ZERWAS RESIDENCE & ADU
3616 N. DECATUR ST. - INFILL PHASE 1
DENVER, CO 80211

APPLICABLE CODES & DESIGN CRITERIA

PROJECT INFORMATION

SHEET INDEX
REFERENCE STRUCTURE DATA
ADDRESS: 3226 N BRYANT STREET
YEAR BUILT: 2
# OF STORIES: 2
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PORCH ROOF TYPE: HIP, SHINGLE
DORMERS: N/A
PRIMARY MATERIAL: BRICK
PORCH MATERIALS: WOOD
OTHER MATERIALS: STONE SILLS/LINTELS
EXPOSED FOUNDATION: BRICK
OVERALL HEIGHT: 24' - 6"
OVERALL WIDTH: 26' - 8"
PORCH DEPTH: 5' - 8"

ARCHITECTURAL COMPATIBILITY
FULL WIDTH, SINGLE STORY FRONT PORCH
SINGLE WOOD COLUMNS
PARAPET DETAILING
RECESSED SIDE ENTRY
PROJECTING CHIMNEY
MINIMUM LEFT SIDE SETBACK WITH LARGE RIGHT SIDE SIDEYARD

REFERENCE STRUCTURE DATA
ADDRESS: 2435 W 33RD AVENUE
YEAR BUILT: 2
# OF STORIES: 2
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PORCH ROOF TYPE: FLAT, MEMBRANE
DORMERS: N/A
PRIMARY MATERIAL: BRICK
PORCH MATERIALS: WOOD
OTHER MATERIALS: STONE SILLS
EXPOSED FOUNDATION: STONE
OVERALL HEIGHT: 25' 8"
OVERALL WIDTH: 35' (17.5'/UNIT)
PORCH DEPTH: 7' 2"

ARCHITECTURAL COMPATIBILITY
FULL WIDTH, SINGLE STORY FRONT PORCH
SINGLE WOOD COLUMNS
PAIRED DOUBLE HUNG WINDOW
LOW SLOPE PORCH ROOF
STEPS UP TO PORCH
PARAPET DETAILING WITH INTERMITTENT MODILLIONS
PROJECTING CHIMNEY

ARCHITECTURAL COMPATIBILITY
FULL WIDTH, SINGLE STORY FRONT PORCH
SINGLE WOOD COLUMNS
PARAPET DETAILING
RECESSED SIDE ENTRY
PROJECTING CHIMNEY
MINIMUM LEFT SIDE SETBACK WITH LARGE RIGHT SIDE SIDEYARD
REFERENCE STRUCTURE DATA

ADDRESS: 3611 N ZUNI STREET
YEAR BUILT: 1908
# 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

OFFSET AND RECESSED ENTRY
SINGLE WOOD COLUMNS
DETAILED PARAPET
PAIRED DOUBLE HUNG WINDOWS
FEW STEPS UP TO ENTRY
NO PORCH RAILING

REFERENCE STRUCTURE DATA

ADDRESS: 2722, 2724, 2726, 2728, 2732, 2734 W 33RD AVE
YEAR BUILT: 1905-1910
# 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

3616 N DECATUR ST
DENVER, CO 80211

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

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

ARCHITECTURAL COMPATIBILITY
TWO STORY
SINGLE STORY PORCH
DOUBLE HUNG WINDOWS
SINGLE WOOD COLUMNS
FEW STEPS UP TO PORCH
PARAPET DETAILING
SECOND AND MAIN FLOOR WINDOWS NOT ALL ALIGNED
PROJECTING CHIMNEYS
SMALL WINDOW FLANKING CHIMNEY

REFERENCE STRUCTURE DATA
ADDRESS: 2525 - 2529 W 33RD AVE
YEAR BUILT: 1900
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PRIMARY MATERIAL: BRICK
OVERALL HEIGHT: 26' - 8"
OVERALL WIDTH: 44' - 0" (23' PER UNIT)
OVERALL DEPTH: 8' - 0"

ARCHITECTURAL COMPATIBILITY
TWO STORY
SINGLE STORY PORCH
DOUBLE HUNG WINDOWS
SINGLE WOOD COLUMNS
FEW STEPS UP TO PORCH
PARAPET DETAILING
SECOND AND MAIN FLOOR WINDOWS NOT ALL ALIGNED
PROJECTING CHIMNEYS
SMALL WINDOW FLANKING CHIMNEY

