**M E M O R A N D U M**
**January 8, 2014**

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Diana Krogmeier, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of a Landmark Alteration Certificate to demolish an existing accessory building and in its place construct a one-story, 487 sq. ft. garage at 611 Concord Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2013-00281).

**STATISTICS:**

| | | |
|---|---|---|
| 1. | Site: | 611 Concord Ave. |
| 2. | Zoning: | RL-1 (Residential Low-1) |
| 3. | Owner: | Joy Barrett and William Howgrewe |
| 4. | Applicant: | Jim Walker, architect |
| 5. | Site Area: | 8,336 sq. ft. |
| 6. | Existing Accessory Building: | Approximately 320 sq. ft. |
| 7. | Proposed Garage: | 487 sq. ft. |

---

**STAFF RECOMMENDATION:**
It is staff's opinion that if the applicant complies with the conditions below, the proposed demolition and new construction will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines,* and the *Mapleton Hill Historic District Design Guidelines.* Therefore, Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board approves the demolition of the non-contributing accessory building and the construction of the proposed 487 sq. ft. garage at 611 Concord Ave. as shown on plans dated 11/26/2013, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the conditions below, and adopts the staff memorandum dated January 8, 2013 as findings of the board:

**CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with approved plans dated Oct. 4, 2012 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.

2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final details regarding roofing, windows and pedestrian and garage door details. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines.*

**SUMMARY**

- Because this application calls for complete demolition of a building and new free-standing construction of more than 340 sq. ft., review by the full Landmarks Board in a quasi-judicial hearing is required per Section 9-11-14(b) of the Boulder Revised Code 1981.
- The existing accessory building, thought to have been constructed prior to 1929, has been significantly altered outside of the period of significance of the Mapleton Hill Historic District (1865-1946). For this reason, staff considers the accessory building a non-contributing resource to the Mapleton Hill Historic District.
- Staff recommends that, provided the state conditions are met, the Landmarks Board approve the request to demolish the non-contributing garage and construct a new garage in that the proposal generally meets the standards of Section 9-11-18 of the Boulder Revised Code 1981 for issuance of a Landmark Alteration Certificate.

*Figure 1. Location Map*

**PROPERTY HISTORY:**
The property at 611 Concord Ave. is part of the Maxwell Addition to the city, which was platted in 1891. The one-and-a-half story, Vernacular Queen Anne residence on the property was constructed around 1902 and features turned spindles and fish scale shingles. The house is considered to be contributing to the character of the Mapleton Hill Historic District.

The house is thought to have been constructed by William Arbuthnot, who purchased the lot from Josiah Cooper in 1902. Arbuthnot was the son of Samuel and Mary Arbuthnot, pioneer homesteaders who lived in Niwot. In 1915, A.D. McGlothlen purchased the property, marking the start of a period in which the property was sold five times in five years. From 1920 until 1924, the property was owned by Laura Householder. Later owners included Marguerite Dean, who owned the house from 1932 until 1946, and Jack Melchert, who owned the property from 1946 until 1952.

**PROPERTY DESCRIPTION:**
The one-and-a-half story, wood frame house features a front gabled roof and a hipped-roof porch. Fish scale shingles on the gable end, turned spindles, and paired double-hung windows contribute to the architectural character of the building. When the property was surveyed in 1993, it was identified as a "somewhat altered example of the vernacular Queen Anne style."

*Figure 2. 611 Concord Ave., 2013*

An existing 320 sq. ft. accessory building is located at the northwest corner of the relatively flat 8,336 sq. ft. lot at the northern edge of the Mapleton Hill Historic District. The one-story, hipped roof building features wavy-pattered asphalt siding and wood corner boards. A garage door opening is located on the east elevation, and a boarded up window is located on the west elevation. A pedestrian door is located on the south elevation. The vertical wood siding is visible underneath the asphalt shingles. The 2005 Accessory Building survey form identifies the building as being constructed prior to 1929 and in deteriorating condition. *See Attachment A: Historic Building Inventory Form.*

*Figure 4. 611 Concord Ave. Accessory Building, 2013.*

A front-gable, wood frame accessory building, visible in a c.1902-1912 historic photograph of the house and in the c.1929 Tax Assessor photograph, was originally located at the northwest corner of the lot. The building featured vertical board and batten siding, shallow eaves on the gable end and appears to have been one-and-a-half story tall. The building measured 16 ft.  by 20 ft. Location of door and window openings are unknown.

The value of the house did not increase during the same time period. The property was purchased by Jack Melchert on Dec. 6, 1946. In 1947, Mr. Melchert received a building permit to "re-roof garage." The 1947 Tax Assessment indicates that the "barn" had been converted into a garage and the assessed value increased from $76 to $256. Due to this change in ownership, building permit record, and the substantial increase to the assessed value, it is likely that the alterations to the building, including conversion from a one-and-a-half story front-gable "barn" to a single-story hipped roof garage occurred in 1947.  Other alterations include an addition at the south end of the building, removal of vertical battens, introduction of a garage door on the east elevation, boarding up a window on the west elevation, and the application of wavy asphalt sheathing.

*Figure 3.  611 Concord Ave., c.1902-1912. Front gabled accessory building visible at far left (highlighted).*

Staff considers the alterations to the building, particularly the conversion of the one-and-a-half gable roof form to a single-story, hipped roof form (likely in 1947), to have significantly diminished the architectural character of the accessory building. As such, staff considers the accessory building, in its current form, to be non-contributing to the character of the Mapleton Hill Historic District.

**PROPOSED DEMOLITION AND NEW CONSTRUCTION:**

The applicant proposes to demolish the existing 320 sq. ft. accessory building, and in its place construct a one and one-half story, 487 sq. ft. garage that references the original design of the barn.

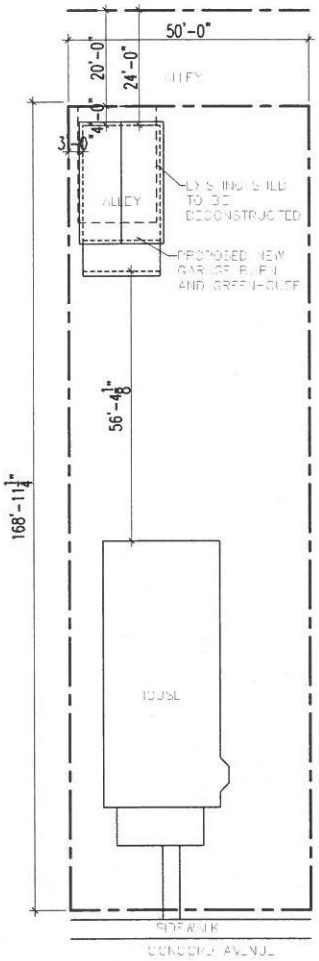



*Figure 4. Existing(l) and proposed (r) site plans, 611 Concord Ave*

In plan, the proposed garage is shown to be located at approximately the same location as the existing accessory building. The front-gable portion of the new garage will measure 16 ft. by 24 ft., and a 6'6 shed roof portion will be located at the north side of the building.

