6 July 2021

Transmitted via email
Landmark Preservation Commission
Denver, CO

RE: 3430 Meade St., Roof Top and Rear Addition - Revised Design

Commissioners,
This regards a proposed roof top addition project for 3430 Meade St. within the Packard’s Hill Historic District of the West Highland neighborhood.

The Design and Preservation (DAP) committee of the West Highland Neighborhood Association (WHNA) received a revised design proposal from Landmark staff on June 23, 2021. This contributing structure was built in 1912 and sits near the southeast corner of 35rd Avenue and Meade St. The building form is Classic Cottage matching the form of several contributing houses in the immediate neighborhood.

The committee does not object to approval of the current design with consideration of the following comments.

3.2 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the original primary structure.
   a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.

3.7 Design the roof of a new addition to be compatible with the original structure and surrounding historic context.
   a. Use a roof form that is consistent with the original structure’s form and those of structures in the surrounding historic context in terms of pitch, orientation, and complexity.

3.10 Design a rooftop addition to minimize impacts on the residential structure and context of the historic district.
   c. Minimize the height of a rooftop addition to ensure the historic structure remains visually prominent. Utilize dormers and knee walls to keep heights low.

DAP acknowledges and appreciates the revised simplified roof and addition form. We acknowledge and appreciate the change to the addition’s roof to a slope matching the historic roof. We continue to very strongly urge reducing the impact of the roof top addition by reducing the height of roof ridge line.
Design and Preservation Committee

2.24 Preserve the form, materials and features of an original historic roof.
   c. Preserve functional and decorative roof features, including .... chimneys, especially when they are character-defining features of the structure.

The design shows the existing central chimney/flue would remain. If this is to have an active function, then ensure code required that roof clearances are met. If this chimney/flue requires extending, then we encourage the masonry be extended with minimal metal flue exposed.

3.2 Design .... [as above] ...
   e. Design windows and doors to be compatible with the primary structure and surrounding historic context, particularly when visible from public vantage points.

3.6 Design windows, doors and other features on a new addition to be compatible with the original structure and surrounding historic context.

2.14 Maintain the pattern and proportion of historic window and door openings.

DAP appreciates that the revised elevations appear to show more of the new windows with the appearance of the typical historic double hung window. Sheet 28 of the design proposal appears to show the relationship of the exterior face of new windows to be nearly flush with the exterior the wall finish. We continue to encourage all new windows to be recessed about 2 inches from the exterior wall finish as are the historic windows on the existing masonry walls.

DAP extends our thanks to the Commissioners and Mr. Gubitose for the opportunity to comment.

Sincerely,

Paul C. Cloyd, PE/RA
WHNA, Chairperson, Design and Preservation Committee

cc: Trevor Greco, WHNA, President,
    Bill Hare, WHNA, Vice President
    Members, Design & Preservation Committee, WHNA
    Patrick Gubitose, Architect
June 22, 2021

3430 N. Meade St – Design Narrative: Resubmittal 1

Re: 2 Story Addition to 3430 N. Meade St

To: Brittany Bryant, c/o Landmark Preservation

Attachments: 3430 N. Meade St LPC Submittal_2021-06-21

CC: Larie Allen (Owner)

Dear West Highland Neighborhood Association:

My name is Patrick Gubitose, and I’ve been commissioned by Larie Allen to design a small two-story addition adding a bright Master Bedroom, Bathroom, and Small Office all to her current Craftsman/Classic Cottage Style house at 3430 N. Meade St. The attached drawings are the revised set of drawings in response to comments from Landmark Preservation the Design and Preservation (DAP) of the West Highland Neighborhood Association (WHNA).

The existing building form is a Classic Cottage with 770 square foot of contributing structure located in the Packard’s Hill Historic District near the southeast corner of 35th Ave. and Meade St. The project will call for the demolition of the 161 SF non-heated wood framed existing addition that extends over 8 feet off the back of the main brick structure and is non-contributing, and removal of 35% of the existing roof. The front façade of the proposed second floor addition will setback 20 feet from the existing front façade.

Twelve feet behind the non-contributing portion is a Maple with a 40” wide trunk (113” circumference) at roughly 60 feet tall with a lot of life left in it. This tree is seen in many of the existing pictures and is a unique feature compared to similar lots and is estimated to be 50 years old at a minimum. There will be about 9 feet of separation between the new foundation of the addition and the trunk of the existing tree.

