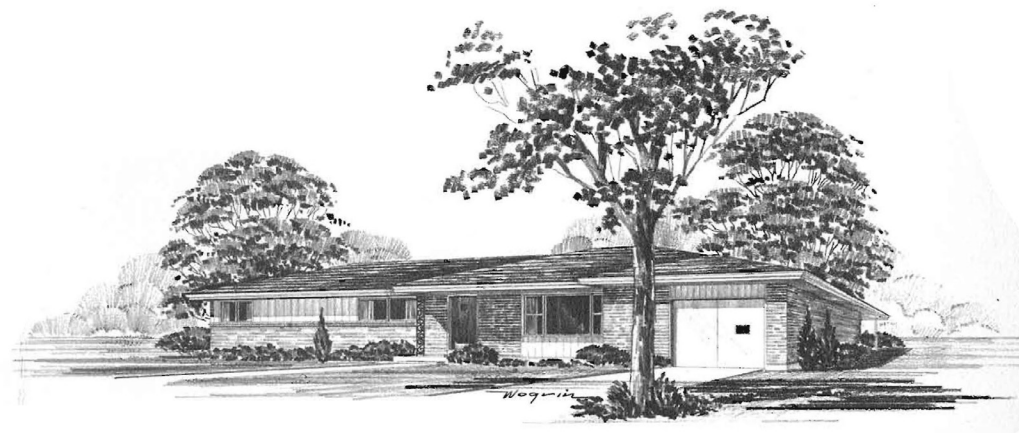
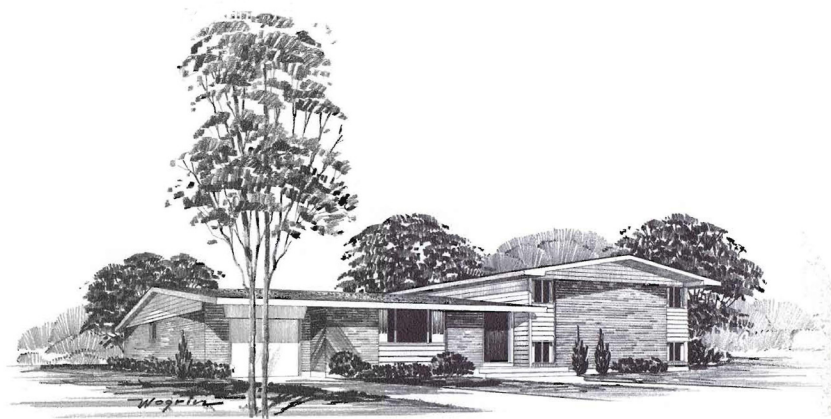


PATTERN & DESIGN IDEA BOOK

for Post-War Homes



FEATURING HOMES IN THE ALTA VISTA & ALLENDALE SUBDIVISIONS OF ARVADA, COLORADO

Acknowledgements

Historic Denver, Inc

Phillip Barlow
Marcy Cameron
Alice Gilbertson
John Olson
Sarah Zarba
Beth Mikon

City of Arvada

Kim Grant
Cheryl Drake

CCCD

Lois Brink
Judith Bergquist
Stephen Cole
Matt Joiner
Matt Rennert

Special Thanks to:

The Arvada Historical Society
Jo Ann Termentozzi, AHS
Bonnie Thomas, AHS
Long-time residents Stan Stewart, Max Haug,
Jack Raven, and Dixie Brown, who graciously
opened her home to our measuring tapes
and provided us with original marketing
brochures from the neighborhoods.



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CITY OF ARVADA



Scientific & Cultural
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Making It Possible.

Preservation field services provided by Historic Denver, Inc were assisted by a Partners in the Field challenge grant from the National Trust for Historic Preservation. This 2010 project was also paid for in part by a State Historical Fund grant from Historical Colorado. The contents and opinions contained herein do not necessarily reflect the views or policies of the Colorado Historical Society.

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.

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Objective

Arvada has long attracted residents who seek a community close to the mountains and Denver's urban environment that still retains a small-town feel. In Arvada, residents have enjoyed this unique balance for over a century. The city that was once the celery capital of the world was drastically impacted by the housing boom following World War II. As thousands of G.I.'s returned home the nation faced a significant housing shortage. Through federal incentive programs, houses were being sold nearly as fast as they could be built. Arvada experienced major growth in the post-war years as land was annexed into city limits and subdivisions were quickly built to meet the demand for housing. With the additional growth from the opening of the Rocky Flats Nuclear weapons plant nearby, Arvada soon became a desirable area for middle-class families. As these homes reach their fiftieth year, many of the attributes that initially attracted residents to Arvada are still desirable today. Arvada's location, neighborhood setting with accessibility to shopping, schools and recreation still appeal to citizens of the twenty-first century. However, homeowners are finding that what fit the needs of a family fifty years ago could benefit from some sensitive remodeling to better meet today's living needs.

In order to keep these neighborhoods vibrant and attractive to potential buyers and current residents, the City of Arvada 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 historically designed buildings, but have proven helpful in many 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 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. The 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 Arvada, but development pressures are expected to increase with the return of a commuter rail transit system along the Burlington Northern Rail Road corridor. 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 were then developed: one for post-war houses and one for Arvada's two residential historic districts, Reno Park and Stocke-Walter.

CHOOSING THE HOUSING TYPES

The majority of Arvada'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. The Allendale and Alta Vista subdivisions were chosen for their general cohesiveness and ability to represent a variety of housing types.

The six common house types featured in this book were chosen during multiple visits to the Alta Vista and Allendale subdivisions. The housing types, named for their form, are:

1. Side Gable with Attached Garage
2. Front Gable with Attached Carport
3. Hipped Roof with Attached Garage
4. Shed Roof with Attached Garage
5. L-Shaped Swiss Chalet
6. Split Level

The 'Swiss Chalet' was included because it is a style that is unique and characteristic of the Allendale subdivision.

UNDERSTANDING THE CONTEXT

Small towns like Arvada 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. The archives at the Arvada Historical Society and the Denver Public Library proved helpful for newspaper clippings and information on the builders. Two books, 'Centennial Arvada' and 'Arvada Comes of Age' and oral histories from long-time residents were incredibly helpful when developing a summary of the community's history.

ABOUT THE DESIGNS

By a stroke of luck, a current resident had original marketing brochures for homes in both subdivisions. The brochures included floor plans, renderings and a description of each model. Floor plans for the 'Swiss Chalet' and 'Front Gable with Attached Carport' were created using field measurements of existing houses.

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 scheme 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 above 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 that make your home more livable and energy efficient.



Original marketing brochures, courtesy of Dixie Brown.

Historic Context

“The Atomic Age to Arrive in Arvada”

announced the March 29, 1951 headline of the Arvada Enterprise. A nuclear weapons production facility on nearby Rocky Flats was scheduled to open, signaling a new age for the quiet town located twelve miles northeast of Denver. The plant’s location was selected because “it is sufficiently isolated...yet within reasonable commuting distance from Boulder, Denver, Arvada and Golden.” The opening of the facility drew many new families to Arvada and created an opportunity for housing developers to plat large subdivisions. Arvada contributed the largest proportion of Rocky Flats workers of any community in the metro-area, a relationship which quickly transformed Arvada from a small farming community to a booming modern town in the years following World War II.

After Colorado’s first gold was discovered in Ralston Creek in 1850, Arvada had settled into a quiet farming community along the Colorado Central railroad. Following the initial rush of settlement, the town was officially established in 1870 complete with its own postal stop and population of 100. Many crops thrived in the rich soil, including wheat, corn, various fruits and most notably celery, which once gave Arvada the distinction of the ‘celery capital of the world’.

The onset of World War I greatly affected Arvadans, as many men left to fight overseas and the population dropped to 840 people. The population rebounded and steadily rose, so that by the end of World War II Arvada had a population of 1,500. Over the next two decades the population boomed to an incredible 50,000 people as new families moved to the rapidly growing suburbs and fulfilled the American dream of owning a home.

The explosive growth in Arvada reflected a nationwide trend. By 1955, the U.S. population had doubled and Americans were facing a severe housing shortage. The federal government enacted the G.I. Bill in 1944 to provide low-interest housing loans to returning



Interior shots of new Alta Vista Homes.

soldiers and by 1957 the Federal Housing Administration (FHA) had financed 4.5 million suburban homes.

The trend of relocating from cities to suburbs was not only a response to the housing shortage: for years, Americans had scraped by on limited means and welcomed a new era of growth and prosperity. With governmental aid, families were able to purchase a new home—a luxury that had not been affordable for decades.

Increased efficiency, low-cost materials and mass-production technology developed during the war allowed entire subdivisions to be platted and built within a matter of months. Developers were responsible for landscaping, water, electricity and platting streets, often in curvilinear patterns. The houses varied little in form, so many developers allowed the home buyer to choose interior finishes to give them a sense of uniqueness.

The rise of the automobile also had an impact on the housing trends. The garage, traditionally located in the alley, was prominently displayed at the front of the house. Carports also became a prominent feature of many homes. Recreational space was shifted toward the rear and became an extension of the home, complete with a patio and barbeque grill. These new subdivisions reflected a change in American culture. As the population boomed and new technologies emerged, Americans sought homes that reflected a new culture of optimism, abundance and innovation.

CHESTER HOSKINSON



The history of Arvada’s post-war housing would not be complete without the inclusion of Chester ‘Chet’ Hoskinson, one of Arvada’s most prolific developers. In 1953, Hoskinson was responsible for 97% of Arvada’s new building stock. Looking to improve his wife’s health, Hoskinson moved to Colorado in 1941 and soon began working with his father in the building trade. He began his own business by constructing individual houses in various subdivisions in Wheat Ridge and Lakewood.

In 1951 Hoskinson developed the Vetting Subdivision, Arvada’s first post-war subdivision, located between Marshall Avenue and Wadsworth Boulevard. The development included 173 homes, priced from \$7,000 to \$7,500. The project began in January, and by July the subdivision was sold out. Hoskinson’s next project included one hundred homes on the thirty-six acre Kimbrough property, near Grandview Avenue and Carr Street. The homes sold for \$12,000. Following projects included the Gyda-George Subdivision (1951), the Graf Subdivision (1951) and the Meyers Subdivision (1952).

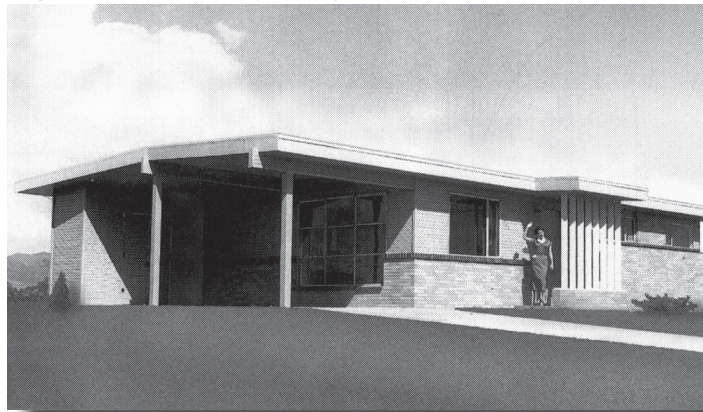
In 1952, Hoskinson was awarded the ‘Man of the Year Award’ by the Chamber of Commerce for “making Arvada truly a community of fine homes”. After developing almost a dozen subdivisions, Chet Hoskinson transitioned the business to his brothers, Leonard “Bus” and Jay Hoskinson in order to pursue politics. His contribution was widespread and at the height of his career it was said that ‘if one wishes to know which way Arvada is going to expand next, one merely finds out where Hoskinson is building’.

Alta Vista & Allendale

ALTA VISTA

Jay and Leonard “Bus” Hoskinson (Hoskinson Brothers Construction) developed the Alta Vista Subdivision in 1954. The development included 274 homes in the area bounded between Carr Street and Garrison Street on the east and west, and Oberon Road and Brooks Drive on the north and south.

With the vast amount of construction in the 1950s and 1960s, the Hoskinson Brothers sought to set their houses apart. Four models were available in 1955, ranging from \$13,450 to \$15,750. All models featured ‘an open design’, large window walls, patios and a built-in TV antenna. A newspaper advertisement boasted ‘Everything You Need From A to V!’ The homes sold quickly with a reputation of being ‘well-built’.



A newly built home in Alta Vista, c. 1957.

In order to meet the pressing demand for schools, the Hoskinson brothers dedicated two houses to be used as temporary cottage schools. Opening in 1955, the county’s first cottage school served 136

students in kindergarten through third grade. Other cottage schools followed in the next decade in various subdivisions. In 1963, a house was remodeled to serve as Alta Vista Cottage School No. 5.

ALLENDALE & THE FALLOUT SHELTER

In 1957, the City of Arvada annexed a large parcel of land into its western city limits. One hundred and thirteen acres located between West 58th and West 64th Avenues and between Kipling Street and Ward Road became the Allendale Subdivision, named for William Allen who had settled the land in 1859. Many developers built houses in the Allendale Subdivision, such as Witkin Homes and Hoskinson Brothers Development, but the most publicized developer was John “Jack” C. Hoerner.

Even before its completion and official opening in 1960, Allendale Heights was attracting national attention for addressing the threat of nuclear attack within the design of new construction. The fear of a nuclear attack, partly in response to the nearby Rocky Flats plant, created a new opportunity for home builders, including Hoerner, to market homes with a fallout shelter.

