

CITY OF COLORADO SPRINGS

**INTEROFFICE MEMORANDUM**

DATE: June 4, 2020  
TO: Peter Wysocki, Director of Planning  
FROM: Sarah Johnson, City Clerk  
SUBJECT: Notice of Appeal

AR R 20-00323-HPB; AR R 20-00354-HPB

An appeal has been filed by Dr. Mario Soto regarding the Historic Preservation Board's action of June 1, 2020.

I am scheduling the public hearing on this appeal for the City Council meeting of July 14, 2020. Please provide me a vicinity map.

CC: Morgan Hester  
Elena Lobato

Dr. Mario Soto  
1611 Wood Ave.  
Colorado Springs, CO 80907



# THE PLANNING & DEVELOPMENT DEPARTMENT APPEAL TO CITY COUNCIL

Complete this form if you are appealing *City Planning Commission's, Downtown Review Board's or the Historic Preservation Board's* decision to City Council.

### APPELLANT CONTACT INFORMATION:

Appellants Name: Dr. Mario Soto Telephone: 910-728-3044  
Address: 1611 Wood Ave. City Colorado Springs  
State: CO Zip Code: 80907 E-mail: mario.soto99@gmail.com

### PROJECT INFORMATION:

Project Name: 1611 Wood Avenue Windows  
Site Address: 1611 Wood Ave. Colorado Springs, CO 80907  
Type of Application being appealed: Historic Preservation Board  
Include all file numbers associated with application: AR R 20-00323-HPB; AR R 20-00354-HPB  
Project Planner's Name: PJ Snow, LLC  
Hearing Date: 1 June 2020 Item Number on Agenda: 4C

CITY CLERK'S OFFICE  
2020 JUN -4 P 3:42

### YOUR APPEAL SUBMITTAL SHOULD INCLUDE:

1. Completed Application
2. \$176 check payable to the City of Colorado Springs
3. Appeal Statement
  - See page 2 for appeal statement requirements. Your appeal statement should include the criteria listed under "Option 1" or "Option 2".

Submit **all** 3 items above to the **City Clerk's office (30 S Nevada, Suite 101, Colorado Springs, CO 80903)**. Appeals are accepted for 10 days after a decision has been made. Submittals must be received no later than 5pm on the due date of the appeal. Incomplete submittals, submittals received after 5pm or outside of the 10 day window will not be accepted. If the due date for the submittal falls on a weekend or federal holiday, the deadline is extended to the following business day.

*If you would like additional assistance with this application or would like to speak with the neighborhood development outreach specialist, contact Katie Sunderlin at [sunderka@springsgov.com](mailto:sunderka@springsgov.com) (719) 385-5773.*

### APPELLANT AUTHORIZATION:

The signature(s) below certifies that I (we) is(are) the authorized appellant and that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I(we) familiarized myself(ourselves) with the rules, regulations and procedures with respect to preparing and filing this petition. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval.

Signature of Appellant

4 JUNE 2020  
Date

**THE APPEAL STATEMENT SHOULD INCLUDE THE FOLLOWING**

- OPTION 1:** If you are appealing a decision made by City Planning Commission, Downtown Review Board, or the Historic Preservation Board that was **originally** an administrative decision the following should be included in your appeal statement:
  - 1. Verbiage that includes justification of City Code 7.5.906.A.4
    - i. Identify the explicit ordinance provisions which are in dispute.
    - ii. Show that the administrative decision is incorrect because of one or more of the following:
      - 1. It was against the express language of this zoning ordinance, or
      - 2. It was against the express intent of this zoning ordinance, or
      - 3. It is unreasonable, or
      - 4. It is erroneous, or
      - 5. It is clearly contrary to law.
    - iii. Identify the benefits and adverse impacts created by the decision, describe the distribution of the benefits and impacts between the community and the appellant, and show that the burdens placed on the appellant outweigh the benefits accrued by the community.
  
- OPTION 2:** If the appeal is an appeal of a City Planning Commission, Form Based Zoning Downtown Review Board, or Historic Preservation Board decision that was **not made administratively initially**, the appeal statement must identify the explicit ordinance provision(s) which are in dispute and provide justification to indicate how these sections were not met, see City Code 7.5.906.B. For example if this is an appeal of a development plan, the development plan review criteria must be reviewed.

