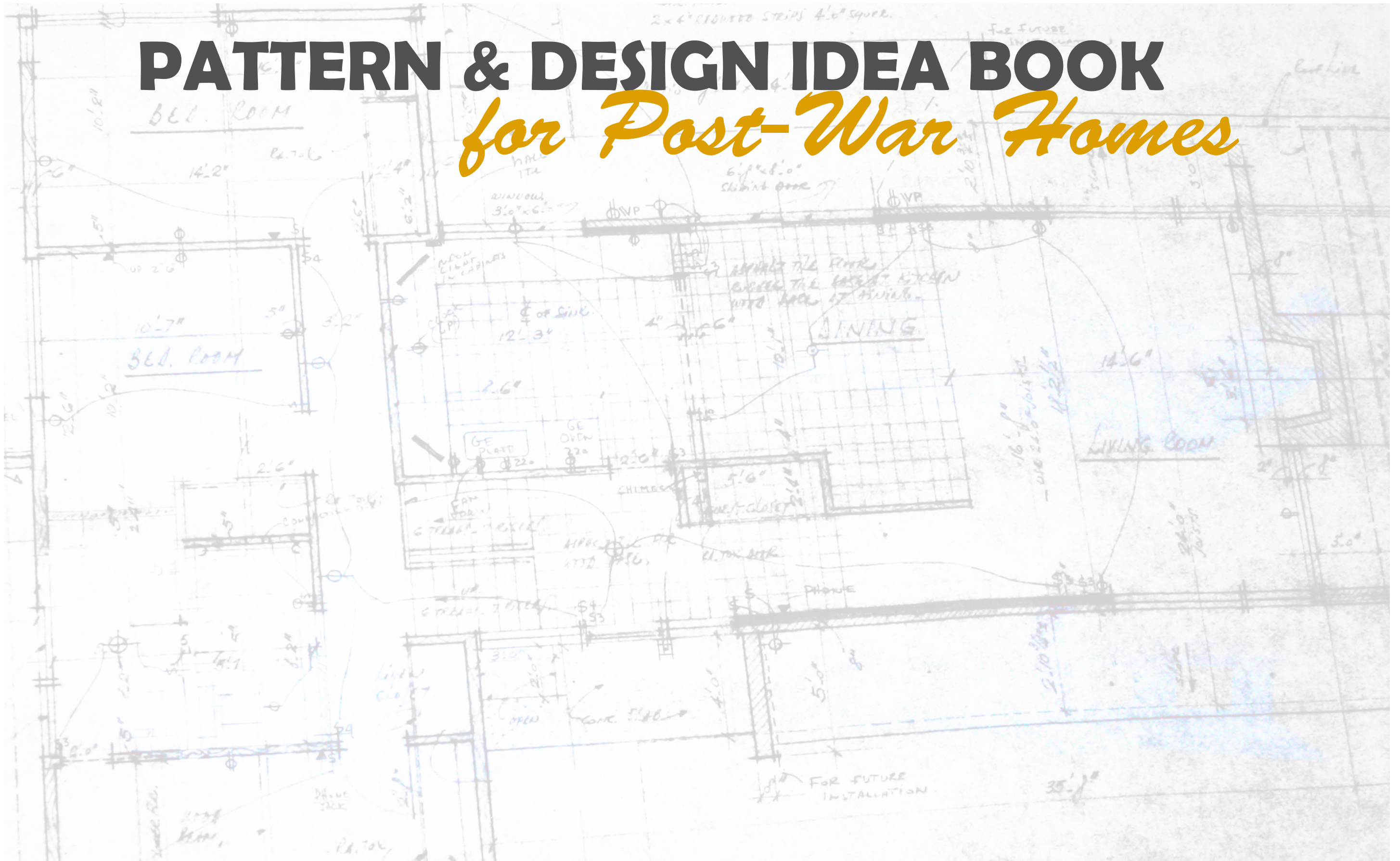


PATTERN & DESIGN IDEA BOOK

for Post-War Homes



FEATURING HOMES IN THE ABERDEEN VILLAGE SUBDIVISION OF LITTLETON, COLORADO

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City of Littleton



Making It Possible.

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DISCLAIMER

This book was designed as a tool to help illustrate possible ways to remodel and add onto a ranch style house. All plans and elevations were developed by graduate architecture students at the University of Colorado at Denver and are for conceptual purposes only. The user should seek professional design services when remodeling a house.

Table of Contents

OBJECTIVE.....	1
METHODOLOGY.....	2
HISTORIC CONTEXT.....	3
FLOOR PLANS	
Side Gable Ranch	
Interior Remodel.....	7
Exterior Expansion.....	8
Front Gable Ranch	
Interior Remodel.....	10
Exterior Expansion.....	11
Hipped Roof Ranch	
Interior Remodel.....	13
Exterior Expansion.....	14
Cross Gable Ranch	
InteriorRemodel.....	16
Exterior Expansion.....	18
Asymmetrical Split Level Ranch	
Interior Remodel.....	20
Exterior Expansion.....	21
TIPS TO KEEP IN MIND.....	22
BIBLIOGRAPHY.....	26

Objective

Littleton is a desirable place to live. This is as true now as it was in 1872 when Richard Sullivan Little, along with his neighbors, filed a plat to create the village of Littleton. Pastoral settings defined the early years of Littleton as the agricultural community produced food for the growing city of Denver. This way of life continued through much of the first half of the twentieth century. Incorporating as a city in 1890, Littleton gained importance in the region and became the county seat in 1902. Still, it was the end of World War II that brought the greatest changes to the city.

The neighborhoods that developed in Littleton during these post-war years are now 50 to 60 years old. Taste and expectations have changed, and now these communities are in danger of losing the special characteristics that define them. Mid-century neighborhoods are often well developed with attractive streets, mature landscaping, and homes that complement each other. Scrape-offs, pop-tops, and unsympathetic additions detract from the cohesive feel of these neighborhoods, and ultimately lead to lower property worth and lost cultural value.

In order to keep these neighborhoods vibrant and attractive to both potential buyers and current residents, the City of Littleton has teamed up with Historic Denver, Inc. and the Colorado Center for Community Development to design and present scenarios that can help homeowners visualize ways to expand and alter their homes without losing the unique character of their neighborhood. Several philosophies were incorporated into the designs of this pattern book. The Secretary of the Interior's Standards for Rehabilitation were written for historic

buildings and as general guidance for owners of older homes, and as such have proven helpful in designing compatible development projects. By incorporating 'Aging in Place' ideas, we hope to encourage residents to stay in the neighborhood and modify their homes to be safer and more comfortable. Long-term residents strengthen the community and are more likely to take pride in and care for their homes. Lastly, we believe it is important to consider our collective impact on natural resources. Building construction and operating costs contribute heavily to carbon emissions and it is important to be aware of the changes you can make to increase the efficiency of your home.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

These houses are neither in a regulated historic district or individually landmarked and therefore not required to follow a design review process through the City. However, many projects can benefit by following the Standards set forth by the Secretary of the Interior. These Standards recommend retaining original materials, constructing additions at the rear, and selecting alternative but compatible materials so that new construction is easily differentiated from the original structure. Aligned with these recommendations, our goal is to address today's programmatic and lifestyle needs while preserving the scale, materials and character of these homes. Compatible and sensitive renovations are more likely to retain their value and appeal to a wider range of buyers and retain a cohesive neighborhood feel. The Standards are available online at www.nps.gov.

AGING IN PLACE

The Aging in Place Design philosophy, like Universal Design, can be beneficial to many people, not just the elderly and disabled groups they are intended for. Growing families will appreciate the recommended safety measures as their toddlers become more curious and mobile. Modifications such as wider doorways, lever handles, and rocker light switches are useful for all ages and make a home safer for everyone. These small changes to the renovation project will make a lasting difference in the livability of your home. Visit www.ageinplace.org to learn more.

ENERGY EFFICIENCY

Post-War houses were built when energy was plentiful and inexpensive which meant that fuel costs were rarely considered when these homes were constructed. Therefore many of these homes lack sufficient insulation. Although many people assume that replacing their windows is the best investment, it is an option that reaps little benefit and destroys the original fabric of the home. Often the energy loss is due to leaks *around* windows, not the panes themselves. An energy audit will identify and prioritize energy loss issues and should be done first to find the best value for your investment. Common sources of energy loss include insufficient insulation of attic space or around pipes and boilers. Replacing incandescent light bulbs with compact fluorescent bulbs is another simple way to reduce your energy consumption. By taking steps to ensure the building envelope is well-sealed, energy savings through new appliances and more expensive improvements will be maximized. More information can be found at www.preservationnation.org/issues/weatherization/.

Methodology

WHY A PATTERN BOOK?

Across the nation modest homes are being demolished in order to build larger homes that often do not fit the character of their neighborhood. The full impact of this trend has not yet reached Aberdeen Village, but development pressures are expected to increase as Littleton's attractive community and proximity to Denver continues to draw new residents to the area. By looking at the success of similar projects (notably Minnesota's *'Cape Cod and Ramblers' Pattern Book* and Wheat Ridge's *'Ranch Renovation' Idea Book*), it was decided that a pattern book would be a valuable tool for homeowners to visualize sensitive home modifications. Two pattern books have already been developed for the community of Arvada: one for post-war houses and one for Arvada's two residential historic districts, Reno Park and Stocke-Walter. This book is the first for Aberdeen Village, which represents the post-WWII building boom.

CHOOSING THE HOUSING TYPES

The majority of Aberdeen Village's housing stock is comprised of single and split level ranch homes. Though the architectural details vary in terms of materials and window placement, the housing forms are

similar. A community meeting was held early during the planning phase for this patternbook, both to establish interest within the community and to determine which housing types residents would like to see included. Prior to the meeting the neighborhood was surveyed, photographed, and the homes grouped by type. Members of the community reviewed the survey materials, and five housing types were chosen for inclusion in the Pattern and Design Idea book. The housing types, named for their form, are:

1. Side Gable Ranch
2. Front Gable Ranch
3. Hipped Roof Ranch
4. Cross Gable Ranch
5. Asymmetrical Split-Level Ranch

Although there are fewer Asymmetrical Split-Level Ranch style homes in Aberdeen Village than the other four house types, it was included in the booklet because its style is unique and characteristic of the subdivision.

UNDERSTANDING THE CONTEXT

Small agricultural communities on the outskirts of large cities experienced tremendous growth in the years following World War II. Understanding the historic context in which these homes were constructed helps build

an appreciation for this era and the character of these neighborhoods.

ABOUT THE DESIGNS

A house representing each type was selected in the neighborhood and gracious owners allowed our cameras and measuring tapes into their homes. The as-built floor plans were fully measured and, when modifications were evident, the original floor plan determined. Luckily, some homeowners had the original blueprints which were used as reference when creating the plans.

With these floor plans and images of the existing housing types, possible renovation solutions were designed by the Colorado Center for Community Development (CCCD). The designs provide practical updates to the houses while retaining their integrity. The designs were influenced by feedback from local realtors and current residents about desired changes.

The first redesign option is an interior remodel contained within the existing footprint. This could include adding a second bathroom, or master suite, or opening up the kitchen. The second design presents a solution for adding square footage without compromising the character of the existing house. By placing the addition at the rear or sympathetically with the existing

house, the character is preserved and the renovated house stays within the scale of the neighborhood.

OTHER TIPS TO KEEP IN MIND

Lastly, we've included information about the Secretary of the Interior's Standards for Rehabilitation, 'Aging in Place' and energy efficiency. Keeping these philosophies in mind as you renovate your home will result in a project with a better resale value and will make your home more livable and energy efficient.



Historic Context

Aberdeen Village is a neighborhood in Littleton Colorado with a story very similar to other communities across America. In many ways, Aberdeen Village is typical of how American suburbs were born and representative of a democratization of home ownership.

This story begins in the years following World War II. American soldiers were returning from war and the country was easing into peacetime. Prior to the war, the Great Depression weighed heavy on development plans during the 1930s. This was followed by rationing during the war years, which included construction materials. After two decades of doing without, many people were ready to enjoy the growing economic prosperity.

Housing development in Littleton was spurred by events both national and local. Nationally, many veterans were encouraged to purchase a home with aid from the GI Bill which offered attractive rates and low requirements for a down payment. In conjunction, technology and materials that had been created to aid in the war effort were now turned to the purpose of creating housing. Developers were able to build homes rapidly using pre-planned and partially assembled materials, greatly reducing the cost for each home.

While homes were becoming more affordable for the average citizen, automobiles were also showing up in more garages. The built landscape was changing dramatically during this period which saw the start of the Eisenhower Interstate System and the birth of the strip mall. Autos were becoming part of the American culture, and this is reflected in

the architecture of the age. Garages and carports moved from detached fixtures in the backyard into prominent features along the front of the home.

Local trends that fueled development include the growth of industry to replace the agricultural economy which had defined the pre-war era in Littleton. Local industry included the American-Coleman Motor Company, Red Comet, Inc (which manufactured automatic chemical sprinkler fire control systems), and the O.K. Ko-Op Rubber Welding System, Inc. (manufactured tires) Also, the Glenn L. Martin company (military research and development, as well as several others which employed thousands of Littleton residents.

These conditions created a large population of citizens nationwide who were experiencing prosperity and desired to move out of the crowded city and into a place of their own. Housing was short due to stagnant development during the last two decades, so the rush was on to create new communities.

Population numbers in Littleton illustrate this growth well. In 1945, just as the war was ending, residents numbered approximately 3,000. Growth was limited at first, partially due to the continued restrictions and rationing that were imposed during and after the war years. By 1950, the city had grown modestly to 3,367. The population, however, ballooned to 13,760 by 1960 and nearly doubled in the next decade reaching 26,466 by 1970. In just twenty years, Littleton's growth exceeded that of its first 73 years and was on the way to becoming the city as it is known today. This population rise was due to the increase in building within the city and also with the annexation of newly developed residential

subdivisions.

Part of the post-war federal housing plan was the creation of pre-fabricated single-family homes, which is what many people think of as representative of this era. Littleton was home to two companies that produced these homes, but development in the city was not driven by this trend. The majority of homes in Littleton were built to order by individual families as well as individually styled residential subdivisions.

Farmers found that their fields were now coveted by developers and most got offers they found difficult to resist. This transformed the mainly agricultural land into expansive residential subdivisions. Rapid residential development dominated civic life during this period, and competition was common between cities for the annexation of unincorporated county land.