A 1959 article in TIME Magazine recognized the ‘tragic impossibility’ of protecting 180 million Americans in the event of a full-blown attack and acknowledged Hoerner’s direct approach

of building private shelters. His marketing was successful and the first house sold to a retiring Army major who broke off negotiations to buy another home when told about the shelter.

The 20 x 14 foot fallout shelter of the 1961 model was accessed by a ‘screened and filtered’ basement door and was equipped with necessary household and first aid supplies. The shelter included a bicycle-powered generator (for the



Dedication of Allendale’s first Fallout Shelter, 1959.
L to R: Frank Tiller, Jack Hoerner, Governor Stephen Mc-Nichols, Dr. Douglas Collier, unidentified man and nurse.

dual purpose of exercise and electricity) and eight hanging bunk beds. At the dedication of the house National Defense and Mobilization Director Leo A. Hoegh predicted that “bomb shelters would become as much a part of the home as a bathtub.”

By 1963, Hoerner had built 28 homes featuring fallout shelters, but the dream of spreading a nationwide system of private shelters ended when the surrounding neighborhoods were developed without

mention of shelters.

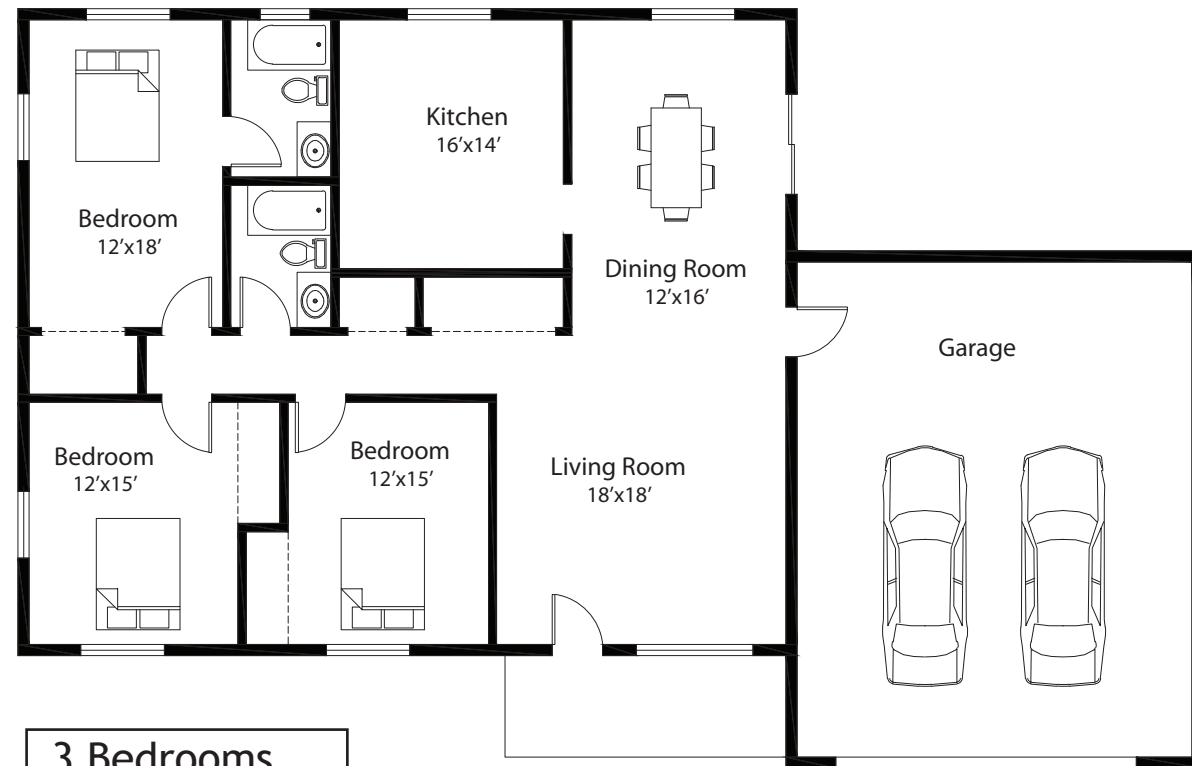
POST-WAR HOUSING TODAY

As these neighborhoods reach their fiftieth year, homeowners are finding that limited bathrooms, small bedrooms and an enclosed kitchen no longer meet the needs of a family today.

Though changes are often necessary, many inherent design features of these houses remain appealing to home buyers. Solid construction, manageable square footage and simple layout of these homes allow for easy modification. The ability to make an addition to one of these smaller houses will enable families to grow into their home as they have children, and can also help accommodate families that find they need room for an elderly relative to join the family.

According to local real estate agents familiar with marketing these homes, the largest drawbacks of post-war houses include the lack of a master suite, a limited number of bathrooms and a cramped kitchen. Not surprisingly, the reason home buyers are attracted to Arvada is the community and location.

Without major modification, these homes still appeal to couples and small families interested in sustainable/green living and for elderly couples who appreciate the manageable footprint and single level layout.



3 Bedrooms
2 Baths
1,500 sq. ft.
Typical Lot
Coverage: 24%



THE SUN VALLEY

The Side Gable Ranch with an Attached Garage is the most common ranch home design. The long, low form is emphasized by a low-pitched roof and horizontal windows. The overhang at the front is repeated at the rear, covering a patio. The 'Sun Valley' 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.



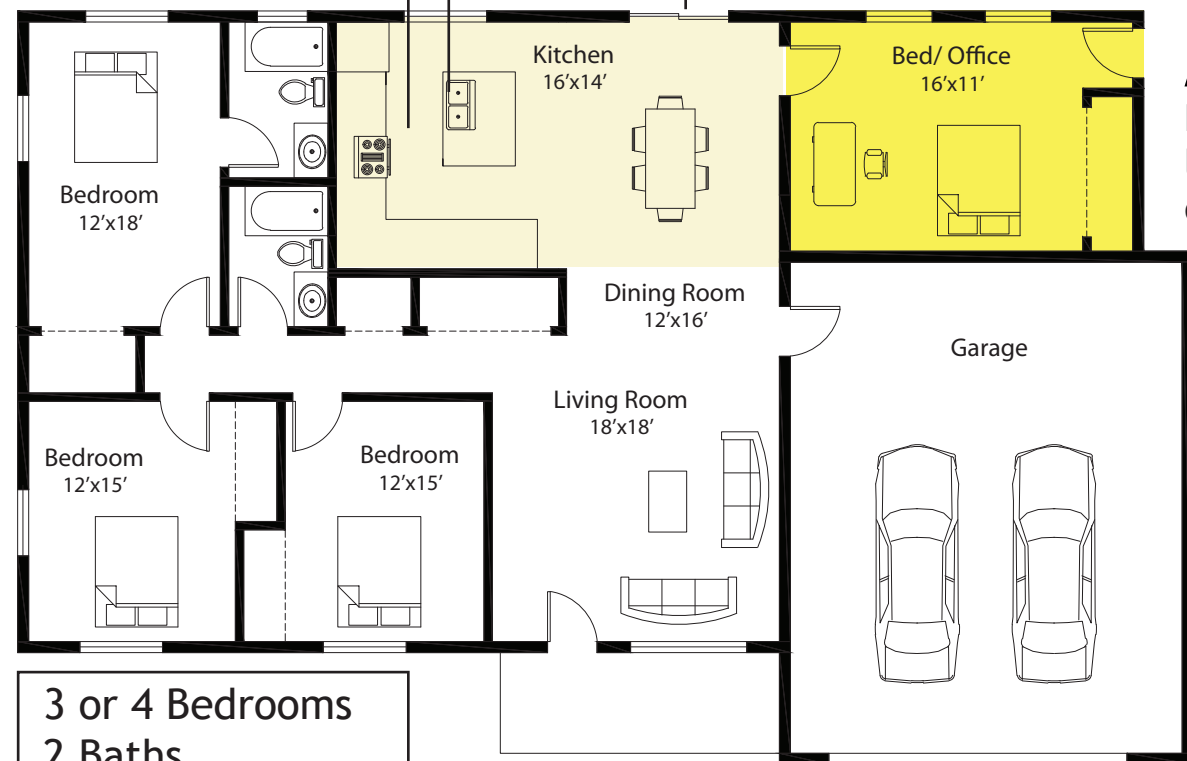
"As delightfully fun-filled as the name it bears...rich exterior wood and textured brick...sliding glass door to patio...lavish "built-in" kitchen... three king sized bedrooms...two full tiled baths...walk-in closet... 18-foot paneled and brick-walled recreation room...fireplace...2-car garage...1,500 square feet of tomorrow-timed living in all."

-Wonderful Witkinland Brochure, c. 1960

Open Up the Kitchen
by removing the wall to the dining room.

Create a gathering space by adding an island in the kitchen

Emphasize the connection to the backyard with a sliding glass door



Add a Home Office

Expand under the existing roof line to create a sunny home office or guest bedroom

The exterior door from the new space creates easy access for guests or clients

3 or 4 Bedrooms
2 Baths
1,700 sq. ft.
Typical Lot
Coverage: 26%

Changed Interior Space
New Added Space

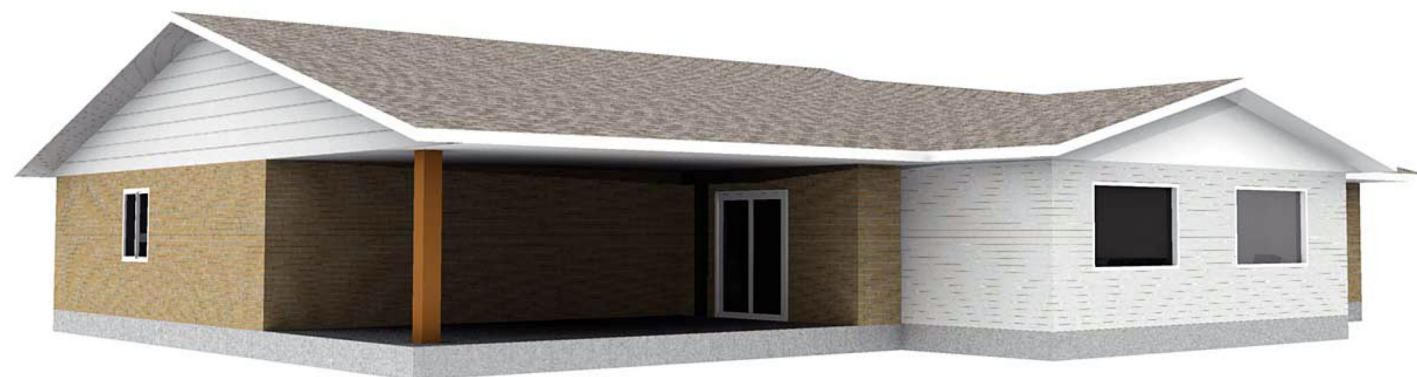
Interior Remodel

In this remodel, 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. Second, 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 opened 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 keeps the house within the character of the neighborhood.

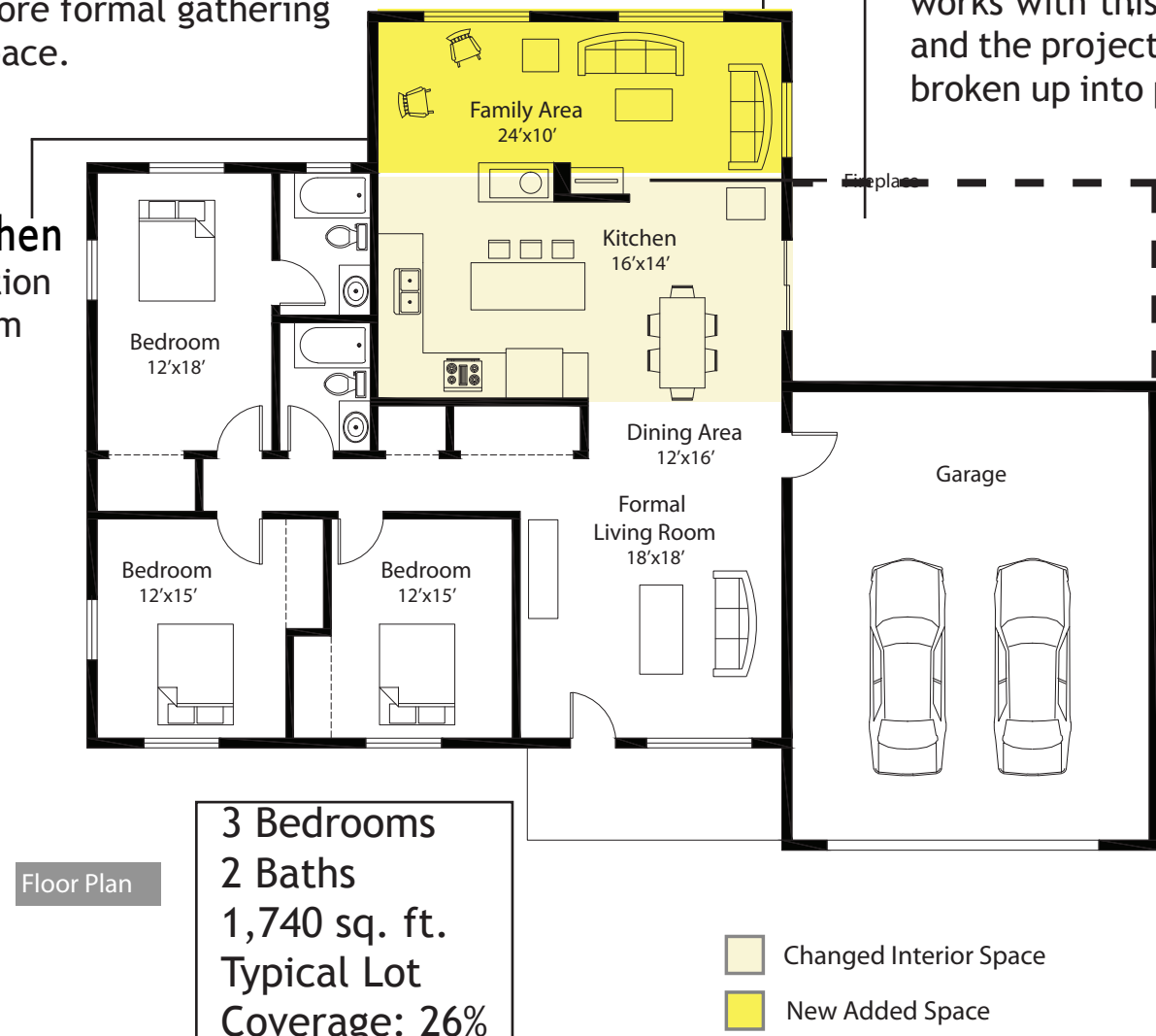


Open up the kitchen to create a connection with the dining room and family room.