**CITY AUTHORIZATION:**

Payment: \$ \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_

Receipt No: \_\_\_\_\_

Appeal Statement: \_\_\_\_\_

Intake Staff: \_\_\_\_\_

Completed Form: \_\_\_\_\_

Assigned to: \_\_\_\_\_

THE COLORADO SPRINGS PLANNING & DEVELOPMENT DEPARTMENT  
APPEAL TO CITY COUNCIL

Appellant Information: Dr. Mario Soto, 1611 Wood Ave. Colorado Springs, CO 80907

Project Name: 1611 Wood Avenue Windows

Application Being Appealed: Historic Preservation Board

File Numbers: AR R 20-00323-HPB (single bathroom window)

AR R-20-00354-HPB (windows in the sunroom)

Project Planner: PJ Snow, LLC

Hearing Date: 1 June 2020

Item Number on Agenda: 4C

The Colorado Springs Historic Preservation Board (HPB) formally denied of our request for relocation and repositioning of windows in our current home at the 1 June 2020 HPB meeting, and we believe this to have been done in error without accounting for all the available information that was presented at the hearing. Our master bath and sunroom remodel is a two-fold request. First, we are requesting to replace the current window in our master bathroom from a vertical aspect window to a horizontal aspect window. Second, we are requesting to replace the eight current windows in the sunroom off of our master bedroom with four windows. I will address each of these requests separately and argue that according to Colorado Springs City Code, 7.5.906, A(4)(a), 7.5.906, A(4)(b)(2), and 7.5.906, A(4)(b)(3) the HPB failed to consider the facts presented to them and misapplied the city code in their final determination.

With regards to the first request, the HPB denied it on the basis of Colorado Springs City Code 7.5.1605, C(1), C(2) and C(3) and Old North End Historic Preservation Overlay Zone Design Standards B1, B3 and B13. The effect of changing a single, alley facing window from a vertical to horizontal orientation will have little to no impact on general historical or architectural character of the home as referenced in C(1). This change will have zero impact to the front or sides of the home that are visible from Wood Ave. and will have a very minimal impact to those that view the home from the eastern alley. The Old North End is an eclectic mix of architectural styles and unique homes, many of which are filled with asymmetrical features. Indeed, the rear of our home is quite asymmetrical due to the previous existence of a third-floor kitchen and separate apartment that necessitated a small third floor window to be added to the kitchenette area for ventilation. This asymmetry adds flavor and uniqueness to our home and does not detract from its general historical or architectural features. The HPB proposed adding a vertically oriented window similar in size to the window on the third floor in order to maintain symmetry; however, this would still appear asymmetrical and will not be a functional window from inside the master bathroom and is not a reasonable request. Addressing C(2), the existing window is not original to the home and was replaced in 1999 when the home underwent a major renovation. The previous homeowners were kind enough to leave detailed records of the home renovation, including pictures, plans and receipts and it is evident that this window was replaced during the renovation. It is not an original feature of the home and holds zero historic value. With regards to C(3), this project will have no impact to the exterior architectural features of home as the existing trim will be used on the new window to stay consistent with the architectural design. Additionally, all siding will be reused and any siding that needs to be repaired or replaced will be exactly the same as the existing siding. To address the Old North

End Historic Preservation Overlay Zone Design Standards B1, B3 and B13, the physical features with regards to windows that are “common” to the historic buildings of the Old North End are practically non-existent. The homes of the Old North End have a very wide variety of windows with respect to their shape, size and placement and I would argue that there are very few features *common* to the historic buildings of the Old North End regarding windows. The replacement window we are proposing will be of the same size, glass type, and exterior trim and will be identical to the existing windows in every way except orientation. This will coincide with the existing structure’s style of architecture consistent with B3 of the Old North End Historic Preservation Overlay Zone Design Standards. Lastly, B13 has zero bearing or applicability to replacement of a single bathroom window and does not apply to this request – it appears to be an inconsistency with the HPBs arbitrary and capricious application of code and design standards of which they are unfamiliar.