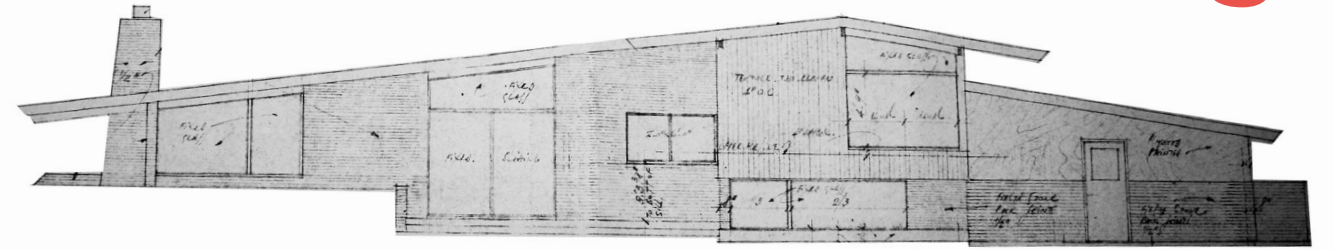
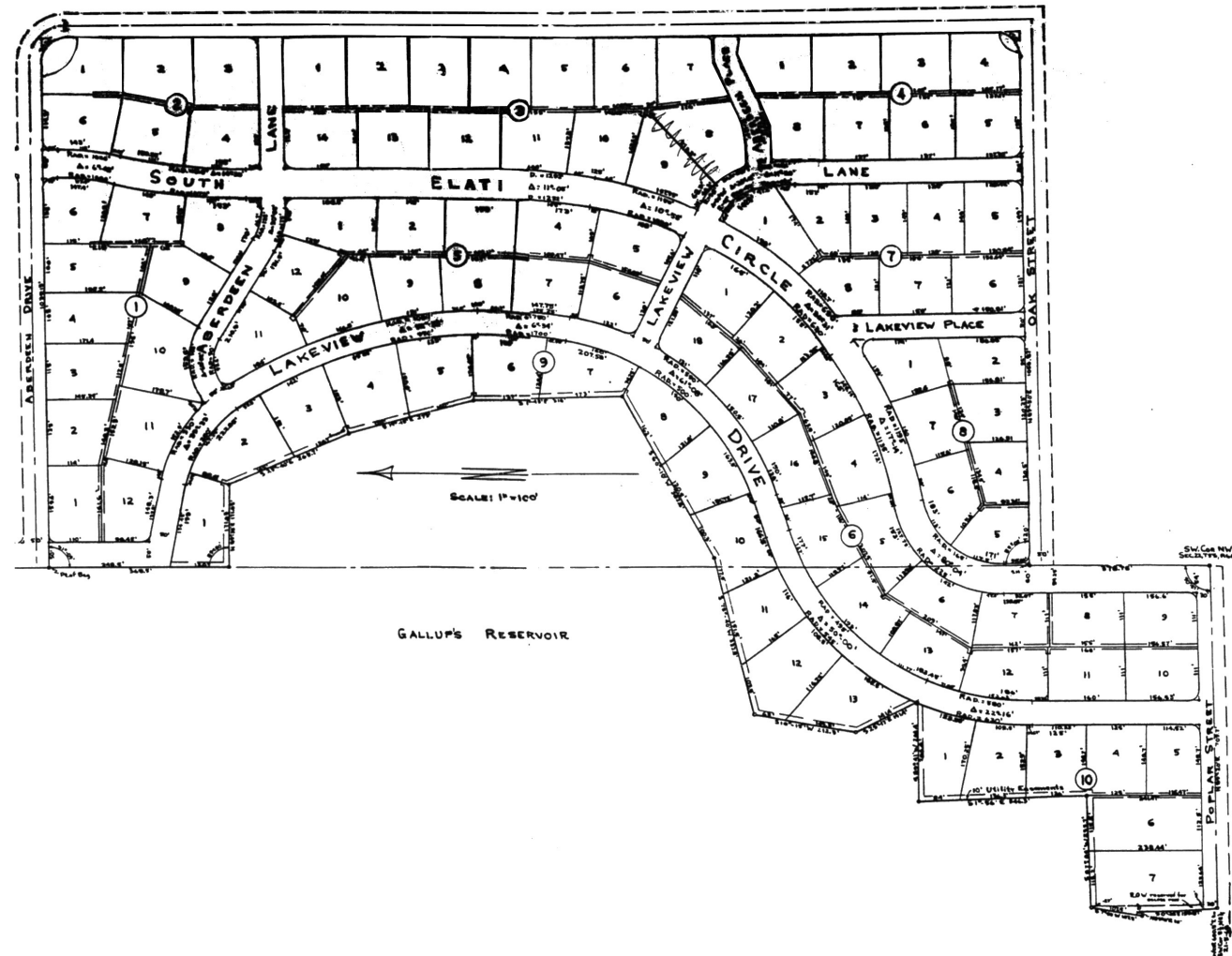
Many subdivisions were built in unincorporated Arapahoe County. In this way property developers avoided some city oversights as well as taxation, and after completion sought annexation into Littleton. Homeowner petitions for annexation were predicated on the desire to gain access to zoning and construction code controls, to gain access to municipal services such as fire and police protection, and to receive water and sewer service at lower resident rates. Such services enhanced property values, reduced property insurance rates, and provided a more safe and controlled home environment. It also gave residents a vote in local government.

Aberdeen Village

The area now known as Aberdeen Village was an alfalfa field up until the early 1950s. Change came to the land when Robert Hayuten, president of the Aberdeen Land Company, purchased the property, sub-divided it, and graded the streets. Aberdeen Village had a community organization to represent their interests early on, evidenced by the first meeting of the Aberdeen Village Improvement Association (AVIA) in 1956. This association is still active today, and “their purpose remains to further and promote the improvement and betterment of Aberdeen Village; to engage in the advancement of constructive projects and activities; and to promote social, economic, and the civic welfare of the community.”

Aberdeen Land Company began development of the community in 1956. The neighborhood, to be known as Aberdeen Village, was envisioned as a subdivision of custom built homes and was advertised as “living built for executives.” With prices beginning at \$19,900, the neighborhood included several distinguishing features, including larger lot sizes, mountain views, brick exteriors, and attached garages. The custom homes averaged 1,859 square feet, and were considered quite large at the time.

Homes in Aberdeen Village each included a plot size of $\frac{1}{2}$ an acre. This plot size became a large controversy in the municipality of Littleton which was comprised only of $\frac{1}{4}$ acre plot sizes. As Aberdeen Village sought to seek annexation into Littleton, several issues arose with the Littleton city council since Aberdeen Village did not have the same code standards.

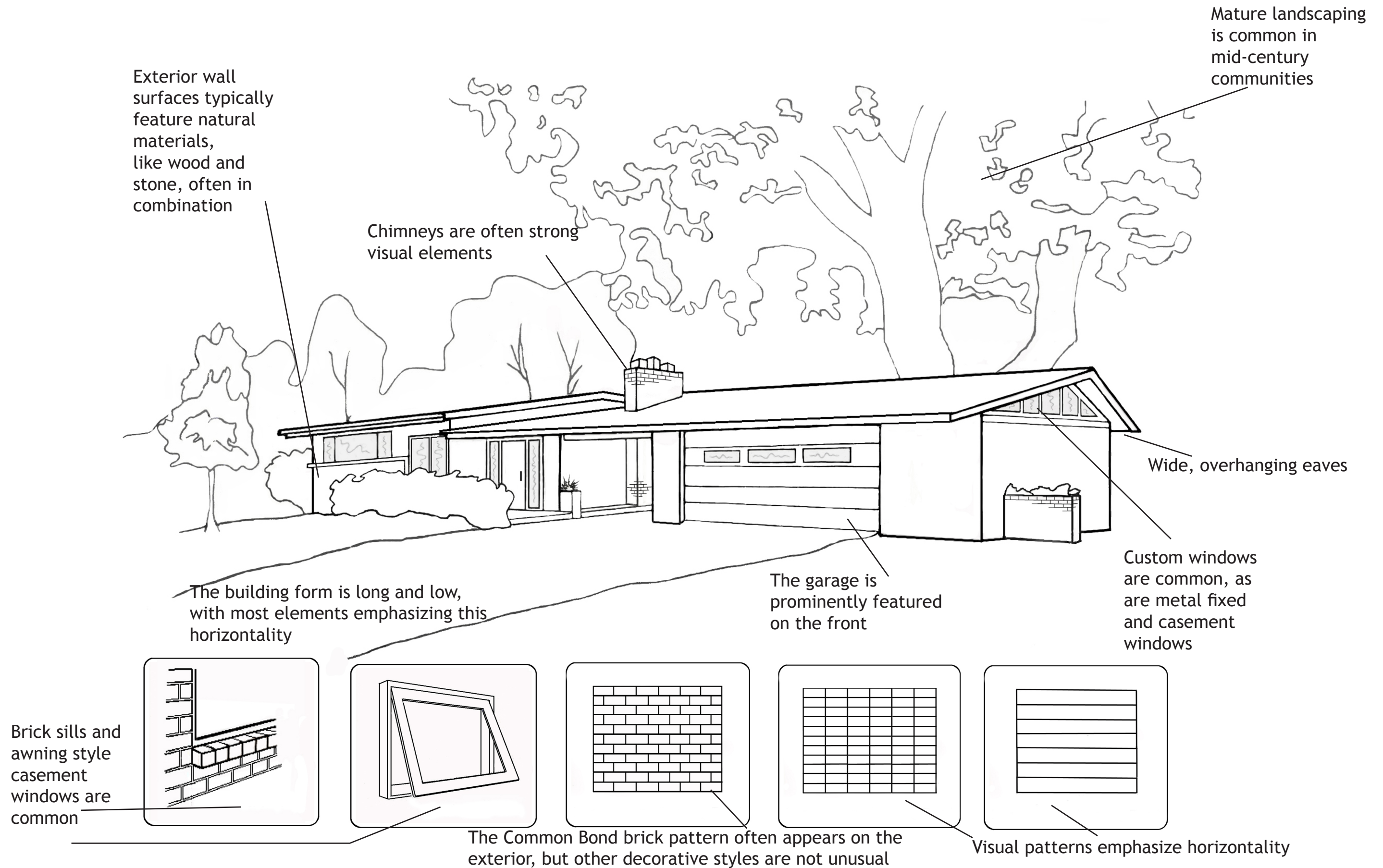


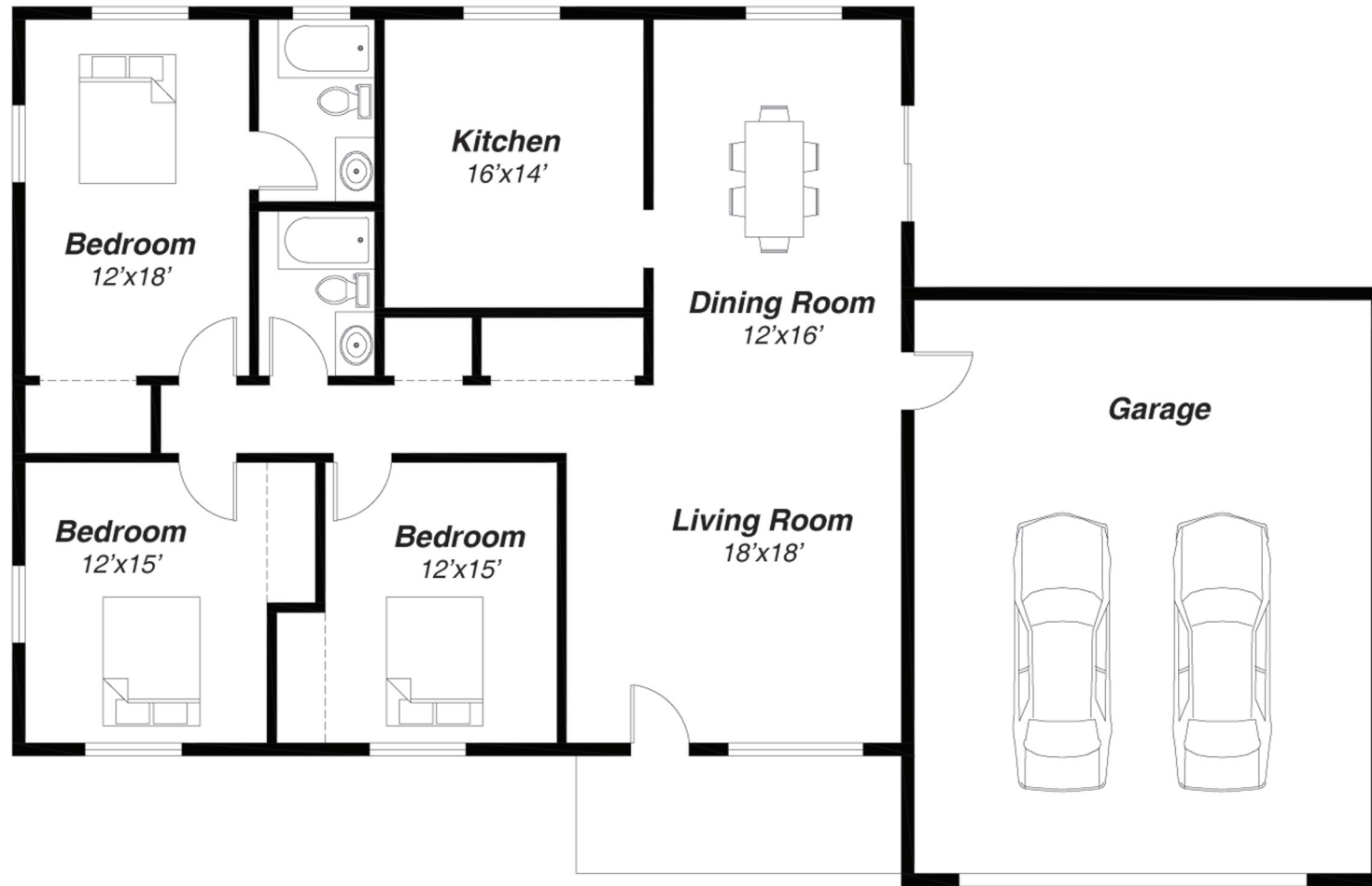
The AVIA fought to maintain the $\frac{1}{2}$ acre plot size and was victorious; the first president of the AVIA Eugene Pilz, stated that “Aberdeen has had half acre zoning under the county

and that the absence of zoning ‘will depreciate the value of property’ and destroy the character of the area”. The AVIA also objected to the installation of curbs and drains and advocated for the use of soil cement, which is a compacted mix of soil, Portland cement and water, as to maintain the nostalgic feel to the neighborhood. This became a long, strung out battle, however the AVIA and the Littleton city council struck a compromise with Hollywood style (slanted face) concrete curbs and gutters with asphalt paving.

While participation in social events may wax and wane over the years, Aberdeen Village remains a cohesive neighborhood with an active organization dedicated to keeping it an attractive place to live. By using the philosophies presented in this pattern & design idea book you will help to maintain the special look and feel of your neighborhood. Keeping a connection with the past and encouraging smart growth into the future will preserve not only the buildings, but the community as well.

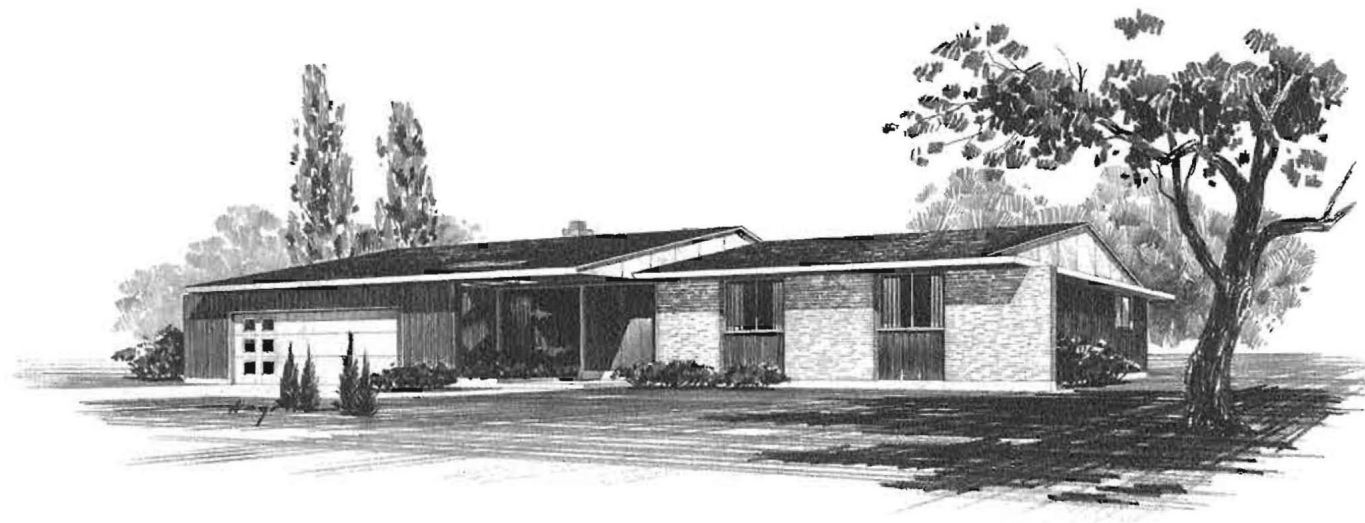
Character Defining Features





SIDE GABLE

The Side Gable Ranch is a common ranch home design. The long, low form is emphasized by a low-pitched roof and horizontal windows. This model includes three bedrooms and two bathrooms. Typical of a ranch home, the living and dining rooms are open and the kitchen is enclosed. This model is 1,500 square feet.

