M E M O R A N D U M
March 5th, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Deb Kalish, Senior Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate to demolish a contributing accessory building and in its place construct a one-and-a-half story, 425 sq. ft., two-car garage at 730 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00027).

STATISTICS:

1.	Site:	730 Pine St.
2.	Zoning:	RL-1 (Residential Low-1)
3.	Owner:	Douglas and Jennifer Campbell
4.	Site Area:	7,173 sq. ft.
6.	Existing Accessory Building:	Approximately 225 sq. ft.
7.	Proposed Garage:	487 sq. ft.
8.	Proposed Garage Height:	17'6

STAFF RECOMMENDATION:

It is staff's opinion that the proposal to demolish the contributing garage and to construct a new accessory building is inappropriate as it does not meet the standards as set out in Subsection 9-11-18(b) and (c), B.R.C. 1981 and recommends the Landmarks Board adopt the following motion:

The Landmarks Board denies the application for the demolition of a contributing accessory building and the construction of the proposed 487 sq. ft. garage at 730 Pine St. as shown on plans dated 01.10.2014, finding that it does not meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, and is inconsistent with Section 7, *Garages and Other Accessory Structures,* of the *General Design Guidelines* and Section P, *Garages, Carports, and Accessory Structures,* of the *Mapleton Hill*

Historic District Design Guidelines.

Staff recommends the applicant rehabilitate the existing contributing garage and explore the possibility of constructing a new one-car garage on the property.

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 pursuant to Section 9-11-14(b) of the Boulder Revised Code 1981.
- The existing accessory building was constructed in 1941 and within the (1865-1946) period of significance of the Mapleton Hill Historic District.
- The building has not been significantly altered over the years and was recommended as contributing to the Mapleton Historic District in the 2005 Accessory Building Survey. For this reason, staff considers the accessory building a contributing resource to the Mapleton Hill Historic District, in that it meets the definition for a contributing building and that it adds to the architectural diversity of the immediate streetscape and to the Mapleton Hill Historic District as a whole.
- As such, staff considers the demolition of this building and in its place the construction of a new two-car garage to not meet the Standards as outlined in 9-11-18 of the historic preservation ordinance.
- Staff recommends that Landmarks Board deny the application or, alternatively, give the applicant the opportunity to withdraw the request to redesign, preserving the historic garage and exploring the possibility of constructing a new one-car garage on the property.

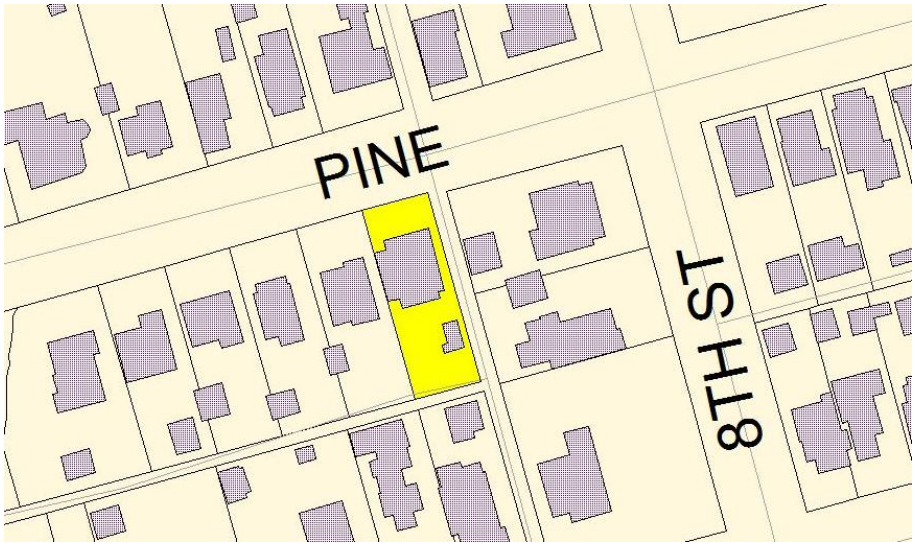


Figure 1. Location Map

PROPERTY DESCRIPTION:

The property at 730 Pine St. is located on the south side of Pine St. between 7th and 8th streets. An alley runs along the east side and at the rear of the property, an unusual condition for Mapleton Hill. The original Minimal-Traditional house (see figure 2) was constructed in 1941 and features a side gable roof, a projecting front gable, six-over-six double-hung windows and wide board siding. The house appears to have remained relatively unchanged until 1992, when a hipped-roof, second-story and one-story rear addition were constructed. A Landmark Alteration Certificate indicates the remodel was reviewed through the Historic Preservation program. At the time, the house would not have been considered contributing given the Mapleton Hill Historic District's period of significance ran from 1865-1930 at that time (In 2001, the districts period of significance was extended to 1946, the end of World War II.)