To substantiate 7.5.906, A(4)(b)(2) I suggest the aforementioned reasons on the previous paragraph and argue that the application of City Code by the HPB did not meet the *intent* of the ordinance. The *intent* of 7.5.1605, C(1), C(2) and C(3) is to preserve historical aspects of existing homes in the Old North End, yet allow them to adapt and evolve in a tasteful manner. Over the course of the past 120+ years these homes have progressed to incorporate any number of modern luxuries – electricity, plumbing, HVAC units, lighting, garages, concrete, driveways and other features that have impacted the exterior of these homes to a minimal extent. This proposal is consistent with the natural progression and evolution of the existing structures without having any significant impact on the overall historical look or impact of the home.

Additionally, per 7.5.906, A(4)(b)(3) this decision is unreasonable in that it fails to consider safety concerns, functionality of the space and aesthetics. The Pikes Peak Regional Building Department (PPRBD) follows the guidelines of the 2015 International Residential Code (IRC) for new construction. Although this project does not fall under the purview of new construction, it is worth noting that these code requirements exist for safety. The current top of the window sill is approximately 18 inches above what would be the finished surface of the floor. Per IRC R312.2.1, window openings less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building shall comply with windows that either restrict opening, comply with fall protection devices that comply with ASTM F 2090, or are operable windows that are provided with window opening devices that restrict opening to a 4-inch-diameter sphere. The existing window and any replacement window of similar design to the current window would not meet current code standards and would propose an unnecessary safety risk. We currently have two children with another child on the way, and the height of this window is low enough that a toddler or small child could fall from a second story structure if the window was inadvertently left open, which is common in a bathroom. A window of this size (36” x 57”) renders one entire wall of our bathroom unusable and aesthetically unappealing from the inside of the home, not to mention privacy issues when exiting the shower as your entire body is in view. It was proposed by the HPB that we simply install blinds on this window, which we previously did have, however, to properly ventilate a room with an open window requires the blinds to be open as well. While I appreciate the HPB’s regard for historical preservation and symmetry, placing a smaller vertically oriented window in this space will look ridiculous with the current design of the bathroom and will not solve the problem of asymmetry to the structure. As previously stated, this window faces the alley and will not have a significant impact on the visual historical aspects

of the home. As a side note, we are scheduled to have the house repainted in July a different color scheme and will be removing all of the shutters from the east facing aspects of the house which is consistent with its *original* design. The outer trim on the new window will be exactly the same as the trim on all existing windows and will be indistinguishable when this new color scheme is adopted.

The second request with regards to the replacement and downsizing of the number of windows in the sunroom was denied by the HPB per Colorado Springs City Code 7.5.1605, C(2) and C(4). First off, this project should not have come under the intense scrutiny of the HBP because this relatively newly enclosed structure has zero historical significance. This sunroom in its current configuration was believed to be a tuberculosis sleeping porch by multiple members of the HPB, but this is a false assumption. This was an open air multi-level porch, which likely did serve as a sleeping porch, from the home's construction until 1999 as evidenced from pictures on the El Paso County Assessors website and also evidenced by 4" x 6" Kodak photos that I have included from the previous homeowners taken on 24 January 1999. If the HPB members would like to cite history as a basis of denial, it is important that they *know* the correct historical facts rather than personal assumptions. This room would need to revert back to an open-air structure if it were to be accurately represented as a tuberculosis sleeping porch. Per 7.5.1605, C(2) and C(4) the proposed request to downgrade the number of windows from eight to four will have zero impact on the general historical and architectural character of the home, and effect of this work should have little to no bearing on the historic preservation overlay zone as this structure is merely 20 years old and not representative of a tuberculosis sleeping porch in its current configuration.

