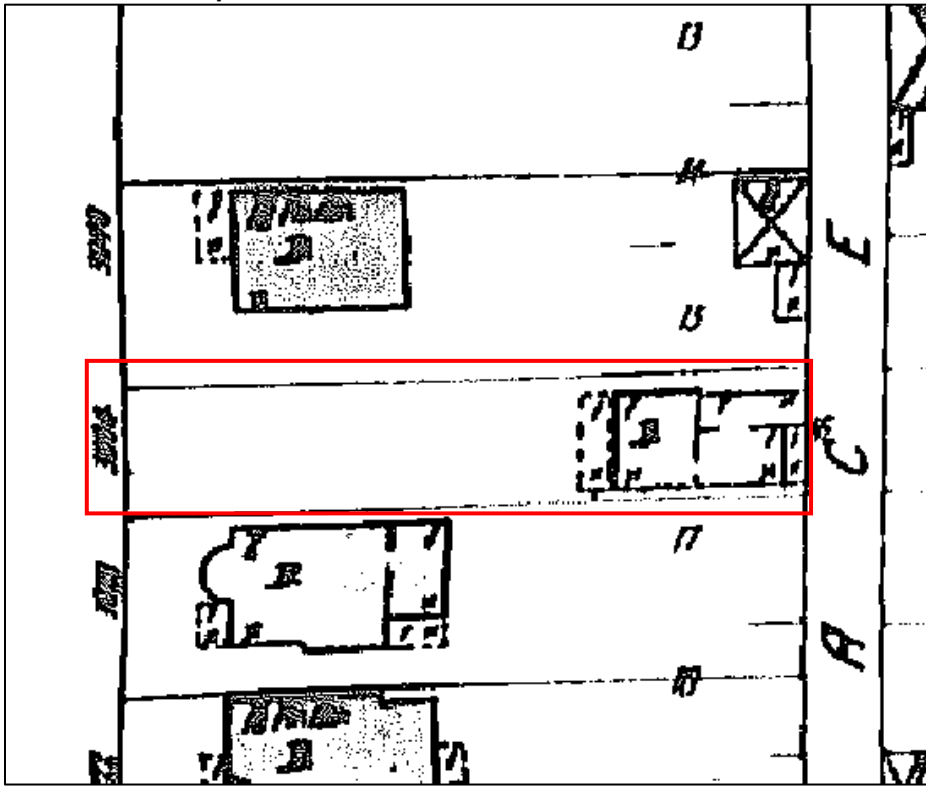
Date: March 2023

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

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



1904 Sanborn Map with 3034 N Meade Street outlined in red



END