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.



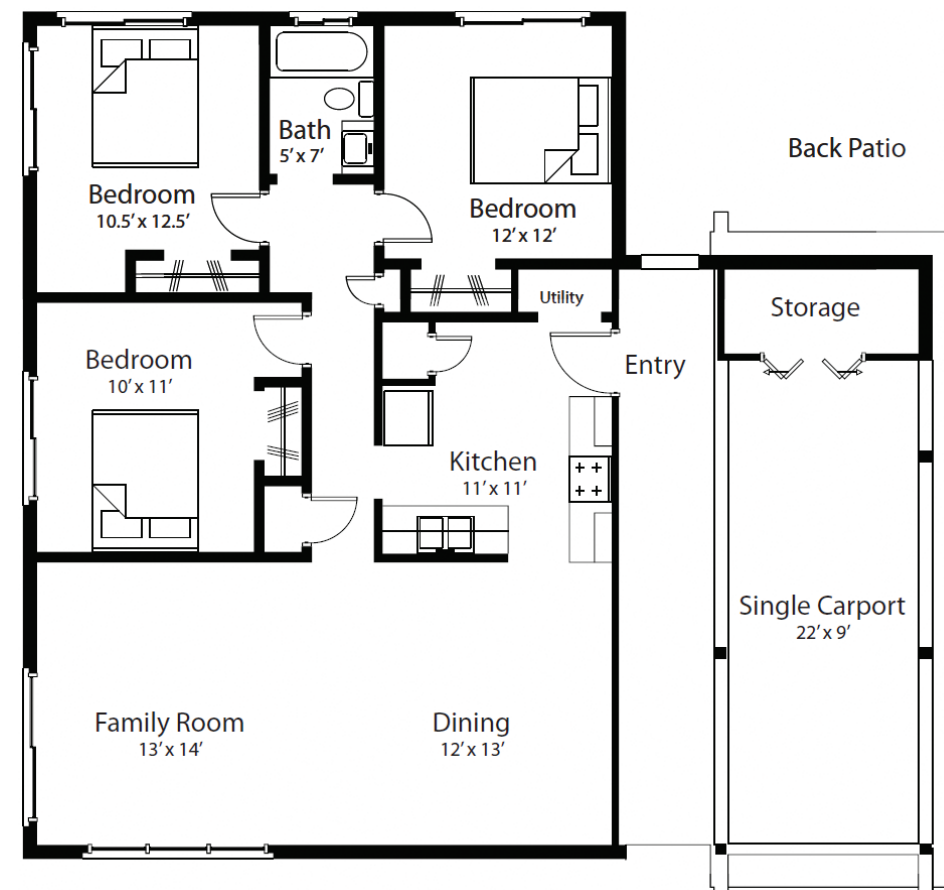
Integrate the necessary support system into a fireplace or entertainment center.



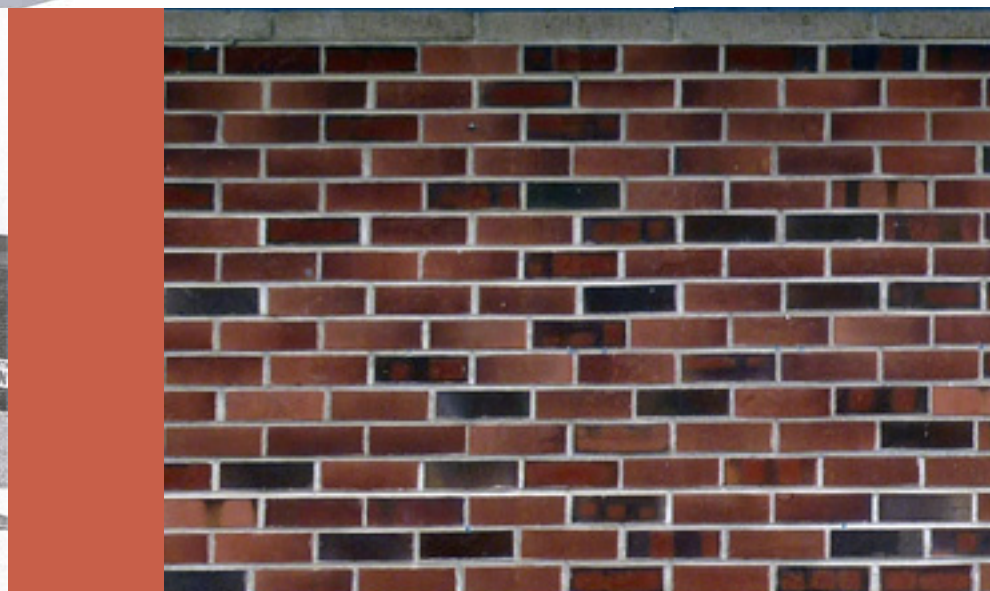
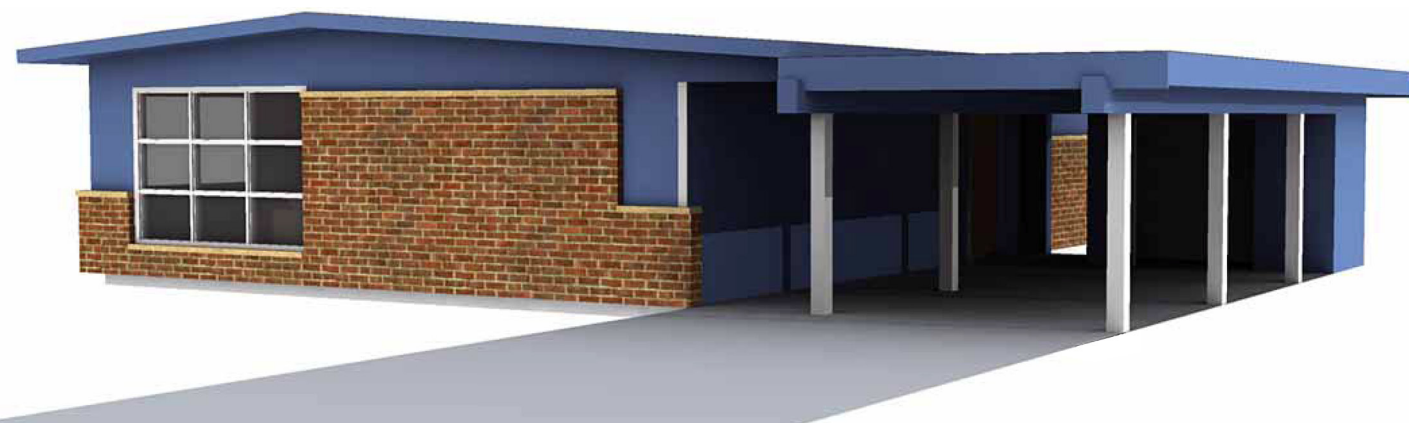
This view shows the new connection between the dining room and kitchen, with the new family room to the right.

FRONT GABLE

The Front Gable Ranch with attached carport exhibits many features common with neighboring properties, including a low-pitched roof, emphasis on brick wall cladding, and prominent placement of vehicle storage. The layout includes three bedrooms and one bath, an enclosed kitchen, and a dining/family room combination. This model is 1,050 square feet.



3 Bedrooms
1 Bath
1,050 sq. ft.
Typical Lot
Coverage: 20%



Interior Remodel

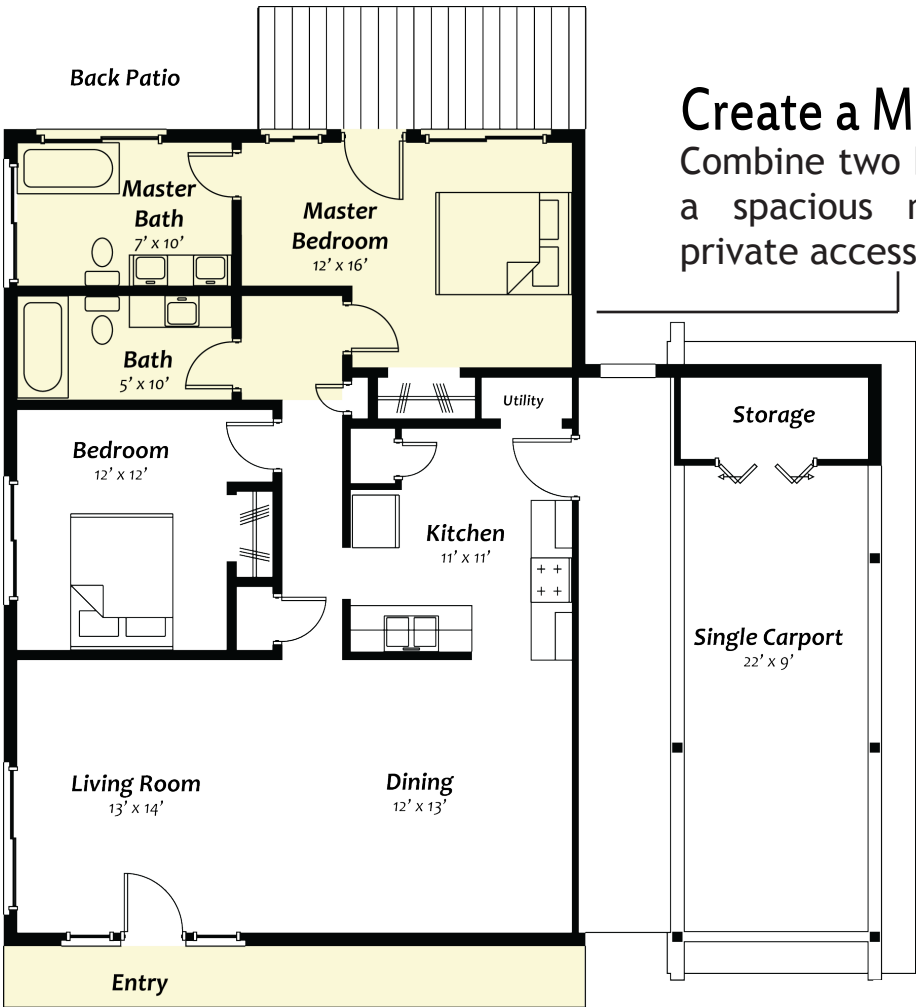
Although the existing floor plan for this home features three bedrooms, their small size is not in line with the expectations of home owners today. By removing one of the bedrooms and moving the single bathroom over to the exterior corner, a larger master bedroom suite with private bath is created. Adding an exterior door to this suite creates a connection with the exterior space and adds to the sense of privacy. A second bath is created in the remainder of the space made available by removing the bedroom, which serves the second bedroom and the common area.

The existing layout of the home featured a single entry which was adjacent to the carport. This is the traditional access point for this home, but many have been altered over the years to include a door along the street elevation. To accomodate this common alteration, we have added it to this plan to show how it can be incorporated into the home while retaining the original design intent.

By removing a bedroom, space is made available to create two bathrooms, one being a private master bath.

Modifications

Such as adding an entry door and walkway in front of the home are common in homes of this period.



Create a Master Bedroom
Combine two bedrooms to create a spacious master suite with private access to the exterior.