This request is one of functionality and conservation of energy. The current sunroom is approximately 120 sqft and has eight windows that are 35" x 60.5" each. During the HPB meeting, Board member Barry Binder suggested that living in a historic home has inherent inconveniences, such as extreme temperatures, and that we should just learn to live with it. I've been on Active Duty in the US Army for over 20 years and am both a Green Beret and Army Ranger with numerous combat deployments so I can appreciate sleeping exposed in extreme conditions; however, it is not my choice or preference to be uncomfortable within the confines of my home nor do I wish this on my family. I find this comment appalling and one that demonstrates *personal bias* over interpretation of City Code. Mr. Binder obviously has electricity in his home, the internet, running water, heat, and presumably drives a vehicle and has a garage so who is he to choose which technological advances are *appropriate* for my home and my family and which are *inappropriate*.

While the windows in the current sunroom do not pose a safety threat, they do pose a problem with regards to temperature control and functionality of the room. We are converting this sunroom to a laundry room and powder room as we currently have to descend three flights of stairs to do laundry, and our current *sunroom* is sealed off and empty due to its lack of functionality and temperature control, and during the winter it could be referred to as an *iceroom*. Despite this room being properly insulated to code, the room is freezing in the wintertime and burning hot in the summertime due to the excessive number of windows in the confined space. My proposal is to replace the current eight windows with four double paned high-quality windows to make the space more functional. This modification will not only be aesthetically pleasing but will add functionality and value to the property. To stress this fact again, the sunroom IS NOT A HISTORICAL FEATURE OF THIS HOME and was enclosed in

1999 during the extensive home renovation. The HPB members had the opportunity to view these photos yet somehow chose to ignore them and some even went so far as to question their authenticity.

As you can see in the included photos for your reference, my master bathroom and sunroom are currently under construction and my contractor, PJ Snow, cannot proceed with completing this project due to the restrictions placed by HPB/city planning on the permit in regards to replacing or moving windows. This project has already been pushed right pending the HPB approval and is now being pushed further to the right pending appeal by the City Council. My family has now been forced to live indefinitely in a construction zone, and for what reason?

The attached pictures and documents are as follows: The previous owners, Stephen and Elizabeth Saye, applied for a tax credit in 1999 and left a detailed description of home's condition in 1999 and the scope of work completed on the house. Multiple windows were added to the east and south facing sides of the existing home, and the open patio on the south side of the house was enclosed to create a sunroom. The Pictures from the El Paso County Assessors page will show that this structure was open from the original construction in 1902 until 1999 when it was enclosed. I have also included a series of pictures taken from the previous homeowners on 24 January 1999 that clearly show an open patio. Additional pictures are views of the window from inside our current master bathroom under construction. As you can see, this is practically down to ground level and renders any space on that wall unusable (there will be a shower to the right and bathtub to the left). There is also a view from inside of the current sunroom to demonstrate the wall-to-wall windows spanning 270 degrees of the room, and again rendering the room unusable. There are current photos of the sunroom and rear of the house to provide the City Councilmembers the opportunity to visualize the proposed replacement and relocation of windows.

Lastly, there have been ZERO complaints or concerns from neighbors or anyone else in the Old North End with regards to this project. The HP Board appears to be making decisions that are incongruent with the beliefs of homeowners in the Old North End and inconsistent with current code.

FINAL

## TAX CREDIT APPLICATION

### 1. PROPERTY INFORMATION

1611 Wood Avenue  
Colorado Springs, Colorado 80907

*Name of Registered Historic District:*  
*Property Type:*  
*Current Use of Property:*  
*After Rehab Use of Property:*

Old North End  
Residential  
Multi-Family  
Single Family Dwelling

### 2. APPLICANT INFORMATION

Stephen A. and Elizabeth F. Saye  
571-47-3755

### 3. OWNER INFORMATION

Same

### 4. PROJECT CONTACT

Betsy or Steve Saye  
719-634-3447 (home)  
719-578-4702 (Betsy work)  
719-578-4705 (Steve work)

### 5. PROPERTY DESCRIPTION

*(Photo #1)*

The house, constructed in 1902 as a single-family dwelling, is located in the Colorado Springs, Colorado Old North End district.

It is a three-story building with a below-ground basement, and includes a detached three-car garage. Originally a single-family house, the property was converted to three rental units in approximately 1945. In 1954, an addition was added to the East Side of the house at ground level, creating a fourth rental unit. The house has a side porch with a staircase that leads to the second and third floors. Currently, the tenants access the second and third floors through the front door and main staircase. The clapboard siding is currently covered with siding tiles. All interior wood trim has been painted, except for the woodwork in the common entry hall.