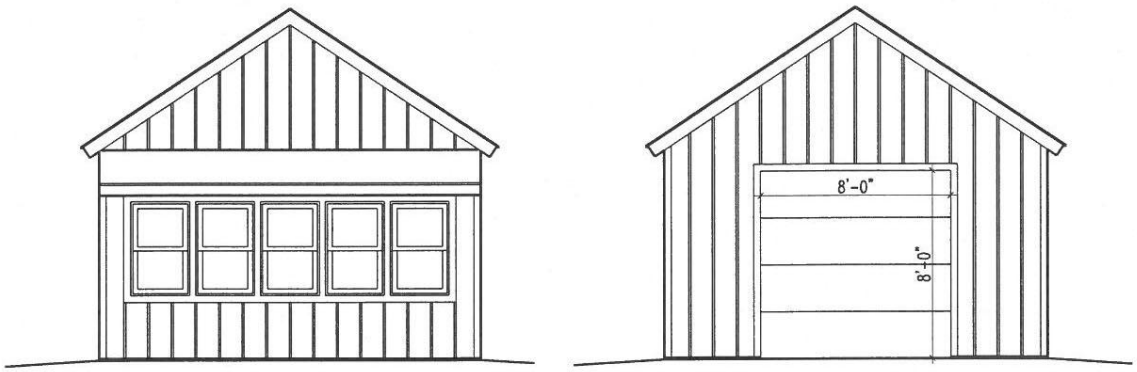



*Figure 5. Proposed south elevation (left, interior lot) and north elevation (right, facing alley)*

The proposed one and one-half story, front gable garage is shown to be rectangular in plan and of frame construction. At its highest point, the house is shown to be approximately 15 feet above grade.

Drawings show that a single garage door is to be located on the north elevation. The south elevation features a shed-roof portion with five double-hung windows. The building is to be sheathed in board and batten wood siding.

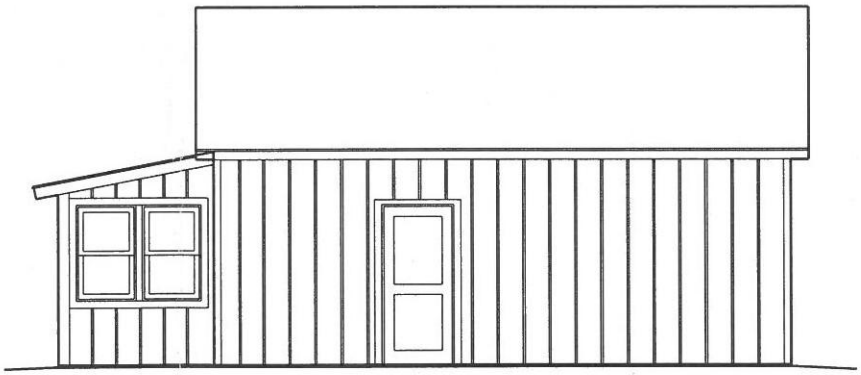


*Figure 6. Proposed east elevation.*

The east elevation of the garage is shown to have a multi-panel pedestrian door located at the main portion of the garage, and two double-hung windows at the shed-roof portion at the south end of the elevation.

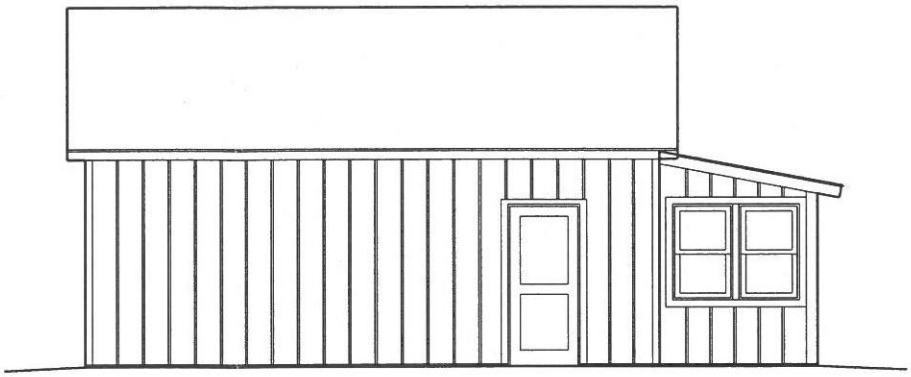


*Figure 11. Proposed west elevation*

The west elevation is shown to have a multi-panel pedestrian door at the south end of the elevation, and two double-hung windows that mirror the east elevation of the shed roof portion of the garage.

## CRITERIA FOR THE BOARD'S DECISION

Subsection 9-11-18(b), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

(1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
(2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
(3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
(4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

**ANALYSIS**

*1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?*

While the original accessory building is thought to have been constructed prior to 1929 and within the 1865-1946 period of significance for the Mapleton Hill Historic District, staff considers that the subsequent alterations to the building, including the conversion of the one-and-a-half story gable roof form to a single-story hipped roof form, to have compromised the architectural integrity of the building. For this reason, staff considers the accessory building to be non-contributing to the Mapleton Hill Historic District.

Staff finds that, provided the listed conditions are met, the demolition of the existing accessory building and construction of the proposed garage will not damage or destroy contributing properties in the alleyscape and will be generally compatible and consistent with the *General Design Guidelines* and *the Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

*2. Does the proposed application adversely affect the special character or special historical, architectural, or aesthetic interest or value of the district?*

The proposed design of the garage referenced the original barn on the property in terms of massing, character, and materials. The staff finds that the proposed application will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district because the proposed new garage will be generally compatible with the *General Design Guidelines* and *the Mapleton Hill Historic District Guidelines* in terms of mass, scale, height, design and color (see Design Guidelines Analysis section). The design references the design of the barn partially visible in the 1927 tax assessor photograph as it appeared prior to its remodel, which likely took place in 1947 and out of the district's period-of-significance.

*3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff considers the proposed one and one-half story, board-and-batten garage, designed to reflect the original design of the barn, to be compatible with the architectural style, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

*4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?*

The staff finds that the application to replace the demolished building meets the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) because the construction of a new garage will continue the established pattern and character of the alleyscape. The proposed design is generally compatible and consistent with the *General Design Guidelines* and *the Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

**DESIGN GUIDELINES**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate and the board has adopted the *General Design Guidelines* to help interpret the ordinance. The following is an analysis of the submitted proposal with respect to relevant guidelines. It is important to emphasize that design guidelines are intended to be used as an aid to appropriate design, and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the applicable design guidelines:

**GENERAL DESIGN GUIDELINES FOR GARAGES & OTHER ACCESSORY BUILDINGS.**

| **2.2.3** | **Site Design: Alleys** | | |
|---|---|---|---|
| | The alleys in historic districts were traditionally used for secondary access to the houses, for deliveries, and as storage places for horses and buggies, and later, for cars. A view of the backyards from the alleys was maintained. While today's alleys have evolved into use as pedestrian paths for jogging, bicycling and dog walking, they still contribute to the historic character of the neighborhood. They are typically minimally paved.<br><br>Along the alleys are historic accessory buildings of various shapes and sizes including barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of human scale in the alleys. | | |
| | Guidelines | Analysis | Conforms? |
| .1 | *Maintain alley access for parking and retain the character of alleys as clearly secondary access to properties.* | Rear parking is maintained by the proposal. | **Yes** |
| .2 | *Retain and preserve the variety and character found in the existing historic accessory buildings along the alleys.* | Proposed garage will reflect similar massing, size and location of existing non-contributing accessory building. | **Yes** |
| .3 | *The use of historically proportioned materials for building new accessory building contributes to the human scale of the alleys. For example, narrower lap siding and smaller brick are appropriate.* | Proposed materiality reflected wooden board and batten siding of original barn. | **Yes** |

| | | | |
|---|---|---|---|
| .4 | *Structures that were constructed after the period of significance but are still more than 50 years old and contribute to the variety and character of the alleyway should be retained.* | Staff considers the remodeled building not to be a significant addition to the alley and that the proposed new garage will re-establish a building more nearly like that at this location prior to 1946. | **Yes** |
| .5 | *Maintain adequate spacing between accessory building so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.* | The proposed new garage will be in the location of the existing building and will not affect the view of the main house cause a tunnel-like condition in the alley. | **Yes** |

| | | | |
|---|---|---|---|
| **7.0** | **Garages & Other Accessory Structures** | | |
| | *Accessory structures include barns, sheds, garages and outbuildings. Originally accessory structures were used for storage of equipment, animals, or carriages. Generally, these structures have been adapted for the storage of cars. In most cases, accessory building were located to the rear of the lot and accessed by alleys. They were subordinate in size and detailing to the primary house. Over time they have emerged as important elements of many lots and alleys in the district. Efforts should be made to protect the eclectic character of alleys.*<br><br>*Both additions to existing accessory buildings and new accessory building will be evaluated in terms of how they affect the historic character of the individual site and the district as a whole. In the past, larger accessory structures have been allowed than may be appropriate today.* | | |
| **7.1** | **Existing Historic Accessory Buildings** | | |
| | *A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.* | | |
| | GUIDELINES: | ANALYSIS: | CONFORMS |
| .1 | *Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.* | As a result of changes to the building including a lower hipped roof form, new window openings, and the application of asphalt siding to have diminished the historic character of the building as it appeared during the pre-1946 period-of significance for the district, staff considers the existing garage to be non-contributing the character of the Mapleton Hill Historic District | **Yes** |
| **7.2** | **New Accessory Buildings** | | |
| *New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.* | | | |
| .1 | *It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building, and the site, or if it will require removal of a significant historic* | Proposed garage to be located at the rear property line, along the alley. In terms of design, the proposed garage takes cues from the existing garage and is generally compatible in terms of | **Yes** |

| | | | |
|---|---|---|---|
| | *building element or site feature, such as a mature tree.* | detailing and proportion to historic buildings in the district. | |
| .2 | *New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.* | Located at rear of property – physical relationship typical of properties within the Mapleton Hill Historic District. | **Yes** |
| .3 | *Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.* | Proposed garage will be in same location as existing garage; traditional spacing will be maintained | **Yes** |
| .4 | *Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.* | Proposed garage will be in same location as existing garage; proportion of building mass to open space will be maintained | **Yes** |
| | **Mass and Scale** | | |
| .5 | *New accessory structures should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.* | Proposed design takes cues from design of original barn on site and is subordinate to primary building in terms of size and massing. | **Yes** |
| .6 | *New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate.* | Proposed one-car garage is one-story tall. | **Yes** |
| .7 | *Roof form and pitch should be complementary to the primary structure.* | Roof form is complementary to the main house; takes cues from original barn on site. | **Yes** |
| | **Materials and Detailing** | | |
| .8 | *Accessory structures should be simpler in design and detail than the primary building.* | As shown, garage is simpler than main house in design, material, and detailing. | **Yes** |
| .9 | *Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.* | Proposed materials (wood siding, windows, and doors) will be compatible with character of historic district. Submit details to staff for final review. | **Yes** |
| .10 | *Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.* | Proposed design of windows appear to be compatible in terms of window type, size and detailing with similar elements on the primary building. | **Yes** |
| .11 | *If consistent with the architectural style and appropriately sized and located, dormers may be an appropriate way to increase storage space in garages.* | Dormers are not included as part of the proposed design. | **N/A** |
| .12 | *Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material and two smaller doors may be more appropriate than one large door.* | Garage doors appear to be consistent in terms of scale and materials, submit details to staff for final review. | **Maybe** |

| | | | |
|---|---|---|---|
| .13 | *It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.* | Building is simple and of its time. | **Yes** |
| .14 | *Carports are inappropriate in districts where their form has no historic precedent.* | Not applicable | **N/A** |

**Mapleton Hill Historic District Guidelines**

The following section is an analysis of the proposal relative to Section VI of the *Mapleton Hill Historic District Design Guidelines.* Only those guidelines that further the analysis of the proposed project are included and those that reflect what has been evaluated in the previous section are not repeated.

| **B** | **SITE** | | |
|---|---|---|---|
| | *Traditional settlement patterns generally placed houses in the center of a site, with garages, carriage houses, etc. and parking at the rear…* | | |
| | Guideline | Analysis | Conforms? |
| .1 | *Accessory buildings such as sheds and garages, and driveways should be located at the rear of the lot as is traditional. Adding them between existing building interrupts the rhythm and spacing.* | The garage is proposed to be located at the northwest corner of the property, along the alley and in the same location as the existing garage. | **Yes** |
| 2. | *Accessory buildings should generally be small in scale and mass and simply detailed. They are clearly secondary in importance to the primary house.* | Garage shown to be small in scale and mass and simply detailed, with wood board and batten sheathing that references design of original barn. Garage will be secondary to primary house. | **Yes** |

| **D** | **ALLEYS, EASEMENTS AND ACCESSWAYS** | | |
|---|---|---|---|
| | *Alleys are a strong visual element of the district, and have much variety of scale and detail. They play an important part in the development patterns that give the more visible areas their character. Alleys provide access to rear parking and garages. They have a varied edge quality, with building both on the property lines and set back. The size and quality of these accessory building varies considerably. Careful consideration should be given to changes in traditional use.* | | |
| | Guideline | Analysis | Conforms? |
| 1. | *The use of alleys to provide access to the rear of properties should be preserved* | Access to rear of property preserved. | **Yes** |

| | | | |
|---|---|---|---|
| 2. | *Efforts should be made to protect the variety of shape, size, and alignment of buildings along the alleys. Alleys should maintain a human scale and be sensitive to pedestrians.* | Proposed design reflects design of original barn located on the property. Approximate height of 15 feet will maintain human scale and will not detract from pedestrian experience. | **Yes** |
| 3. | *Building such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.* | Original form of garage drastically altered with conversion of one-and-a-half gable roof form to a single story hipped-roof form. Existing accessory building considered to be non-contributing to historic district. | **Yes** |
| 5. | *Efforts should be made to maintain character of the alleys in the district* | Proposed garage located in same location as existing garage and is of similar size and scale. Character of alley, including openness, will be maintained | **Yes** |

| **P** | **GARAGES, CARPORTS AND ACCESSORY STRUCTURES** | | |
|---|---|---|---|
| | *A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.* | | |
| | Guideline | Analysis | Conforms? |
| 3. | *If a new structure is to be constructed, design ideas might be found in existing historic accessory building located nearby* | Proposed design reflects design of original barn on site in massing, form, materiality and detailing. | **Yes** |
| 4. | *The new building should be secondary in nature to the main house and smaller in scale.* | Proposed design will be secondary to main house through massing, scale and simplicity. | **Yes** |
| 5. | *Accessory buildings should be small in scale and small, and constructed in a manner which is complimentary to the character of the house and alley. They are clearly secondary in importance to the primary structure. Typically, prefabricated sheds are discouraged.* | Proposed garage is small in scale, and will be of wood frame construction, typically of the character of house and historic district. Building will be clearly secondary to primary house. | **Yes** |