Figure 2. 730 Pine St., Tax Assessor Photograph, c. 1949

Figure 3. 730 Pine St., Main House, 2013

A 225 sq. ft. accessory building, also constructed in 1941, is located along the east property line, behind the main house and prominently situated on the east and west alleys. The one-story, front-gabled building features wide board wood lap-siding, shallow eaves, narrow wood trim. A garage door opening is located on the north elevation taking access off of the side alley, and a small shed addition with a pedestrian door is located at the southwest corner. The 2005 Accessory Building survey form identifies the building as being constructed in c. 1941, in good condition and as contributing to the Mapleton Hill Historic District. The replacement of the garage door appears to have been the only alteration to the building. *See Attachment A: Historic Building Inventory Form.*

Figure 4. 730 Pine St. Accessory Building, northeast corner, 2014.

Figure 5. 730 Pine St. Accessory Building, southeast corner, 2014

Figure 6. 730 Pine St. Accessory Building, southwest corner, 2014

Figure 7. 730 Pine St. Accessory Building, west wall, 2014

While the context of the garage in relation to the immediate property changed in 1992 with the complete remodel of the main house, the small building's relationship to the alley-scape remains as it was when it was constructed in 1941. The alley-scape of the 700 block of Pine Street reveals a remarkable diversity of accessory buildings from the late

nineteenth century through the mid-twentieth century, most of which are contributing. In addition to 730 Pine Street, there are two accessory buildings on the alley dating from the post WW-II period: the garage at 726 Pine Street was constructed in 1950 and the garage at 712 Pine Street was built in 1959. Both garages are considered to be non-contributing due to their dates of construction outside of the 1865-1946 period-of-significance for the Mapleton Hill Historic District.

The General Design Guidelines define **contributing buildings** as "those buildings built during the district's period of significance that exist in comparatively original conditions, or that have been appropriately restored, and clearly contribute to the historic significance of the district. Such buildings may have compatible additions." N**on-contributing buildings** are defined as "those buildings built during the district's period of significance that have been altered to such an extent that historic information is not interpretable and restoration is not possible. This includes buildings erected outside the period of significance that are not individually significant."

Although the garage at 730 Pine Street is a modest, Minimal-Traditional building that no longer relates stylistically to the main house on the property, staff considers that due to its 1941 date of construction, relative lack of exterior changes, and prominence on the alley-scape, it should be considered contributing to the historic character of the Mapleton Hill Historic District.

PROPOSED DEMOLITION AND NEW CONSTRUCTION:
The applicant proposes to demolish the existing 225 sq. ft. accessory building, and in its place construct a one and one-half story, 487 sq. ft. garage to shelter two cars and provide office and workshop space.

