Denver Landmarks Preservation Commission
201 W Colfax Ave., Denver, CO

To the Landmarks Preservation Commission,

On 7 October 2021 the architect and owner of 111 W Archer Pl. met with the Baker Landmarks Committee to present the proposed ADU. This was a second meeting, following up on an initial meeting on 3 August 2021. At the initial meeting, the Committee had requested elevations or perspectives showing the proposed ADU in its context. The Committee also suggested a change to fascia detailing at the initial meeting.

At the second meeting, the architect provided the requested context information, along with the change to the fascia detailing. Based on the presentation and subsequent discussion, the Committee voted to support the approval of the ADU with 4 in favor, none abstaining or opposed, and one recused due to participation in the project. The only comment was to request that the railing of the exterior stair potentially incorporate design motifs from the existing primary house, such as the porch ornament.

It was felt that the proposed ADU was compatible with the existing primary house (despite the unusually small scale of the primary house) and that it enhances the alley context.

Thank you,

Ozi Friedrich
Chair, Baker Landmarks Committee
ozimark@gmail.com / 720-432-5528
**LANDMARK PROPOSAL**

for an

ADDITIONAL DWELLING UNIT

in the

BAKER NEIGHBORHOOD

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**GENERAL NOTES:**

1. This LANDMARK PROPOSAL HAS BEEN RESUBMITTED AFTER RECEIVING MEANINGFUL NEIGHBORHOOD LANDMARK COMMITTEE INPUT.

2. Specifications herein attached are based upon presently available products, materials and suppliers. Any interruption/discontinuation of the availability, naming of the product or changing/dilemination of the manufacturer may be cause for substitution of an equivalent product in which case notifications of these factors will be provided.

3. This proposal will require a Bulk-in-Plane Variance of approximately 3'-9" for the 2 opposing dormers to provide meaningful living space.
**SCOPE OF DEMOLITION**

**EXISTING DWELLING**

**EXISTING DWELLING PLAN**

**ARCHER PLACE**

**DEMOLOITION NOTES:**

EXISTING SHED STRUCTURE IS APPROXIMATELY CONCURRENT IN TIME [1890] WITH THE PRIMARY DWELLING STRUCTURE.
- SIDING CLADDING AT IS CORRUGATED STEEL [PAINTED]
- ROOF CLADDING IS LAPPED STANDING SEAM METAL

**SEQUENCE:**

1. REMOVE EXISTING SHED STRUCTURE
2. REMOVE ANY FOLIAGE REQUIRED FOR FOUNDATION INSTALLATION
3. PREPARE SITE GRADES
4. ERRECT NEW ADDITIONAL DWELLING UNIT
NEW CONSTRUCTION MATERIALS:

SIDING: HARDY BOARD Smooth Siding w/ REVEAL TO MATCH EXISTING 1840 DWELLING Synthetic WOODEN SHINGLE PANELS w/ 5" REVEAL
CORNERS/Trim: HARDY BOARD Smooth Finish 6" width (nom)
ROOFING: GAF ASPHALT SHINGLES w/ BITURENE UNDERLAY ; Re: Specs
WINDOWS: by SIERRA-PACIFIC Wood w/ Metal, FIRE RATED - METAL
DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ ½ LITE
SKYLIGHT: by VELUX
NEW CONSTRUCTION MATERIALS:

SIDING: HARDY BOARD Smooth SIDING w/ REVEAL TO MATCH EXISTING 1890 DWELLING Synthetic WOODEN SHINGLE PANELS w/ 5" REVEAL.

CORNERS/Trim: HARDY BOARD Smooth Finish 6" width (nom)

ROOFING: GAF ASPHALT SHINGLES w/ BITUTHENE UNDERLAY; Re: Specs

WINDOWS: by SIERRA-PACIFIC Wood w/ Metal, FIRE RATED - METAL

DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ 1/2 LITE

SKYLIGHT: by VELUX

NOTE: ALL EXTERIOR LIGHTING FIXTURES TO BE 'DARK SKY' RATED

SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0" (+/-)

STAIR ASSEMBLY TO BE OF P.T. WOODEN ELEMENTS w/ APPROPRIATE STRUCTURAL HANGERS

NOTE: Mini-split to be located below stair landing

GRADE
STAIR ASS'LY TO BE OF P.T. WOODEN ELEMENTS w/ APPROPRIATE STRUCTURAL HANGERS

EAST ELEVATION

SCALE: 3/16" = 1'-0" (+/-)

NEW CONSTRUCTION MATERIALS:

SIDING: HARDY BOARD Smooth SIDING w/ REVEAL TO MATCH EXISTING 1840 DWELLING
Synthetic WOODEN SHINGLE PANELS w/ 5' REVEAL

CORNERS/Trim: HARDY BOARD Smooth Finish 6' width (nom)

ROOFING: GAF ASPHALT SHINGLES w/ BITUTHENE UNDERLAY ; Re: Specs

WINDOWS: by SIERRA-PACIFIC Wood w/ Metal, FIRE RATED - METAL

DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ LITE

SKYLIGHT: by VELUX
NEW CONSTRUCTION MATERIALS:

1. SIDING: HARDY BOARD Smooth SIDING w/ REVEAL TO MATCH EXISTING 1890 DWELLING
   Synthetic WOODEN SHINGLE PANELS w/ 5" REVEAL

2. CORNERS/Trim: HARDY BOARD Smooth Finish 6" width (nom)

3. ROOFING: GAF ASPHALT SHINGLES w/ BITUTHENE UNDERLAY; Re: Specs

4. WINDOWS: by SIERA-PACIFIC Wood w/ Metal, FIRE RATED - METAL

5. DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ 1/2 LITE

6. SKYLIGHT: by VELUX

WEST ELEVATION

SCALE: 3/16" = 1'-0" (+/-)
NEW CONSTRUCTION MATERIALS:

1. SIDING: HARDY BOARD Smooth SIDING w/ REVEAL TO MATCH EXISTING 1890 DWELLING Synthetic WOODEN SHINGLE PANELS w/ 5' REVEAL
2. CORNERS/Trim: HARDY BOARD Smooth Finish 6' width (nom)
3. ROOFING: GAF ASPHALT SHINGLES w/ BITUTHENE UNDERLAY ; Ref: Specs
4. WINDOWS: by SIERRA-PACIFIC Wood w/ Metal, FIRE RATED - METAL
5. DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ 1/2 LITE
6. SKYLIGHT: by VELUX
Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

Colors shown may vary due to screen resolution.

NOTE-
EXTERIOR SIDING TO MATCH REVEAL of EXISTING DWELLING

LAP SIDING SPECIFICATION

SCALE: Not to SCALE
HardieShingle® Siding Product Description

HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 48 in. long by 16 in. high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 4.2 in, 5.5 in, 6.75 in, 7.25 in & 10 in widths. Please see your James Hardie dealer for local availability of these products.

HardieShingle siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

Staggered Edge Panel
CLOPAY STEEL -2 3925480.jpg

SPEC:
RAISED EMBOSSED PANELS 24 ga
Smooth Finish
16'-0"x 8'-0"

NEW CONSTRUCTION MATERIALS:

SIDING: HARDY BOARD Smooth SIDING w/ REVEAL TO MATCH EXISTING 1890 DWELLING Synthetic WOODEN SHINGLE PANELS w/ 5" REVEAL
CORNERS/TrUm: HARDY BOARD Smooth Finish 6" width (nom)
ROOFING: GAF ASPHALT SHINGLES w/ BITUTHENE UNDERLAY; Re: Specs
WINDOWS: by SIERRA-PACIFIC Wood w/ Metal, FIRE RATED - METAL
DOORS: GARAGE DOOR: METAL PANELS; MAN DOORS: METAL w/ ½ LITE
SKYLIGHT: by VELUX
ReliaBilt Half Lite Simulated Divided Light Right-Hand Inswing Primed Steel Prehung Entry Door with Insulating Core (Common: 30-in x 80-in; Actual: 31.4375-in x 81.75-in)
Laminated Insulated Glass
System/Series | FIRE - 7600  
---|---
Description | FIRE 7600 True Single Slider OX w/ Installation Straps 45 Minute Rating  
Quote # | GW50483  
Sales Order # | 0  
Approx Lead | DELIVERY is 8-13 Weeks  

table:

FIRE RATED WINDOW SPEC  
SCALE: 1" = 1'-0" (+/-)
Kirkham 8 1/2" Wide Dark Sky Outdoor Wall Light

Defiant LED Motion Security Light

Details
- Colour: White
- Brand: Defiant
- Finish Type: Matte
- Material: Glass, Plastic, Metal
- Style: Modern
- Technical Details
- Manufacturer: Defiant
- Part Number: DFI-5983-WH
- Product Dimensions: 25.4 x 22.86 x 17.78 cm, 640 Grams
- Item model number: DFI-5983-WH

- All lighting is directed downward and photometrically as well as movement/sensor controlled.

