SURVEY SHEET 3 OF 19

1622 EMERSON STREET
IMPROVEMENT SURVEY PLAT OF LOTS 24-27, BLOCK 23, PARK AVENUE ADDITION TO DENVER
LOCATED IN THE SW1/4 OF SECT 35, T13S, R68W OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO.
FOR: MKL ARCHITECTURE, PC

SURVEY 10.11.21
EMERSON STREET APARTMENT
MASS/CONTEXT/FORM REVIEW
LOT 24, 25, 26, AND 27, BLOCK 23, PARK AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED 1622 - 1630 N. EMERSON STREET
EMERSON STREET APARTMENT

BLOCK PLAN

1622 - 1632 EMMERSON STREET, DENVER, CO

COMMON LOT SIZE
25’ WIDTH
145’ DEEP

INFILL LOT SIZE
100’ WIDTH
145’ DEEP

EASTERN NEIGHBOR LOT
25’ WIDTH
145’ DEEP

WESTERN NEIGHBOR LOT
25’ WIDTH
145’ DEEP

TYP. PORCH SETBACK
53’ FROM ROW

TYP. PORCH DEPTH
APPROXIMATELY 10’

NEW BUILDING BLOCK STUDY
EMERSON STREET APARTMENT
MASS/ CONTEXT/ FORM REVIEW
LOT 24, 25, 26, AND 27, BLOCK 23, PARK AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED 1622 - 1630 N. EMERSON STREET

HISTORIC SWALLOW HILL CONTEXT

THE SWALLOW HILL HISTORIC DISTRICT SUGGESTS INCORPORATION FOR ITS COLLECTION OF QUEEN-AnNEST STYLE RESIDENCES DESIGNED IN REVERSE-PROGRAMMED LATE 19TH AND EARLY 20TH CENTURY ARCHITECTURE, MIRRORS THE FORM REPRESENTATIVE USE HISTORY THROUGHOUT DENVER. THE SWALLOW HILL DISTRICT'S RESIDENCES ARE A SIGNIFICANT COMPLEMENT TO THE CHARACTERS OF THE MULTIFAMILY RESIDENCES, NORTHEAST IN THE DISTRICT ARE COMMONLY THROUGHOUT THE NEIGHBORHOOD. COMPLETE IDENTIFICATION SAFEGUARDS OUR RICH HERITAGE FOR FUTURE GENERATIONS.

PLACEMENT OBJECTIVES:
- RECOMMENDATION: TWO-TO THREE-STORY STRUCTURES, ROOF PARK RESIDENCES AND MULTIFAMILY VERTICAL, BENTON-LIKE STYLES ARE COMMONLY QUEEN ANNE-INSPIRED AND USE MASONRY, PROTECTED THROUGHOUT THE DISTRICT. SUCCESSFUL SPECIES ARE COMMONLY THROUGHOUT THE NEIGHBORHOOD. COMPLETE IDENTIFICATION SAFEGUARDS OUR RICH HERITAGE FOR FUTURE GENERATIONS.

MATERIALS: ARCHITECTURAL DETAILING, MATERIALS, AND DETAILING FACADES ARE SIMILAR TO THE ORIGINAL MATERIALS AND DETAILING SUCCESSFUL SPECIES ARE COMMONLY THROUGHOUT THE NEIGHBORHOOD. COMPLETE IDENTIFICATION SAFEGUARDS OUR RICH HERITAGE FOR FUTURE GENERATIONS.

FINISHES: DOORS: COMMONLY THROUGHOUT THE NEIGHBORHOOD. COMPLETE IDENTIFICATION SAFEGUARDS OUR RICH HERITAGE FOR FUTURE GENERATIONS.

WINDOWS: COMMONLY THROUGHOUT THE NEIGHBORHOOD. COMPLETE IDENTIFICATION SAFEGUARDS OUR RICH HERITAGE FOR FUTURE GENERATIONS.

INFORMATION FROM CONSTRUCTION IN THE SWALLOW HILL HISTORIC DISTRICT.

DESIGN ELEMENT COMPARISON
EMERSON STREET APARTMENT
MASS/ CONTEXT/ FORM REVIEW
LOT 24, 25, 26, AND 27, BLOCK 23, PARK AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
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COMPLETE PHOTOS OF SITE AND IMMEDIATE CONTEXT
SHEET 5 OF 19
EMERSON STREET APARTMENT
MASS/ CONTEXT/ FORM REVIEW
LOT 24, 25, 26, AND 27, BLOCK 23, PARK AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED 1622 - 1630 N. EMERSON STREET

WEST ELEVATION

PRIMARY STREET TRANSPARENCY
PRIMARY STREET - EMERSON STREET
BUILDING LENGTH = 39'-11 3/8"
TRANSPARENCY REQUIRED = 40 PERCENTS = 39'-11 3/8" - 15.97
TOTAL TRANSPARENCY 16.5 = 40 PERCENTS

BLANK PLANE BASE ELEVATION
ELEVATION TAKEN FROM SPOT ELEVATION LOCATED AT
FRONT PROPERTY LINE AT FRONT SETBACK.
ET = ELEVATION
ES = ELEVATION SPOT
AVERAGE = ET + ES(35) = BLANK PLANE = 165' - 47"
BENCHMARK = ET + ES(35) = 10' - 07"
EMERSON STREET APARTMENT

MASS/ CONTEXT/ FORM REVIEW

LOT 24, 25, 26, AND 27, BLOCK 23, PARK AVENUE ADDITION TO DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LOCATED 1622 - 1630 N. EMERSON STREET

SOUTH ELEVATION
EMERSON STREET APARTMENT

MASS/ CONTEXT/ FORM REVIEW
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EMERSON STREET APARTMENT

MASS/ CONTEXT/ FORM REVIEW
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