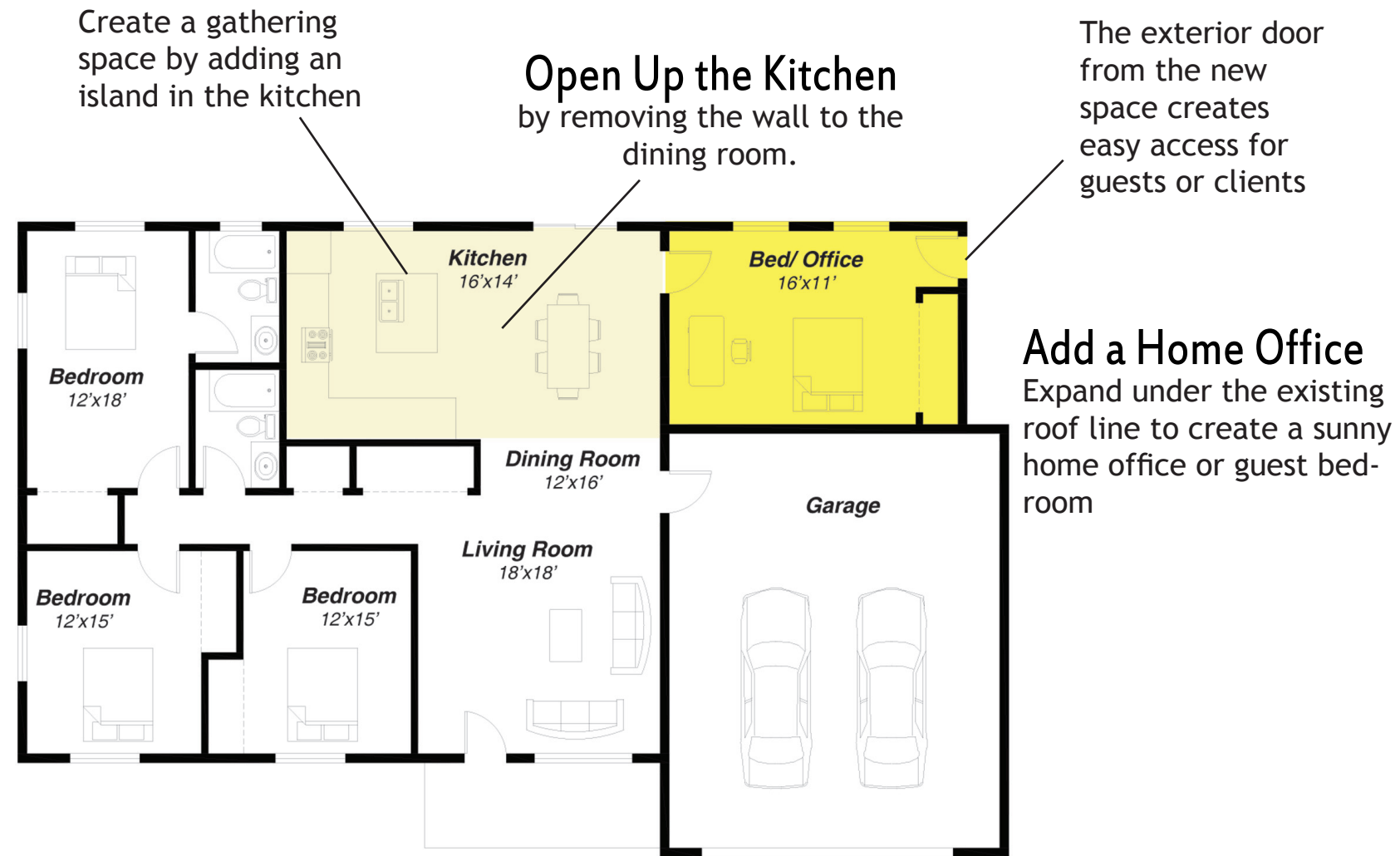


Common Side Gable Features:

- Gabled roof with overhanging eaves
- Single story
- Attached garage
- Central recessed entrance
- Decorative shutters and brick window sills
- Running bond brick pattern
- Central or prominent chimney

Interior Remodel

In this interior remodel and modest expansion, the kitchen was opened up by removing the wall between the kitchen and dining room. A sliding glass door was added, allowing natural light into the home and maximizing the connection between indoor and outdoor space. Additionally, the rear patio was enclosed to create a fourth bedroom or home office. The secondary entrance would be convenient for guests or clients and can help separate the living and working spaces of the home. With the inclusion of a bathroom, this unit would suit the needs of an aging parent. This simple remodel provides the open layout that many homeowners desire, while the new bedroom/office space reflects the changing needs of a modern family.



Exterior Expansion

The exterior expansion could build upon the interior remodel. The kitchen and dining room have been modified to create a more open floor plan and to create a gathering space in the kitchen. An addition at the rear creates space for a family room. The added space allows the front living room to become a more formal gathering space. The relatively small addition provides necessary space for many types of families. The addition respects the form and materials of the original house, as reflected in the simple wood siding, similar to the siding under the eaves, and the roof form of the addition mimics the slope of the existing roof. The low profile of the addition retains the view from the street and is in keeping with the character of the neighborhood.

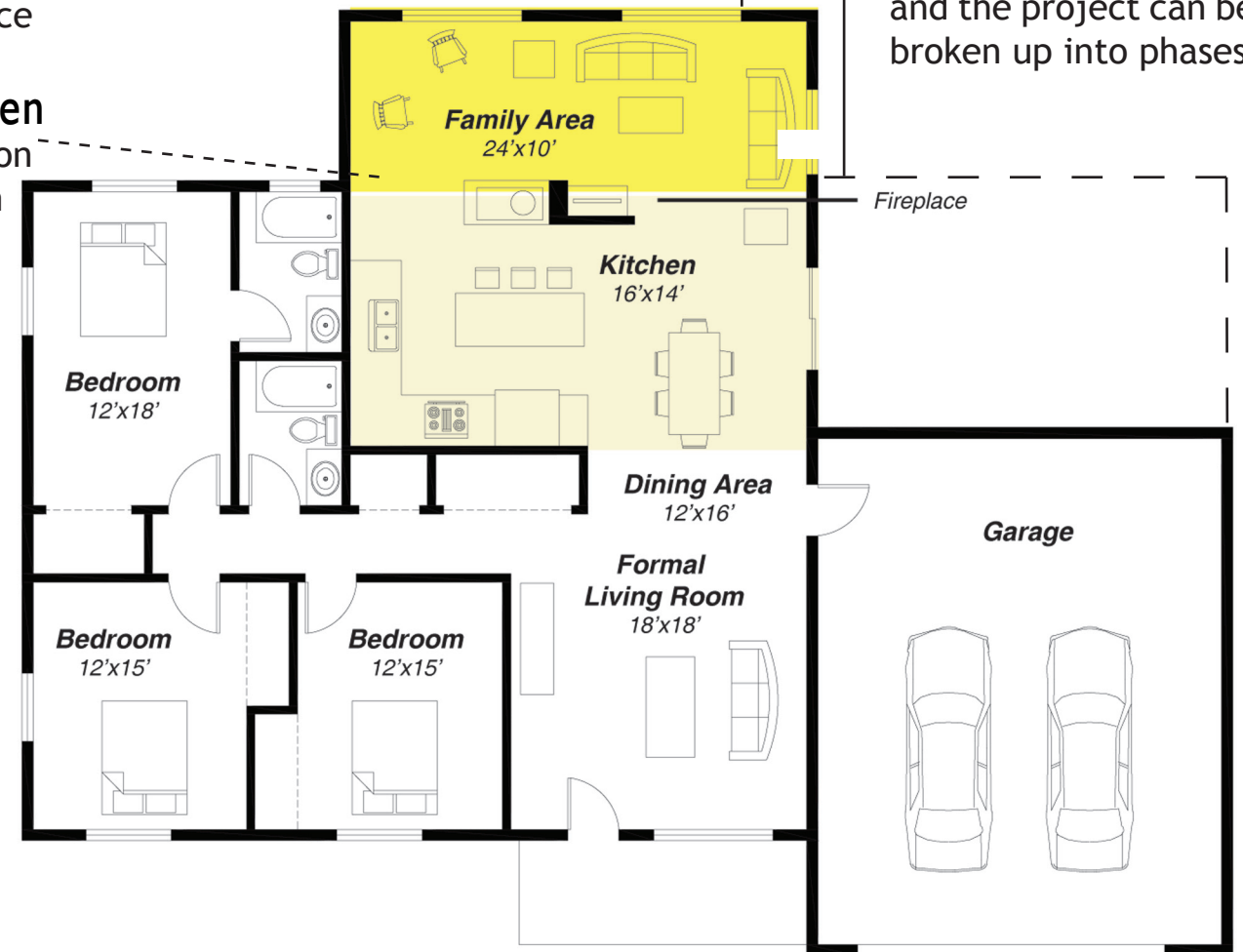


With the addition of a family room, the front living room becomes a more formal gathering space

Create a Family Great Room

Enclosing the space under the existing roof line, as shown in the Interior Remodel, still works with this option and the project can be broken up into phases

Open up the kitchen to create a connection with the dining room and family room



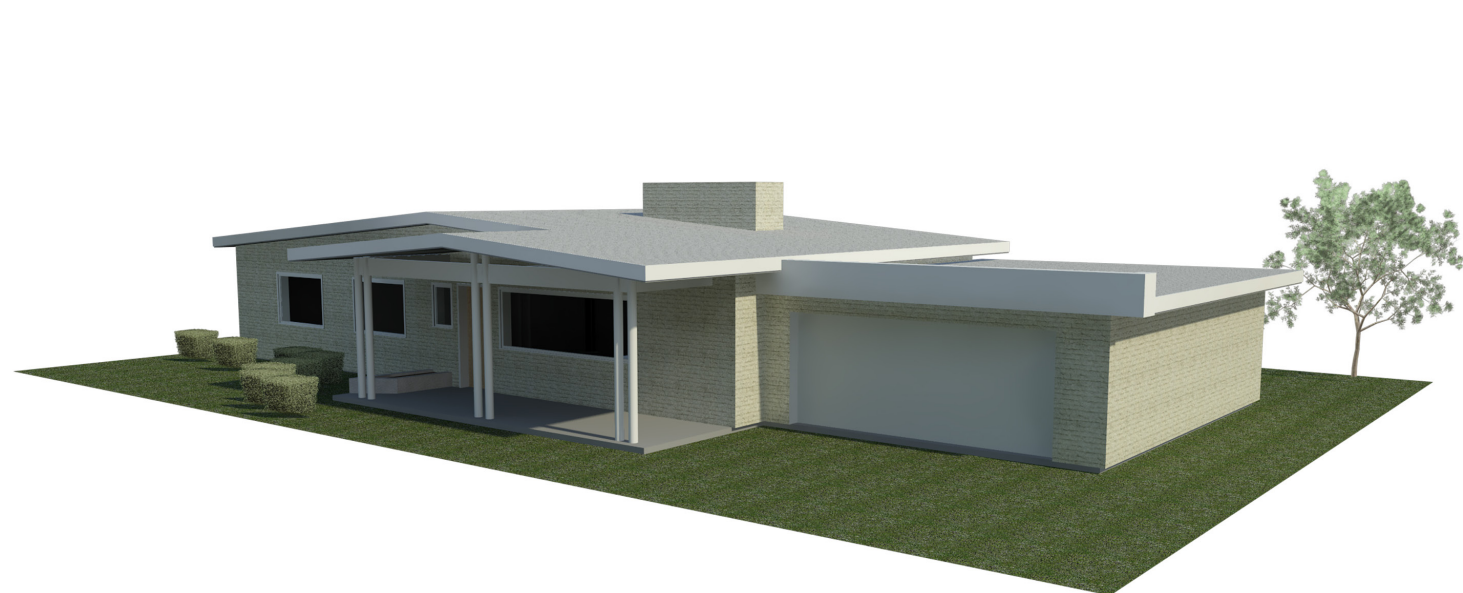
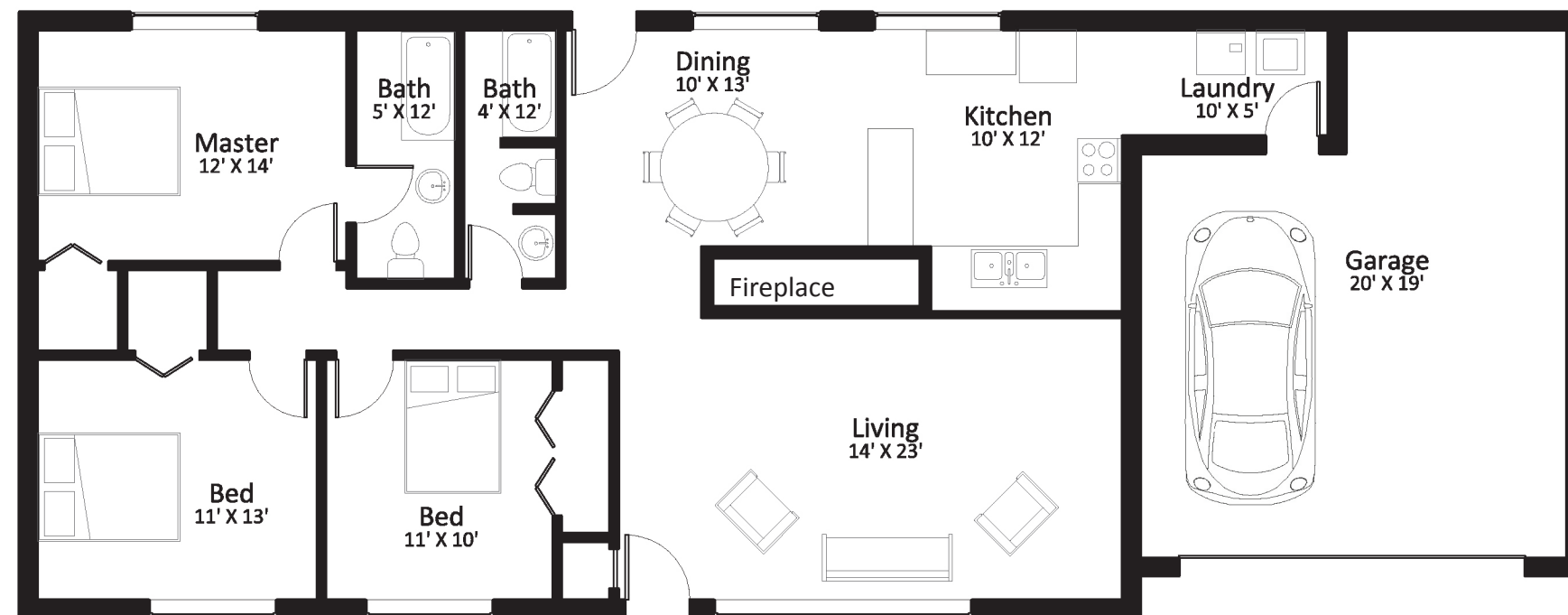
Integrate the necessary support system into a fireplace or entertainment center



This view shows the new connection between the dining room and kitchen, with the new family room to the right

FRONT GABLE

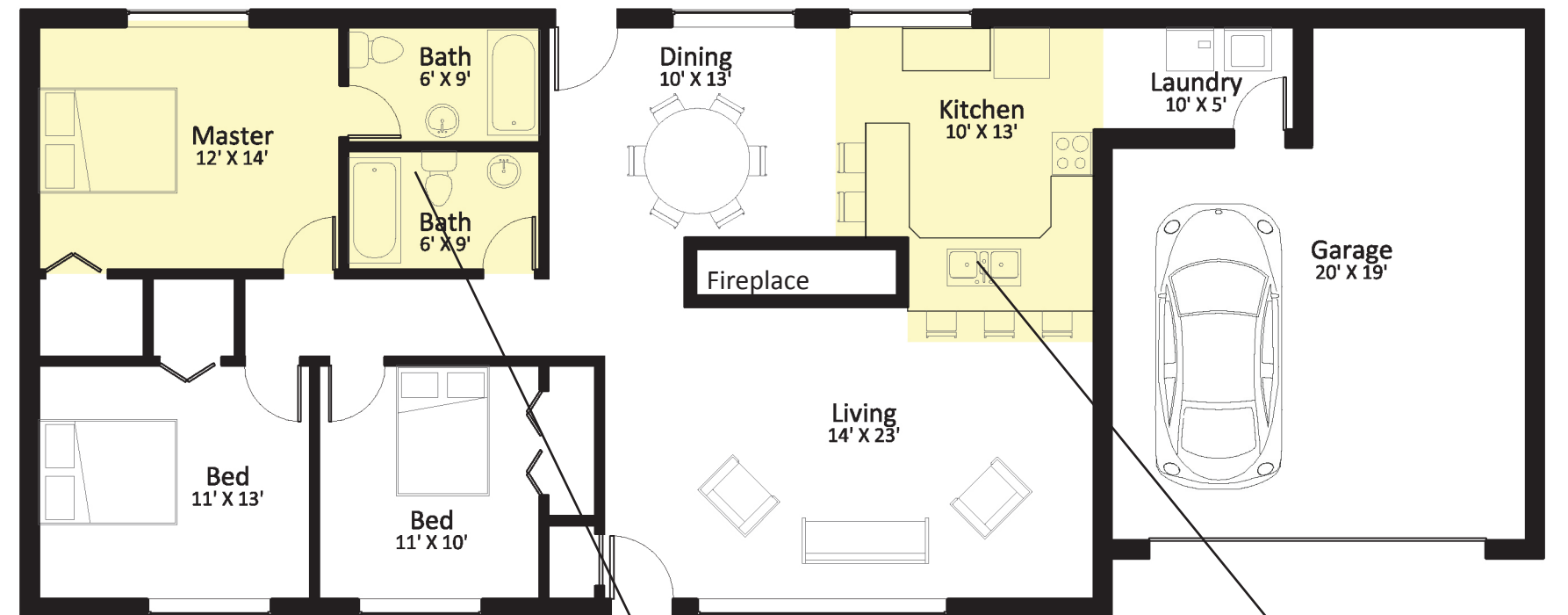
The Front Gable Ranch with attached garage exhibits many features in common with neighboring properties, including a low-pitched roof, brick wall cladding, and prominent placement of vehicle storage. The layout includes three bedrooms and two baths, a kitchen with adjacent dining area, and a living room with fireplace.