Staff considers that the existing accessory building has been significantly altered by modifications to its form and it should be considered non-contributing as outlined above. Staff finds that the proposed demolition of the existing accessory building and

construction of a new garage generally appropriate in terms of site planning, mass, scale, material, and detailing. Staff finds that the proposal meets the standards set out in Section 9-11-18 B.R.C. 1981, and will be consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*. Details including roofing material, windows, doors, trim detail should be reviewed by the staff to ensure that the garage will be compatible with the historic character of the Mapleton Hill Historic District.

**FINDINGS**

Staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The demolition of the existing garage is appropriate as it is non-contributing and the proposed new construction meets the standards in 9-11-18 of the Boulder Revised Code.

2. The proposed new garage will not have an adverse effect on the value of the district, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.

3. In terms of mass, scale, and orientation the proposed new garage will be generally consistent with Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Guidelines*.

---

**ATTACHMENTS:**

A: Historic Building Inventory Forms
B: Assessor Card
C: Photographs
D: Plans and Elevations
E: Applicant's Submittal

# Attachment A: Historic Building Inventory Forms

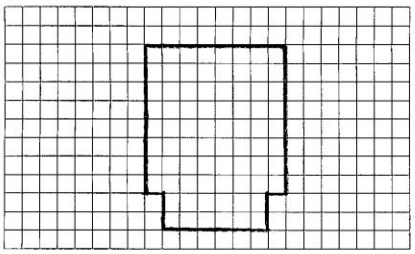
COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____

| | | | |
|---|---|---|---|
| PROJECT NAME: Boulder Survey of Historic Places-Northern Mapleton Hill, 1993 Tier Evaluation, 1996 | COUNTY: Boulder | CITY: Boulder | STATE ID NO.: 5BL3958<br>TEMPORARY NO.: 1461-25-1-21-004 |
| CURRENT BUILDING NAME: | OWNER: WYCKOFF ANNE M & RICHARD J JUDSON<br>611 CONCORD AVE<br>BOULDER CO 80304 | | |
| ADDRESS: 611 CONCORD AV<br>BOULDER CO 80304 | TOWNSHIP 1N RANGE 71W SECTION 25 SW 1/4 NE 1/4 | | |
| HISTORIC NAME:<br>Arbuthnot Residence | U.S.G.S. QUAD NAME: Boulder, Colo.<br>YEAR: 1966 (PR1979) X 7.5' 15' | | |
| DISTRICT NAME: Mapleton Hill | BLOCK: 15 LOT(S): 14-15<br>ADDITION: Maxwell's YR. OF ADDITION: 1891 | | |
| FILM ROLL NO.: 93-1<br>BY: Roger Whitacre | NEGATIVE NO.:<br>24 | LOCATION OF NEGATIVES:<br>Boulder City Plng. | DATE OF CONSTRUCTION:<br>ESTIMATE: 1902 ACTUAL:<br>SOURCE:<br>Field Survey/Research |
| ATTACH PHOTOGRAPH HERE | | | USE:<br>PRESENT:<br>Residential<br>HISTORIC:<br>Residential |
| | | | CONDITION:<br>EXCELLENT X GOOD<br>FAIR DETERIORATING |
| | | | EXTENT OF ALTERATIONS:<br>MINOR MODERATE X MAJOR<br>DESCRIBE:<br>Two-story addition in rear; gabled dormer on west; louvered vent in gable apex.<br>CONTINUED YES X NO |
| STYLE: Vernacular Queen Anne | | STORIES:<br>1-1/2 | ORIGINAL SITE X MOVED<br>DATE(S) OF MOVE: |
| MATERIALS: Wood, Stone | | SQ. FOOTAGE:<br>2100 | NATIONAL REGISTER ELIGIBILITY<br>INDIVIDUAL: YES X NO<br>CONTRIBUTING TO DISTRICT:<br>X YES NO |
| ARCHITECTURAL DESCRIPTION:<br>One-and-a-half story wood-framed residence on stone foundation, with clapboard first story and shingled second story. Front-gabled, vented roof with new side dormers. Front gable end features decorative shingles and paired double-hung windows. Front porch with hipped roof supported by turned wood posts. Center door, paneled and glazed; double hung windows; bay window on east side. Brick chimney. Large lot.<br>CONTINUED? YES X NO | | | LOCAL LANDMARK DESIGNATION: Yes<br>NAME: City of Boul., HD82-1<br>DATE: 10-7-1982 |
| ADDITIONAL PAGES: YES X NO | | | ASSOCIATED BUILDINGS? X YES NO<br>TYPE:<br>Garage (orig. barn)<br>IF INVENTORIED, LIST ID NOS.: |

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Unknown

SOURCE:

STATE ID NO.: 5BL3958

ORIGINAL OWNER:

SOURCE:

THEME(S):
Urban Residential Neighborhoods, 1858-present

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
Commonwealth Land Title Insurance Company records show that Josiah Cooper purchased the property in 1902 from James Maxwell. It was sold two months later to W.C. and Mary E. Arbuthnot (Mrs. Arbuthnot still appears as owner in 1913). William Arbuthnot was the son of Samuel and Mary Arbuthnot, pioneer homesteaders who lived in the Haystack district of Niwot. They had five children. William was born in 1871 and died in 1952. Later owners were A.D. McGlather and W.L. Haines (in 1915), Joseph M. White (1916), Damaso Vigil and Frank Potts (1919), and Laura Householder (1920).

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- X CONTRIBUTES TO AN HISTORIC DISTRICT

TIER EVALUATION: Contributing Building-Restorable

STATEMENT OF SIGNIFICANCE:
This house is a somewhat altered example of the vernacular Queen Anne style, with features including the turned spindles and fishscale shingles.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Boulder County Assessor information; Boulder Carnegie Library, Boulder County Assessor collection; Commonwealth Land Title Ins. Co. records; Boulder City Directories; Boulder Daily Camera biographical files.