- Changed Interior Space
- New Added Space

2 Bedrooms
2 Baths
1,050 sq. ft.
Typical Lot Coverage: 20%

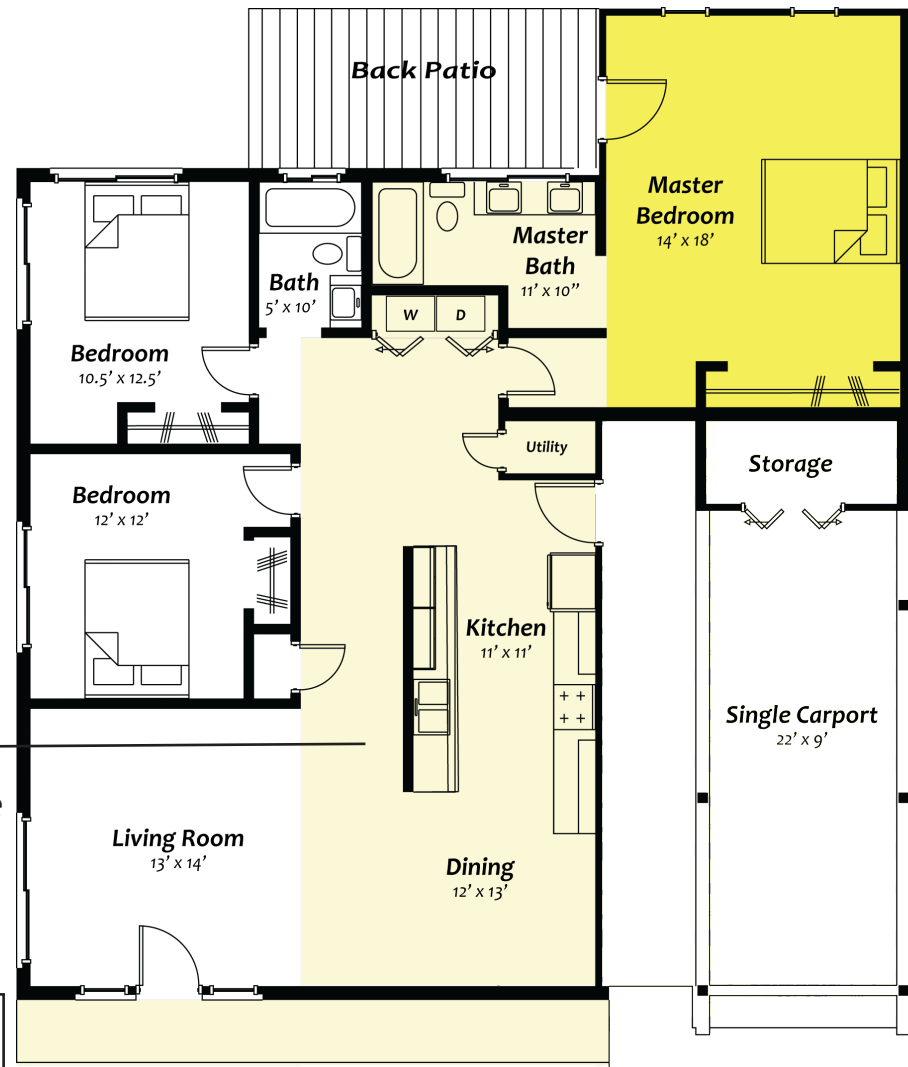


Centralize the Kitchen

for a more social and open layout.

Creating a galley kitchen allows for a wider hallway, adding to the sense of spaciousness.

3 Bedrooms
2 Baths
1,350 sq. ft.
Typical Lot Coverage: 25%



Changed Interior Space

New Added Space

Create a Master Suite

via an addition to the rear of the carport and a master bath in the space previously occupied by a bedroom.

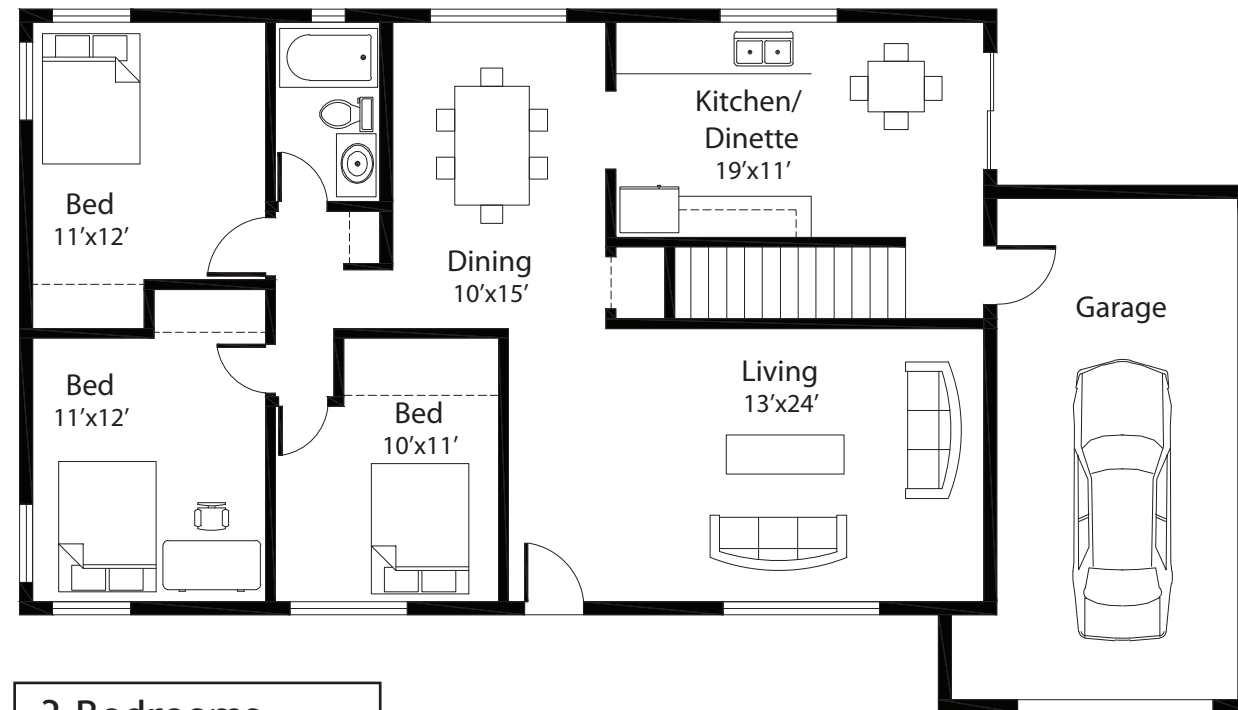
Raising the roof height on the addition allows for clerestory windows, adding natural light to the bedroom.

Exterior Expansion

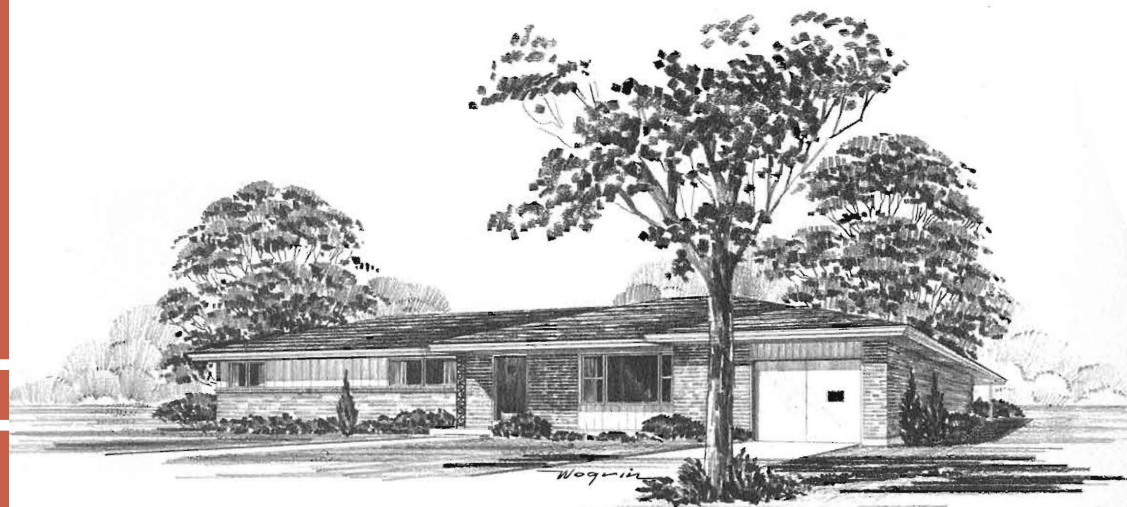
The expansion option illustrates the possibility of increasing the height of the home while retaining the original focus on horizontal design. The three bedroom layout is retained in this option but enhanced by making the third bedroom a spacious master suite located to the rear. The increased ceiling height in this room benefits the space both by bathing the room in daylight via clerestory windows and by adding visual interest. A private master bath is a desirable feature of this plan, created in the space that had previously been a bedroom.

Moving outside of the original home's footprint to create space allows for more flexibility on the interior. The enclosed kitchen featured in the original plan is now a galley kitchen, opening up the space and widening what had been a narrow hallway. This exterior expansion was made visually compatible with the style by orienting the addition to the rear of the home behind the garage, and the new roofline, while higher than the original, matches the low pitch characteristic of the home.





3 Bedrooms
1 Bath
1,620 sq. ft.
Typical Lot
Coverage: 21%



THE COLUMBINE

The Hipped Roof Ranch with Attached Garage has a typical 'Rambling Ranch' design. The low-pitched roof emphasizes the horizontal design and the garage becomes a major focal point of the facade. The layout includes three bedrooms and one bathroom. The formal layout includes separate dining and living rooms and an enclosed kitchen. This model is 1,600 square feet.

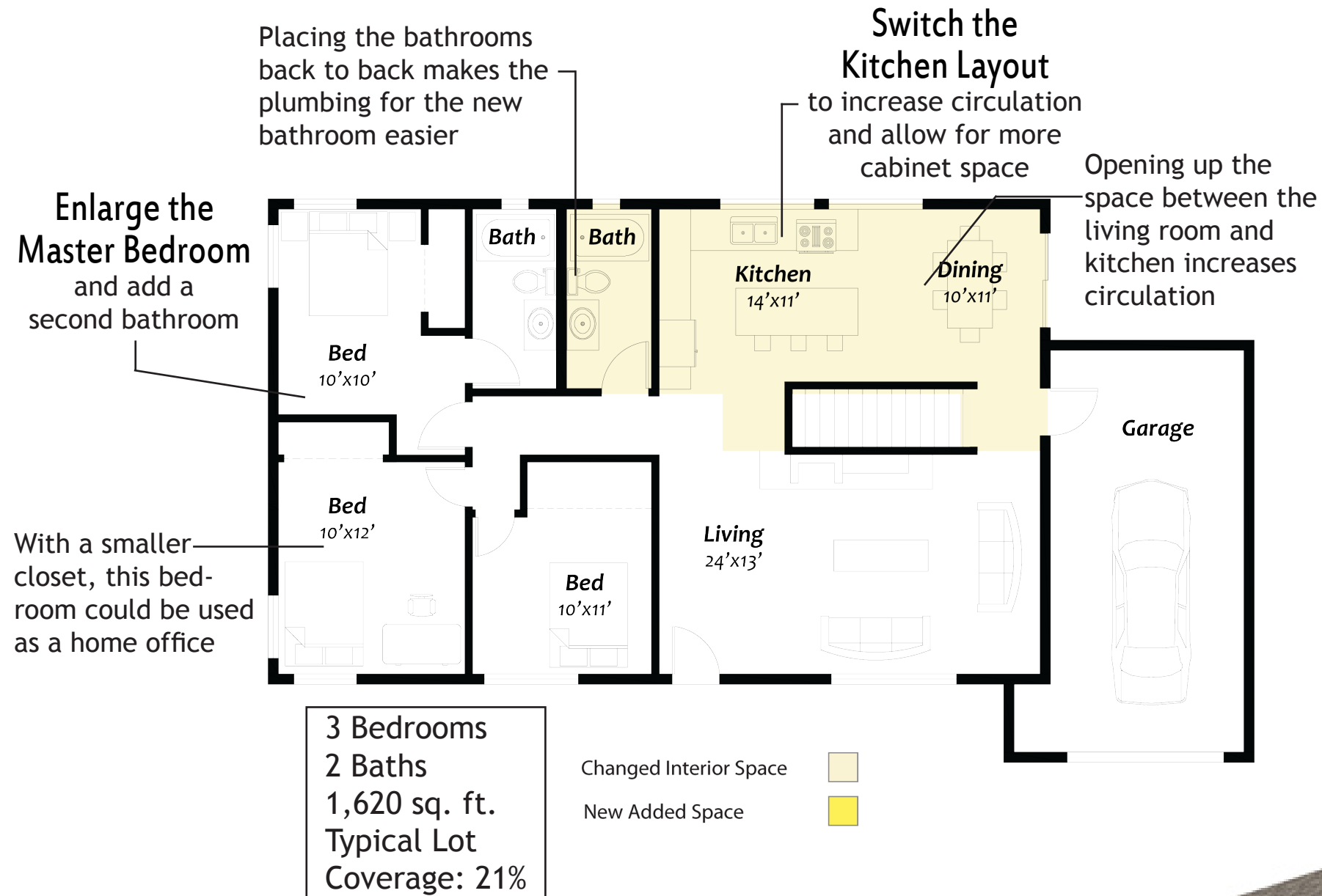


"Rambling ranch...as typically suited to Colorado as the state flower from which it gets its name...privacy planned T-hall design...
20-foot-long living room...separate dining room...
1,300 square feet upstairs and equally large basement..."wife-saver" kitchen with its own dining area...kitchen and patio separated by sliding glass wall...two baths...attached garage...covered patio...the finest Colorado casual."

