

**CURTIS PARK PATTERN BOOK
FOR
DHA/PLATTE VALLEY LOTS**

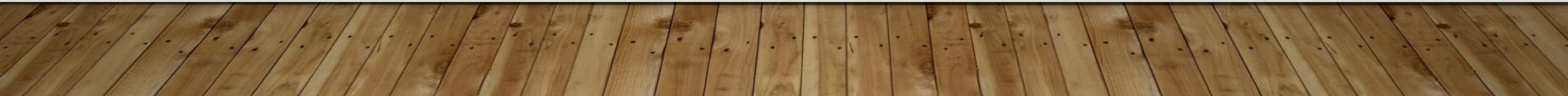


This Curtis Park Pattern book is meant as a guide for building new construction homes within the Curtis Park Historic District. When building a new home in a historic district the goal is NOT to build a new old home. The home should look like it was built in the 21st Century, should fit in with the size and height of the historic homes and echo the historic homes features. Some successful ways the old is interpreted in new forms: a glass two story bay, a half story pushed all the way to the back so as not to be seen from the street while providing roof access, maintaining the roof line while leaving the floor space below open to create a covered roof deck or balcony, the use of an old material in a new way such as using decorative shingles in a new way, using new material in an old way such as using metal shingles where decorative shingles would have been used, using a modern brick pattern with traditional colored brick, using colored mortar with the traditional colored brick, prominent cornices with a modern look, metal brackets that relate to the old wood brackets.

Simplification of the historic styles is the direction to take. A new house with fancy gingerbread trim is not acceptable, but a touch or the shape of fancy trim might be what's needed. Relate the design to the old historic homes, not new construction. All designs must go through Denver Landmark Preservation Commission process and receive approval before any construction permits will be issued. An architect who has been through the process several times will save you time and money. The Curtis Park Design Review Committee is part of the process. The members are experienced and knowledgeable and eager to help. The committee's goal is to get good, appropriate design and help the owner/builder/developer through the process. Their email is CPN-Design-Review@Googlegroups.com Speaking with both the Commission and the Committee early in the design process will help the everything go more smoothly.

Also, there is information online: Denvergov.org/landmark , click Design Guideline & Applications, click to expand Design Guidelines for Historic Structures and Districts, under Appendix A click Curtis Park District.

WWW.CurtisPark.org select Home Alterations drop down menu..



GENERAL CHARACTER DEFINING FEATURES OF HISTORIC CURTIS PARK HOMES

** indicates the most significant characteristics

The character-defining features of the Curtis Park Historic District generally capture the most prevailing architectural styles and features found within the historic district. In some instances, a structure or feature within a district may be the exception to the character-defining features or are modifications made prior to the Landmarking of the district.

** **Mix of Style and Size of Homes** One of the joys of Curtis Park is the diversity of sizes and styles all jumbled together. This was a neighborhood for everyone. The aim is to create that on these new infill lots.

****Front Setbacks** The most common front setback on named streets is **twenty feet**. The setback is measured from the front property line to the front wall of the building, not to the porch. If a building faces a numbered street, the setback there is five feet

****Building Height:** One to two and a half stories in height. Raised foundations and tall ceiling heights provide for tall houses, over 30 feet high, ** additional height in zoning requires a zoning **administrative adjustment** for the height and bulk plane. The administrative adjustment is usually easy to obtain with the support of the Landmark Commission. High ceiling heights accommodate the tall window height.

Building Shape Rectangular. Fronts and sides Bays are common. If lot space permits, L shape and front door setbacks exist.

****Roofline.** Roof pitch and shapes are important to add interest and personality. They counter the boxiness of the building. Common styles are hip, gable, mansard, gambrel, flat. The largest homes have standing seam metal roofs, all others have composite shingle. Metal roofing is seen on porch roofs of smaller homes.

****Raised Foundations** Add height to the building from the bottom, work well with egress basement windows and allow for a raised porch.

GENERAL CHARACTER DEFINING FEATURES OF HISTORIC CURTIS PARK HOMES CONT.