The first floor (2004 sq. ft.) has two bedrooms, kitchen, living room, den and bathroom. The stone fireplace in the den features a Van Briggles tile hearth. It features leaded glass on three windows and a large stained glass window in one bedroom. The first floor addition consists of one ground level room currently used as a TV room that is the only stair access to the below ground, semi finished basement (800 sq. Foot) which consists of three rooms used for storage, laundry facility, and one bathroom that is in non-working condition.



The second floor (1574 sq. ft.) has two bedrooms, kitchen, bathroom, living room and den. The third floor (675-sq. ft.) has two bedrooms, living room, kitchen/dining area and bathroom.

The property was purchased by the present owners, in 1995 with the intent to eventually convert back to single family residence. Since purchase, the house has been painted, landscaping and sprinkler system added, a brick patio and front steps built, gutters installed and the front porch has been reconstructed. A new three-tab asphalt shingle roof was added in 1996. The plumbing system in the basement has been updated. Electric wiring in the attic has been replaced, as well as every fixture, plug, and switch in the house. In 1997, electrical work was done on the first floor in the kitchen and TV room to allow for use of stronger appliances. What is believed to be the original back entry to the house was located and a staircase was added leading from the main floor to the added room. The furnace was replaced in 1997. The garage has also been refurbished into a usable three-car garage. The fir wood floors on the first and third floors were sanded and finished in 1995.

#### **6. Project Schedule**

Anticipated project start date: April 1999  
Anticipated completion date: November 1999

### **7. DESCRIPTION OF PROPOSED REHABILITATION/PRESERVATION WORK**

Throughout the entire renovation, our plan is to use all existing woodwork and doors within the renovation plan. These materials will be reused in other areas of the house if modification is necessary in existing area.

#### **1st Floor**

7.1 Entryway *(Photo #2, 3)*

##### **7.1.1 REPLACE INTERIOR STAIRCASE AND ENTRY HALL**

*Current Condition* - Central staircase was destroyed and re-configured when the property was converted into apartments circa 1943. None of the original staircase remains to the best of our knowledge. The stair was changed so that at the first landing, there is a 180-degree turn to continue to the second floor, and then another 180-degree turn to continue to the third floor.

*Work Description* - Completely reconstruct staircase to original design, including new balusters, newel posts, handrails and treads to reflect period. Stain wood to match existing woodwork. Remove damaged plasters along staircase, insulate and install new sheetrock. In one second floor bedroom, the shape of the stairs can be seen. There was a 90-degree turn at the first landing leading to the second floor. The intent is to recreate this with the addition of a stair hallway on the second floor and keep the stair to the third floor the same as it is now.

*Estimated Cost:*     **\$22,000**

#### **7.1.2 OPEN ENTRYWAY TO LIVING ROOM AND DINING ROOM (Photo #4)**

*Current Condition* - A wall and doorway were added in the apartment conversion to the first floor entryway that is now the common entry for the tenants.

*Work Description* - Remove the wall and separate entrance to the first floor apartment. Columns will be added to support the landing on the 2nd floor, as well as to provide a division between the entry hall and the living room. Current wood table and doorbell piece will be incorporated in the entry hall to preserve this traditional piece of the house.

*Estimated Cost:*     **\$3,000**

#### **7.1.3 ADDITION OF HALL CLOSET AND BUILT-IN SHELVING**

*Current Condition* - The current closet underneath the old staircase will disappear with the removal of the wall (item 1B).

*Work Description* - The hall will be opened up to create a small hallway that if you go to the right, you enter the living room, if you proceed straight, you enter the dining room. In this area, two archways will be added with a coat closet to the left, underneath the new stair, and a built-in bookshelf to the right. The arches will be added to stay in line with the arch in the dining room above the stained glass window.

*Estimated cost:*     **\$3,000**

#### **7.1.4 SAND AND FINISH FIR FLOORS ON THE FIRST FLOOR ENTRY AND UNDER STAIRCASE**

*Current Condition* - Carpet covers landing area. Walls block access to area under staircase.