In response to the comments presented by the LPC and DAP/WHNA on 3/19/21, we redesigned the form, restudied the new roof and restudied the windows and finish material of the proposed addition. We also investigated other methods of designing an addition and the new existing section shows how any new structure withing the attic will not comply with the Building Code. We’ve determined the only way for Larie to have an addition that fits her needs and to keep the integrity of the existing property is what we are proposing. The addition as far back as possible while, not only keeping the tree, but also keeping the separation distance from the existing garage required by zoning lot calculations and keeping somewhat of a backyard on the property.

We squared the exterior walls and raised the pitch of the roof to respect the character-defining features of Packard’s Hill and surrounding historic districts. The resultant emulates the Foursquare Building Form which is a 2-story Classic Cottage. The Roof pitch matches the existing house at 8:12, and follows the massing of the Foursquare Building Form that can be referenced in the precedent images in the attachment. We lowered the height so the eave of the proposed is far enough from the existing ridge so there is no interference between the existing roof and the addition eave. We reduced the number of windows and window types in the addition. We also reduced the siding types to just the Diamond, Square and 4” Lap, and used accents on the north and south side to anchor the material.

Please feel free to contact me with any questions or comments and thank you so much for your time.

Thank you for your time,

Patrick Gubitose
3430 N. MEADE ST.

LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE
08/20/20

EXISTING PHOTOS
LPC_01
3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE
06/21/21

EXISTING PHOTOS
LPC_02
FOURSQUARE W/ FRONT FACING WINDOWS

CENTER SQUARE WINDOW BETWEEN LARGER HUNG WINDOWS

CRAFTSMAN DIFFERENT WINDOW TYPES

SIMILAR 2ND LEVEL ADDITION (FRONT)

SIMILAR 2ND LEVEL ADDITION (SIDE)

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE
06/21/21

PRECEDENT IMAGES

LPC_03
3430 N. MEADE ST.

LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE
04/16/21

3D VIEWS
LPC_04
ISSUE DATE
04/16/21

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

1 3D View 5
2 3D View 6
3430 N. MEADE ST.
EXISTING 1 STORY BRICK & FRAMED HOUSE,
PROPOSED 2 STORY BRICK & FRAMED HOUSE
4,750 SF LOT - U-SU-A

PROPERTY LINE
FRONT SETBACK
FRONT 65%
REAR 35%
SIDE SETBACK
SIDE PROPERTY LINE
8" / 12"

EXISTING FENCE
GATE TO BE MOVED WEST
NEW 9" - 0.34"
FNDN. WALL
NEW 9" - 0.34"
8" / 12"

EXISTING BRICK HOUSE FOOTPRINT: 770 SF
NEW ADDITION
FOOTPRINT: 162 SF
60' TALL OAK
TO PROPOSED ADDITION

EXISTING SITE PLAN
LPC_09

ISSUE DATE
09/30/20

EXISTING SITE PLAN
LPC_09

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

www.gubitose.com
info@gubitose.com
303.888.8819

1" = 10'-0"
3430 N. MEADE ST.
EXISTING 1 STORY BRICK & FRAMED HOUSE,
PROPOSED 2 STORY BRICK & FRAMED HOUSE
4,750 SF LOT - U-SU-A

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE 08/20/20
SITE PLAN LPC_10
FRONT PROPERTY LINE
FRONT SETBACK
REAR 35%
FRONT 65%
REAR PROPERTY LINE
REAR SETBACK

125.00'
22.00'
82.56'
42.44'
5.00'

EXISTING NORTH ELEVATION

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO 80220
ISSUE DATE
08/20/20
EXISTING NORTH ELEVATION
LPC_13

EXISTING GARAGE TO REMAIN
EXISTING GARAGE TO REMAIN

ROOF EXISTING AREA: 1,264 SF
345 SF TO BE DEMOLISHED
26.2% REMOVED

TREE TO REMAIN

EXTG. FENCE DOOR TO BE REMOVED
AND MOVED TOWARD FRONT OF
EXTG. HOUSE

EXTG. FRAMED ADDITION
TO BE DEMOL'D

1/8" = 1'-0"
FRONT PROPERTY LINE
FRONT SETBACK
REAR PROPERTY LINE
REAR SETBACK

ROOF EXISTING AREA: 1,264 SF
445 SF TO BE DEMOLISHED
35.2% REMOVED

EXISTING GARAGE TO REMAIN

EXISTING SOUTH ELEVATION

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE
08/20/20

EXISTING SOUTH ELEVATION

LPC_14
NEW ROOF TO MATCH SLOPE AND SHINGLES OF EXISTING.

