

July 6, 2021 —ADDENDUM AT END OF DOCUMENT

Application for Report of Acceptability
1324 N Tejon
Colorado Springs, CO 80903
Bostrom Addition

Narrative of Project:

The current residence is located on the west side of N. Tejon St. between E. San Miguel St. and E. Columbia St. in the Nevada-Tejon subarea of the North End Historic Preservation Overlay Zone District in Colorado Springs. The house as originally built in 1919, was a classic Craftsmen Bungalow wood frame one story structure with a partial basement. The bungalow style represented in this home includes a front gable roof line and a front gable front porch with colonial revival detailing on the porch columns. Cedar shingle siding, decorative barge rafters, exposed rafter ends and beams, and knee braces are all a part of the original craftsman bungalow design. The Colonial Revival details though unusual, are original.

A second story was added in 1997 employing careful attention to matching all of the above mentioned existing craftsman detailing.

Included in the current proposal for addition are:

A 1 story addition to the rear of the home that will include an extension of the kitchen and a laundry room. It will extend 8 feet west to the rear of the existing house and 6.5 feet south toward the rear side of the house.

A covered deck extending 14 feet to the west of the new addition to the rear of the house.

Two small entry porches at the points of exit from the extended kitchen and laundry area.

The overall design concept and aesthetic of the addition will reflect exactly the Craftsman Bungalow style and similar materials and textures to the existing house will be employed in the construction of the addition. The new addition will incorporate existing original doors and windows when possible. All new doors and windows will be selected to match those in the existing house. Each of these areas will fall easily within the setbacks, proportions, size and height restrictions and characteristics of the Nevada-Tejon Subarea.

The entire planning of the design was intentional so as not to distract or be distinguishable from the original structure.

Review Criteria (section 7.5.1605.C of the Zoning Ordinance):

1. The effect of the proposed work upon the general historical and or architectural character of the historical preservation overlay zone.

The style and massing of the addition will be consistent with the Craftsman Bungalow style and the scale and character of the Old North End. This new addition will not in any way diminish or change the presence of the existing front elevation.

Also considered is the scale and location of the adjacent houses. Additions of this sort to the rear of neighboring homes in the Nevada-Tejon subarea are quite common. The proposed one story addition maintains not only the character and scale of the house but also of the entire block and neighborhood.

The rooflines of the additions will match all the rooflines of the existing house both in pitch and design and will seamlessly blend in with the existing home and neighborhood.

2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historical preservation overlay zone.

My proposed design will use materials completely consistent and complementary to those of the original historic neighborhood and the Craftsman Bungalow style with the added specific details to match my existing house.

The exterior materials will be painted cedar wood shingle siding to match the existing structure. The detailing of the new gables, covered deck and porches, doors and windows will include painted wood trim and colonial revival columns to match the existing columns on the front porch where specified.

All new windows and doors added as a part of the addition will be solid wood and be selected to match the existing home paying special to the proportion of all the windows and doors to the dividing lites to work in harmony with the existing structure.

All exterior trim will be crafted of wood to match exactly the existing trim on the structure, and will be painted to match the paint scheme of the house.

3. The effects of the proposed working in changing or destroying the exterior architectural features of the structure upon which such work is to be done.

I have taken great care to honor the style, character and architectural features of the original historic house. On the west elevation I propose removing a patio, deck, and French doors, none of which were original to the house. One window will also be removed to make room for the new addition. I do not know if it was original or not. Two windows will be removed on the south elevation which will be replaced by existing windows from the house or new ones matching the existing windows. A small window on the north elevation will be removed to be enclosed but the addition. It is not original to the house. One north window will be removed to be enclosed in the master bath remodel. I do not know if it was original.

The new addition will actually be an improvement to the existing elevations as far as being consistent with the original architectural features of the structure.

4. The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.

The goal with this addition is to bring this house into a state of being consistent with today's lifestyle preferences while emphasizing and maintaining the character of both the Old North End neighborhood and specifically the Craftsman Bungalow style. The existing house with the laundry in the basement, small separate kitchen and small old master bath are not optimal

designs for the way people want to live today. I believe that those of us who live in this neighborhood have a responsibility not only to keep the neighborhood historical but also to keep our homes updated to current standards of lifestyle when and if we have the means to do so. When homes are not both maintained and updated, the neighborhood will naturally end up in decline which affects not only the neighborhood but the city as well.

As with our garage and second story addition my goal is that no one will be able to tell that the house is not original as finished, both inside and out!

Old North End Historical Preservation Overlay Zone Design Standards met

Pertinent Area Wide standards met:

A1, A2, A3, A4, A6, A7, A8

Pertinent District Standard met:

B1, B2, B3, B4, B5, B6, B8, B9, B10, B11, B12, B13, B14

Pertinent Nevada-Tejon Subarea standards met:

A, B, C, D, E, F

ADDENDUM: 7.6.21

During the structural planning phase of this project, a few issues surfaced that required some changes to the design on the west elevation of the project.

1. The Upper Deck.

It was found to be difficult to support the upper deck with the location of the chimney support. With more research it was discovered the the deck was not necessary as there was enough room below the upper level window to complete the roof of the new addition. Since there was no longer a need for the deck and it was proving difficult to support it was removed from the project.

2. Raising the laundry room to the main level

On close inspection of the existing foundation it became clear that attaching a separate section of the house at a lower level to the existing foundation was going to prove difficult. In taking the turn out of the stairway to the basement we were able to bring the laundry up to the same level as the rest of the addition allowing the construction of the addition to more easily tie in to the existing foundation.

Both of these changes have made minor changes to the west exterior elevation of this project. They do not in any way affect the original design goals of remaining true to the architectural style of the existing home and staying true to the historic nature of the Old North End Neighborhood and overlay Zone.