*Work Description* - Pull carpet, sand and finish existing flooring in entryway and newly exposed locations under new staircase.

*Estimated cost:*     **\$3,000**

#### **7.2 STRIP AND REFINISH WOOD TRIM IN DEN (Photo #5, 6)**

*Current Condition* - Wood trim currently covered with multiple coats of paint.

*Work Description* -- Strip and refinish

*Estimated cost:*     **\$4,000**

### 7.3 REMOVE FALSE CEILINGS IN THE LIVING ROOM, DINING ROOM AND DEN

*Current Condition* - False tile ceilings were added at some point for soundproofing and/or style reasons.

*Work Description* - Ceiling tiles to be removed and original ceiling reestablished.

*Estimated cost:*     \$1,500

### 7.4 ADD CROWN MOLDING TO ENTIRE 1ST FLOOR

*Current Condition* - No existing molding located on 1st floor.

*Work Description* - Install crown molding to reflect original period of construction.

*Estimated cost:*     \$5,000

### 7.5 RENOVATE KITCHEN

*(Photo #7, 8, 9)*

*Current Condition* - The current main kitchen is small and obsolete. We will be using the existing kitchen and guestroom to create a large kitchen, breakfast room, butler's pantry and half bath.

*Work Description* - Move existing full bath off guestroom to create more space for the kitchen and butler's pantry. Install new half-bath behind fireplace. Install new window to period on southeast corner. Remove existing wall between pantry and breakfast nook. Remove current wall between kitchen guestroom. This is a load-bearing wall, therefore the entire wall will not be removed, and a beam will be added for additional support. Remove all existing cabinets and install new in both rooms. Install new stove and double oven and sink. Add new pantry to southeast corner of current guestroom. Install island in middle of room. Remove damaged plaster, insulate outside walls and replace electrical wiring. Install new light fixtures. Butler's pantry will be just at the entrance to the dining room. Cabinets (some glass front), countertops, and a bar sink will be added.

*Estimated cost:*     \$35,000

### 7.6 ADD TWO WINDOWS TO EAST WALL OF THE GROUND LEVEL ADDITION/TV ROOM

*(Photo #10)*

*Current Condition* - Addition needs more lighting and views to backyard. The only window in the room now is on the south side.

*Work Description* - Install windows on north and south side of the east wall to match windows currently in addition.

*Estimated cost:* \$1,000

## **2nd Floor**

### **7.7 CREATE LANDING/HALLWAY**

**(Photo #11, 12, 13, 14)**

*Current Condition* - Second floor has a need for more efficient space. There is not a central hallway in the upstairs. This was removed when the property was split into apartments. The new staircase will create landing area on north side of existing living room.

*Work Description* - Walls will be added to create a central hallway. Hallway will access the four bedrooms on the second floor. A linen closet will be added on the north side of the hallway.

*Estimated cost:* \$4,000

### **7.8 BEDROOM CLOSETS**

*Current Condition* - Closet space is extremely limited. With the addition of the central hallway, three closets will be lost, therefore, the new and existing bedrooms need new closets for storage space.

*Work Description* - Closets and window seats will be added to existing north central and northeast corner bedrooms and new south west corner bedroom with a window seat and built-in shelves in two bedrooms.

*Estimated cost:* \$3,000

### **7.9 RENOVATE BATHROOM**

**(Photo #15, 16)**

*Current Condition* - Current bathroom is dated. Room will be expanded to accommodate multiple users supporting bedrooms on the 2nd floor.

*Work Description* - Install claw foot tub from 3rd floor bathroom to northeast corner of bathroom. Install new toilet to northwest corner of bathroom. Install two vanity sinks along east side wall. Install pocket door between toilet/shower and vanity area. Remove current linoleum flooring and replace with tile. Install new vanity and ceiling light fixtures. Paint entire room.