2ND STORY ADDITION, DIAMOND SIDING

EXTG. TREE OUTL. BEHIND ADDITION, HOUSE

1X4 PTD. TRIM

4" LAP

NEW ROOF TO MATCH SLOPE AND SHINGLES OF EXISTING.

1X8 PTD. TRIM

GLASS DOOR W/ TRANSOM

NEW WINDOWS:

MARVIN ESSENTIAL SERIES.

A. MARVIN ESSENTIAL WINDOWS, EBONY FINISH, 2" RECESSED.
   22 1/2" X 34 1/2" R.O.

B. VELUX FRESH AIR OPERABLE SKYLIGHT
   22 1/2" X 34 1/2" R.O.

SIDING & TRIM:

A. PAINT GRADE DIAMOND SHINGLES W/ 4" REVEAL
B. PAINT GRADE SQUARE SHINGLES W/ 4" REVEAL
C. CEMENTITIOUS LAP SIDING W/ 4" REVEAL

TRIM:

A. CEMENTITIOUS 1X4 WINDOW TRIM
B. CEMENTITIOUS 1X8 BELLY BAND & ABOVE ACCESS DOOR
C. PAINT GRADE 1X8 FASCIA
D. STAIN GRADE WOOD SOFFIT

EXTERIOR MATERIAL NOTES:

ISSUE DATE
09/30/20

FRONT & REAR ELEVATIONS

LPC SUBMITTAL
DENVER, CO  80220
1. NEW WINDOWS:
   A. MARVIN ESSENTIAL WINDOWS, EBONY FINISH, 2" RECESSED.
   B. VELUX FRESH AIR OPERABLE SKYLIGHT
      a. 22 1/2" x 34 1/2" R.O.

2. SIDING & TRIM:
   A. PAINT GRADE DIAMOND SHINGLES W/ 4" REVEAL
   B. PAINT GRADE SQUARE SHINGLES W/ 4" REVEAL
   C. CEMENTITIOUS LAP SIDING W/ 4" REVEAL

3. TRIM:
   A. CEMENTITIOUS 1X4 WINDOW TRIM
   B. CEMENTITIOUS 1X8 BELLY BAND & ABOVE ACCESS DOOR
   C. PAINT GRADE 1X8 FASCIA
   D. STAIN GRADE WOOD SOFFIT

EXTERIOR MATERIAL NOTES:

NEW FENCE ACCESS FOR SECURITY

125.00' 19' - 11 5/8"
22.00' 46' - 1 1/8"
82.56' 10.00'
5.00'
26.13'

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE 09/30/20
NORTH ELEVATION
LPC_16
1. **NEW WINDOWS:**
   A. **MARVIN ESSENTIAL WINDOWS, EBONY FINISH, 2" RECESSED.**
   B. **VELUX FRESH AIR OPERABLE SKYLIGHT**
      a. **22 1/2" X 34 1/2" R.O.**

2. **SIDING & TRIM:**
   A. **PAINT GRADE DIAMOND SHINGLES W/ 4" REVEAL**
   B. **PAINT GRADE SQUARE SHINGLES W/ 4" REVEAL**
   C. **CEMENTITIOUS LAP SIDING W/ 4" REVEAL**

3. **TRIM:**
   A. **CEMENTITIOUS 1X4 WINDOW TRIM**
   B. **CEMENTITIOUS 1X8 BELLY BAND & ABOVE ACCESS DOOR**
   C. **PAINT GRADE 1X8 FASCIA**
   D. **STAIN GRADE WOOD SOFFIT**

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**LPC_NORTH BUILDING ELEVATION - HIDDEN FENCE**

1/8" = 1'-0"
1. NEW WINDOWS:
   A. MARVIN ESSENTIAL WINDOWS, EBONY FINISH, 2" RECESSED.
   B. VELUX FRESH AIR OPERABLE SKYLIGHT
      a. 22 1/2" X 34 1/2" R.O.

