

Spotlight

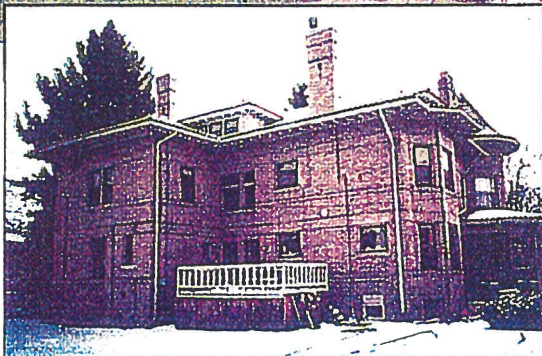
Saturday, March 2, 1996

LIFTOUT SECTION
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HOME & GARDEN

Blending old



Photos by Phil Korfner



This 1908 Park Hill home has an impressive facade, top, but the addition to the back, above, is what earned it top honors from the National Trust for Historic Preservation.

... and new
Historic Park Hill home wins preservation award. 4D

By Sherri Vasquez

Rocky Mountain News Staff Writer

If a home's most striking feature is the facade, then the Park Hill home of Charles and Linda Holum is a traffic-stopper. Its two-story turret, broad wrap-around porch, custom clay tile roof and sprawling front lawn make this turn-of-the-century residence a favorite during neighborhood home tours.

But it's the back of the home that's winning awards. *Historic Preservation*, the magazine of the National Trust for Historic Preservation, recently awarded it first place in the "sympathetic addition" category of the Great American Home Awards.

Built in 1908 for dry-goods merchant Homer Cones, the home is a blend of Empire, Queen Anne, and American Foursquare architecture. A spacious formal parlor, sitting room and dining room in the front of the house were at odds with its cramped hindquarters, which housed the kitchen, laundry and back deck.

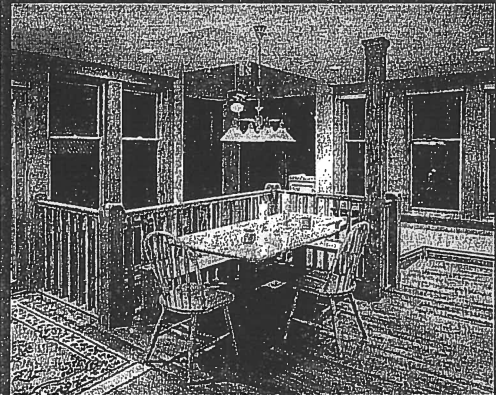
Bringing the house into balance with a functional addition while retaining its historic character was the challenge confronting architect Doug Walter.

"The homeowners wanted an addition that looks 'old' on the outside and in, but works like 'new,'" says Walter. Updating the kitchen and increasing casual living space was a big part of the project. The Holum family, which includes three pre-teen children, also wanted greater visibility and access to the back yard and pool.

The back of the four-level brick house, which has six bedrooms and six baths, was an L-

Anatomy of an award-winning addition

Bringing an 88-year-old historic home into the '90s is no small task



The addition includes a breakfast area with expansive views of the backyard.

shaped addition from the 1920s with a high deck filling the void. Inside were the breakfast room, laundry, and a second-floor study.

The kitchen, typical of homes of the period, was small in proportion to other rooms on the main level. "Kitchens in older homes usually got short-shrift because they were designed to accommodate servants," says Walter. "People live in their kitchens much more these days."

The kitchen, outfitted with formica counters, linoleum floors and metal cabinets, didn't jibe with the rest of the house.

"One of the previous owners redid the kitchen in the '50s," says owner Chuck Holum, a lawyer specializing in utility law. "He owned Kitchens by Kline in Cherry Creek, so it was a great kitchen. But it was 40 years old — everything was dated."

"The kitchen said more about the decade it was installed than it did about the house," says Walter. "We wanted to take the kitchen back to the period the house was built. We gave it a more vintage look."

Hardwood Originals installed Shaker-style maple cabinets with wood pulls, solid oak floors, and granite slab counters.

The addition, which includes an expanded family room, breakfast area, walkway with wet bar, laundry closet and mud-room entry, "wanted" to be in the spot where the back-yard view was, Walter says. To add all this and still keep a view, it was necessary to make the new structure as transparent as possible.

The six-month project began

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4D ■ SPOTLIGHT

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Addition complements historic home's exterior

HOME from 3D

with opening the back of the home by removing three masonry bearing walls from the first floor. Supporting the brick walls and the roof while simultaneously excavating from below for new basement stairs and a bathroom was difficult.

Further complicating the project was an irreplaceable stained-glass window on the second floor landing. During the removal of the first-floor masonry-bearing walls, its fate hung in the balance as contractors simultaneously levitated the entire story above.

"To call this tricky or delicate is a serious understatement," says Michael Collins of Collins Kiessig General Contractors Inc. Once the excavation was complete, the shoring and needle beams set, and the old brick walls demolished one brick at a time, the old shoring came down. New steel went up, giving the old upper masonry a secure new resting place after 88 years.

Walter estimates the cost of this detailed type of addition is between \$150 to \$200 a square foot. Remodeling the kitchen averaged \$65 a square foot.

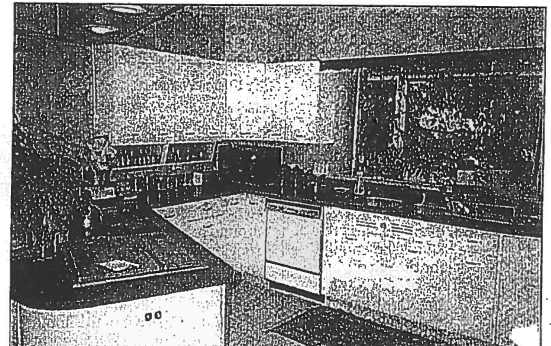
Preserving the look of the historic home's exterior was a priority, so matching materials during framing and finishing was paramount.

"About 75% of the bricks were original bricks salvaged from the demolition," says the architect.

"The rest were from a salvage yard. When we finished, some bricks were darker than others, so we brought in a faux artist to paint them to match."



Phil Kantor/Special to the News



Phil Kantor/Special to the News



Ellen Jasko/Rocky Mountain News

The kitchen's Formica counters, linoleum floors and metal cabinets were replaced with warm maple cabinetry and oak trim. Charles and Linda Holum wanted a more livable home for their family.

The architect originally designed the addition to mirror the turret at the front of the home, but decided the look was contrived. "The front turret works because the porch wraps around it. Without the porch in back, it looked like a silo."

Instead Walter picked up on the square form at the front entry,

straight lines in back.

"We wanted the addition to be dramatic, so we added a square tower with extra height," says Walter. "We didn't want to block the view, so we used 10-foot-high double hung windows, added glass brick under the eaves and put a single French door at the entry." Topping the tower is a square,

original structure.

Keeping the view in mind, the new deck was dropped about four steps, a low railing added, and the entry into the breakfast area was fitted with double French doors.

The result: an award-winning addition that respects the home's historic character while adding functional living space for the

The labor-intensive project wasn't a big moneymaker for its creators, but the results were worth it, says Walter. "Everyone loves this house — the family, the contractor, the cabinetmaker and the architect," says Walter. "Judging from the 2,000 people who waited in line to tour it during the Park Hill Home Tour, it's a well-