Interior Remodel

Updating the interior of this home within the existing footprint can be accomplished with these two suggested modifications. Although there are already two bathrooms in the home, the configuration is not particularly convenient. By changing the orientation of the rooms, both bathrooms are now more convenient to use with a minimal amount of replumbing.

The biggest improvement is seen in the kitchen. Removing the non-masonry portion of the wall adjacent to the chimney creates a visual connection to the living room, which encourages social interaction. A more informal dining space is also created by extending the kitchen counter into the dining area.



Changed Interior Space

Improving the proportions of the bathrooms from long and linear maximizes both the space and functionality

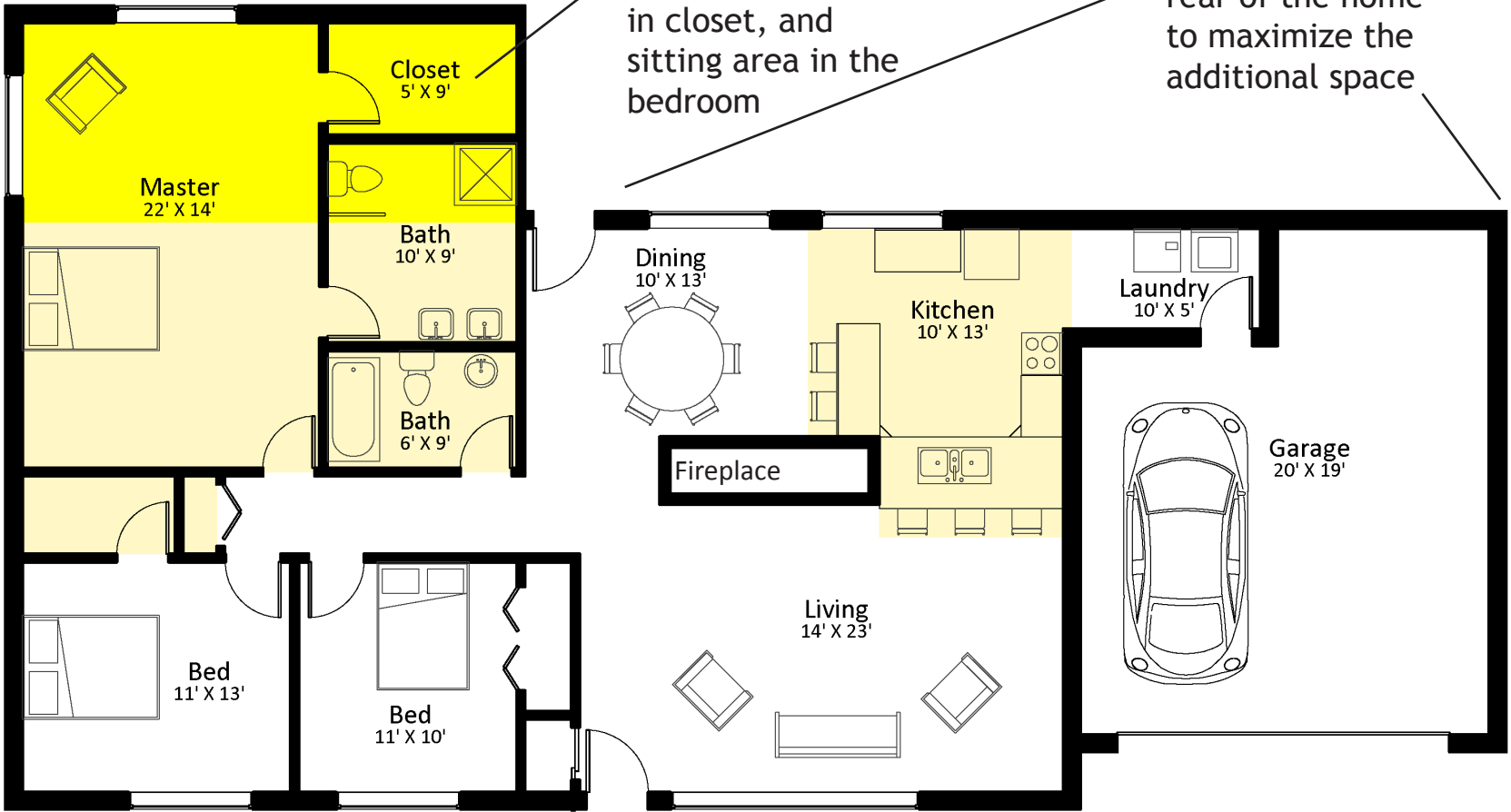
Open this wall to create a more open floor plan and activate the living room



The Master Suite is created by adding space to the rear of the home

The new space allows for a large bathroom, walk-in closet, and sitting area in the bedroom

The addition can extend all along the rear of the home to maximize the additional space



- Changed Interior Space
- New Added Space

Exterior Expansion

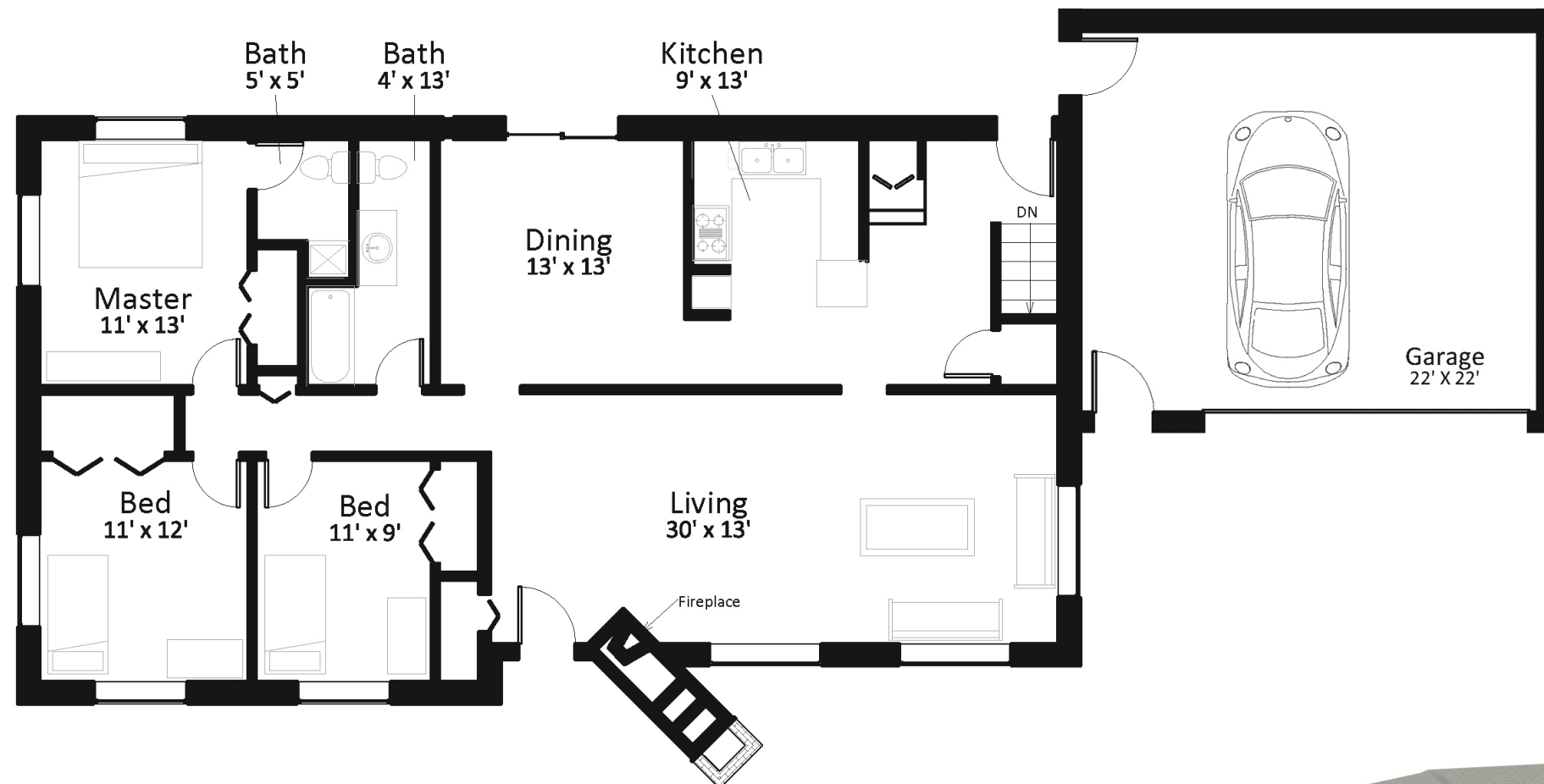
An addition to the original home's footprint provides more flexibility on the interior. This expansion can be combined with our suggested interior remodel for maximum effect. Many homeowners today don't just want a bedroom, they want the full Master Suite experience! This exterior expansion was made visually compatible with the home's style by orienting the addition to the rear of the home behind the existing bedroom, and the new roofline matches the low pitch characteristic of the home. Need even more room? This expansion can be carried across the entire rear of the home without affecting the street facing elevation of the home.

Rear Elevation:
Note how the roofline on the addition matches the home



HIPPED ROOF

The Hipped Roof Ranch with Attached Garage has a typical 'Rambling Ranch' design. The low-pitched roof emphasizes the horizontality of the house form. The original layout includes separate rooms for the living, dining, and kitchen areas plus three bedrooms and two bathrooms.



Front Elevation



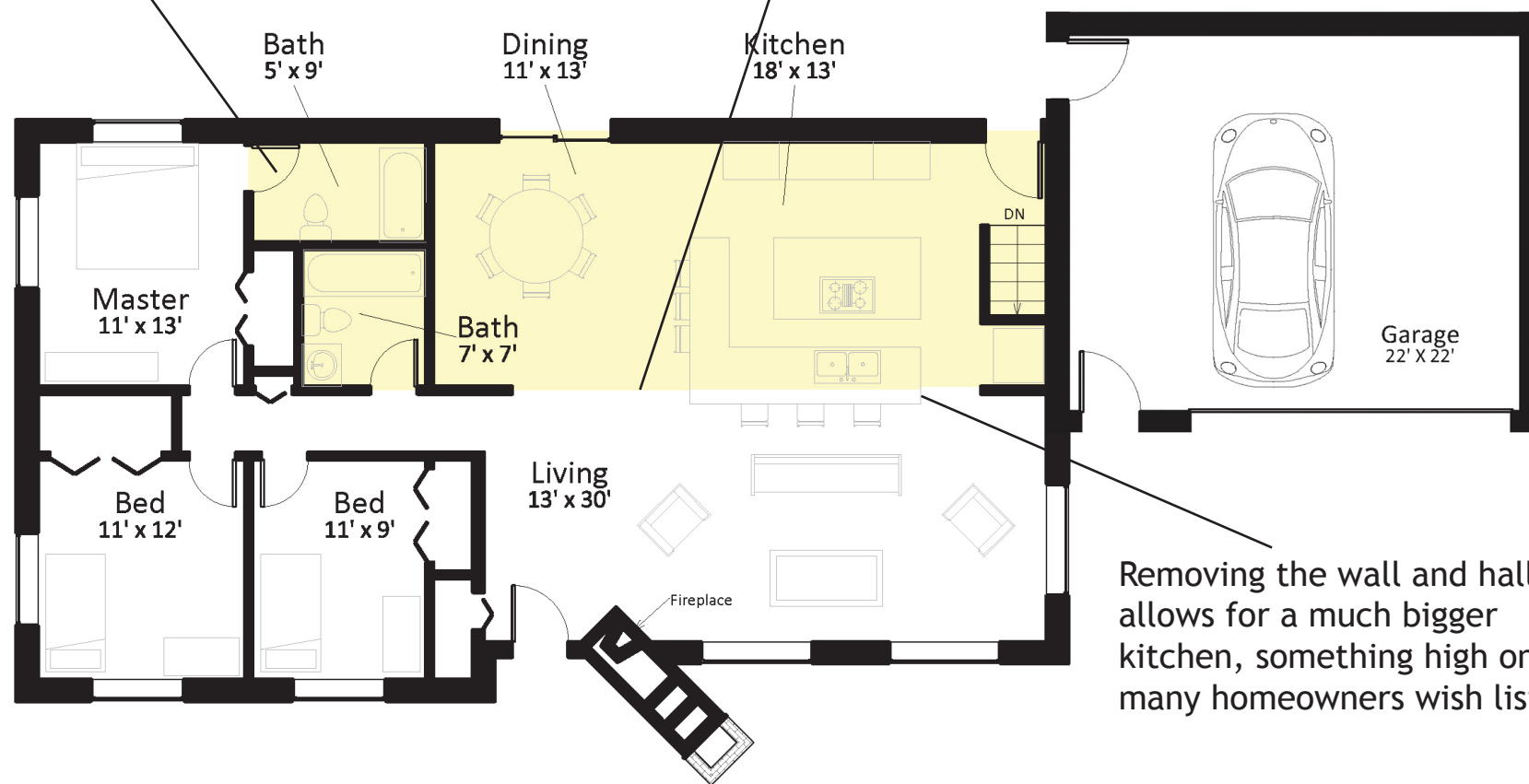
Rear Elevation



The master bath is much larger in this plan, adding value to the home

Removing walls in this area greatly opens the floor plan and makes the home look larger. Depending on the framing of your home, you may be able to replace the bearing wall with posts or a header beam

Check with an architect or engineer to confirm the best way to open the span on load bearing walls



Interior Remodel

Creating a more open floor plan and improving the functionality of the bathrooms address the primary needs of today's home buyer. The rear bathroom is enlarged and the second bathroom is redesigned to maximize space without sacrificing convenience.

Removing the walls between the kitchen, dining room, and living room change the home dramatically. No longer segregated into separate functions, this floor plan allows for a much larger kitchen with enough wrap-around counters to seat six or more.

Now that the rooms are visually connected the home appears larger, and flow from room to room is more fluid.