2. SIDING & TRIM:
   A. PAINT GRADE DIAMOND SHINGLES W/ 4" REVEAL
   B. PAINT GRADE SQUARE SHINGLES W/ 4" REVEAL
   C. CEMENTITIOUS LAP SIDING W/ 4" REVEAL

3. TRIM:
   A. CEMENTITIOUS 1X4 WINDOW TRIM
   B. CEMENTITIOUS 1X8 BELLY BAND & ABOVE ACCESS DOOR
   C. PAINT GRADE 1X8 FASCIA
   D. STAIN GRADE WOOD SOFFIT

EXTERIOR MATERIAL NOTES:
1. **NEW WINDOWS:**
   - A. **MARVIN ESSENTIAL WINDOWS, EBONY FINISH, 2" RECESSED.**
   - B. **VELUX FRESH AIR OPERABLE SKYLIGHT**
     - 22 1/2" x 34 1/2" R.O.

2. **SIDING & TRIM:**
   - A. **PAINT GRADE DIAMOND SHINGLES W/ 4" REVEAL**
   - B. **PAINT GRADE SQUARE SHINGLES W/ 4" REVEAL**
   - C. **CEMENTITIOUS LAP SIDING W/ 4" REVEAL**

3. **TRIM:**
   - A. **CEMENTITIOUS 1X4 WINDOW TRIM**
   - B. **CEMENTITIOUS 1X8 BELLY BAND & ABOVE ACCESS DOOR**
   - C. **PAINT GRADE 1X8 FASCIA**
   - D. **STAIN GRADE WOOD SOFFIT**

**EXTERIOR MATERIAL NOTES:**

**1/8" = 1'-0"**

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**LPC_SOUTH BUILDING ELEVATION - HIDDEN FENCE**

**3430 N. MEADE ST.**

**LPC SUBMITTAL**

**DENVER, CO 80220**

**ISSUE DATE**

**07/16/21**

**SOUTH ELEVATION - HIDDEN FENCE**

**LPC_17b**
3430 N. MEADE ST.

LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE  12/11/20

BUILDING SECTION  LPC_20
3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO  80220

ISSUE DATE
08/20/20

3/16" = 1'-0"
ROOF EXISTING AREA: 1,264 SF
445 SF TO BE DEMOLISHED
35.2% DEMO'D

21' - 7"
13' - 10 1/8"

445 SF OF ROOF TO BE DEMOLISHED
819 SF OF ROOF TO REMAIN

EXISTING NON-CONTRIBUTING ADDITION TO BE DEMOLISHED
ROOF NORTH & SOUTH OF ADDITION TO BE REBUILT AS EXISTING

ISSUE DATE
08/20/20

EXISTING ROOF PLAN

LPC SUBMITTAL
DENVER, CO  80220

3430 N. MEADE ST.
3430 N. MEADE ST.

LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE 09/30/20

LOWER LEVEL

LPC_24
ROOF EXISTING AREA: 1,264 SF

445 SF TO BE DEMOLISHED
35.2% DEMO'D

NEW ROOF TO MATCH SLOPE OF EXISTING.

ROOF NORTH & SOUTH OF ADDITION TO BE REBUILT AS EXISTING.

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE
09/30/20

ROOF
LPC_27
Exterior Color Options

A strong alternative to vinyl, our Utrex® pultruded fiberglass exterior finish is applied through a proprietary process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Utrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Utrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Bronze

SIDING: CEMENTITIOUS SMOOTH LAP SIDING, WOOD DIAMOND AND WOOD SQUARE ALIGNED W/ 4" REVEAL.

CEMENTITIOUS TRIM

WWRB OVER SELF-ADHERED FLASHING TAPE

CLASS I VAPOR BARRIER

1 1/2" = 1'-0"

WINDOW RECESSED @ SILL & HEADER

1 1/2" = 1'-0"

3430 N. MEADE ST.
LPC SUBMITTAL
DENVER, CO 80220

ISSUE DATE
02/19/21

NEW WINDOW DETAILS
LPC_28