-Wonderful Witkinland Brochure, c. 1960

Interior Remodel

Creating a more open floor plan and adding a second bathroom answers the main needs of today's market. The rear bedroom is enlarged and a second bathroom is added. By placing the new bathroom near an existing one the cost of routing new plumbing is reduced. The dining room is moved to the other side of the kitchen, allowing for a more open kitchen that increases the flow of the home. An entertainment center is integrated into the wall in the living room. A non-wood burning, or ventless, fireplace could be added to create a cozy gathering place. Simple architectural features give the home a unique and functional character. The two smaller rooms could be combined and would allow for space to install a washer and dryer on the main floor.



A built-in entertainment center adds character and functionality to the room. A high-efficiency fireplace would make the room feel cozy in the winter.



Exterior Expansion

This rear expansion focuses on creating a master suite and adding a sunny seating nook. The existing master bedroom becomes space for a large master bath and walk-in closet. The new master bedroom is located at the rear of the house and mimics the roof form of the existing house. The addition is clad in simple wood siding, which is compatible with the brick veneer of the home but is clearly different. The master suite is accessed through a door near the new seating nook. The nook, shown with a window wall, allows natural light into the home and also adds architectural character. The addition is not visible from the street but adds desired space for a master suite. Again, the wall between the living room and kitchen is removed to increase circulation and a built-in entertainment center is added to the living room. The second and third bedrooms remain the same.

The existing master bedroom becomes a master bath with a walk-in closet

Create a Master Suite by adding onto the rear of the house

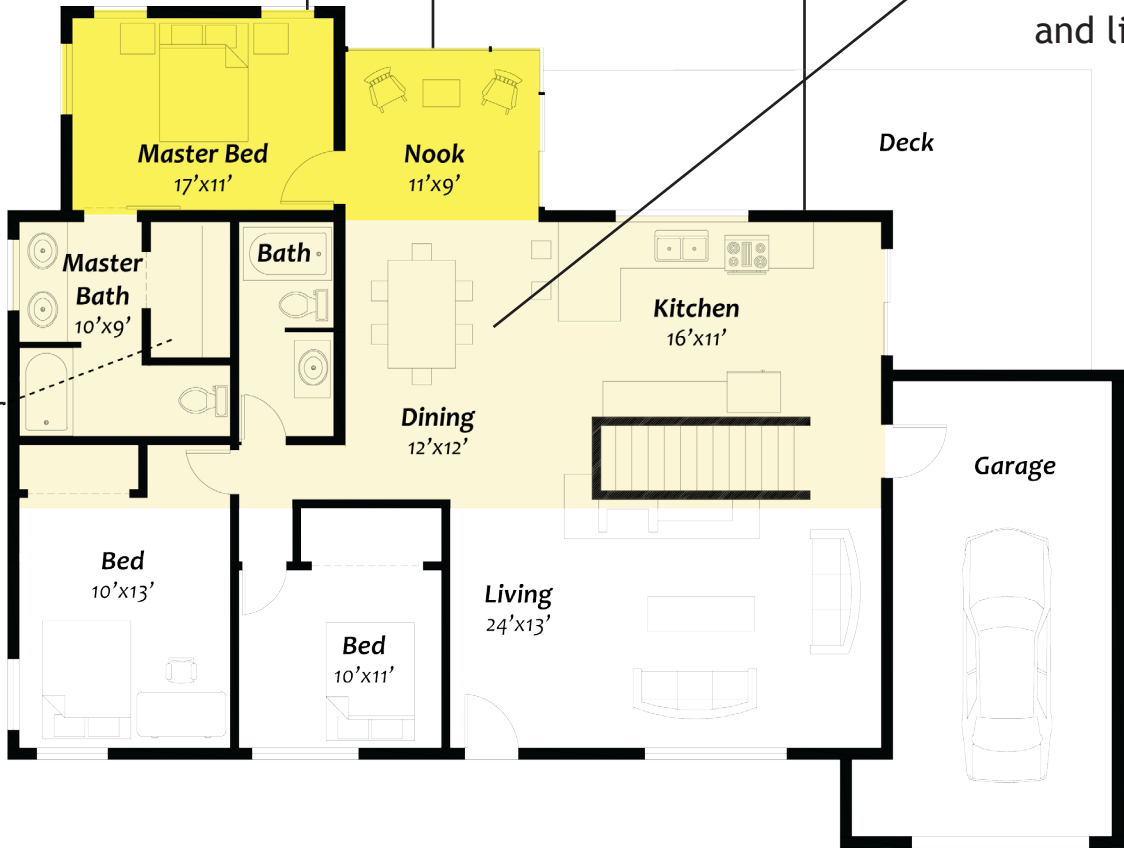
A seating nook becomes a favorite place to enjoy a book or do homework

The kitchen is opened up with a more fluid layout

Increase Circulation by removing the wall that divides the kitchen and living room

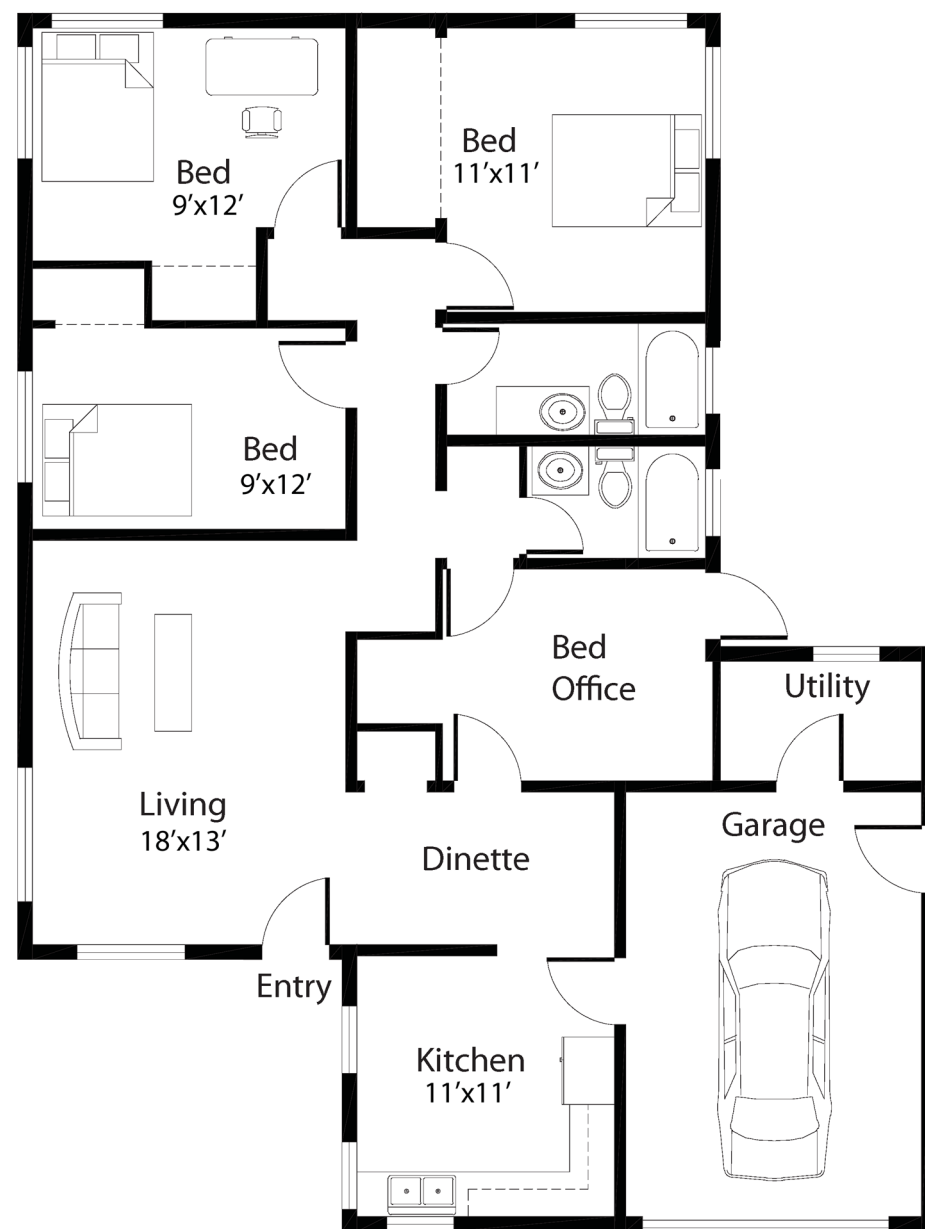
3 Bedrooms
2 Baths
1,900 sq. ft.
Typical Lot Coverage: 26%

Changed Interior Space
New Added Space

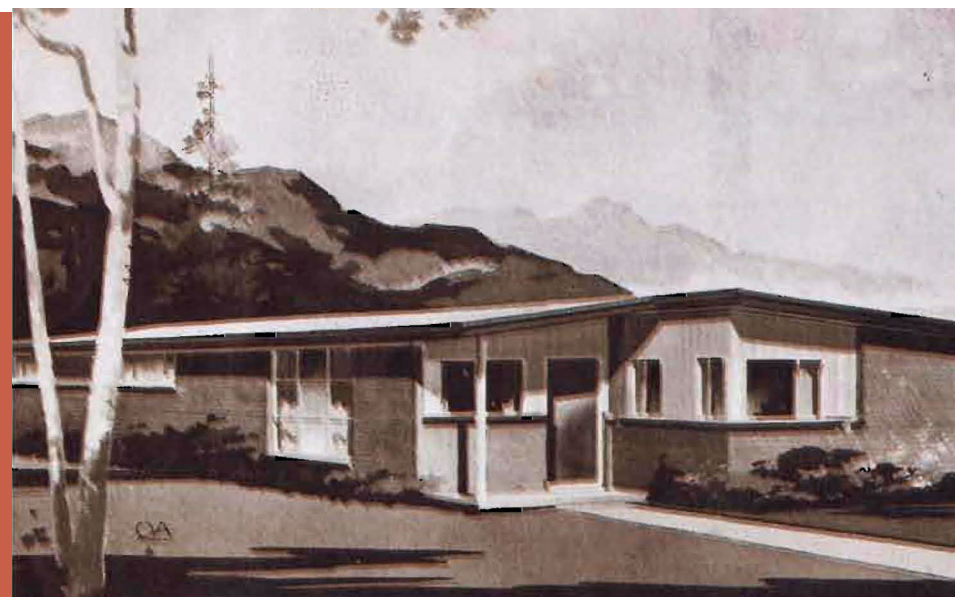


THE ALTA VISTA

The Shed Roof Ranch with Attached Garage shows the Hoskinson Brother's attempt to set their homes apart. The 'Alta Vista' model, which was featured in the 1955 Parade of Homes, has interesting shed roof forms that give the house visual interest while the brick articulation ties the home to its Alta Vista neighbors. The typical floor plan includes four bedrooms and two bathrooms. This model is 1,620 square feet.



