EXISTING CONDITIONS

EXISTING RESIDENCE (FRONT)
LOOKING EAST
2724 CURTIS STREET

EXISTING RESIDENCE (REAR)
LOOKING NORTHWEST
2724 CURTIS STREET

EXISTING YARD AND GARAGE TO BE DEMOLISHED
LOOKING NORTHEAST
2724 CURTIS STREET

EXISTING GARAGE TO BE DEMOLISHED
LOOKING NORTHEAST FROM THE ALLEY
2724 CURTIS STREET

2724-1/2 CURTIS STREET, DENVER, CO 80205

RALLIS ADU

PROPERTY OWNER
JUSTIN RALLIS & MICHAEL REINKE
ADJACENT STRUCTURES

- 2724 CURTIS STREET
- 2734 CURTIS STREET
- 2712 CURTIS STREET

PROPERTY OWNER

JUSTIN RALLIS & MICHAEL REINKE

RALLIS ADU

2724-1/2 CURTIS STREET, DENVER, CO 80205

Simple Homes, LLC
5151 Bannock Bldg H - Mailbox 5
Denver, CO 80
www.simplehomes.com

Drawn by: DW
Checked by: DW

5/8/2023 3:21:16 PM

SIMPLE HOMES, LLC

5151 Bannock Bldg H - Mailbox 5
Denver, CO 80205
www.simplehomes.com

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RALLIS ADU

2724-1/2 CURTIS STREET, DENVER, CO 80205
Marvin Essential™ Double Hung window

MANUFACTURER/STYLE: MARVIN ESSENTIAL
DIMENSIONS: AS SHOWN ON DRAWINGS
FINISH: FIBERGLASS
COLOR: EBONY (EXT.), EBONY (INT.)

(PRIMARY HOUSE TYPICAL WINDOWS ARE DOUBLE HUNG WINDOWS WITH NO ADDITIONAL MULLIONS/MUNTINS)
JULIET BALCONY DETAIL

1" x 2" TUBE STEEL TOP RAIL
PAINTED BLACK

1/2" DIA. STEEL RODS,
4" O.C.
PAINTED BLACK

1.5" x 1.5" TUBE STEEL BALUSTERS
PAINTED BLACK

MC10x8.4 STEEL STRINGER
PAINTED BLACK

GALVANIZED BAR GRATE

GALVANIZED BAR GRATE

TENSION ROD SUPPORT
RE: STRUCTURAL

JULIET BALCONY FINISH:
BASIS OF DESIGN, MCNICHOLS BAR GRATE
77% OPEN, GALVANIZED
CLADDING: BASIS OF DESIGN
5" REVEAL SMOOTH HARDIE PLANK SIDING & NOM. 1x4 TRIM W/ BLACK WINDOWS (RE: SHEET 009) REFERENCING NEIGHBORHOOD PRECEDENTS WITH HORIZONTAL SIDING.

ALLEY GARAGE DOOR: BASIS OF DESIGN
TYP. 8'x8' SHORT PANEL GARAGE DOOR, BLACK.

LIGHTING: BASIS OF DESIGN
EXTERIOR MOTION SENSOR, GOOD EARTH LIGHTING 240-DEGREE 3300-LUMEN DUAL DETECTION ZONE WHITE HARDWIRED LED OUTDOOR MOTION-ACTIVATED FLOOD LIGHT WITH TIMER

ENTRY DOORS: BASIS OF DESIGN
2 PANEL VICTORIAN, BLACK

FRENCH DOOR: BASIS OF DESIGN
FIBERGLASS, FULL GLASS LITE, BLACK.

NEW FENCE: BASIS OF DESIGN
METAL POSTS, TOP AND BOTTOM RAILS, VERITCAL WOOD SLATS

ROOFING: BASIS OF DESIGN
ASPHALT SHINGLES, BASIS OF DESIGN
GAF PEWTER

ROOFING: BASIS OF DESIGN
WHITE TPO LOW SLOPE ROOF WHICH TRANSITIONS TO SHINGLES @ SLOPED PORTIONS, RE: ROOF PLAN

LIGHTING: BASIS OF DESIGN
EXTERIOR WALL SCONCES, QUOIZEL BREITLING 1-LIGHT 18-IN MATTE BLACK OUTDOOR WALL LIGHT

PROPERTY OWNER
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**HISTORIC PRECEDENTS:**
- Traditional window proportions

**SUBJECT PROPERTY**
- Main House

**CARRIAGE HOUSE PRECEDENTS:**
- Minimally detailed, single siding material, not overly glazed, alley facing elevations often largely solid.

**SIDING MATERIAL PRECEDENTS:**
- Horizontal lap siding, minimal detail, sloped and flat roofs

**ADU SIZE PRECEDENT:**
- 3142 CHAMPA ADU: ADU OVER 3 CAR GARAGE 1,983 SF TOTAL
  - 997 SF ADU FOOTPRINT VS 818 SF PRIMARY HOUSE FOOTPRINT
  - ADU IS WIDER THAN THE MAIN HOUSE
  - ADU IS ONLY 4'-1 1/4" SHORTER THAN MAIN HOUSE

**ADU SIZE PRECEDENT:**
- 2750 CHAMPA ADU: ADU OVER 3 CAR GARAGE

**RALLIS ADU**
- 2724-1/2 CURTIS STREET, DENVER, CO 80205

**PROPERTY OWNER**
- JUSTIN RALLIS & MICHAEL REINKE

**NEIGHBORHOOD PRECEDENT**
- Traditional window proportions

**SUBJECT PROPERTY**
- Main House

**CARRIAGE HOUSE PRECEDENTS:**
- Minimally detailed, single siding material, not overly glazed, alley facing elevations often largely solid.

**SIDING MATERIAL PRECEDENTS:**
- Horizontal lap siding, minimal detail, sloped and flat roofs

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- 3142 CHAMPA ADU: ADU OVER 3 CAR GARAGE 1,983 SF TOTAL
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**ADU SIZE PRECEDENT:**
- 2750 CHAMPA ADU: ADU OVER 3 CAR GARAGE
Dear Commission,

Curtis Park Neighbors Design Review Committee reviewed this project via Zoom.

Curtis Park Neighbors conditionally supports that application.

We do have significant opposition to the second entrance and staircase and deck that is on the west side of the ADU.

This staircase and deck will be visible from the street and will look into the adjoining properties yard. There is no need for a secondary entrance and exterior stairs are the exception not the norm for ADUs in the district.

This ADU is larger than other that have been approved in Curtis Park but it is a large lot and primary structure but it still needs to not be seen from the street. The side stair will be very visible and they have an interior stair that access the living area of the ADU. There is no precedent that supports this design and use of the stairs and deck in the historic district.

The large sliding doors are not typical of the district either, but we feel they could be allowed as they are on the side of the structure and not visible from the street. The applicant may consider a Juliet balcony instead of the proposed deck which is not allowed on ADU or in the historic district on ADUs.

We feel the materials and design detail could be stronger to relate to the primary structure as well. We feel it lacks detail even simple detail.

In conclusion, we conditionally support the application with the condition that the exterior stair and deck be removed from the west elevation.

Thank you for your consideration

Sincerely,

Keith Pryor, Curtis Park Neighbors Design Review Committee Chair