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: #2021-COA-334
Address: 3430 Meade Street
Historic Dist/DLM: Packard’s Hill
Year structure built: C. 1912 (Period of Significance: 1886-1940)
Council District: #1 – Amanda Sandoval
Applicant: G Design LLC – Patrick Gubitose

LPC Meeting: September 7, 2021
Staff: Brittany Bryant

Past LPC Action:
Meeting Date: August 3, 2021
Description: Pop-top Addition
Motion by G. Petri: I move to conditionally approve application #2021-COA-334 for the pop-top and rear addition at 3430 Meade Street, as per design guidelines 2.24, 3.3, 3.5-3.8, 3.10, and 4.6, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. confirm fiber cement lap siding and trim will have a smooth finish; 2. alter the window operation on the south elevation from a slider window to a fixed or awning style window; 3. eliminate the square shingle accent siding from between the windows and use the adjacent wall plane cladding material instead; 4. eliminate the masonry chimney extension from the project scope; and 5. lower the eave line from the 1 story addition.
Second: B. Gassman
Vote: 4 votes in favor, 0 abstained, 3 opposed (G. Johnson, E. Warzel and A. Wattenberg), (4-0-3), motion does not pass.

Project Scope Under Review:
Addition – Second floor “pop-top” & rear addition
Total Roof Structure Demolition: 445 square feet, 35.2%

| Pop-top Addition Height: 26'-9 5/8" | Pop-top Addition Footprint: 25'-1 ¾" X 20'-9 7/8" |

Materials:

| Foundation: Concrete | Roofing: Asphalt shingles, to match existing |
| First floor cladding: Cementitious lap with smooth finish and 4" reveal | Second Floor cladding: Diamond shingles with 4" reveal |
| One-story Addition Cladding: Square shingles with a 4" reveal | Windows: Marvin fiberglass composite windows with casement and fixed operations and one slider |
| Trim: Cementitious trim, various sizes/profiles | Fascia & Soffit: Wood |
| Door: Full light door with transom | Skylight: Velux flat mounted sights |

Staff Summary:
The applicant, Patrick Gubitose of G Design LLC, is proposing to construct a new second floor pop-top and rear addition to a contributing structure in the Packard’s Hill Historic District.
At the August 3, 2021 Landmark Preservation Commission meeting, the Commission reviewed a request for a pop-top addition that was 28'-8 1/8" in height with an 8/12 roof slope. During Commission discussion, there was concern about the height of the attic space, the alignment of the one-story mud room addition, the accent square shingle, the chimney extension, and the use of a slider window on the south elevation. The Commission did state that a pop-top addition may be appropriate if the height were lowered. The Commission made a motion for conditional approval of the project scope, based on the staff recommendation, however the motion failed to reach quorum and the status quo remained.

Since the August 3rd LPC meeting the applicant has made the following changes to the design:
1. Lowered the right height of the pop-top addition by 21 3/8".
2. Revised the roof slope for an 8/12 pitch to 6/12.
3. Simplified the massing of the pop-top addition.
4. Aligned the one-story mud room eave with the eave of the primary structure and reconfigured the roof form.
5. Eliminated the square shingle accent material from between the windows.
6. Restudied window proportions and placement on the east elevation.
7. Eliminated the slider window from the south elevation.
8. Elimination of the brick chimney extension.

The revised proposal is still proposing to set the addition back 19'-11 5/8" from the front façade and 46'-1 1/8" from the property line. The roof demolition will remain at 35.2% sq. ft. and 162 sq. ft. of a non-contributing rear addition. The pop-top addition is inset from the historic wall plane.

The new addition will be clad in diamond shingles, lap siding, and square shingles and feature corner board trim. The windows on the addition will be casement windows, however, they will have a false mullion to replicate the appearance of a double hung window. This type of window has been approved in the past for egress purposes. The additional will also have fixed windows on the north and east elevations and on the lower level. The Two flat mounted skylight will be located on the north and south roof slopes of the new addition. The addition is placed to preserve the 60’ oak tree in the rear yard.

The applicant has also confirmed with staff that the pop-top example provided in the application material is located at 2735 W 35th Ave., located in the Potter Highlands historic district. This pop-top addition was reviewed and approved by the Commission in 2009 with an approximate footprint of 20’X36’ and a max height of 29’.

Site work to include extending the existing rear yard privacy fence forward on the north side of the site.

Registered Neighborhood Organization (RNO) comments:
Letter Date: March 29, 2021 & July 6, 2021
The West Highland Neighborhood Association (WHNA) reviewed the proposal on two separate occasions. WHNA did ask for the overall height of the addition to be lowered.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>2.24 Preserve the form, materials and features of an original historic roof. c. Preserve functional and decorative roof features, including original dormers, parapets, chimneys, towers, turrets, finials and crests, especially when they are character-defining features of the structure.</td>
<td>Yes</td>
<td>The chimney extension has been removed from the project scope, per Commission discussion.</td>
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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 surrounding historic context.

b. Align porch eaves, roof lines and other features with adjacent structures when possible.

d. Use materials that are of a similar color, texture, and scale to those in the historic structure and surrounding context. See guidelines 4.6...

4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.

c. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size and shape to traditional materials. Such materials may include smooth-finish (non-wood grain) fiber cement board and cast stone, when they are detailed to convey a sense of authenticity.

d. Use a simple combination of materials....

e. Avoid using a wide range of materials when this is characteristic of the district.

f. Do not use fiber cement board that is detailed to resemble wood grain.

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3.3 Design an addition to be recognized as current construction.

a. Differentiate an addition from the original structure with an offset of at least four inches.

b. Differentiate an addition from the original structure with a change in material...