3-4 Bedrooms
2 Baths
1,620 sq. ft.
Typical Lot
Coverage: 20%



Interior Remodel

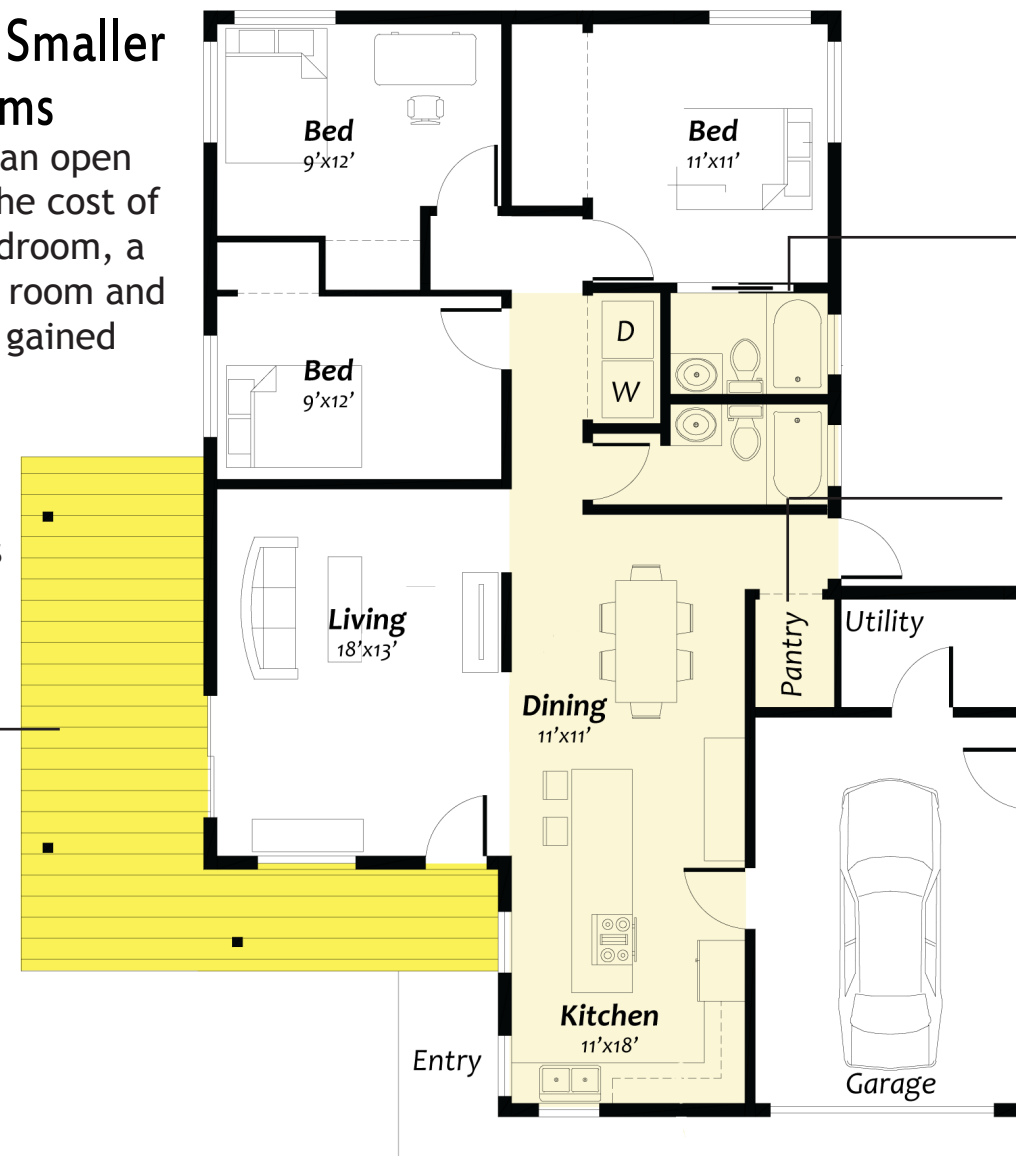
The existing floor plan of the Shed Roof Ranch is chopped up into smaller spaces, with a small kitchen, dinette and an office. By combining these smaller rooms into one, cohesive layout, the flow of the house is increased and there is a connection between the living and dining rooms and the kitchen. By rearranging the floor plan, a pantry can be added near the rear entry. The bathrooms were reconfigured for ease of access and to gain a little space. On the exterior, a trellis was added to the side of the home, creating a inviting front and increasing the curb appeal of the home. With space for a few chairs, the space becomes a pleasant area to gather with friends and neighbors.

Combine Smaller Rooms

to create an open layout: at the cost of the 4th bedroom, a large dining room and pantry is gained

Increase Curb Appeal

by adding a trellis to the side of the house



The bathrooms were reconfigured to suit the new layout

Add Storage Space by including a pantry near the rear door

Keeping kitchen appliances in their original locations will reduce remodeling costs

3 Bedrooms
2 Baths
1,620 sq. ft.
Typical Lot Coverage: 20%



By repeating the slope of the roof, the trellis becomes an extension of the home.



Exterior Expansion

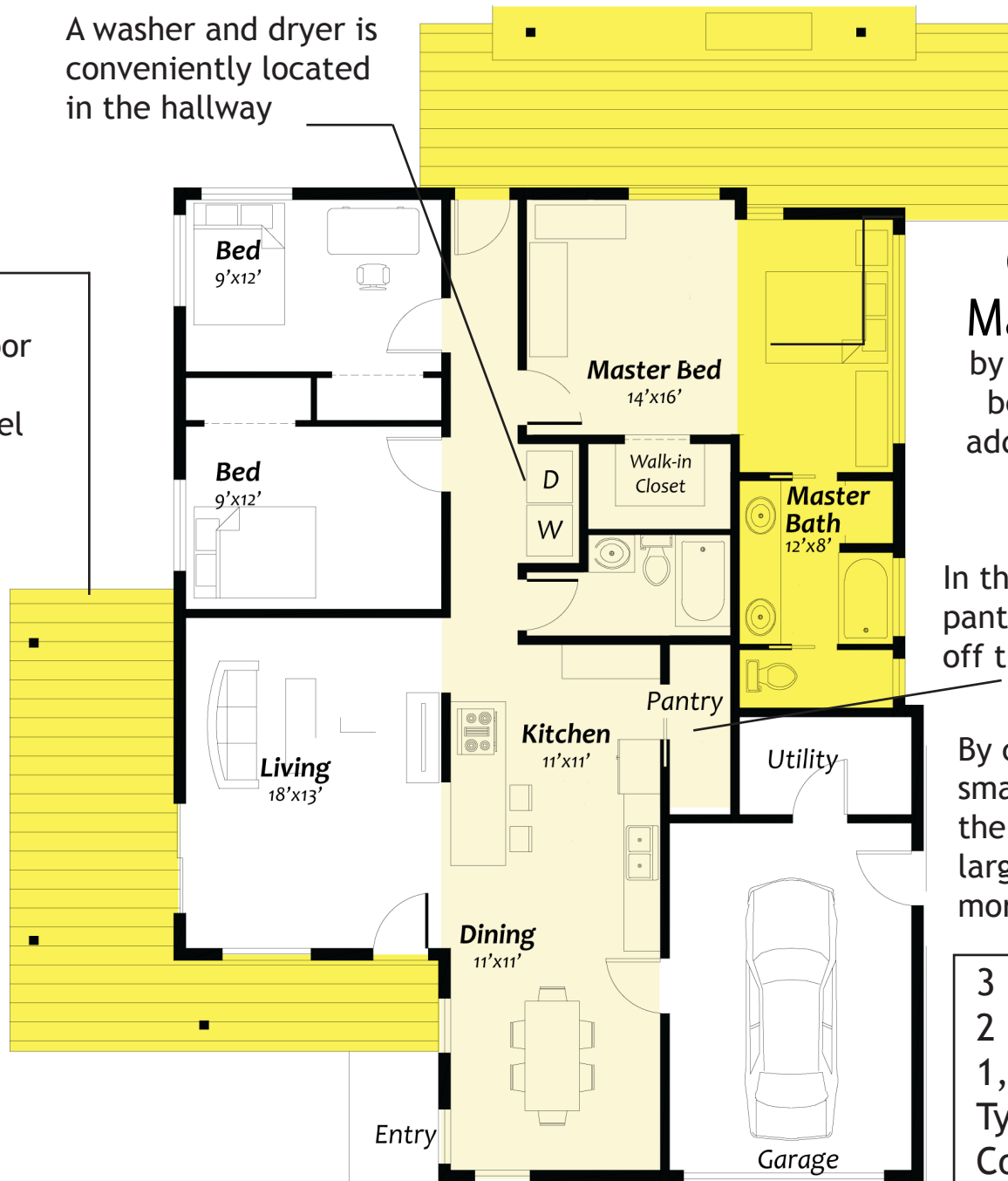
The L-shape form of Shed Roof Ranch lends itself well to a single level expansion. By adding square footage off the rear bedroom, a large master suite can be added without altering the street view of the house. Finishing the addition in a different but compatible material will help differentiate old from new. The expansion builds on the plan for the interior remodel and can be done in increments by first opening up the kitchen and dining room, and later adding a master suite. In this example, a master suite was created by expanding the existing master bedroom and bathroom outward and creating larger spaces. A linen closet is shown in the hallway, making household chores easier. A rear patio was created by extending the roof line of the addition. Built-in seating and a fire pit will make this space a summertime favorite.



A washer and dryer is conveniently located in the hallway

By creating pleasant and usable outdoor spaces, the home will feel larger

Centralize the Kitchen for a more social and open layout



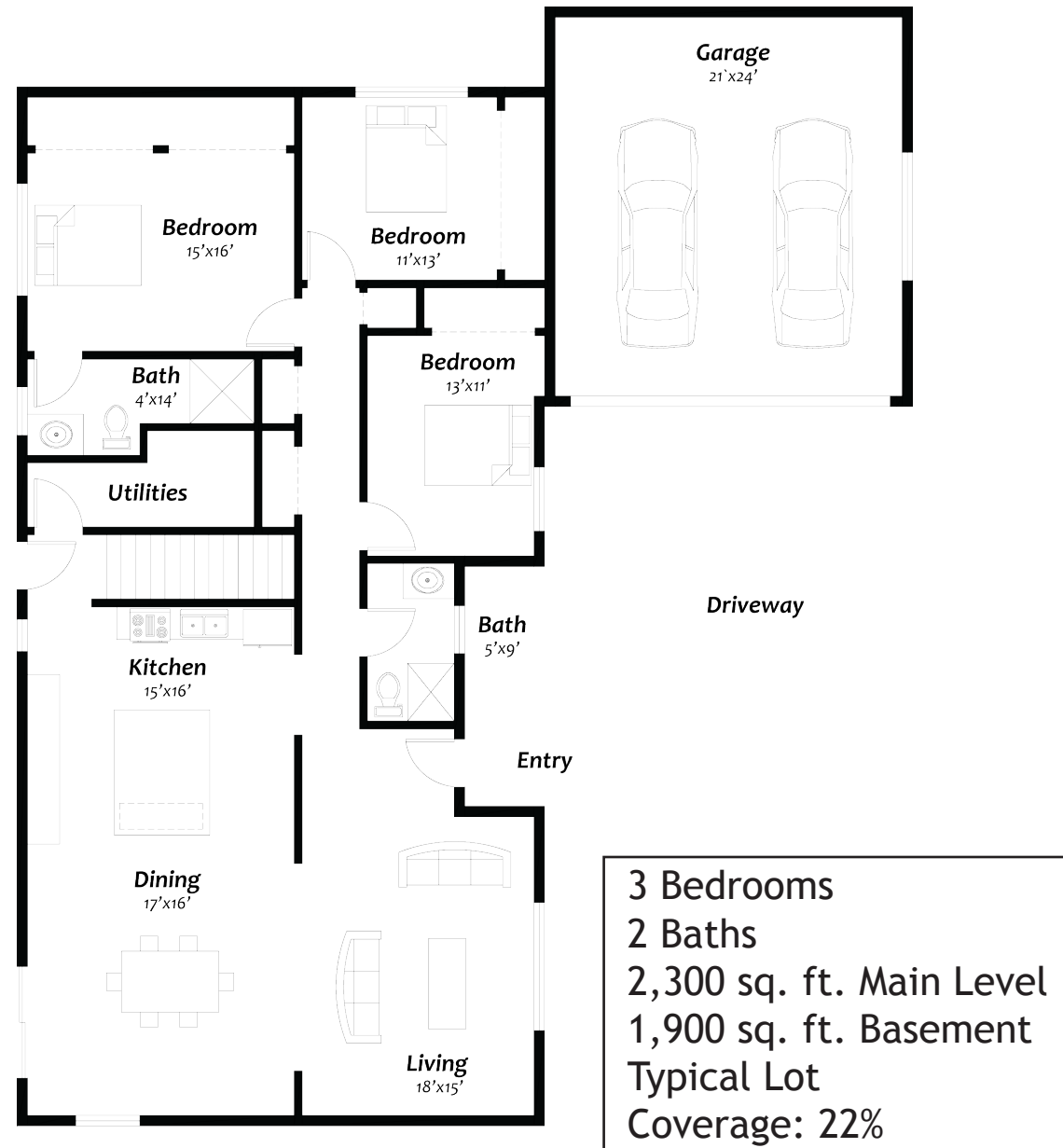
Create a Master Suite by enlarging the bedroom and adding a second bathroom