Figure 8. Rendering of proposed garage

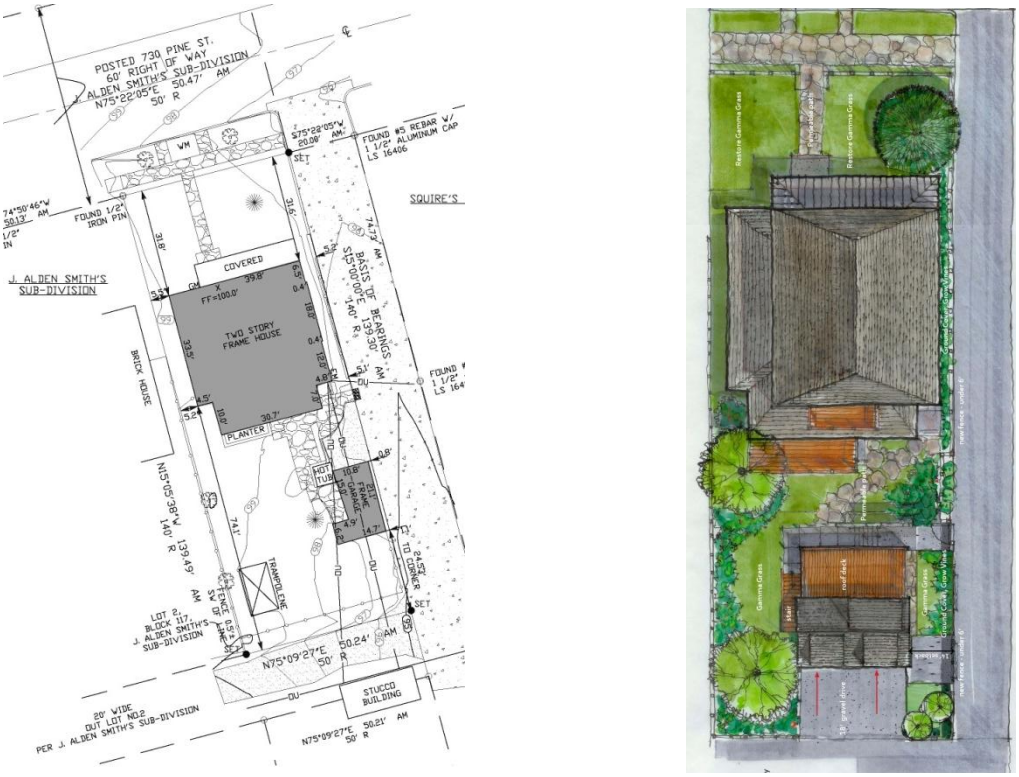


Figure 9. Existing (l) and proposed (r) site plans.

In plan, proposed garage measures 22'6 ft. by 21'1 ft. and is shown to be located toward the rear of the property, with access to the alley to the south. It is positioned 26'4 from the rear of the primary house, 14'4 from the west properly line, 14' from the west property line (alley side) and 15'6 from the south property line (alley side). A rear deck, approved under a separate Landmark Alteration Certificate, it to be located at the rear of the primary house. Approximately 14' of landscaped area would separate the proposed garage and rear deck on the house, positioning the garage roughly in the center of the rear yard.

Figure 10. Proposed south elevation

The garage is proposed to have a one-and-a-half story gable form with a lower flat-roof portion extending from the north side. The gable-roof portion of the garage is shown to measure 17’6 ft. in height and the flat roof portion measuring 8’6 ft. A deck is to be located above the flat roof portion.

The proposed south elevation features two garage doors with two shed dormers above. Each of the dormers has a casement window. The building is to be clad in wooden lap siding, with articulation between floors to break up the height.

Figure 11. Proposed east elevation (facing alley)

The proposed west elevation, which faces the alley that runs north-south along the property, features two windows on the first level and a one window, positioned slightly off-center, at the second level.

Figure 12. Proposed west elevation

The proposed west elevation, which faces the interior of the lot, features an exterior stair to provide access to the plate-glass pedestrian door at the second level. A window is located on the first floor, directly below the pedestrian door. The railing of the deck is shown to be comprised of steel posts and horizontal cables, with a wooden top railing.

Figure 13. Proposed north elevation (interior lot)

The proposed north elevation, facing the rear of the primary house, features a shed dormer with three doors at the second level. The deck extends along the north elevation. The first level features a pedestrian door and a long, horizontal window.

The proposed north elevation, facing the rear of the primary house, features a shed dormer with three doors at the second level. The deck extends along the north elevation. The first level features a pedestrian door and a long, horizontal window.

A wooden fence is proposed along the rear portion of the property. It would measure 5’6 ft. in height and would have top and bottom rails with no spacing between boards and would be painted white. A second fence is proposed along the front portion of the east property line. This horizontal slat fence would have metal posts and measure 36” in height. It would replace an existing wooden picket fence, which rests on a concrete retaining wall.

Landscape plans include path of sandstone pavers between the house and garage and paving around the north, east, south sides of the garage, and a portion of the west elevation (see figure 8.)

CRITERIA FOR THE BOARD'S DECISION

Subsection 9-11-18(b) and (c), 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 garage at 730 Pine Street is a modest, Minimal-Traditional building that no longer relates stylistically to the main house on the property, staff considers that because of its 1941 date of construction, relative lack of exterior changes, and prominence to the alley-scape it should be considered contributing to the historic character of the Mapleton Hill Historic District. As such, staff considers that the removal of this building, as proposed, would damage the character of the immediate streetscape and be to the detriment of the Mapleton Hill Historic District as a whole.

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

   Staff considers that demolition of this contributing building would diminish the architectural diversity and adversely affect the special character of the immediate alley-scape and Mapleton Hill Historic District as a whole, by removing a highly visible example of accessory building architecture from the early 1940s.