CONTINUED YES X NO

| SURVEYED BY: C. McLaughlin/R.L. Simmons | AFFILIATION: Front Range Research Associates, Inc. | DATE: Jan. 1993/Apr. 1996 |
|---|---|---|

Address: **611 CONCORD AV**
**Boulder, Colorado**

COLORADO CULTURAL RESOURCE SURVEY

## Cultural Resource Re-evaluation Form: Accessory Building Survey

1. Resource Number: **5BL3958**

2. Temp. Resource Number:

3. Attachments:
(Check as many as apply)
- ☑ Photographs
- ☑ Site sketch map
- ☐ U.S.G.S. map photocopy
- ☐ Other
- ☐ Other

4. Offical determination:
OAHP USE ONLY
- ☐ Determined Eligible
- ☐ Determined Not Eligible
- ☐ Need Data
- ☐ Nominated
- ☐ Listed
- ☐ Contributing to N.R. District
- ☐ Not Contributing to N.R. District

5. Resource Name of Primary Building **Arbuthnot Residence**

6. Purpose of this current site visit: **Resurvey**

7. Previous Recordings: **Front Range Research Assoc. Apr. 1996**

8a. Description of Accessory Building:

**Hipped roofed 16'x20' garage (originally barn) with compostion roof, wavy patterned asphalt siding, wood cornerboards and fascia boards. Garage door opening faces east, a boarded up window faces west, and pedestrian door faces south into the yard.**

Outbuilding Type:
**Agricultural**
Outbuilding Material:
**Wood Frame**
Outbuilding Covering
**Asphalt**
Outbuilding Roof Materia
**Asphalt**

8b. Date of Construction: **pre 1929**

8c. Date of Construction Source:
**Historic Assessor's Card, Carnegie Library: 1929 note, 16'x22' barn listed; 1949 note says "now garage".**

9. Condition: **Deteriorating**

10a. Changes to Location or Size Information:

10b. UTM Coordinates:

11. Current Ownership BARRETT JOY M & WILLIAM J HOGREWE
611 CONCORD AVE
BOULDER
CO
80304

12. Other Changes, Additions or Observations:

13. Eligibility Assesment:

| Individual | District |
|---|---|
| National Register: **N/A** | National Register: **Contributing** |
| Local Landmark: **N/A** | Local: **Contributing** |
| Locally Designated Property: **NO** | |

14. Management Recommendations: **N/A**

15. Photograph Types and Numbers:

Type: **B&W** Roll No: **1:2** Frame No: **24A: 7,8**

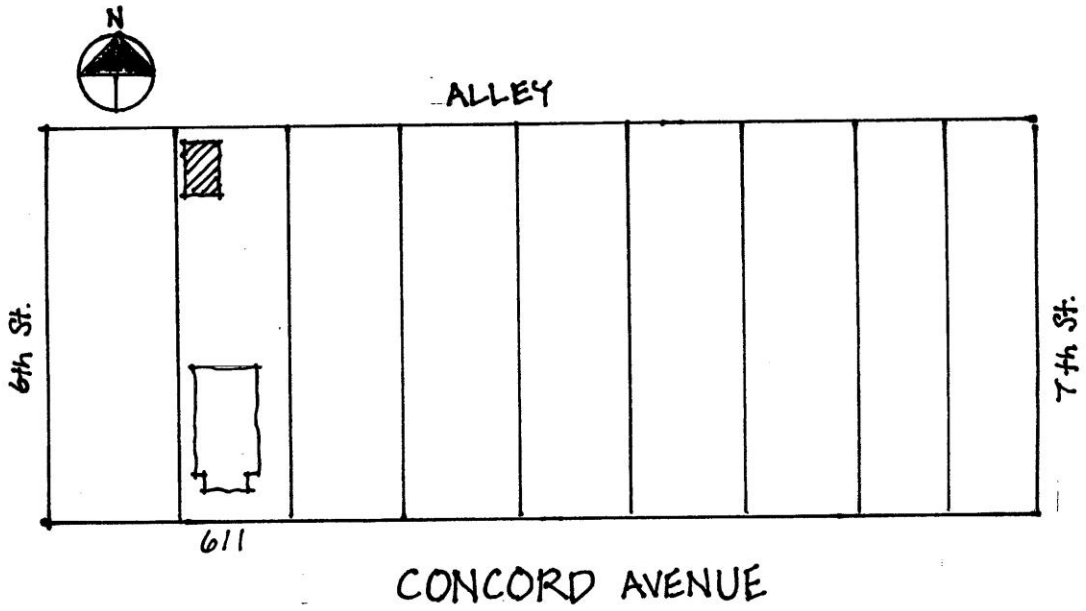
16. Artifact and Field Documentation Storage Location **N/A**

17. Report Title: **Accessory Building Survey**

18: Recorder(s): **Kathryn Howes Barth, AIA; Lara Ramsey** 19: Date(s): **Jan. 2005**

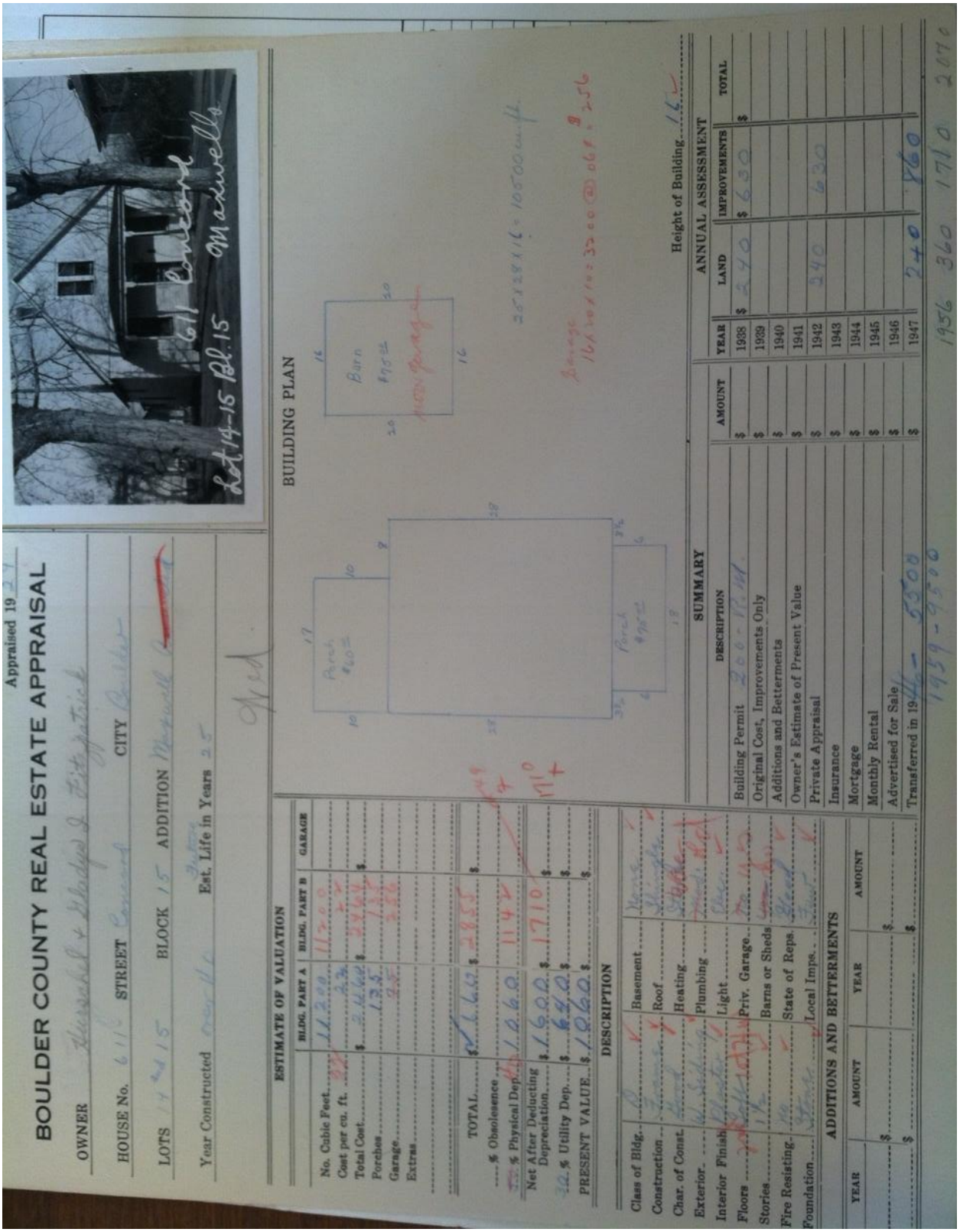
20: Recorder Affiliation: **Kathryn Howes Barth, AIA; Ramsey Planning and Preservation**