LAMPS TO BE:
- 12 WATT LED (65 watt incandescent equivalent)
- PRODUCING 650 LUMENs PER LAMP

NOTE-
ALL EXTERIOR LIGHTING FIXTURES TO BE 'DARK SKY' RATED

TYPICAL LAMP SPEC

SCALE: No Scale
3-TAB SHINGLES
by GAF

Royal Sovereign®
Golden Cedar

GAF
Royal Sovereign®
Golden Cedar

NOTE -

PRECISE SHINGLE SPECIFICATION TO BE
DETERMINED BY AVAILABILITY OF THE
SEVERAL POTENTIAL PRODUCTS IN
DIRECT CONSULTATION W/ THE
IMMEDIATELY IMPACTED NEIGHBORS

TYPICAL SHINGLE SPEC

SCALE: 1" = 1'-0" (±)
NOTES:
REAR GATE TO BE OF PRESSURE TREATED WOOD OR OTHER DECAY RESISTANT SPECIES.
DIMENSIONS AS SHOWN.
FENCE SEGMENT AT WEST SIDE TO BE SIMILAR.

REAR FENCE GATE ASSEMBLY

SCALE: 1" = 1'-0" (+/-)
### 1st Floor Door Schedule

<table>
<thead>
<tr>
<th>Door No.</th>
<th>Location</th>
<th>Size</th>
<th>Material Finish</th>
<th>Hinge</th>
<th>Note(s)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Garage Man Door</td>
<td>3'-0&quot; x 6'-8&quot; x 3'-4&quot;</td>
<td>Metal Hood</td>
<td>Exterior w/ Bolt</td>
<td>Pre-Hung</td>
<td>NS Metal</td>
</tr>
<tr>
<td>102</td>
<td>Garage Door</td>
<td>10'-0&quot; x 6'-8&quot; x 3'-4&quot;</td>
<td>Metal Hood</td>
<td>Opener</td>
<td>Opener</td>
<td>Garage Door</td>
</tr>
<tr>
<td>103</td>
<td>Mech Closet</td>
<td>3'-0&quot; x 6'-8&quot; x 3'-4&quot;</td>
<td>Metal Hood</td>
<td>Exterior</td>
<td>Pre-Hung</td>
<td>Vertical</td>
</tr>
</tbody>
</table>

### 2nd Floor Door Schedule

<table>
<thead>
<tr>
<th>Door No.</th>
<th>Location</th>
<th>Size</th>
<th>Material Finish</th>
<th>Hinge</th>
<th>Note(s)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Front Entry</td>
<td>3'-0&quot; x 6'-8&quot; x 3'-4&quot;</td>
<td>Metal Hood</td>
<td>Exterior w/ Bolt</td>
<td>Pre-Hung</td>
<td>NS Metal</td>
</tr>
<tr>
<td>202</td>
<td>Bath</td>
<td>2'-6&quot; x 6'-8&quot; x 3'-4&quot;</td>
<td>Wood Hood</td>
<td>Track Roller</td>
<td>Barn Roller Door</td>
<td>2x4 Wall</td>
</tr>
</tbody>
</table>

### Window Schedule

<table>
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<tr>
<th>#</th>
<th>Window Type</th>
<th>Rough Opening</th>
<th>Location(s)</th>
<th>Note(s)</th>
</tr>
</thead>
<tbody>
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<td>A</td>
<td>DBL HUNG</td>
<td>3'-0&quot; x 6'-8&quot;</td>
<td>NORTH WALL</td>
<td>Dbl. Pane: Low &quot;E&quot;</td>
</tr>
<tr>
<td>B</td>
<td>DBL HUNG</td>
<td>3'-0&quot; x 6'-8&quot;</td>
<td>NORTH WALL</td>
<td>Dbl. Pane: Low &quot;E&quot;</td>
</tr>
<tr>
<td>C</td>
<td>HORIZ. SLIDER</td>
<td>4'-0&quot; x 3'-0&quot;</td>
<td>KITCHEN + BEDROOM</td>
<td>Dbl. Pane, Rated Assembly</td>
</tr>
<tr>
<td>D</td>
<td>SKY LIGHT</td>
<td>4'-0&quot; x 4'-0&quot;</td>
<td>BATH</td>
<td>VERIFY OPERABILITY w/ OWNER</td>
</tr>
</tbody>
</table>

**Note:**
- Exterior doors and windows are graphically specified elsewhere in this submittal; see Pages 13, 14, 15, 16, 17, 18 & 24.