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-a-half story, two-car garage to be generally 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. However, the proposed massing may not be appropriate (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 (4) of this section?*

   Staff considers that demolition of the contributing accessory building does not meet the requirements of paragraphs 9-11-18(b)(2) of the historic preservation ordinance in that the demolition of the contributing garage will adversely impact the historic architectural character and value of the Mapleton Historic District.

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.

2.3	**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. 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.*	Demolition of existing accessory building proposed. Removal of building will affect the character and variety of historic buildings in the 700 block of Pine Street alleys.	**No**
.3	*The use of historically proportioned materials for building new accessory buildings contributes to the human scale of the alleys. For example, narrower lap siding and smaller brick are appropriate.*	New garage shown to be clad in narrower horizontal lap siding. Given that house has wide board siding, similar wood siding on garage might be more appropriate.	**Maybe**
.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.*	N/A	**N/A**
.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 location of the proposed garage would obscure the view of the non-contributing house, but its 14' setbacks would maintain adequate spacing along 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.

	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.*	The existing accessory building was constructed in 1941, within the period of significance for the Mapleton Hill Historic District, and has not been significantly altered.	**No**
.2	*Retain and preserve the character-defining materials, features, and architectural details of historic garages and accessory buildings, including roods, exterior materials, windows and doors.*	Existing accessory buildings (proposed for demolition) remains largely intact from its original construction and retains its original materials with the exception of the garage door.	**No**

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.

	Location and Orientation		
.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 building element or site feature, such as a mature tree.*	As the primary house is considered non-contributing to the character of the historic district, the construction of a new garage will not impact the character of the principal building; however, the proposal includes the removal of a contributing accessory building. Staff recommends the applicant revise the proposal to retain the contributing accessory building and construct a one-car garage on southwest portion of the site.	**No**
.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*	As proposed, the new garage would be located 15' from the alley; setback of accessory buildings along this portion of the alley varies greatly.	**Yes**

	primary structure and the site.		
.3	*Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.*	Accessory building setback approximately 14′ from the east and west property lines and 15′ from the alley; proposed location will not result in a tunnel-like passageway.	**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 shown to be located 15′ from the alley and 14′ from the east and west property lines, roughly in the center of the backyard area and approximately 26′ from the south wall of the main house. Consider placing garage closer to alley to provide more space between house and accessory building.	**Maybe**
	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 relates to non-contributing primary building; size and massing may not be appropriate.	**Maybe**
.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 two-car garage is one-and-a-half-stories tall. Proposed massing may not be appropriate due to impact to general proportion of built mass to open space.	**Maybe**
.7	*Roof form and pitch should be complementary to the primary structure.*	Roof form is complementary to the non-contributing main house.	**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. Consider using wide board wood siding (see 2.3.3 above).	**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 on east and west elevations appear to be compatible in terms of window type, size and detailing with similar elements on the primary building. Dormer windows on south elevation may be disproportionate;	**Maybe**

		contemporary window pattern shown on north (interior) elevation.	
.11	*If consistent with the architectural style and appropriately sized and located, dormers may be an appropriate way to increase storage space in garages.*	Shed dormers on north and south elevations are shown to be appropriately sized and located.	**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 proposed to be insulated steel; appear to be consistent in terms of scale and materials.	**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.*	Proposed design does not attempt to recreate a false historical appearance.	**Yes**
.14	*Carports are inappropriate in districts where their form has no historic precedent.*	Carport not proposed.	**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 15′ from the alley.	**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.*	At one-and-a-half stories, the proposed two-car garage is higher than recommended, Consider lowering height sand reducing mass.	**Maybe**

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 demolition of contributing accessory building proposed impacts the existing variety of shape, size and alignment of buildings along the alley.	**No**
3.	*Building such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.*	Existing accessory was built in 1941, within the period of significance of the Mapleton Hill Historic District, and has been largely unaltered since its construction. 2005 Accessory building survey determined building to be contributing to the character of the Mapleton Hill Historic District.	**No**
5.	*Efforts should be made to maintain character of the alleys in the district*	Existing accessory was built in 1941, within the period of significance of the Mapleton Hill Historic District, and has been largely unaltered since its construction. 2005 Accessory building survey determined building to be contributing to the character of the Mapleton Hill Historic District.	**No**
9.	*Dumpsters should be screened from alley view by landscaping or a permanent enclosure.*	Trash enclosure shown at east elevation of proposed garage.	**Yes**