5BL3965 611 CONCORD AV SITE PLAN



**Attachment B: Tax Assessor Card**

1929 Tax Assessor Card:



Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Alexander & Mabel J. Fitzpatrick

HOUSE No. 611 STREET Concord CITY Boulder

LOTS 14 & 15 BLOCK 15 ADDITION Maxwell

Year Constructed Prior Est. Life in Years 25

Lot 14-15 Blk. 15 Maxwell

ESTIMATE OF VALUATION

| | BLDG. PART A | BLDG. PART B | GARAGE |
|---|---|---|---|
| No. Cubic Feet | 22 11200 | | |
| Cost per cu. ft. | 22 | 22 | |
| Total Cost | $ 2462 | $ 2420 | $ |
| Porches | 125 | 125 | |
| Garage | 25 | 25 | |
| Extras | | | |
| TOTAL | $ 2687 | $ 2855 | $ |
| ---% Obsolescence | | | |
| ---% Physical Dep. 40 | 1060 | 1142 | |
| Net After Deducting Depreciation | $ 1600 | $ 1710 | $ |
| 30 % Utility Dep. | $ 480 | $ | $ |
| PRESENT VALUE | $ 1060 | $ | $ |

DESCRIPTION

| | | | |
|---|---|---|---|
| Class of Bldg. | D | Basement | None |
| Construction | Frame | Roof | Shingle |
| Char. of Const. | Good | Heating | None |
| Exterior | Wood Siding | Plumbing | Good |
| Interior Finish | Plaster | Light | Over |
| Floors | Pine | Priv. Garage | 22 x 12 |
| Stories | 1½ | Barns or Sheds | None |
| Fire Resisting | No | State of Reps. | Good |
| Foundation | Stone | Local Imps. | None |

ADDITIONS AND BETTERMENTS

| YEAR | AMOUNT | YEAR | AMOUNT |
|---|---|---|---|
| | $ | | $ |
| | $ | | $ |

BUILDING PLAN




Height of Building 16

SUMMARY

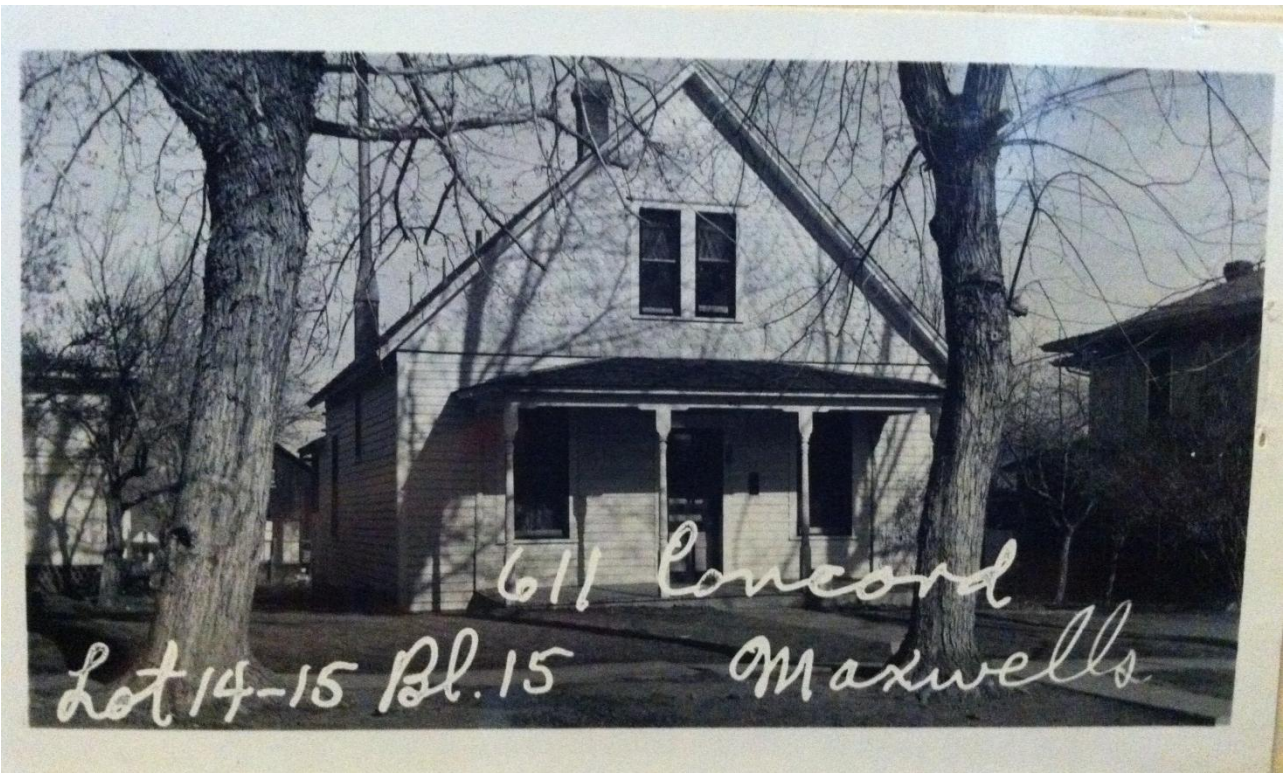
| DESCRIPTION | AMOUNT |
|---|---|
| Building Permit 206-17 | $ |
| Original Cost, Improvements Only | $ |
| Additions and Betterments | $ |
| Owner's Estimate of Present Value | $ |
| Private Appraisal | $ |
| Insurance | $ |
| Mortgage | $ |
| Monthly Rental | $ |
| Advertised for Sale | $ |
| Transferred in 19 | $ |

ANNUAL ASSESSMENT

| YEAR | LAND | IMPROVEMENTS | TOTAL |
|---|---|---|---|
| 1938 | $ 240 | $ 630 | $ |
| 1939 | | | |
| 1940 | | | |
| 1941 | | | |
| 1942 | 240 | 620 | |
| 1943 | | | |
| 1944 | | | |
| 1945 | | | |
| 1946 | | | |
| 1947 | 240 | 760 | |

