

Dear Boulder Landmarks Board Members and Staff,

For the past year all of us at Markel Homes Construction Company have taken on a new project to renovate a historic home. This process presented many design challenges, we believe these hurdles have been thoroughly investigated from all angles and the best solutions put forth. The criteria we based our design off of include:

- Complying with historic landmarks guidelines
- Preserving the craftsman bungalow style
- Making sure the home is livable for a modern family
- Creating a sustainable home
- Making sure the home is economically viable for future residents.

Considering these constraints, we think the Lundgren House renovation, as proposed, is impeccably preserved and ready to accommodate a modern family.

The craftsman Bungalow style of the Lundgren House as constructed is maintained through careful preservation and placement of new additions. The restoration of the original front porch brings out a distinctive bungalow feature. The additions are set back from the primary facade and have been massed to be subordinate to the original house as evidenced in our 3D perspectives. The size of the new home is consistent with many historical craftsman bungalows of that era at 2,000 SF. The dimensions of the renovated home accommodate a family, which is one of our basic design criteria.

To house a family of four a home must include 3 livable bedrooms. The original home includes 2 bedrooms upstairs with a ceiling height of 6'-6" for 50% of the floor area, and only 4'-5" for the other 50%. This is not livable and not economically viable for resale. The basis for creating a master bedroom in the old garage and including a two story addition with proper head room at the rear of the home resolves the original upstairs bedroom difficulties. In order to preserve the primary front facade it is necessary to construct the addition. The existing garage is too small to park a modern car, which is why we have moved the master bedroom into this space. This new usable space provides a wonderful sanctuary converted from otherwise unusable floor space. We believe a sustainable home that can house a family and preserve the original architectural style is paramount in restoring and renovating a landmarked home.

When you breathe new life into an old structure you want to also make sure that future generations can prosper as new homeowners. The economic viability of a home makes it sustainable for potential buyers and resellers. At 800 usable SF, we don't think a family of four can comfortably inhabit this structure in its current state. The additions are critical to make the home attractive to families, which comprise most of the residents in the area.

This plan preserves and guarantees the architectural value and livability of the craftsman bungalow far into the future, ensuring home owners and passersby's an opportunity to visit a wonderfully restored home.

Sincerely,

Jason Markel