****Brick Exteriors.** The brick color throughout the neighborhood is **medium red with a pressed smooth finish**. All local brick yards supply this color and finish under various names. This brick is timeless and can be expressed as traditional or modern. Use of this brick is strongly encouraged. Brick blends are not urban and do not fit in with Denver's old neighborhoods. On new construction, if it is not possible for a full brick house or ADU, a front brick facade with a six foot side wrap is acceptable. Also any facade that fronts the street on a house, ADU or garage needs to be brick. Full size brick is always used.

****Cornice, Eave, Gable, Banding detailing** Cornices are a strong Curtis Park feature. They are ornate and prominent with decorative brackets. Broad overhanging eaves have decorative brackets and/or detailed protruding brickwork. Gables are decorated with fancy decorative shingles, brackets, bargeboard, geometric wood trim, gable brackets. Structures often feature decorative brick banding on the building walls.

****Raised Covered Porches and Wood Canopies** Old or new, covered porches get used and create community. A covered porch adds personality and is a strong connection to the historic homes. Porches can be full or partial width of the front facade. On new construction, three steps is enough height but not enough to require railings to current code. Railings are an option but not necessary. Rail height should be no higher than window sills. Metal or shingle roofs are acceptable. Also, decorative wooden canopies are found, especially on secondary entrances, numbered street entrances and ADUs. A wood or metal canopy is very useful on ADUs to mark the residential entrance and are permitted by zoning.

****Windows** Individual double-hung, one-over-one wood windows with no divided panes. are the norm. The majority of structures feature tall, narrow windows, although there are some paired and arched windows. Historically, windows were recessed in the wall (not flush) and have stone or brick sills. Window form is very important in new construction. The height of the windows is always **more than double** the width, example: 72”h x 32”w or 60”h x 28”w

GENERAL CHARACTER DEFINING FEATURES OF HISTORIC CURTIS PARK HOMES CONT.

Lintels Rounded and segmental arched lintels are common, although other variations such as wooden pedimented lintels, stone drip molds and horizontal stone lintel bands are also found. Highly decorative masonry headers and lintels contribute to building ornamentation.

Doors Four panel doors with glass in the upper two panels, half glass door, four panel solid doors are the most common. Three quarter glass doors are also seen. Modern full glass doors are also used on new construction. There are no glass dividers or fancy caning. Frosted glass provides privacy but allows light to enter. Doors with transoms are common. On Italianate style homes double door entrances can be found. Each slender door has two panels with glass in the upper panel. The two doors together for a tall rectangular shape.

Straight Sidewalks from public sidewalk to entrance

Decorative Shingles. Are widely used in Curtis Park, in gables and on all sides of mansard roofs. The Italianate style did not use decorative shingles. There are many shapes and patterns created by the mix of shapes. The flat edge shingle style is not used in Curtis Park. Metal decorative shingles are used on mansard roofs also. Today all the old shapes are available in cedar. Half-round/fish scale and octagon are available in fiber cement boards. On new construction some types of metal shingles and siding are acceptable.

Brick Chimneys Very common, often with beautiful brick detailing. On new construction a faux chimney can be used to hide vents, using slim brick to cover the outside of the box.