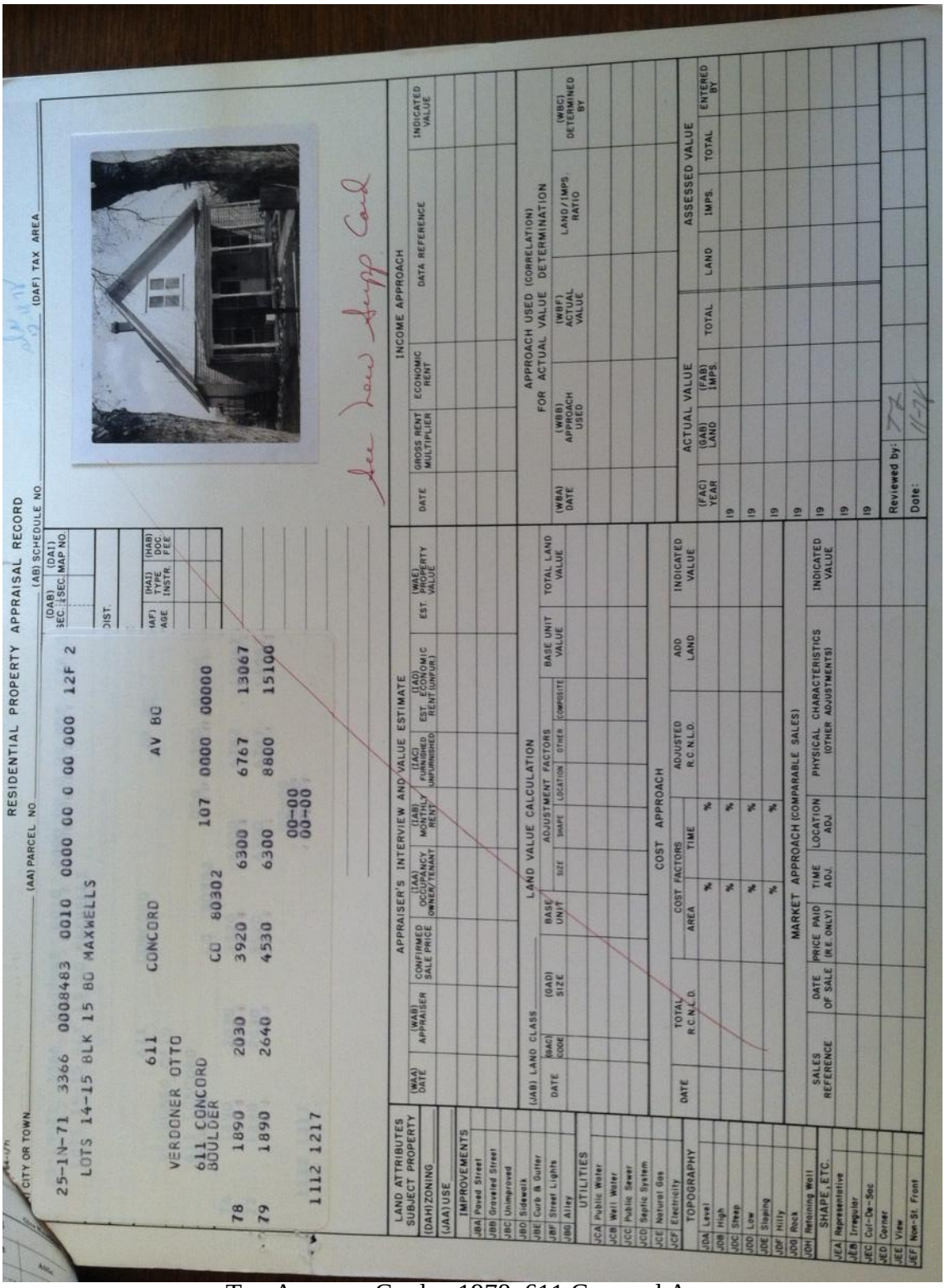
1959 - 9500

1956 360 1710 2070




1929 Tax Assessor Photograph, 611 Concord Ave.

c.1978 Tax Assessor Photograph, 611 Concord Ave.



RESIDENTIAL PROPERTY APPRAISAL RECORD

(AA) PARCEL NO. 25-1N-71 3366 0008483 0010 0000 00 0 00 000 12F 2

(AB) SCHEDULE NO. LOTS 14-15 BLK 15 BO MAXWELLS

(DAF) TAX AREA

611 CONCORD AV BO

VERDONER OTTO

611 CONCORD

BOULDER CO 80302 107 0000 00000

78 1890 2030 3920 6300 6767 13067

79 1890 2640 4530 6300 8800 15100

00-00

00-00

1112 1217

(DAB) SEC. | (DAI) SEC. MAP NO.

DIST.

| (IAF) AGE | (HAI) TYPE INSTR. | (HAB) DOC. FEE |
|---|---|---|
| | | |

LAND ATTRIBUTES SUBJECT PROPERTY

(DAH) ZONING

(JAA) USE

IMPROVEMENTS

JBA Paved Street
JBB Graveled Street
JBC Unimproved
JBD Sidewalk
JBE Curb & Gutter
JBF Street Lights
JBG Alley

UTILITIES

JCA Public Water
JCB Well Water
JCC Public Sewer
JCD Septic System
JCE Natural Gas
JCF Electricity

TOPOGRAPHY

JDA Level
JDB High
JDC Steep
JDD Low
JDE Sloping
JDF Hilly
JDG Rock
JDH Retaining Wall

SHAPE, ETC.

JEA Representative
JEB Irregular
JEC Cul-De-Sac
JED Corner
JEE View
JEF Non-St. Front

APPRAISER'S INTERVIEW AND VALUE ESTIMATE

| (WAA) DATE | (WAB) APPRAISER | CONFIRMED SALE PRICE | (IAA) OCCUPANCY (OWNER/TENANT) | (IAB) MONTHLY RENT | (IAC) FURNISHED UNFURNISHED | (IAD) EST. ECONOMIC RENT (UNFUR.) | EST. (WAE) PROPERTY VALUE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

LAND VALUE CALCULATION

| (JAB) LAND CLASS DATE | (KAC) CODE | (GAD) SIZE | BASE UNIT | ADJUSTMENT FACTORS SIZE | SHAPE | LOCATION | OTHER | COMPOSITE | BASE UNIT VALUE | TOTAL LAND VALUE |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

COST APPROACH

| DATE | TOTAL R.C.N.L.D. | COST FACTORS AREA % | TIME % | ADJUSTED R.C.N.L.D. | ADD LAND | INDICATED VALUE |
|---|---|---|---|---|---|---|
| | | % | % | | | |
| | | % | % | | | |
| | | % | % | | | |

MARKET APPROACH (COMPARABLE SALES)

| SALES REFERENCE | DATE OF SALE | PRICE PAID (RE ONLY) | TIME ADJ. | LOCATION ADJ. | PHYSICAL CHARACTERISTICS (OTHER ADJUSTMENTS) | INDICATED VALUE |
|---|---|---|---|---|---|---|
| | | | | | | |

INCOME APPROACH

| DATE | GROSS RENT MULTIPLIER | ECONOMIC RENT | DATA REFERENCE | INDICATED VALUE |
|---|---|---|---|---|
| | | | | |

APPROACH USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION

| (WBA) DATE | (WBB) APPROACH USED | (WBF) ACTUAL VALUE | LAND/IMPS. RATIO | (WBG) DETERMINED BY |
|---|---|---|---|---|
| | | | | |

ACTUAL VALUE

| (FAC) YEAR | (GAB) LAND | (FAB) IMPS. | TOTAL |
|---|---|---|---|
| 19 | | | |
| 19 | | | |
| 19 | | | |
| 19 | | | |

ASSESSED VALUE

| LAND | IMPS. | TOTAL | ENTERED BY |
|---|---|---|---|
| | | | |

Reviewed by: TC

Date: 11-74

See Dave Sepp Card

Tax Assessor Card, c.1978, 611 Concord Ave.