Exterior Expansion

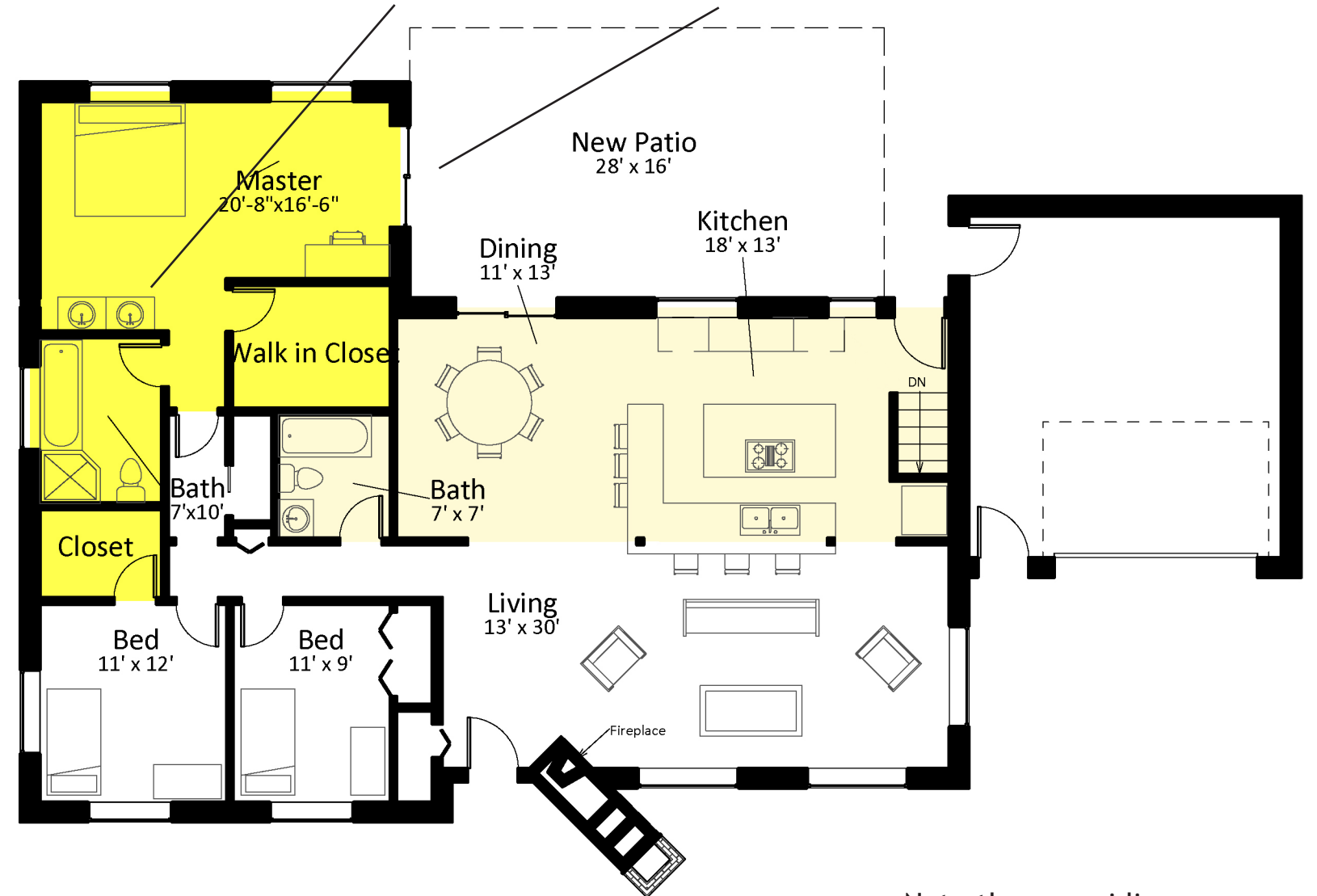
Creating a true master bedroom suite is possible by placing an addition on the rear and elongating the room. With this arrangement the bathroom is now full size and the bedroom becomes much more spacious.

Sliding doors in the bedroom lead out to the rear patio and help tie in the backyard with the bedroom. This private entrance to a relaxing backyard helps to enhance the feeling that your bedroom is a personal get away, and adds value to the home.

By adding to the rear the addition is hidden from view and doesn't affect the form and massing of the original structure. By using different, but complimentary, siding materials, the new structure can be distinguished from the old. This is an important consideration when working within the parameters of the Secretary of the Interior's Standards.

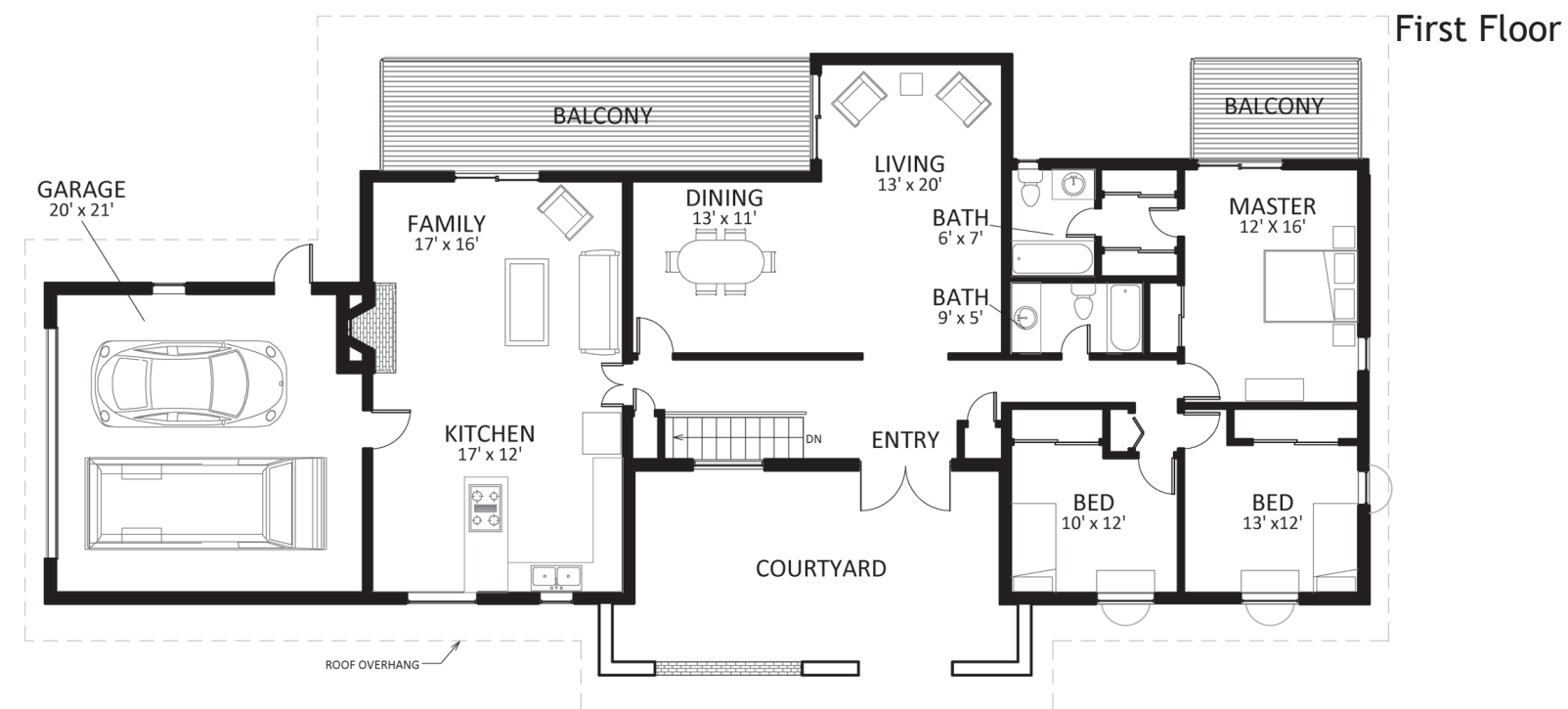
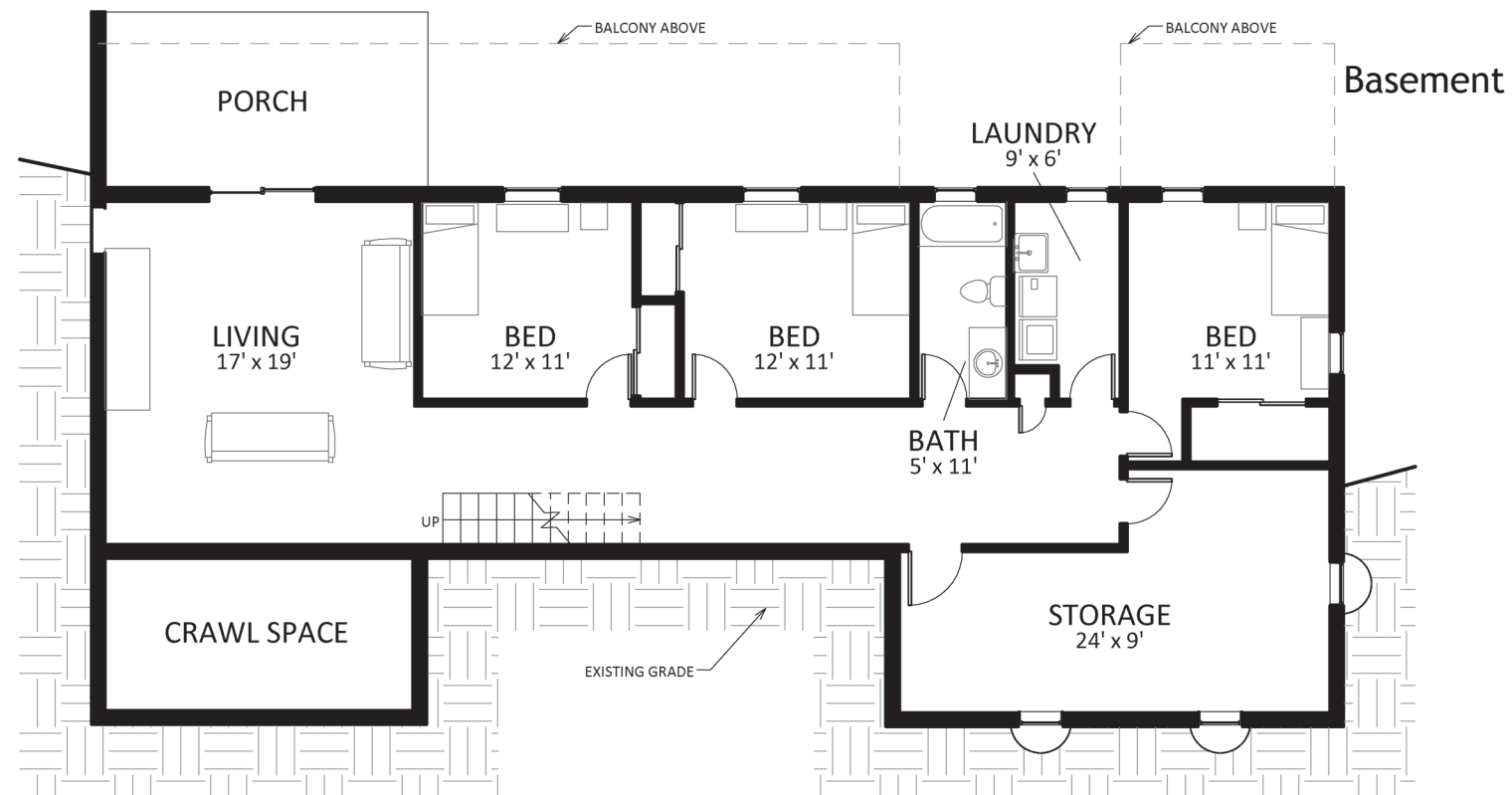
A sink in the master bedroom is a desirable feature for some, but can easily fit into the bathroom in place of the soaking tub

The patio is accessible from the master bedroom, which helps to create a private connection with the backyard



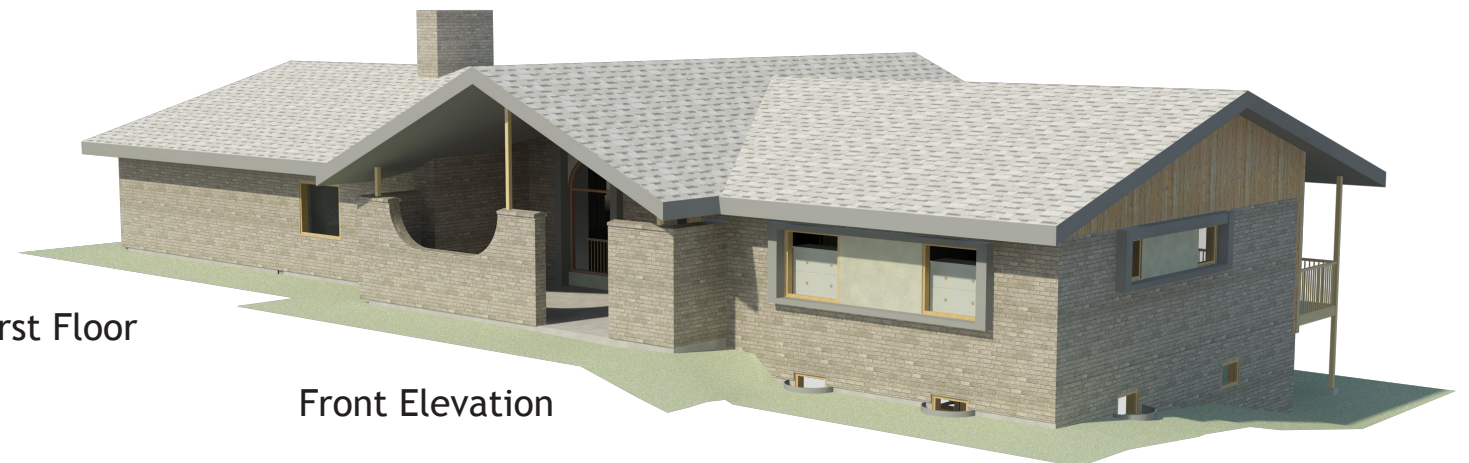
Note the new siding materials which compliment the original structure and help to differentiate the new work from the old





CROSS GABLE

The Cross Gable Ranch is one of the larger designs in the neighborhood and features a dramatic cathedral ceiling on the interior which typically continues out over an entrance courtyard. Despite its size, this home still shares many characteristics with its neighbors, including a long, low horizontal alignment, wide overhanging eaves, brick exterior, and prominent chimney.



Interior Remodel - Basement

The basement of the Cross Gable Ranch is large and well suited for a variety of different options. For the interior remodel a bedroom was removed to expand the recreation room, allowing for larger items like a pool table to fit comfortably. The narrow bathroom becomes a large 9x11 space more in line with modern expectations. The overly large storage facility becomes another bedroom and still leaves a 9x9 area as flex space.