In this example, a pantry is located off the kitchen

By combining smaller rooms, the space feels larger and is more open

3 Bedrooms
2 Baths
1,835 sq. ft.
Typical Lot Coverage: 23%





THE SWISS CHALET

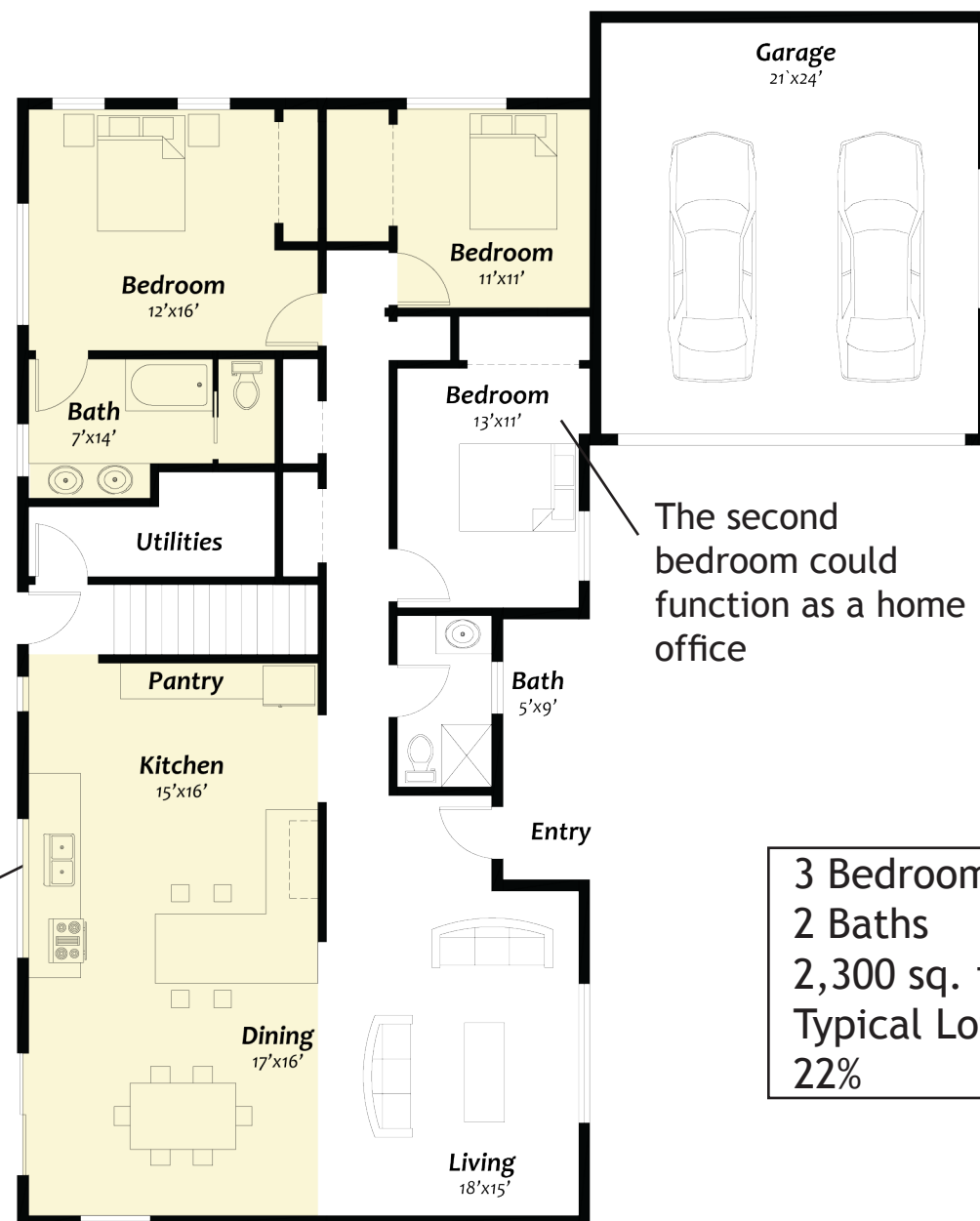
During the 1960s, 'Swiss Chalet' style detailing became a popular design choice for ranch homes. In Colorado, this may have been due to the boom of the mountain ski towns, such as Breckenridge and Aspen. In Allendale, many homes exist with original scalloped bargeboard, protruding gables and 'birdhouse' detailing under the eaves. Unique to Allendale is the curious flared roof line. These homes are typically sited on irregularly sized lots, which makes them difficult to add on to. Instead, the second design shows a way to finish the 1,600 square foot basement. Using the existing space is both economically and environmentally smart and with egress windows, the space will benefit from natural light.



Create an Open Floor Plan by removing walls between the kitchen and dining room

The kitchen peninsula creates a great study space for homework or kitchen helpers

A new window above allows more light into the kitchen



3 Bedrooms
2 Baths
2,300 sq. ft. Main Level
Typical Lot Coverage:
22%

Interior Remodel

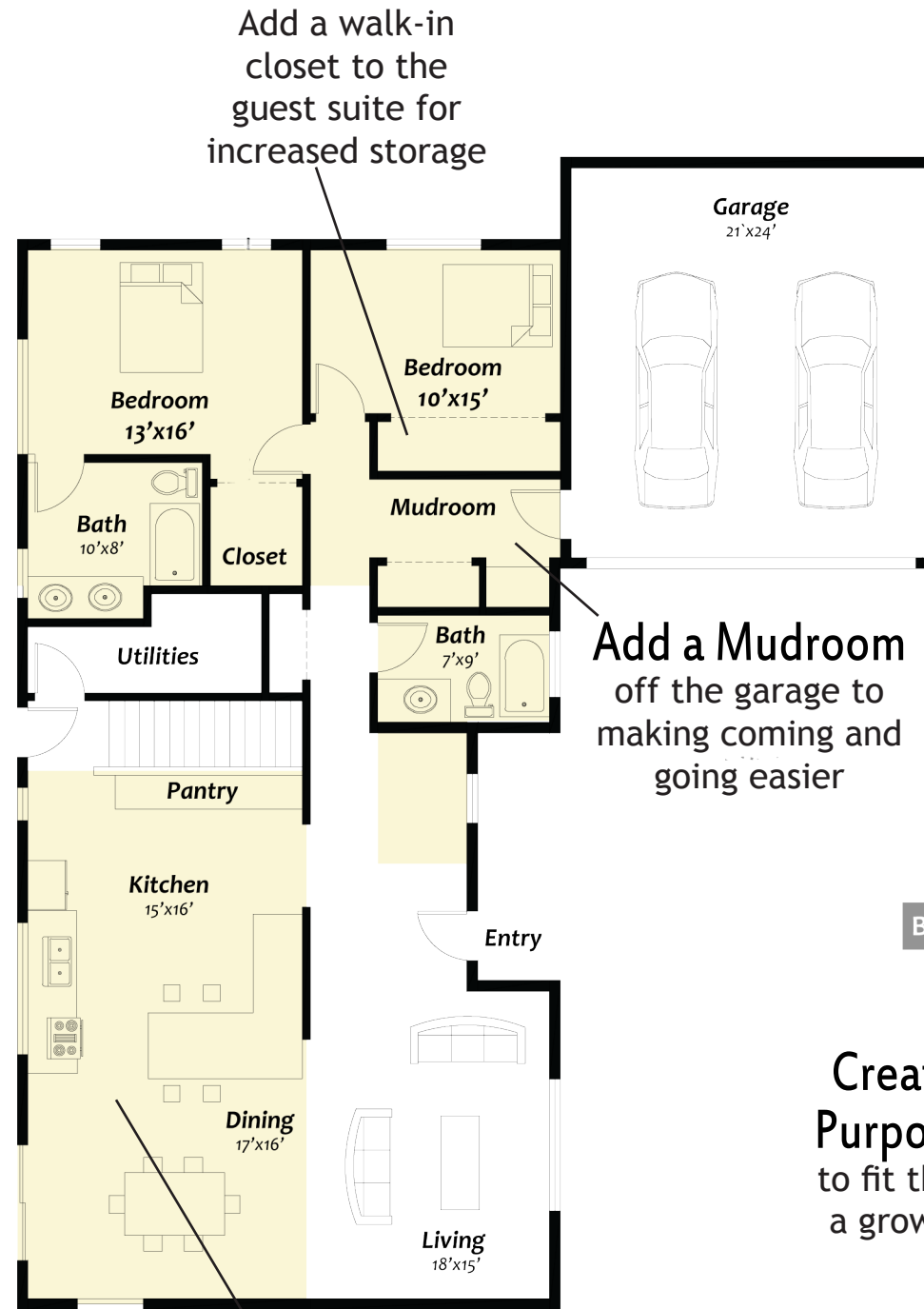
Typical of Ranch homes, the kitchen of the Swiss Chalet Ranch is cramped and small. Removing the wall between the kitchen and living room makes the room feel more open and light. Barstools near the countertop creates space for homework and kitchen helpers. A window above the kitchen sink allows additional natural light and a nice view. The half-walls between the dining room and living room were also removed to increase circulation. At the rear of the house, the master bathroom was enlarged



Finish the Basement

The existing footprint is nearly 2,300 square feet, with a large unfinished basement. Instead of expanding outwards or upwards, which can be expensive and complicated with the irregular roof form and lot size, this example shows a plan to finish the basement. The main floor remodel builds upon the interior remodel plan, with a reconfigured kitchen, open layout and new kitchen window opening to allow natural light in. The master bedroom has been expanded, adding a larger bathroom and a walk-in closet. The second bedroom is decreased in size but still has a full closet. One problem current owners face is that the house lacks a proper entry from the garage. To meet this need, the third bedroom on the main floor was removed to allow space for a mudroom. The bathroom is reconfigured and allows a larger entry way at the main entry. A closet or bench could be added in the new space for convenience.

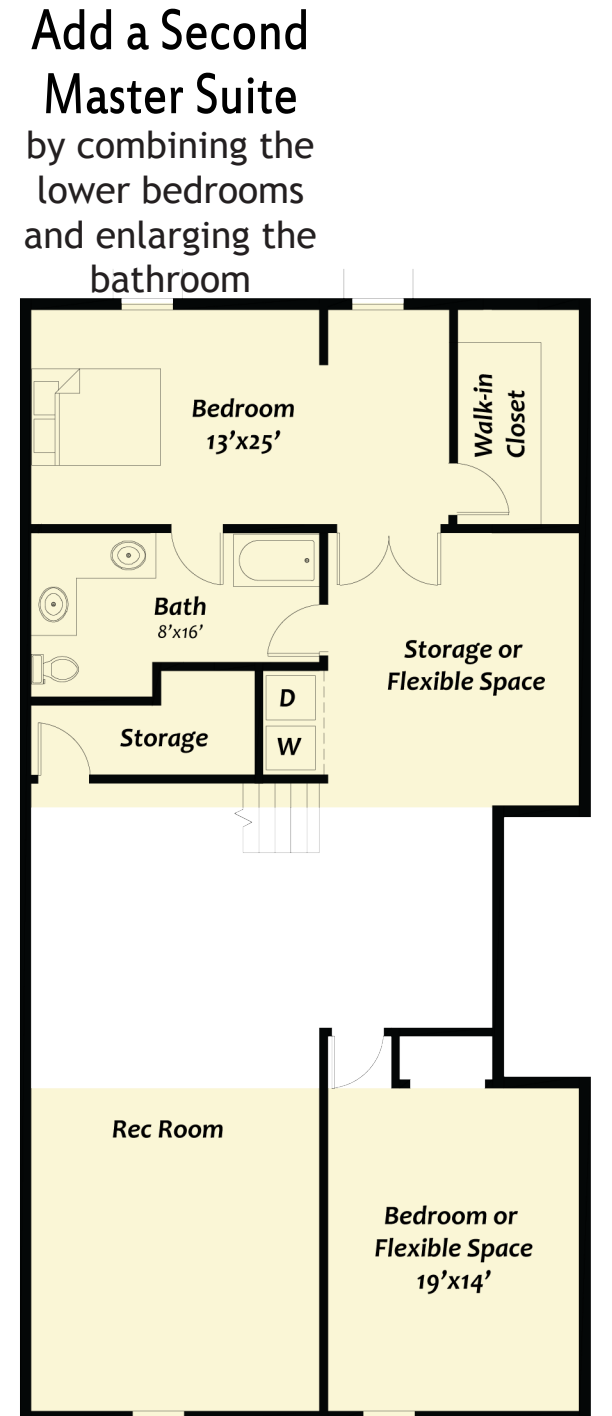
Downstairs, a second master suite is created with a bathroom and large closet. This space could also be used as an office. The most important change to the basement is the addition of egress windows, which are required for any bedroom in the basement. The added benefit of these windows is the added daylight. A large recreation room is a flexible space that can be modified to fit a number of needs. Using the space you have is both economically and environmentally smart.



Basement

Create Multi-Purpose Rooms
to fit the needs of a growing family

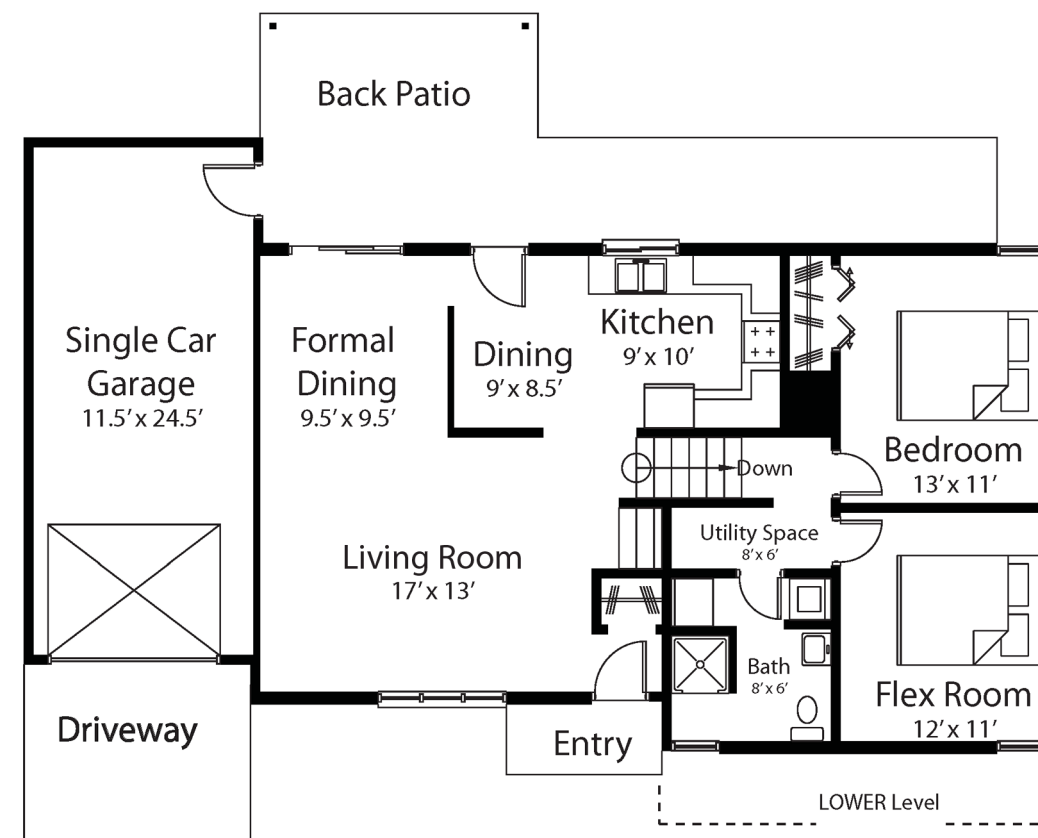
4 Bedrooms
3 Baths
4,200 sq. ft. total
Typical Lot Coverage:
22%



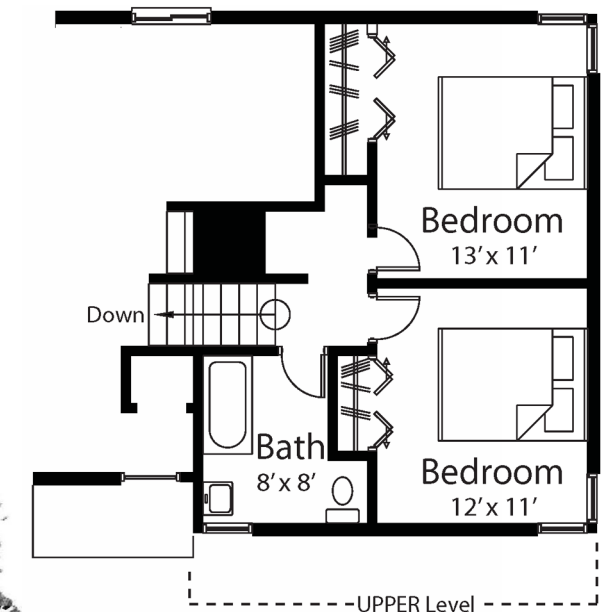
Adding egress windows in the basement will bring the house up to code and will allow natural light into the space.