Garages Detached with entrance from the alley

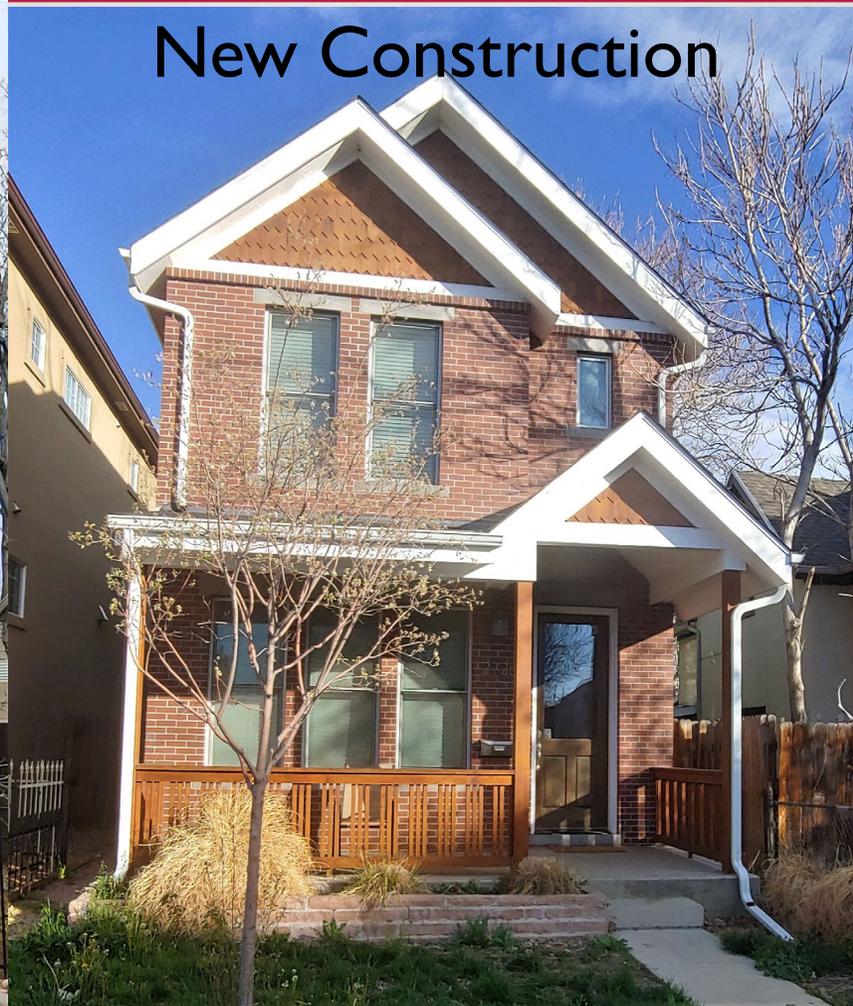
Carriage Houses/ADUs Carriage houses are very common in Curtis Park and they are encouraged by a special overlay to zoning. Please note, side setbacks are different for garages and Accessory Dwelling Units (ADU). If you would like to convert a garage into an ADU later, the garage setbacks and foundation should follow the requirements for ADUs. An ADU ready foundation scores extra points in the RFP for land purchase.

QUEEN ANN

Steep Slope Gable Roof, Often Multi-Gabled Front Facing Gable
Asymmetrical Design

Projecting and Reseeding Facade Create Visual Interest

Windows may Vary in Size and Shape, Windows are Tall and Narrow and often Paired
Always a Front Porch, Often Multiple Porches and Wrap Around Porches



New Construction

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SECOND EMPIRE AND MANSARD

Mansard Roof : Double slope roof on all four sides

Second Story is in the roof

Shed Roof Porches

Decorative Trim and/or Brackets Under Eaves

Decorative Metal and Wood Shingles

Projecting Eaves

Windows in Lower Roof Line



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New Construction Drawing



DUTCH COLONIAL

Gambrel Roof: Double sloped roof on two sides

Front Facing Gable

Small Circular or Half Moon Window in Upper Gable

Hooded Side Windows in Lower Roof Slope

Centered Upper Floor Window Group

Shed Roof Porches

Decorative Wood Shingles in Entire Gable



GOTHIC REVIVAL

Steep Pitched Gabled Roof, Front Facing Gable
Extended Eaves. Open Soffits
Vertical Orientation

Decorative Bracket or Window in Upper Gable
Bay and Oriel Windows Common
Partial Porches



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ITALIANATE

Low Hipped or Flat Roofs, Symmetrical Design
Tall and Narrow in Shape with Tall, Narrow Windows
Front or Side Bays Common
Full Porches Common

Window and Door Openings Matching on Upper & Lower Floors
Elaborate roof cornice
Decorative Wooden Trim or Detail Brick Work in the Roof Cornice
Raised Foundations

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TRANSITIONAL DENVER SQUARE

Broad Hip Roof
Tall Rectangular Shape
Full Width Raised Front Porch with Hip Roof

Centered Front Dormer
Large Overhanging Eaves
Tapered Porch Columns



CURTIS PARK ECLECTIC

Raised Front Porches
Mix of Brick and Decorative Shingles
Front or Side Bays Common

Tall Narrow Windows
Mix of Styles-Queen Ann and Italianate
Mix of Roof styles



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