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<td>1885</td>
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<td>19' 4&quot;</td>
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<td>8' 7&quot;</td>
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<td>25' 0&quot;</td>
<td>23' 6&quot;</td>
<td>16' 10&quot;</td>
<td>N/A</td>
<td>19' 11&quot;</td>
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</tbody>
</table>

DENOTES DATA BASED ON NON-CONTRIBUTING STRUCTURES

**Notes:**
- All dimensions are in feet and inches.
- The data includes distances, setbacks, and other measurements relevant to the structures on the ground plan.
ARCHITECTURAL COMPATIBILITY

OFFSET AND RECESSED ENTRY
SINGLE WOOD COLUMNS
DETAILED PARAPET
PAIRED DOUBLE HUNG OVER WINDOW WITH CENTER MULLION
LARGE PRIMARY FRONT WINDOW

REFERENCE STRUCTURE DATA

ADDRESS: 2722, 2724, 2726, 2728, 2732, 2734 W/ 33RD AVE
YEAR BUILT: 2
# OF STORIES: 2
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PORCH ROOF TYPE: FLAT, 2ND STORY DECK ABOVE
DORMERS: N/A
PRIMARY MATERIAL: BRICK
PORCH MATERIALS: WOOD
OTHER MATERIALS: STONE SILLS
EXPOSED FOUNDATION: STONE
OVERALL HEIGHT: 12' - 4"
OVERALL WIDTH: 26' - 8"

ARCHITECTURAL COMPATIBILITY

OFFSET ENTRY
SINGLE WOOD COLUMNS
DETAILED PARAPET
FULL WIDTH FRONT PORCH
SINGLE STORY FRONT PORCH

REFERENCE STRUCTURE DATA

ADDRESS: 3611 N ZUNI STREET
YEAR BUILT: 2
# OF STORIES: 2
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PORCH ROOF TYPE: FLAT, 2ND STORY DECK ABOVE
DORMERS: N/A
PRIMARY MATERIAL: BRICK
PORCH MATERIALS: WOOD
OTHER MATERIALS: STONE SILLS
EXPOSED FOUNDATION: STONE
OVERALL HEIGHT: 22' - 4"
OVERALL WIDTH: 37' - 4" (18' - 8" PER UNIT)
ARCHITECTURAL COMPATIBILITY

REFERENCE STRUCTURE DATA

ADDRESS: 3500 N CLAY ST GARAGE
YEAR BUILT: 1910
PRIMARY ROOF TYPE: MEMBRANE/SHINGLE
PRIMARY MATERIAL: BRICK
OVERALL HEIGHT: 9' 4"
OVERALL WIDTH: 32' - 0"
OVERALL DEPTH: 21' - 8"

LARGE 32' LONG HISTORIC GARAGE WIDER THAN PROPOSED GARAGE DEEPER THAN PROPOSED GARAGE VISIBLE TO STREET SHORT SIDE FACES ALLEY

ARCHITECTURAL COMPATIBILITY

ADDRESS: 3611 N ZUNI ST GARAGE
YEAR BUILT: 1908
PRIMARY ROOF TYPE: MEMBRANE/SHINGLE
PRIMARY MATERIAL: BRICK
OVERALL HEIGHT: 9' 4"
OVERALL WIDTH: 32' - 0"
OVERALL DEPTH: 16' - 0"

ARCHITECTURAL COMPATIBILITY

ADDRESS: 2525 - 2529 W 33RD AVE
YEAR BUILT: 1900
# OF STORIES: 2
PRIMARY ROOF TYPE: FLAT, MEMBRANE
DORMERS: N/A
PRIMARY MATERIAL: BRICK
PORCH MATERIALS: BRICK, WOOD
OTHER MATERIALS: STONE SILLS/WALL CAPS
EXPOSED FOUNDATION: STONE
OVERALL HEIGHT: 24' - 8"
OVERALL WIDTH: 44' - 0" (23 PER UNIT)
PORCH DEPTH: 8' - 0"

ARCHITECTURAL COMPATIBILITY

TWO STORY
SINGLE STORY PORCH
DOUBLE HUNG WINDOWS
SINGLE WOOD COLUMNS
FEW STEPS UP TO PORCH
PARAPET DETAILING
LARGE PRIMARY WINDOW
### Period of Significance: Prior to and including 1943

- **Many distinct architectural styles**

### Materials

- Oldest structures are wood framed. Brick construction dominates the region.