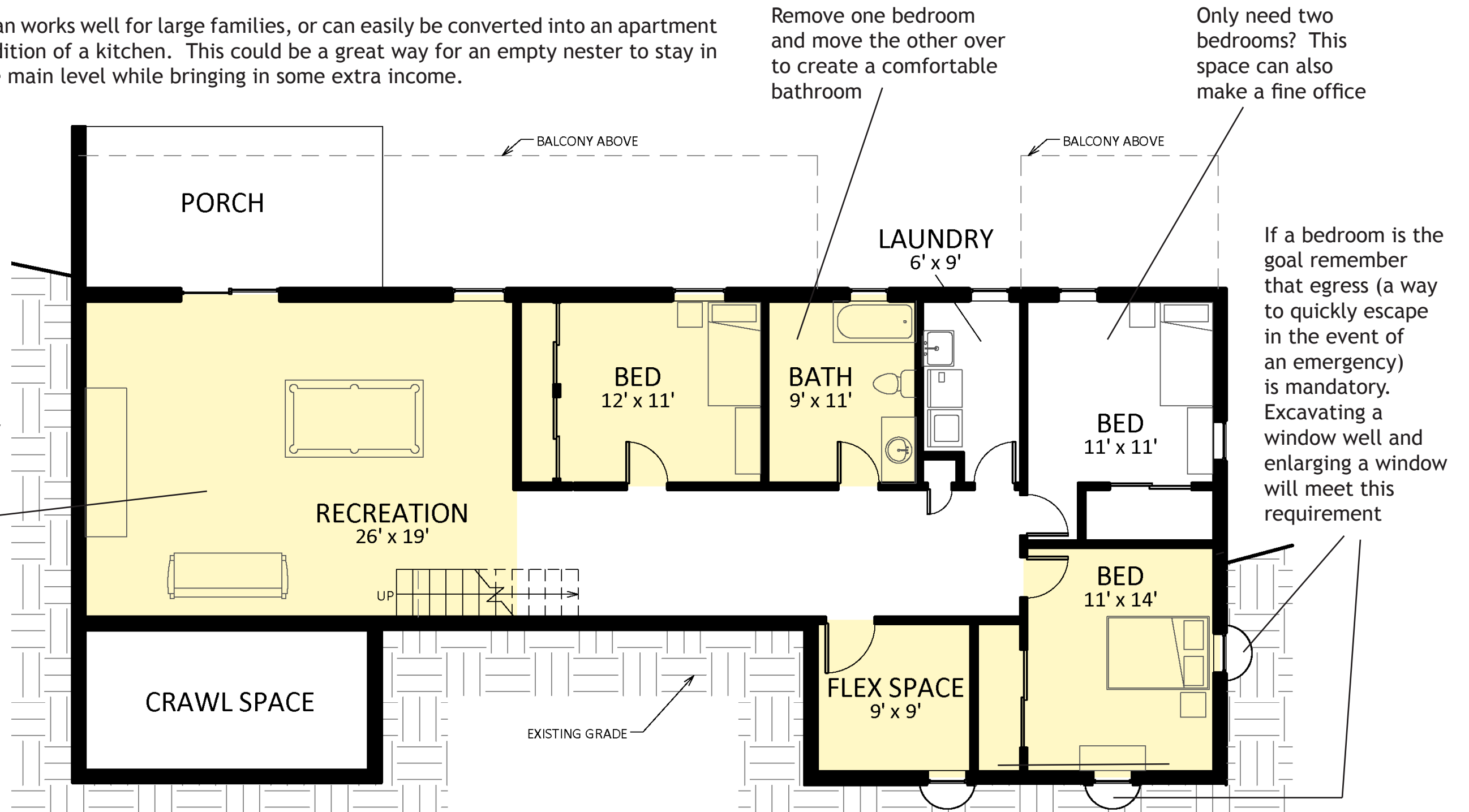
This floor plan works well for large families, or can easily be converted into an apartment with the addition of a kitchen. This could be a great way for an empty nester to stay in place on the main level while bringing in some extra income.

Remove one bedroom and move the other over to create a comfortable bathroom

Only need two bedrooms? This space can also make a fine office

If allowed by local code, a kitchen and dining room in place of the rec room could turn this lower level into income producing space or a large in-law unit

If a bedroom is the goal remember that egress (a way to quickly escape in the event of an emergency) is mandatory. Excavating a window well and enlarging a window will meet this requirement

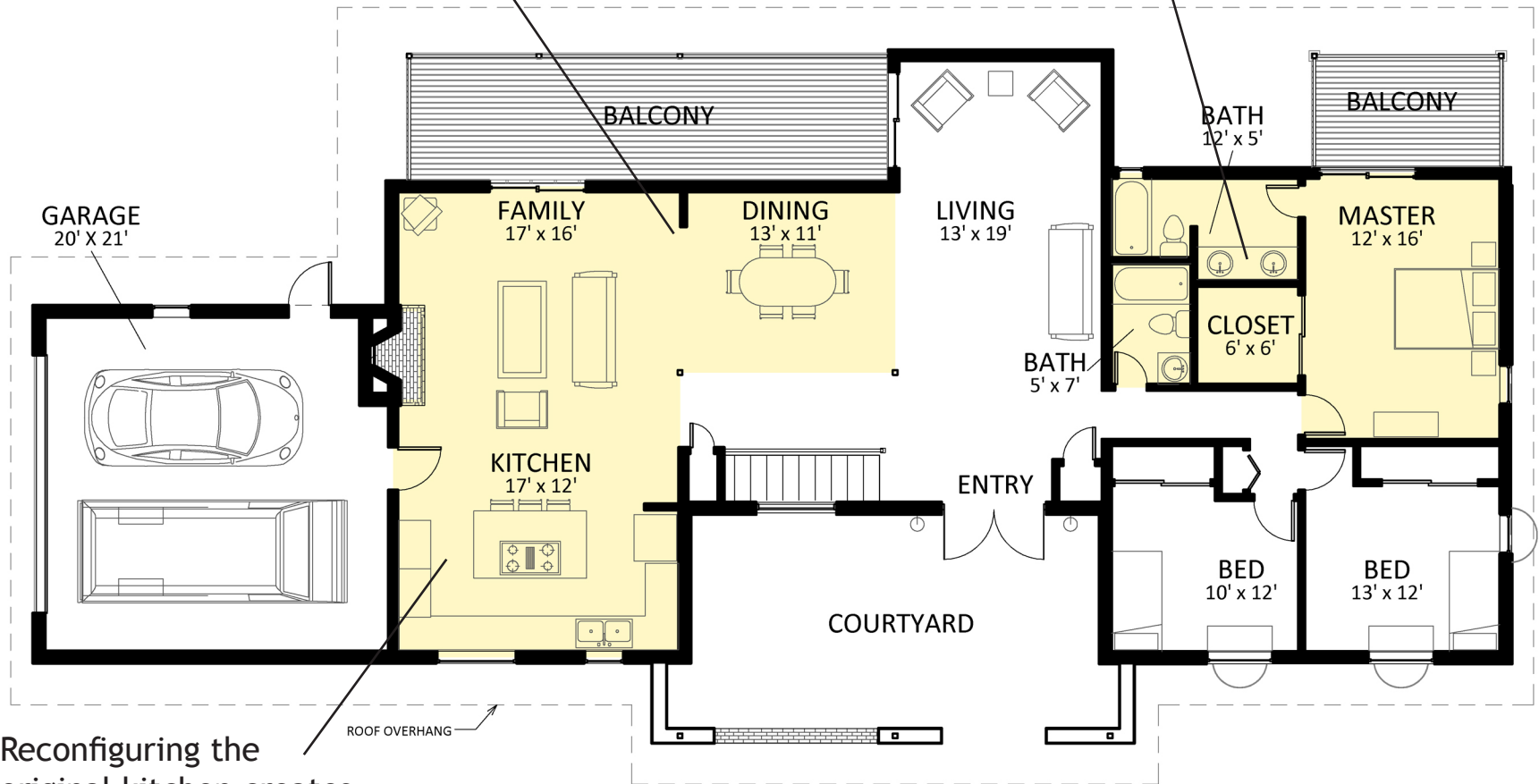


Interior Remodel- First Floor

A character defining feature of this home is the grand cathedral ceiling, which defines the entryway and living room. The overall effect makes the home seem larger and creates a dramatic space. The proposed remodel continues that theme by partially removing dividing walls that were popular when the home was originally constructed. These revisions create a more open floor plan and emphasize the connections between rooms. An original, uniquely designed entry wall was removed to open the floor plan. However, shifting the wall to enclose the stairwell is another alternative to removal.

Altering the bathroom layout creates a smaller common bathroom, but opens the master bath and allows enough space for a walk-in closet

Removing this wall helps the flow of the room and makes the space seem larger

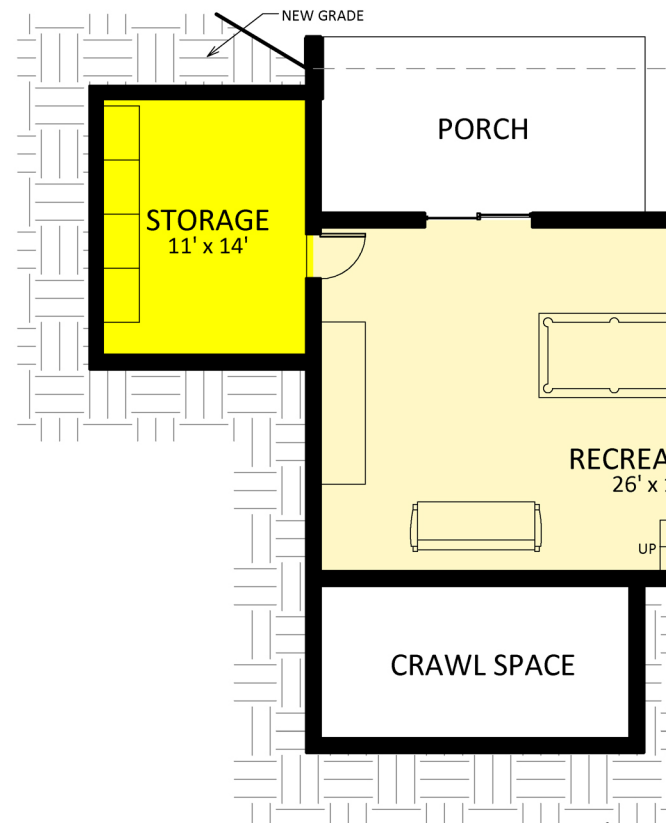


Exterior Expansion

An exterior expansion on a home with a complicated roofline, such as this one, can be a challenge. However, with some careful planning it can be done. This proposed addition takes advantage of the grade to create more space on both the first floor and basement level.

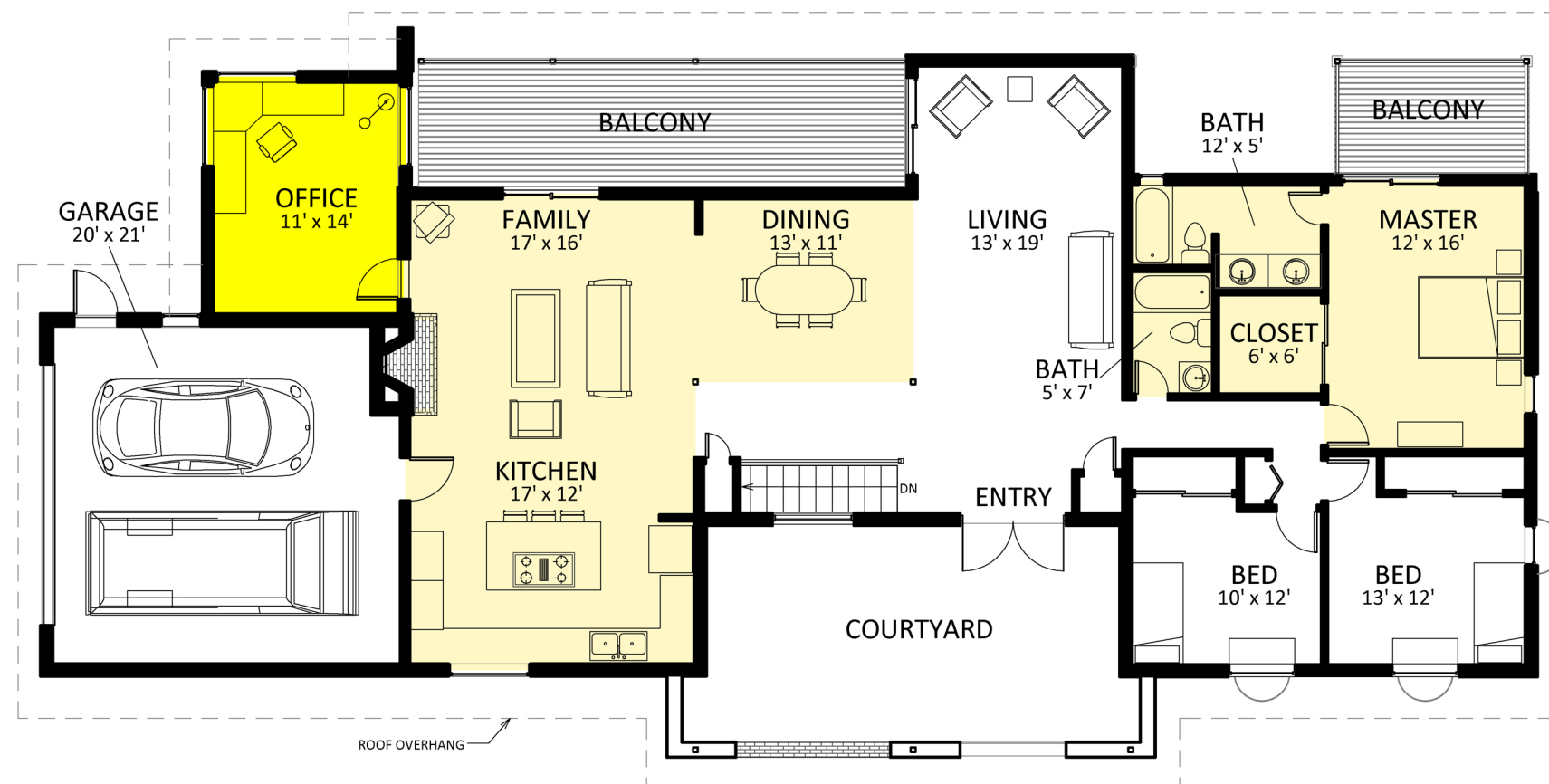
A comfortable office is created on the first floor by adding space behind the garage. Access is easy off of the family room, and because the addition is set back it will be invisible from the street.

If excavation costs will be too high, the basement addition can be omitted. If more space is in the budget, however, this can become more storage, a home theatre, wine cellar, or anything else that excites the imagination.



The basement addition is accessed from the rec room and lends itself to a wide variety of options. Spa, exercise room, theatre, kids playroom, all are a good fit for this space