**Attachment C: Photographs**

*Photo 1. 611 Concord St., East Elevation, 2013*

*Photo 2. 611 Concord St., North Elevation, 2013*

*Photo 3. 611 Concord St., West Elevation, 2013*

*Photo 4. 611 Concord St., South Elevation, 2013*

*Photo 5. View of Accessory Building at 611 Concord Ave., facing west, 2013*

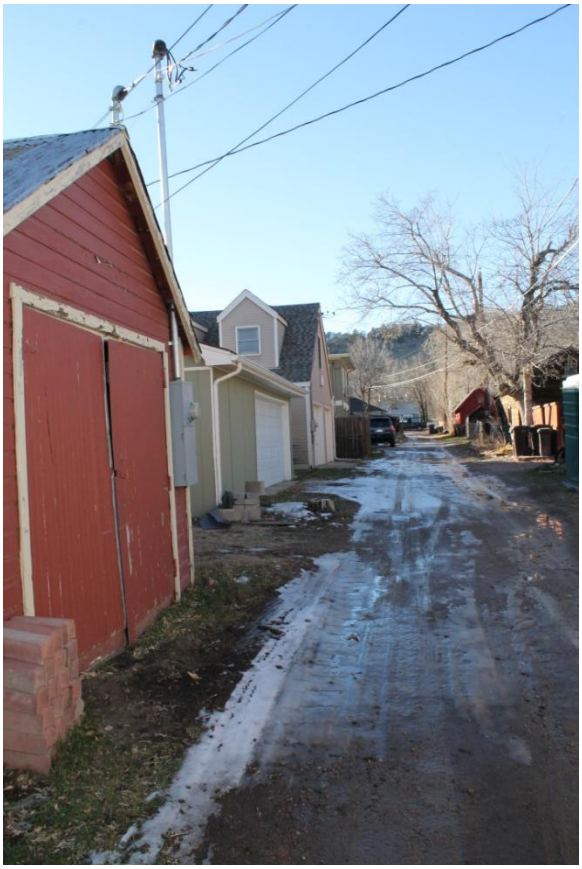
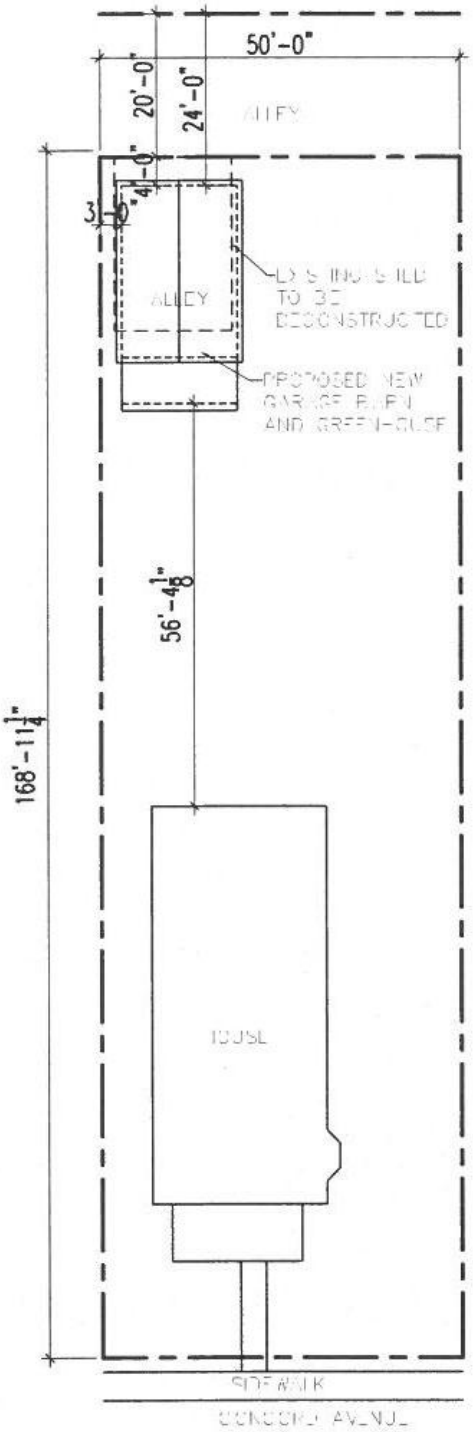


*Photo 6. View of alley at 600 block of Concord Av., facing west, 2013*

**Attachment D:** **Plans and Elevations**

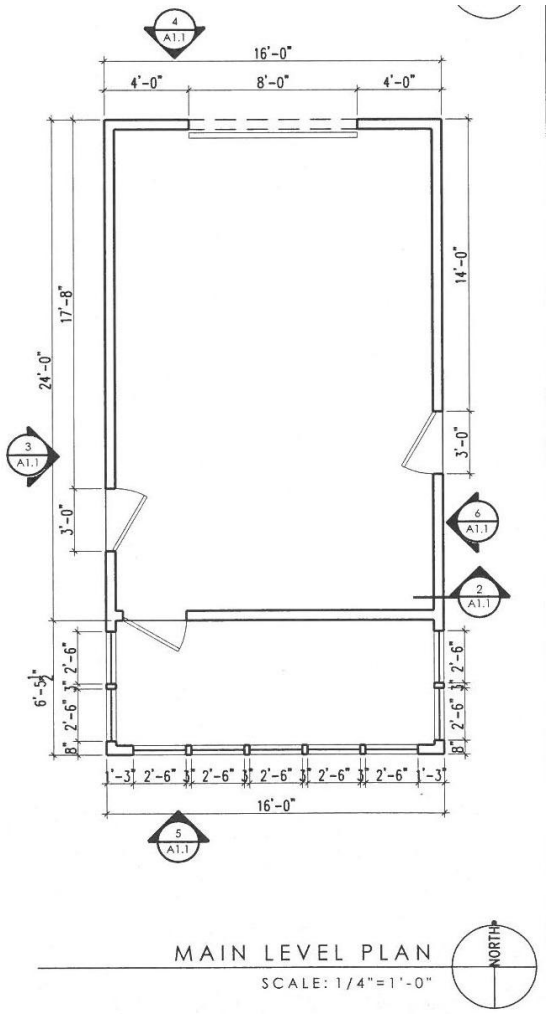



Proposed Site Plan

Proposed East Elevation

Proposed North and South Elevations

Proposed North and South Elevations




Proposed Floor Plan