*Estimated cost:* \$7,500

### **7.10 CREATE MASTER SUITE**

**(Photo #17, 18)**

*Current Condition* - Currently no master bedroom/bathroom exists in the property. A kitchen was added on the 2nd floor during conversion to apartments. The kitchen, adjoining den, and the outside side porch will be joined to create a master suite to include a bedroom, bathroom, walk-in closet, and sitting room.

*Work Description* - Create master suite consisting of three rooms, a bedroom, a bathroom and walk-in closet created from the existing second floor kitchen and den. Current opening between the living room and den will be enclosed. Remove existing linoleum flooring and install tile floor in the new bathroom. Remove damaged plaster, insulate outside wall and install new electrical wiring. A small closet will be added to southwest corner of bedroom. A new toilet, two sinks and vanities, tub and separate shower enclosure will be added. Walk in closet located between bedroom and bathroom. Install new ceiling and vanity lights. Paint entire room.

*Estimated cost:*     \$15,000

#### 7.11 REFINISH FLOORS

*Current Condition* - Dated apartment style carpet currently exists in living room, bedrooms and den.

*Work Description* - Remove carpet, sand and finish existing fir wood floors.

#### 7.12 RENOVATE THIRD FLOOR BATHROOM     (Photo #19)

*Current Condition* - Current bathroom is poorly designed and badly dated.

*Work Description* - Remove existing claw foot tub and damaged shower enclosure (see photo). Repair and expand shower enclosure and structure. Add tile shower stall and built in shelving to existing shower location. Remove linoleum and replace with tile. Install new toilet and vanity. Install new light fixture to vanity and ceiling. Paint entire room.

*Estimated cost:*     \$10,000

#### 7.13 RESTORE SIDE PORCH ON SOUTH SIDE     (Photo #20, 21)

*Current Condition* - Existing side porch accessed all three rental units. Age, modification and lack of maintenance have created significant damage to structure.

*Work Description* - The entire structure will be rebuilt, keeping all possible original components and features. Original photos will be used to restore historic look. The current staircase used by tenants will be removed. The second floor will be enclosed to create a sitting room/sun porch. The staircase will be removed and the 3rd floor will be a decorative porch only.

*Estimated cost:*     \$20,000

### **3rd Floor**

#### **7.14 WINDOW INSTALLATION**

*Current Condition* -- Non-existent

*Work Description* - A window will be added on the south side of the dining area of the third floor to give additional light. When the staircase is removed and the second floor porch is enclosed, the south side of the third floor will be more open. Design will reflect other windows in room.

*Estimated cost:*     **\$4,000**

#### **7.15 REMOVE AND REPLACE DAMAGED PLASTER WALLS**

*Current Condition* - Hallway has damaged plaster walls.

*Work Description* - Replace plaster with new sheetrock. Install new wiring and outlets.

*Estimated cost:*     **\$6,000**

### **Exterior**

#### **7.16 INSTALL FENCE**

*Current Condition* - No fence currently exists on the property.

*Work Description* - Install wooden picket fence to reflect period along front and south side of house. Enclose entire property.

*Estimated cost:*     **\$4500**

**Total Estimated Project Cost:    **\$151,000****

**Estimated costs provided by Ed Dykstra & Associates, Licensed General Contractor, License #519.**



Open air side porch. Photo taken January 24, 1999



View of southern wall of porch





View of the rear of the porch and old window in what is now the master bathroom.  
This window was increased in size as part of the renovation.