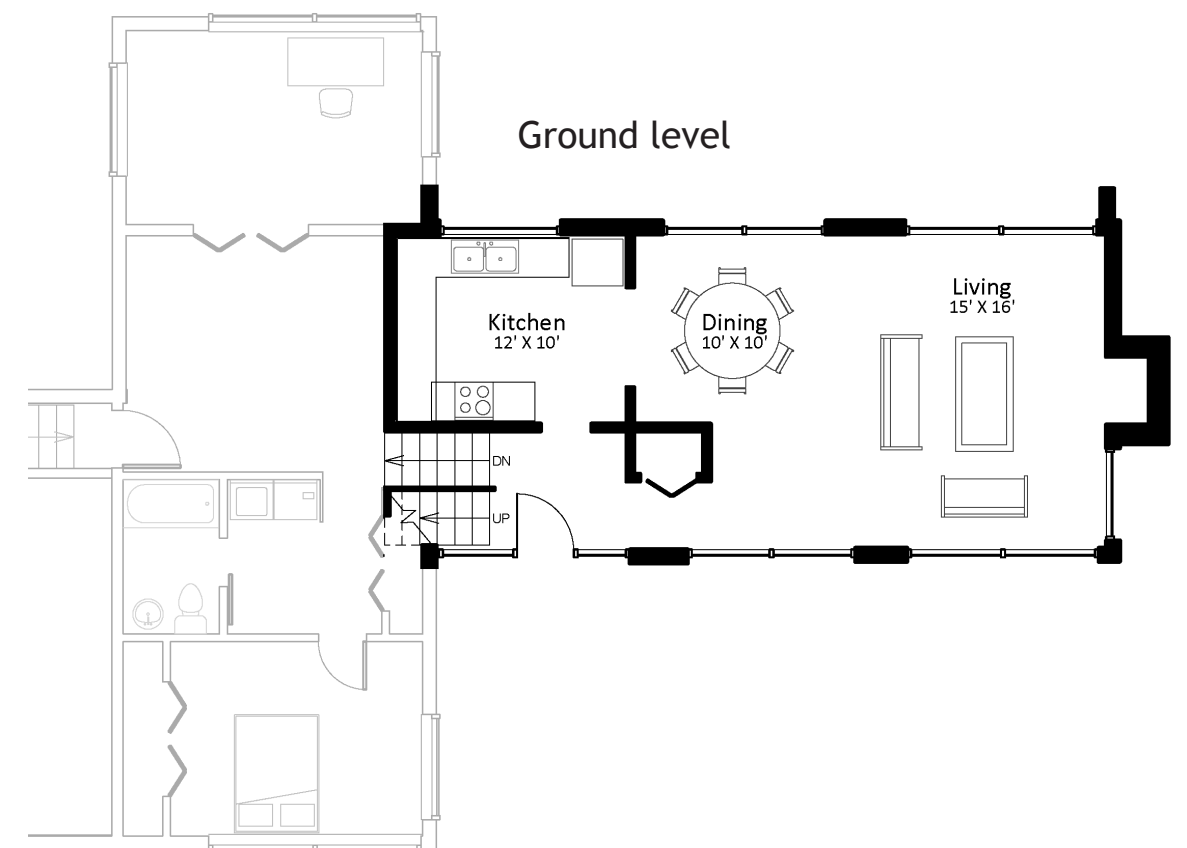
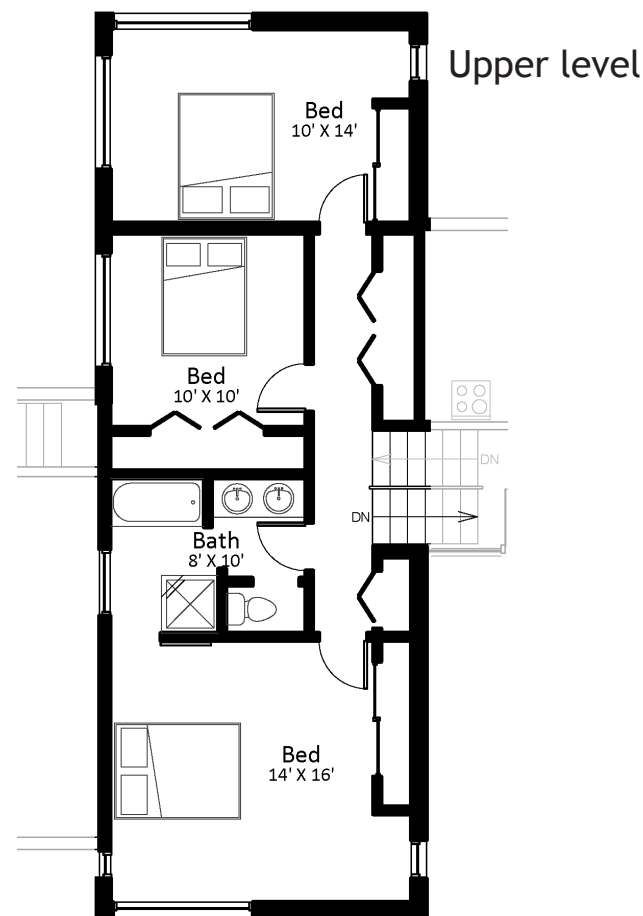
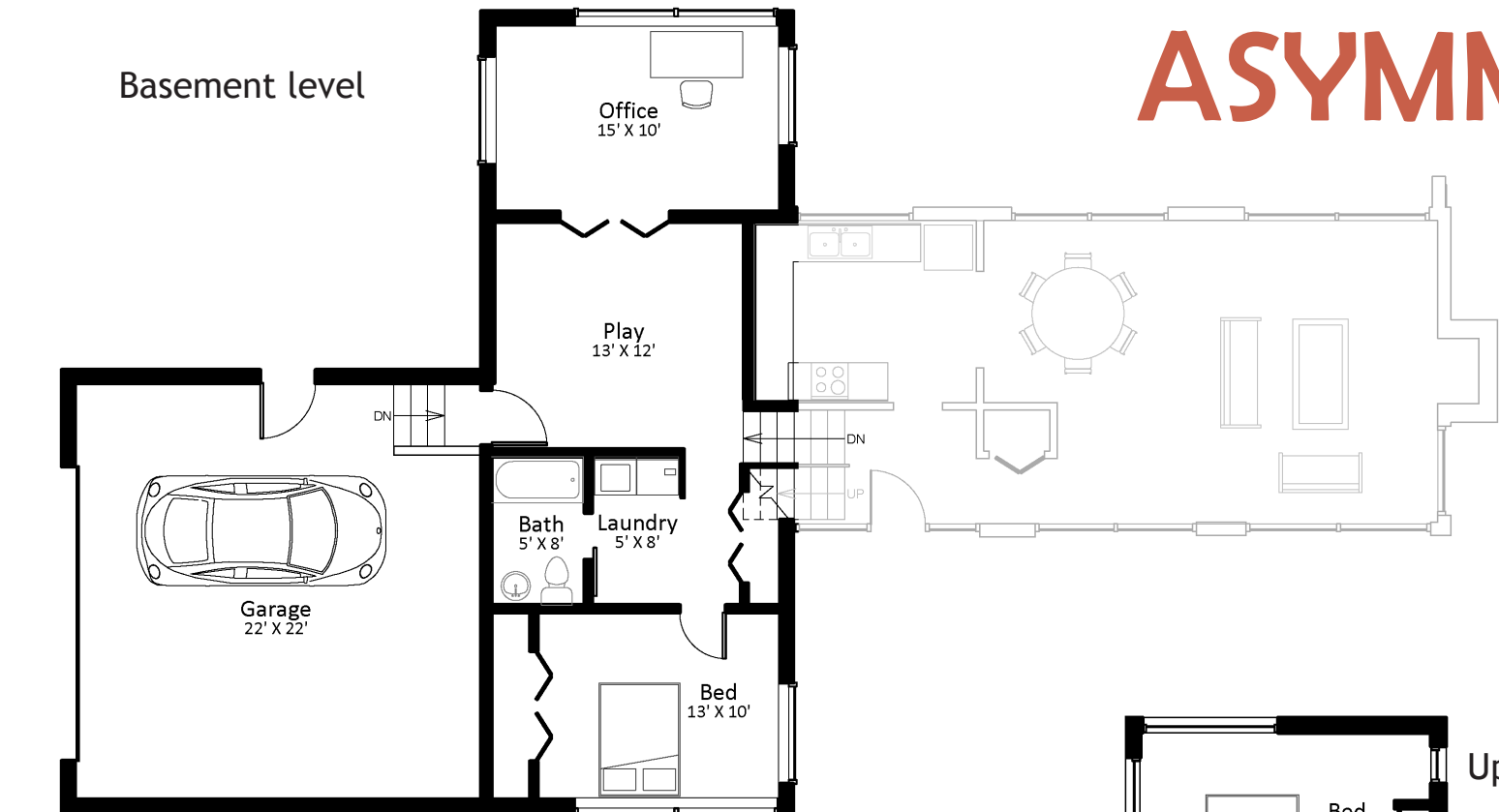
The addition tucks into a corner on the rear elevation, making it invisible from the street and unobtrusive on the rear



ASYMMETRICAL SPLIT LEVEL

The Asymmetrical Split Level is among the more unique homes in Aberdeen Village and is easily recognizable as a product of its time. Character defining traits, like the cantilevered elements, mix of exterior sheathing, large custom windows, and very wide overhanging eaves with exposed rafter tails, all add to the unique appeal of this home.

This home type differs from the other ranches in that it has multiple levels. The horizontality is retained, however, with an emphasis on long, low elements and a roof line with a very low pitch that extends far beyond the wall plane in order to help anchor the whole structure, visually, with the ground.

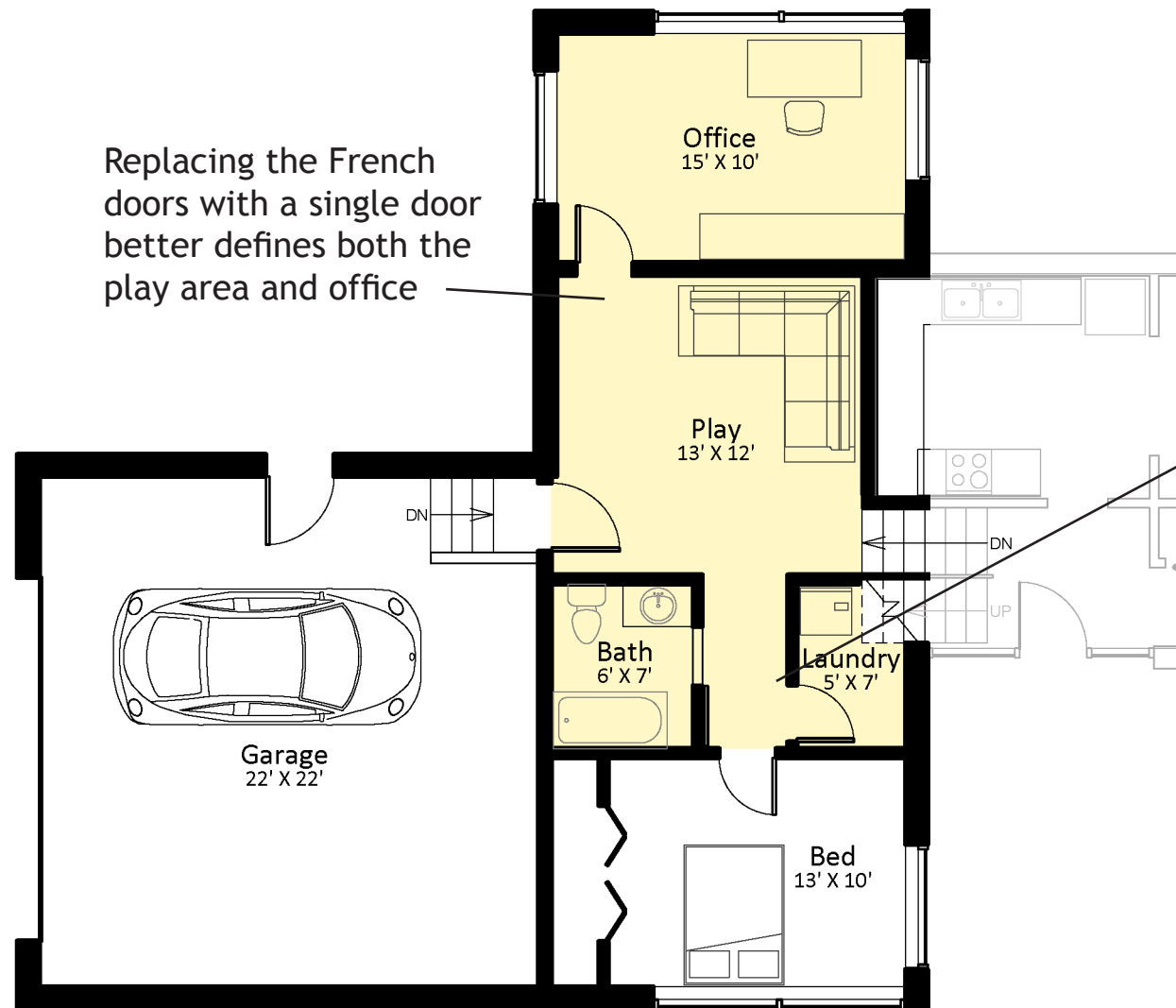


Interior Remodel

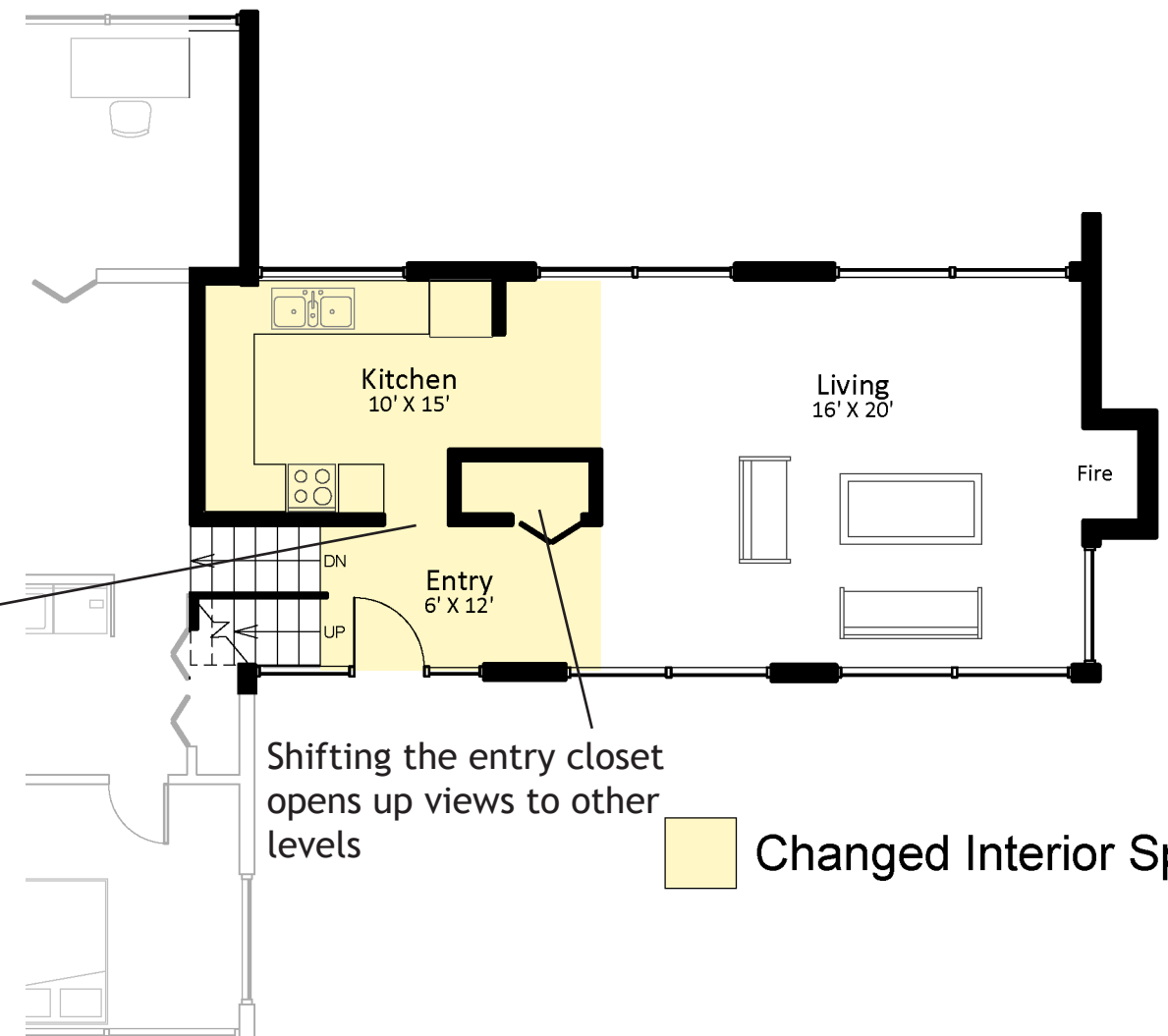
Typical of houses of this vintage, the kitchen is positioned at the rear of the home, detached from living and dining spaces. Now that the kitchen is considered an entertainment center in addition to work room, it makes sense to visually connect it with the rest of the level.

In this remodel the entry is reconfigured to create more space by pushing the coat closet back towards the kitchen. The kitchen is then opened by removing partial walls.