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

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

REFERENCE STRUCTURE DATA
ADDRESS: 2446 W 33RD AVE
YEAR BUILT: 1910
PRIMARY ROOF TYPE: FLAT, MEMBRANE
PRIMARY MATERIAL: BRICK
OVERALL HEIGHT: 26' - 8"
OVERALL WIDTH: 46' - 0" (23' PER UNIT)
OVERALL DEPTH: 8' - 0"

ARCHITECTURAL COMPATIBILITY
PROJECTING CHIMNEY
DETAILED PARAPET
DOUBLE HUNG WINDOWS
CHARACTER DEFINING FEATURES
POTTER-HIGHLANDS

PERIOD OF SIGNIFICANCE: PRIOR TO AND INCLUDING 1943

NEW INFILL CONSTRUCTION
CONTemporary TIme on the ITALIANATE BUILDING STYLE, WITH LESS DETAILING AND SIGNIFICANT CONSIDERATION OF CARBON FOOTPRINT AND OTHER GREEN PRINCIPLES

BUILDING PLACEMENT
PARTICULARLY ON NORTH TO SOUTH STREETS, HOUSES OFTEN WERE PLACED CLOSER TO NORTH PROPERTY LINE TO MAXIMIZE SOUTHERN SUN EXPOSURE.

THE BUILDING IS PLACED CLOSER TO THE NORTH PROPERTY LINE.

VERANDAS
TYPICALLY TERRACED FRONT LAWNS WITH MATURE TREES THROUGHOUT POTTER-HIGHLANDS.

NO TERRACING OF FRONT LAWN, AS IS TYPICAL ON ADJACENT PROPERTIES; NO EXISTING MATURE TREES IN FRONT LAWN

HOUSES & FORMAL
ONE OR TWO STORIES TYPICAL
BODY MASSINGS, GENERALLY SYMMETRICAL IN FORM. SOME STRUCTURES (TYPICALLY QUEEN ANNE) HAVE CORNER TURRETS OR TOWERS, BREAKING-UP THE SYMMETRY.

TWO STORY URBAN HOUSE
PROPOSING BODY MASSINGS WITH CORNER INSET, BREAKING-UP THE SYMMETRY.

MATERIALS
OLDEST STRUCTURES ARE WOOD FRAMED, BRICK CONSTRUCTION DOMINATES THE REGION.

PROPOSING WOOD BASED MATERIALS WITH BRICK CHIMNEY AND STEEL DETAILS.

ENTRANCES AND DOORS
TYPICALLY A SINGLE OFFSET, FRONT ENTRY WITH A WOODEN DOOR.

PROPOSING SINGLE OFFSET FRONT ENTRY WITH WOODEN DOOR.

WINDOWS
WOOD DOUBLES HUNG, VERTICALLY ORIENTED WINDOWS WITH STONE SILLS AND DECORATIVE HEADERS IN STONE AND WOOD COMMON. CRAFTSMAN HAVE DIVIDED LIGHTS IN TOP SASH.

PROPOSING PRIMARILY DOUBLE HUNG WINDOWS. NO DIVIDED LITE AND SOME SMALL AWNING WINDOWS. CASEMENT EGRESS IN THE BASEMENT ONLY.

WALLS & FENCES
FEW LOW METAL OR WOOD FRONT YARD FENCES

PROPOSING DETACHED GARAGE

ACCESSORY STRUCTURES
HOST ACCESSIBLE FROM THE ALLEYWAY

PROPOSING DETACHED GARAGE ACCESSIBLE FROM THE ALLEYWAY

SKILLS & TRADES
HISTORIC SANDSTONE AND MODERN CONCRETE WALKWAYS, LEADING IN A STRAIGHT PATH.

EXISTING CONCRETE SIDEWALK. NEW FLAGSTONE WALKWAYS

STEPS TO ACCOMODATE THE FRONT YARD SLOPE

NEW STEPS WIDE

NO FRONT YARD FENCE PROPOSED

WALLS & FENCES
FEW LOW METAL OR WOOD FRONT YARD FENCES

WOODSIDE YARD FENCE PROPOSED

NOT APPLICABLE - NO "DENVER HILL" OR SLOPE IN FRONT YARD

PROPOSING WIDE WALLS

NOT APPLICABLE - VIRTUALLY NO FRONT YARD SLOPE

PROPOSING WIDE WALLS

NOT APPLICABLE - "DENVER HILL" OR SLOPE IN FRONT YARD

PROPOSING IDEAL WIDE