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Yes

The roof rhythm of the structure matches that of the primary structure. The massing footprint of the addition is simple, similar to the primary structure.

The proposed material are similar is scale to those found in the surrounding context.

Three different cladding materials are proposed, a lap siding, and square shingle and a diamond shingle. From the public vantage points the addition will have the appearance of 2 materials as the lap sided portion will not be visible.

The applicant also revised the design of the one-story addition to align the eave with the primary structure and simplified the roof from.

The applicant has removed the square accent singles from between the window per Commission discussion.

The applicant has noted that siding and trim will have a smooth finish. All fiber cement siding and trim should have a smooth finish. Fiber cement shingles with a smooth finish are not available and textured shingles have been approved by the Commission.

Windows will be a fiberglass composite. Fiberglass composite is allowed on new construction and additions within the historic districts.
<table>
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<tr>
<th>Section</th>
<th>Description</th>
<th>Yes/No</th>
<th>Additional Information</th>
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<td>c.</td>
<td>Use simplified versions of building components and details found in the surrounding historic context.</td>
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<td>3.5</td>
<td>Do not damage historic building fabric or obscure key character-defining features of the primary structure when building an addition.</td>
<td>Yes/No</td>
<td>The proposed demolition of the existing roof structure is less than 40% and does not require a public hearing for demolition. The existing structure is hipped roof one-story classic cottage. The rear portion of the roof will be removed to accommodate a new rooftop addition. The applicant has stated that is not possible to use dormers to create habitable space due to code requirements. The addition will impact the original roof structure; however, the Commission has allowed pop-top additions in the past.</td>
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<td>a.</td>
<td>Minimize the removal of original building fabric when attaching an addition.</td>
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<td>b.</td>
<td>Design an addition so it can be removed without destroying original materials or features.</td>
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<td>c.</td>
<td>Avoid damaging historic façades, cornice lines or other details.</td>
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<td>d.</td>
<td>Avoid adding an addition that impacts the original building’s structural system.</td>
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<td>3.6</td>
<td>Design windows, doors and other features on a new addition to be compatible with the original structure and surrounding historic context.</td>
<td>Yes</td>
<td>Windows will have casement and fixed operation. The casement windows will have a false mullion to appear like a double hung window. Some larger square window proportions and horizontal window proportions are proposed. However, these are on secondary elevations. The large square windows are located on the rear elevation and horizontal windows on the side elevations. Additional flexibility is allowed on secondary elevations.</td>
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<td>a.</td>
<td>Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structure. For additions with public visibility, door and windows should have similar proportions and rhythms as windows on historic facades.</td>
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<td>3.7</td>
<td>Design the roof of a new addition to be compatible with the original structure and surrounding historic context.</td>
<td>Yes</td>
<td>The proposed addition will have hip roof, match the roof form of the primary structure. The existing historic structure has an 8/12 roof slope. The proposed roof slope of the pop-top addition is 6/12 to reduce the overall height of the pop-top addition.</td>
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<td>3.8</td>
<td>Locate an addition to a residential structure to be subordinate to the existing structure.</td>
<td>Yes/No</td>
<td>The existing structure is located on a standard lot. There are limited opportunities for a side addition. Staff did recommend a rear 2-story addition with one-story connector piece between the historic structure and new addition. However, the applicant and homeowner want to preserve the oak tree in the rear yard. The applicant has stated the foundation work for</td>
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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.

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<th><strong>3.10 Design a rooftop addition to minimize impacts on the residential structure and context of the historic district (when warranted based on Guideline 3.8).</strong></th>
<th>Yes</th>
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<td>a. Set back a rooftop addition a minimum of 15 feet from the highest point of the primary façade to reduce its visual impact, help preserve the historic roof form, differentiate it from the original façade, and remain subordinate to the existing structure.</td>
<td>The addition will be setback 19'-11 5/8&quot; from the front façade and pushed to rear of the structure.</td>
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<td>b. Set back a rooftop addition at least two feet from the side façades of the existing structure to reduce potential visual impacts and help preserve the existing roof form and historic building materials.</td>
<td>The height of the addition is a result of the roof slope matching that of the primary structure, as requested by staff and the RNO. In the current design, there is 4.25&quot; between the existing roof and the plate height for the addition. The pop-top addition is exceeding the height of the historic ridge line by 8'-8 ¾&quot;. From street level the addition will have minimal visibility. However, as this block of Meade Street is predominantly one-story in nature, it will not have the advantage of being concealed by adjacent 2-story properties.</td>
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<td>c. Minimize the height of a rooftop addition to ensure the historic structure remains</td>
<td>The Commission has allowed pop-top additions in the past and the applicant has addressed staff's and RNO concerns to simplify the massing, restudy the windows redesign the windows, and roof form.</td>
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visually prominent. Utilize dormers and knee walls to keep heights low.

d. Do not obscure, cover or remove historic features when adding a rooftop addition.

No significant historic features will be covered with the pop-top addition; however, the rear roof will be demolished to accommodate the additions.

Recommendation: Approval with Conditions

Basis: Total demolition of contributing roof structure will be 35.2%. Pop-top addition is setback over 15 feet from the primary façade and has a simple masing footprint and matching roof. The applicant has reduced the height of the addition and made other revisions to the design based on prior Commission discussion.

Suggested Motion: I move to APPROVE application #2021-COA-334 for the pop-top and rear addition at 3430 Meade Street, as per design guidelines 2.24, 3.3, 3.5-3.8, 3.10, and 4.6, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report.
Packard's Hill Historic District with 3430 Meade Street outlined in red
1929 Sanborn Map with 3430 Meade Street outlined in red