The open floor plan is desirable for many homeowners today. Not only for the sense of space that it creates, but also because of the way it changes how you interact



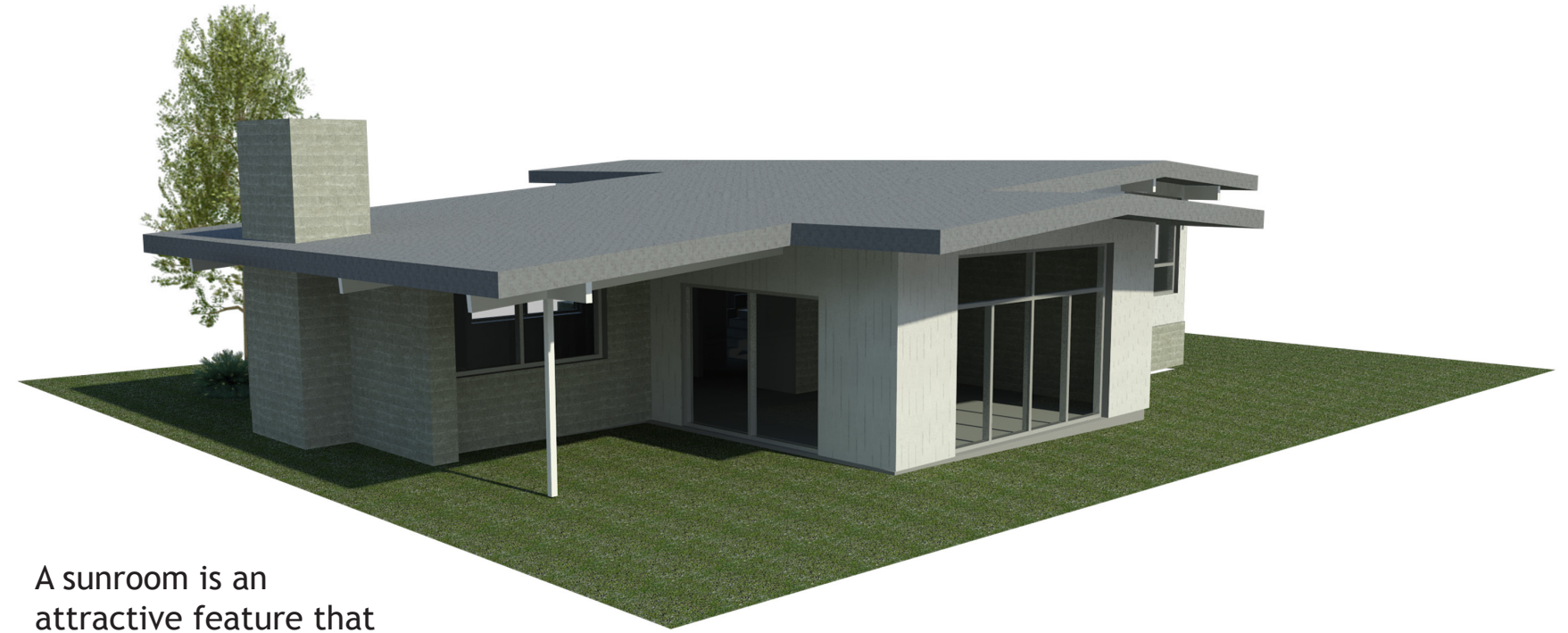
Keeping the kitchen entrance in its original location and adjacent to the stairs and front door maintains efficient traffic flow



Exterior Expansion

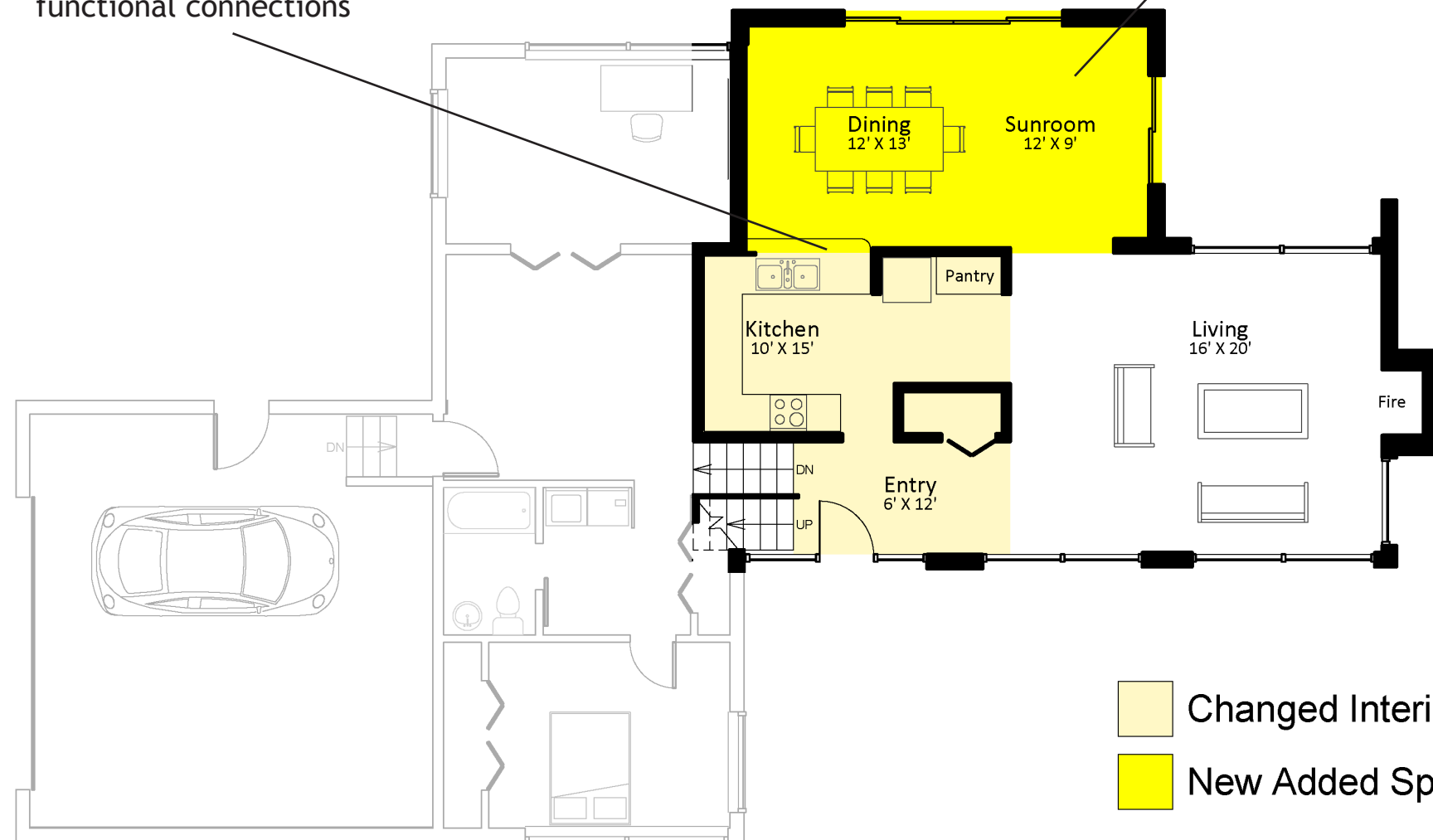
Careful consideration must be made when designing an addition to a structure with such distinctive features. This addition is successful because it does not change the street view of the home and it reinforces common design elements.

The addition creates more room on the ground level by building off of the back of the kitchen and living room, and ties into the existing roof to create a seamless look. This addition can also be blended with the backyard by created a patio space under the extended roofline.



A sunroom is an attractive feature that ties in well with the large windows found on the original home

Opening the kitchen to the dining room improves the visual and functional connections



- Changed Interior Space
- New Added Space

TIPS TO KEEP IN MIND

Incorporating these ideas into your remodel project will result in a home that you can grow into. Aging in Place ideas can benefit families of all ages, while the energy efficiency section will help reduce your energy costs. The Secretary of the Interior's Standards for Rehabilitation will help your remodel project fit compatibly into the neighborhood and preserve the character of your unique home.

ENERGY EFFICIENCY

Often the motivation for improving the energy efficiency of a home is to increase comfort and reduce utility bills. Homes built during the post-war years often lack sufficient insulation, which is a major cause of energy loss. While replacing windows is usually the most publicized step when increasing the energy efficiency of a home, other, more crucial steps should be taken first. An energy audit will analyze the overall operation of the building which will help you prioritize the improvements so that you make the best investment. More information can be found online at www.preservationnation.org/issues/weatherization/.

ACTIVE MEASURES

- Before any work is done to increase the energy efficiency of your home, hire an energy auditor to analyze your home. They will be able to identify problem areas and help you invest wisely in home improvements.
- Properly insulate attic and basement space. Ranch homes typically lack sufficient insulation and any savings gained from new appliances or other improvements will be lost if the building envelope isn't properly sealed.
- Weather-strip around the window sash (the movable part of a window) and apply caulk between the frame, trim and wall to decrease air infiltration.
- In addition to windows and doors, air infiltration is common around plumbing penetrations, electrical outlets and recessed lighting. Insulating these areas will ensure that the heating and cooling systems will work.
- Add storm windows.
- Insulate hot water pipes.
- Inspect the radiator system and bleed off any air in the lines. Excess air will prevent warm air from properly flowing through the pipes.
- Replace an older boiler or furnace with a high-efficiency system and make sure it is correctly sized.

EASY CHANGES ADD UP

- Install low-flow or aerated faucets to reduce water use.
- Replace incandescent bulbs with CFL light bulbs, which will last longer and use less energy. CFL-specific light fixtures are optimal.
- Install a programmable thermostat.
- Use the inherent energy efficient design features of your home. During the summer, open windows at night to let cool air in. In the morning, shut the windows and close the blinds to keep the cool air inside. In the winter, switch the routine and open windows during the day and close them at night.
- Adjust the thermostat by 10 degrees up or down depending on the season when you are out or asleep.
- Ensure the flue damper of your fireplace is tightly closed when not in use. Consider installing temporary insulation in the summer months so cold air does not escape.
- Replace furnace air filters regularly and routinely dust baseboard heaters.
- Plant trees and lattice vines to shade your home. Deciduous trees will shade the home in the summer and allow sunlight in during the cold winter months.

AGING IN PLACE + MULTI-GENERATIONAL HOMES

The National Association of Home Builders defines aging in place as “living in ones home independently regardless of age or ability.” As the Baby Boomer generation ages, the majority wish to remain in a familiar and comfortable environment. The ‘Aging in Place’ philosophy helps homeowners plan for the future by suggesting changes that will make a home more comfortable, safe, and accessible as their health care needs change. These modifications can also aid growing families: slip-resistant floors, detachable shower heads, and varied counter heights allow young children to be more independent. For more ideas and information, please visit the National Association of Home Builder’s web site at www.nahb.org/.

A SAFER HOME

- Poor lighting is often the cause of preventable accidents. Additional lighting in dark hallways and stairways will minimize the risk of tripping. If feasible, add a skylight to increase the natural light in your home. Lighting from multiple directions (such as track lighting) will reduce glare and shadows.
- Ranch homes are great for ‘Aging in Place’ because of their single level layout. As stairs become a hassle, it is important to have alternative access; Have at least one no-step entry into the house, with an awning for protection.
- To prevent tripping, ensure all material transitions are flush: from carpet to linoleum or tile and over thresholds.
- As part of your remodeling project, widen doorways and hallways to at least 3 feet for ease of mobility.
- Install levered door handles rather than knobs and ‘rocker’ light switches. These are easier for people of all ages to operate.
- Design flexible rooms to accommodate future needs. A nursery or child’s room may later become an office.
- Choose hard, non-slip flooring which will be safer and easier to clean
- Make room for a bench or shelf near the entrance to set groceries or keys.
- If you are adding a second level, stack closets so an elevator can be installed at a later date if needed.

IN THE KITCHEN

- Lower cabinet height two to three inches below conventional height for ease of access. A counter top below a cabinet will lessen the impact if something is dropped.
- Varied counter top heights and side-by-side refrigerators will accommodate cooks of all heights and abilities.
- A wall mounted oven will reduce the need to bend and lift heavy dishes.
- Contrasting colors for the counter tops and floors will help those with diminishing depth perception.
- Add a roll-out tray or lazy susan to base cabinets.

IN THE BATHROOM

- Add a detachable shower head and grab bars in the shower.
- If you choose to remodel your bathroom, add plywood reinforcement beneath the sheetrock to allow for future installation of grab bars.
- A curbless shower will help adapt changing needs.
- Wall-mounted sinks provide the space needed for a wheelchair and gives an airy feeling to a small bathroom.
- Slip resistant flooring in the bathroom can prevent slips and falls.
- Lever faucet handles and anti-scald controls prevent burns.
- Lastly, a front-loading washing machine and dryer will make chores easier. If feasible, raise the appliances a foot off the ground to reduce the need to bend.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are intended to provide guidance for the proper maintenance of historic properties. The principles set forth in the Standards have helped shape design guidelines across the nation, and are widely used by architects, preservationists and city planners. Although the homes in the post-war neighborhood of Aberdeen Village are not located in a regulated historic district, design guidelines can be beneficial to many projects, and will help retain the mass, character and scale of the neighborhood. The Standards are available online at www.nps.org. The City of Boulder, a national leader in historic preservation, has made their General Design Guidelines available online at www.bouldercolorado.gov. Both Denver and Boulder's guidelines are based on the *Standards* and are a valuable tool when designing a compatible addition. The City of Denver's Design Guidelines are available at www.denvergov.org/preservation.

- Place the addition at the rear of the building so the character-defining features of the original building are not obscured or destroyed.
- Keep as much of the historic fabric and materials as possible.
- Design an addition so that it is compatible but can clearly be differentiated from the original building.
- Use materials, mass, scale, color and the relationship of solids and voids to create a compatible but different addition.
- Consider the neighboring buildings and stay within the mass, scale and character of the neighborhood.
- If you choose to add a second story, set it back to be more inconspicuous.
- Maintain the relationship of the structure and its site, such as its setback from the street.
- Design additions and alterations to be compatible in terms of size, scale and appearance with the main building.

Below is an example of how to integrate an addition into the existing house. The addition is clad in horizontal lap siding, which is compatible but is clearly differentiated from the brick veneer of the existing home. The addition takes the place of the original patio, effectively adding space without impacting the form of the house.



The images above shows how an addition can be positioned in a way that keeps the character of the original house. By setting it back from the front of the house, it is less conspicuous and does not dominate the view from the street. By using a roof form that is compatible in terms of shape, pitch and material, the addition is compatible. The Aberdeen Village neighborhood is characterized by low, one-story homes that are set back from the street. Mature vegetation creates a friendly and established feeling. Respecting the unifying character of the neighborhood will result in a more compatible and marketable home.

PROJECT PLANNING + CONTRACTOR SELECTION

Now that you have ideas in mind and potential plans, it is important to educate yourself on your local permitting process and begin interviewing contractors. As this guide focuses on homes in Littleton, the permitting process for that municipality is detailed. As building codes and permit requirements vary from community to community, it is recommended that you contact your local permitting authority early in the planning process to ensure compliance and avoid unpleasant (and expensive) surprises.

PROJECT PLANNING IN LITTLETON

Planning Phase:

Before plans are made and time is spent working on the specifics, it is in your best interest to meet with the building department for a preliminary discussion of your project. In Littleton, the zoning official can be reached at 303-795-3748. If you live in a community with a homeowners association, or is in some other way controlled by a covenant, check with that organization as well to make sure the project will fit with the established guidelines. For these early meetings all you will need is a site plan of your property with an indication of your proposed project location.

Is an architect or engineer required?

You do not need an architect for a residential project, however, depending on the scale of your project an architect may be a very good idea. In addition to creating a good design, an architect will be familiar with all of the code requirements associated with your project and will likely have experience dealing with any issues that come up.

A structural engineer will be necessary for any new foundation work or framing plans. Many of our designs include opening up walls that may be load-bearing. To accomplish one of these designs you will need an engineer to calculate the new wall design to ensure that the load above is being properly supported.

What do I need to apply for a permit?

It depends on the project. For something like re-roofing or HVAC work you only need to fill out the application. For a new home or large addition you will need two sets of the site plan, engineered foundation design, soils report, and architectural drawings. You will find out what is necessary for your specific project in the planning phase when you meet with the building department

How long will it take to get a permit? What will it cost?

Permits that require zoning or plan approval will take up to fifteen business days. The cost is determined based on the value of your project. If you have an estimate of what your project will cost to bring to the initial planning meeting you can calculate the estimated cost of permits.

To learn more about the permitting process and project planning in Littleton, please visit the City of Littleton's website:

<http://www.littletongov.org/building/permitStepByStep.asp>

CONTRACTOR SELECTION GUIDANCE

- Always have a contract, even if a friend is doing the work. Contracts spell out the work that is expected, the money that is to be paid, and other details that can become lost as a project proceeds.
- Request references, and *follow up on them*.
- If you are interviewing a contractor to work on your historic home and they continuously try to push replacement products or quick fixes, be wary.
- Request proof of licensure and insurance. Their level of insurance should be equal to the value of your home at a minimum.
- Establish who will obtain permits, if necessary. While permits are ultimately the responsibility of the homeowner, the contractor is required to apply for the permit. Make certain that your contractor has obtained the necessary permits before any work begins.
- Don't pay in full up front. Payment of a percentage of the contract up-front is acceptable as it allows the contractor to purchase supplies, but always withhold a retainer until the work is complete and all final details have been approved.
- Questions to ask: How busy are you? Who will be doing the work? Have you completed a job like this before?

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