

September 19, 2006 6:30 PM – Over fifty people attended this presentation. The presentation ran from 6:50 to 8:20PM at the Grant Street Community Center.

Jim Lindberg gave a presentation on the Platt Park Pattern Book. His presentation will be posted on the Platt Park People's Association website. www.3pa.org.

The purpose of the Pattern Book effort was to define neighborhood character. The Pattern Book can be used as a resource for residents planning rehabilitations or additions to their homes. The Pattern Book can also be used by developers of infill projects. The Pattern Book can also be used as a baseline of information for possible zoning changes or overlay districts.

Platt Park was developed around transit. A cable car network was active in the neighborhood. The Gates factory sites were also primary development drivers for the area. Public assets are a key feature of the neighborhood. They include Decker Library, Platt Park, and churches, including the historic Cameron Church.

The **development grid** is the underlying form of development. It consists of long N/S blocks and short E/W blocks. This provides for limited exposure to the hot sun in the south in the summer.

Streetscape – Streets are narrow with detached sidewalks and tree lawns. Lot sizes are 125 feet deep and vary from 25 to 37 ½ feet wide. Alleys are in the back. Houses are oriented in the front of the lot with a 15 – 25 foot set back. Side yard sizes vary depending on lot size and are usually found on only one side of the lot. Detached garages can be found off the alley. The important distinction of this pattern is a shared public space on the street and alleys and a private space of the back yard. This pattern is pedestrian friendly and allows room for street trees. There is a sense of openness with separation between the house and garage.

Open Space – Total open space was studied for a sample area (1000 homes). The average was 62 ½% open space. The greatest number of open space is well above 62%. Most homes had 80% open space on the lot.

Alleys and Garages – Alleys are an important feature in that they provide utilitarian access. Platt Park has some carriage houses, some alleys businesses and some residential structures. Over 1000 lots were analyzed for the size of the garages. 275 homes did not have garages. The majority of garages are less than 400 square feet.

Housing by Decade – 75% of the homes were built before 1930. Victorian homes can be found on larger lots and are larger in size. They are often on corners. Victorian cottages were built in the late 19th, early 20th century. They are 1 ½ stories and share architectural details with the larger Victorian homes. The hipped cottage contains a hipped roof and is one story; the attic is not occupied. The Denver square is small in number in Platt Park. The bulk of homes are the bungalow, built between 1910 and 1930. Tudor revival houses were built around the same time. They contain smaller rooms with a complicated floor plan. Post war bungalow homes have a low pitched roof, large overhang and brick construction.

Housing Mix – Platt Park contains single family homes, duplexes, apartments (two-story up and down duplexes) and commercial buildings. Commercial structures usually front the sidewalk and fill the lot. An example of adaptive use can be found in an old school building that was turned into condominiums.

Common Features – Common features of the diverse use and architectural styles are: setbacks and public spaces; tree lawn and detached sidewalks; lack of curb cuts; front porches and front entrances; brick construction; very limited use of stucco; limited use of stone; raised basements with stairs up to the entrance; detached garages.

Materials – Materials reflect structure. Different brick is often used on the basement level. There is stucco from where the wall changes to the roof. Broad eaves are sensitive to Denver's climate. They provide shade in summer and let in light during the winter. Inset windows cast shadows; the depth and solidity of the structure is defined by this inset. Cornices are found on commercial structures.

Building Scale – One story, one and a half story, two story homes. 20 – 30 feet wide. 18 – 32 feet high. Variations are the alley houses and corner Victorians. The square footage of 1065 homes were mapped. They were all under 2000 square feet. The average was 1000 square feet. Zoning allows for 4000 square feet to be built.

The next stage is to think about what people want in homes, what would be ways that changes can occur that are in keeping with the patterns.