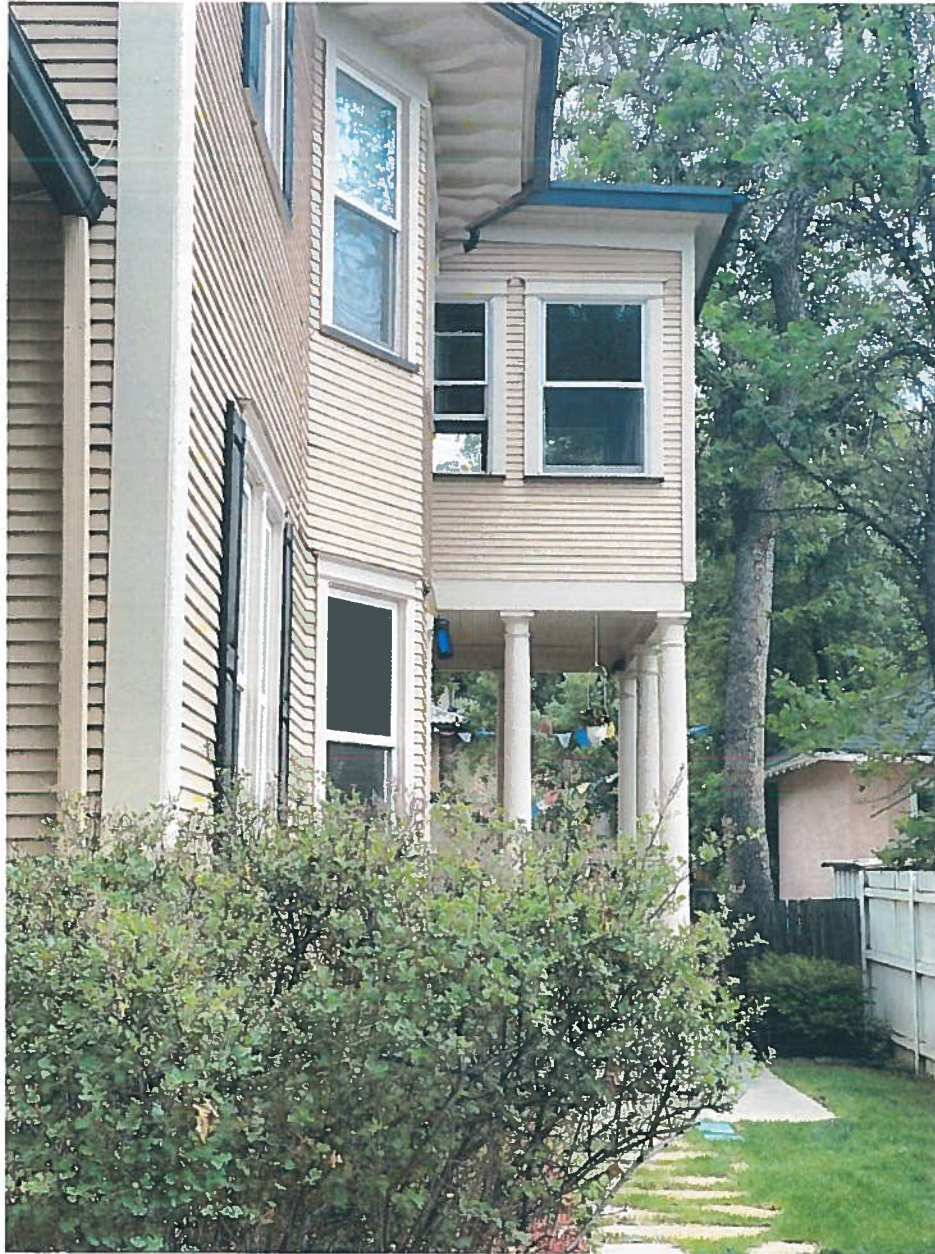
View from inside the old porch on January 24, 1999.



Stairs leading up to the former 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments



Current view of the rear of the home. Notice how the two second floor windows are unequal in size. The master bathroom window is wider and was replaced in 1999. The new proposal is to replace the master bathroom window with a window of the same dimensions as the current window; however, it will be in a horizontal aspect with the bottom of the window 10 inches higher than the current window. The new window will be practically centered with the window to the right.



View of the current sunroom from Wood Ave. Notice how the bay window obstructs the left window in the sunroom and is aesthetically displeasing



View of the current sunroom looking northeast. Notice the 270 degrees of wrap around windows. All these windows were added in 1999 and the sunroom was enclosed. The proposal is to replace the 2 windows on the east and west aspects of the sunroom with a single window centered on the sunroom, and to replace the 4 windows on the south aspect of the sunroom with 2 windows equally spaced on the southern wall. The size and trim will be reused and will be identical to the remainder of the home.



Current view from inside master bathroom. This window does not meet new construction window guidelines as referenced in the appeal and poses a safety threat and privacy issues.



Current view from inside sunroom