THE METROPOLITAN

The 'Metropolitan' was featured in the 1955 Parade of Homes and was one of the few floorplans with an upper story. Horizontal lines are still emphasized via the low pitched roof and street-level which is elongated with an attached one-car garage. As with other homes built in this development, brick is emphasized as a quality finish material and is a prominent feature on the facade. Other features of this model include corner windows, a cathedral ceiling, and what was at the time a popular new item - a sliding glass door to the rear patio. The layout includes four bedrooms and two baths. This model is 1,400 square feet.

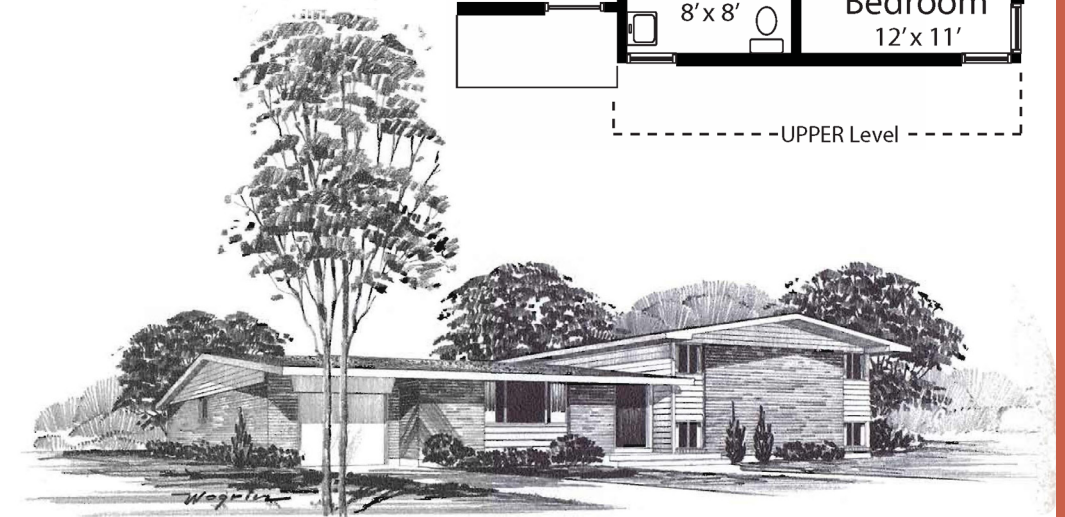


3-4 Bedrooms
2 Bath
1,400 sq. ft.
Typical Lot
Coverage: 21%



“As advanced as the cities of tomorrow...over 1,700 square feet of exciting tri-level living...elegant cathedral ceiling...three ample corner-window bedrooms...19-foot long living room...oversized garage...foyer entry...vanity and coved floors in main bath...(and a fourth-level basement and fourth bedroom at optional cost)...a success-styled home.”

-Wonderful Witkinland Brochure, c.1960



Interior Remodel

This interior remodel utilizes the upper level of the home to create a spacious master suite with walk in closet and master bath by combining the space previously occupied by two bedrooms. The desirable three bedroom arrangement is retained by converting a flex room on the lower level to a bedroom, which requires no structural alterations. What had been a small hallway at the top of the stairs with separate doors for the different rooms is transformed into an elegant entrance into the suite via french doors. The privacy of the master bedroom is enhanced in this arrangement, completely separating the adult sleeping quarters from the common rooms in the house and the other bedrooms.



Exterior Expansion

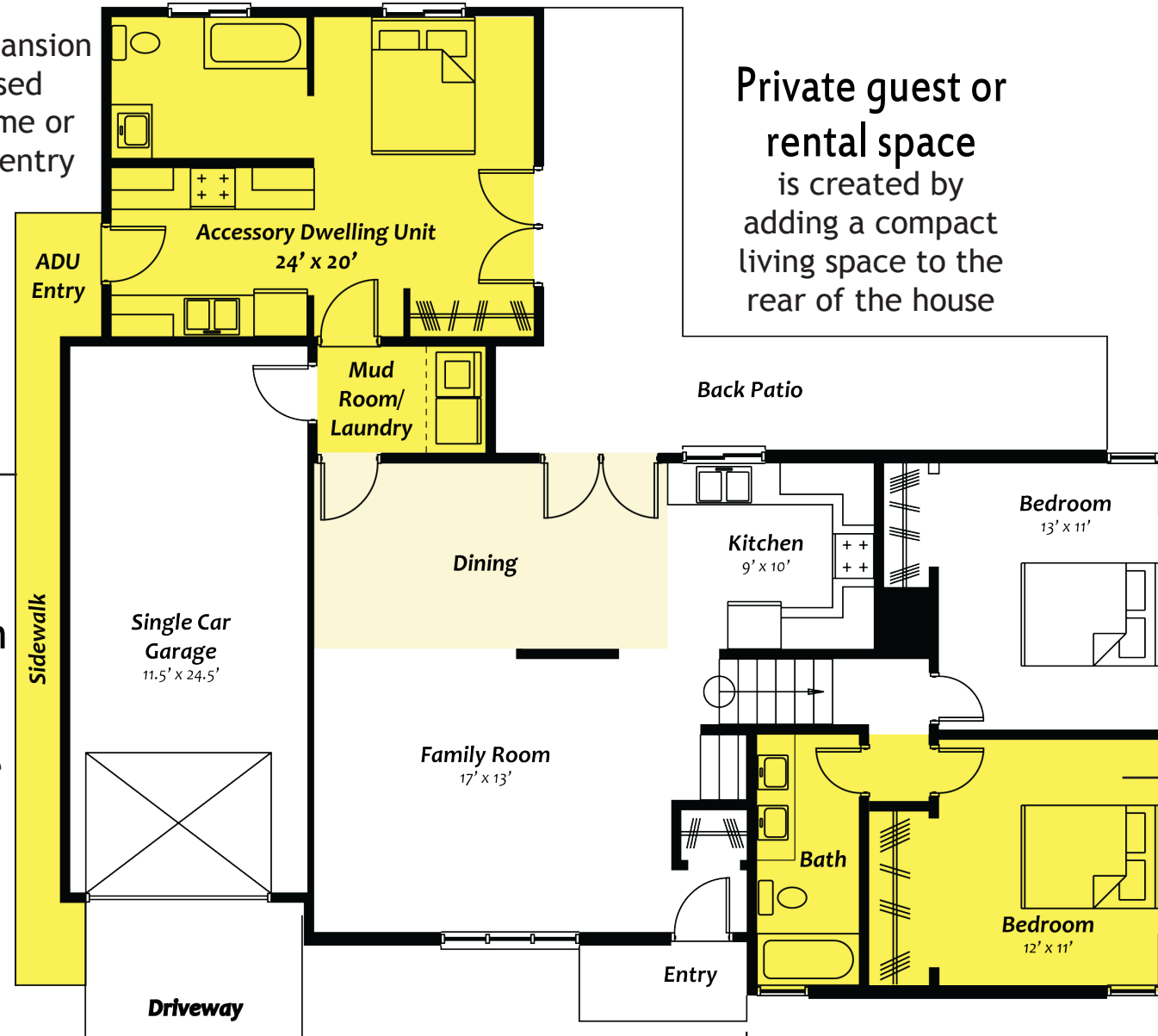
An Accessory Dwelling Unit, or ADU, is the focus for the exterior expansion onto the Split Level Ranch. The advantage of the attached ADU is that it functions as an independent apartment while retaining its connection with the home, making it an ideal space for live-in relatives, extended-stay guests, or as a rental unit. Private exterior access to the unit is made available via a walkway alongside the garage, with the option to include an interior entry as well. The unit is located to the rear of the home and is recessed from the wall of the garage to visually separate the addition from the home. Interior alterations are limited to the removal of one wall between the dining areas to open the space and provide sufficient room for entry through the mud room. If desired, this expansion could be combined with the interior remodel to maximize the home's potential.

Private guest or rental space is created by adding a compact living space to the rear of the house

The exterior expansion does not impact the possibility of pursuing the master suite option as well

The exterior expansion can be accessed through the home or via an exterior entry

Create an Open Floor Plan by removing walls between the dinette and the dining room



Changed Interior Space

New Added Space

3-4 Bedrooms
3 Baths
1,900 sq. ft.
Typical Lot Coverage: 28%



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 door, 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.
- Lower the thermostat by 10 degrees at night and when you leave.
- 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 Builders 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 were originally intended for the proper maintenance of historic, or just old, properties. Since then, they 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 neighborhoods of Allendale and Alta Vista are not located in a 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 (seen on the left) is clad in horizontal lap siding, which is compatible but is clearly differentiated from the brick veneer of the existing home. The roof form is extended from the front of the house to create a rear patio.



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 Alta Vista and Allendale neighborhoods are characterized by low, one-story homes that are uniformly 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.

THE PERMITTING PROCESS + 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 Arvada, 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.

THE ARVADA PERMITTING PROCESS

A Project that is Restricted to the Interior:

- If the scope of your project involves work that includes structural, electrical, plumbing, and/or mechanical improvements it will be necessary to receive a permit from the City. A permit is applied for before work begins so that the Arvada Building Division can review it for compliance with the International Building Code (IBC).

To learn more about the IBC go to: <http://www.iccsafe.org>

- Building permit applications can be found on the City & Community of Arvada website: <http://arvada.org/residents/permit-guides-and-applications/>

A Project that Expands the Existing Building Footprint:

- A site plan must be prepared that shows the existing building and any other improvements to the site (sheds, etc), their dimensions, and their relationship to the property lines. The new addition should also be evident on the plan with correct dimensions. The site plan should also include distances from the buildings to the property lines, the size of the lot, and the relationship of the property to the streets.
- Once prepared this plan is reviewed by the Code Enforcement Division to ensure that it meets zoning requirements. To find out about the zoning for your specific property please visit the interactive map at: <http://maps.arvada.org/website/arvada/Generic/viewer.htm>
- After the site plan has been approved by Code Enforcement the application will then be considered by the Building Division for compliance with the IBC.

For questions regarding zoning and other restrictions please contact Code Enforcement at 720-898-7465.

For questions regarding building codes and structural considerations please contact the Building Division at 720-898-7465.

CONTRACTOR SELECTION GUIDANCE

- Do some research so that you have a clear idea of what you want to accomplish and a general idea of the materials involved. Most contractors do not get into design, so if you really want hexagonal tiles in the bathroom instead of square, be specific.
- 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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Many hours were spent at the Arvada Historical Society and the Denver Public Library, searching through print and archived materials. If you are interested in learning more about the post-war years in Arvada, we would suggest a trip to the Arvada Historical Society: they have a considerable amount of information on Chet Hoskinson and full issues of the Arvada Enterprise. We would also recommend two books, 'Arvada Comes of Age' and 'Centennial Arvada' for thorough information on Arvada's history. And lastly, consider reading Brad Weissman's article 'Growing Up Nuclear', originally published in 5280 Magazine but also available online under the title 'Raised on Radiation'.

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Page 3. Chet Hoskinson. The Arvada Sentinel, December 19, 1996. 'Hoskinson Helped Shape Arvada, JeffCo.

Page 4. *A newly built home in Alta Vista c. 1957*. Centennial Arvada, page 108.

Page 4. *Dedication of Allendale's first Fallout Shelter, 1959*. The Arvada Historical Society Archives.

Page 8, *Front Gable House*. Centennial Arvada, pg 108.

Page 14. B&W Images. Centennial Arvada, pg 107-8

Page 14. Rendering. Alta Vista Brochure 1955.