### Roofs

- Typically gabled, hipped or flat with a parapet. Boxed eaves on most styles; exposed rafters and Perkins on Craftsman style. Composite roofing material.

### Entries and Doors

- Typically a single offset, front entry with a wooden door.

### Windows

- Wood double hung, vertically oriented windows with stone sills and decorative headers in stone and wood common. Craftsman have divided lights in top sash.

### Porches

- Partial or full width, one-story porches common on simpler houses with narrower porches. Projecting porches prominent.

### Building Ornamentation

- High style Queen Anne have elaborate ornamentation on porches, front gables, and roofing materials. Fish scale shingles common in front-facing gables.

### New Infill Construction

- Contemporary twist on the Italianate building styles, with less detailing and significant consideration of carbon footprint and other green principles.

### Proposed Development

- The building is placed closer to the north property line.

### New Infill Construction

- Contemporary twist on the Italianate building styles, with less detailing and significant consideration of carbon footprint and other green principles.

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### DOOR SCHEDULE

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### WINDOWS SCHEDULE

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**S01 SKYLIGHT** 41 3/4" x 29 7/8" CURB MOUNTED, VENTED
August 17, 2023

City and County of Denver
Landmark Preservation Commission
201 West Colfax Avenue
Department 201
Denver, CO 80202

Re: 3616 Decatur Street
Proposed infill house with detached garage and basement ADU

Dear Commissioners:

The Planning and Community Development (PCD) Committee of Highland United Neighbors, Inc. (HUNI), met with the applicant and neighbors on August 8, 2023, to review the proposed single-family house. The committee found that the design will meet the LPC Design Guidelines. The committee voted 3-0 to share our opinions on this project with the Commission.

The PCD Committee is authorized by the HUNI Board of Directors to represent HUNI in all zoning, land use, and planning matters, including Landmark issues. Membership in HUNI is open to all residents and businesses in the Highland Neighborhood, which is bounded by West 38th Avenue, Federal Boulevard, West 29th Avenue, Speer Boulevard, the South Platte River, and Inca Street. There are approximately 7000 households within the HUNI boundaries and roughly 300 paying members of HUNI. 3-6 mailings go out per year to these households and email newsletters are sent out twice a month to those who have opted in. These emails and many of the mailings contain information regarding notices of meetings with detailed agendas. There were 11 people in attendance at our meeting on the 8th. Here are our opinions:

1. The proposed form is reminiscent of Italianate houses found within the Potter Highlands Landmark District without copying details or materials.
2. The design proposes the use of sawn cedar shingles and wood trim in lieu of typical brick and siding. Proportions and spacing of openings reflect typical patterns of fenestration in this district.
3. This clearly differentiates the new building from existing structures while reducing the carbon footprint of the construction and reducing the overall footprint of the house.
4. The ADU in the basement provides additional “missing middle” housing without overpowering the relatively modest house.
We are pleased to see a project that marries the key design criteria of sustainability with a design that fits into the landmark district successfully. We hope this will set an example for other infill projects within Potter Highlands in the future.

We recommend that the Commission approve this project. Thank you for this opportunity to share our opinion and for your consideration.

Sincerely,

HIGHLAND UNITED NEIGHBORS, INC.

Timothy C. Boers, AIA
Chair, Planning and Community Development Committee

Cc: HUNI Board President
    Committee Members
    Councilwoman Amanda Sandoval
    Applicant