M	DECKS/BALCONIES		
	Decks are a modern expression of porches, but do not have a visual counterpart in historic buildings. Great care needs to be taken with their design to make them fit into the historic character of the house. Areas where visual conflict arise are: size and coverage; railings; intrusion into spaces between buildings; and materials. The residential rail height requirement under Boulder's Uniform Code is 36 inches; however, historically railing were approximately 24 inches in height. Efforts should be made to design railings which give the appearance of lower railing heights.		
	Guideline	Analysis	Conforms?
1.	*Cantilevered second story decks do not appear connected to the building. Appropriately-scaled supports should be sensitively incorporated into the building.*	Second-story deck shown to be incorporated into the design of the proposed garage.	**Yes**
2.	*Second story decks in the front of a building are generally inappropriate unless incorporated above an existing element such as a porch or a portion of the building.*	Porch proposed at north elevation of the accessory building, which faces the interior of the lot; deck is incorporated into the design of the proposed garage.	**Yes**
3.	*Unpainted redwood is a material of modern use and is inappropriate for use in the district. Decks should be painted or stained to match the existing building.*	Finish of deck material not specified.	**Maybe**

O.	FENCES		
Traditionally, the appearance of a house has been more important than privacy from the streets, so fences were open, for example, made of wrought iron or wood pickets. Solid wood fences are not traditional and were not used at the fronts of houses, and the present-day addition of such a fence interrupts the strong visual element created by uniform building alignment.			
.1	*Low fences are encouraged.*	Fence along front portion of the east property line not shown to exceed 36"' would replace existing white picket fence, which rests on a concrete retaining wall. Rear fence to measure 5'6 in height.	**Maybe**
.2	*Although not typically found within front yards, if used, a durable material in an open design should be used for front fences. Painted iron or steel, or painted wood pickets are appropriate and might be used in conjunction with low masonry walls. There are types of wire fencing which are historic and would be encouraged. Low shrub hedges are also*	Proposed slat fence at front of property is shown to have minimal gaps between slats. Verify spacing between slats to allow for some degree of openness. While contemporary, the horizontal slat fence does not detract from the non-contributing primary house.	**Maybe**

	appropriate. Vertical board, stockade, chainlink fences and heavy brick posts are generally inappropriate.		
.3	*Fences without spaces between slats can alter the character of a building site and of the streetscape and alleyscape because the historic architectural elements that contribute to the pattern of spacing, setbacks, scale, details and materials of the historic district are blocked from view.* *a. Solid or tight fences are not appropriate* *b. Every effort should be made to allow visual penetration in the design of fences visible from the street or alley. The visual impact of solid wood fencing at the rear of a lot is that the alley becomes a visual tunnel, and much of the irregularity and variation that make the essential character of an alley are changed.*	No spacing between slats shown on 5'6 fence proposed along rear of property (south, east and west property lines). Solid, tight fence not appropriate; should avoid tunnel-like experience in alley. Verify spacing between horizontal slats to allow for some degree of openness.	**No**
.4	*Fences on the rear portion of corner lots should have some degree of spacing along the public right-of-way unless the fence is set back far enough to avoid a fortress effect.*	5'6 fence at rear portion of lot shown to be closed in nature and located along property lines.	**No**
.5	*Fences across the front of a house should be low (36" or less). When connecting fencing to a taller side or rear yard fence, a section which gradually increases in height should be included.*	Transition between heights of horizontal slat fence and vertical fence includes stepped portion.	**Yes**
.6	*Raw wood (unfinished or unpainted) fences are inappropriate in the historic district. Fences should be either painted or coated with an opaque stain.*	Rear, vertical fence shown to be painted white. Verify finish of 36" horizontal slat fence.	**Maybe**
.7	*The finish side of the fence should face toward the street or sidewalk.*	Finish side of the fence to face toward alley.	**Yes**
.8	*Fences should have a regular pattern.*	Fences shown to have a regular pattern.	**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?
1.	*Free-standing carports are extremely difficult to fit into the district since their form has no historic precedent. Other solutions for sheltering vehicles should sought.*	Carport not proposed.	**N/A**
2.	*The most visually appropriate carports take the form of a shed roof addition to another building with a low knee wall giving definition to its form.*	Carport not proposed.	**N/A**
3.	*If a new building is to be constructed, design ideas might be found in existing historic accessory buildings located nearby*	This section of the alley has an eclectic variety of accessory buildings.	**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 in terms of height and simplicity; massing may be inappropriate.	**Maybe**
5.	*Accessory buildings should be small in scale and mass, 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 one and one-half story two-car garage may not be appropriate. Consider reducing height and mass.	**Maybe**

Staff considers that the proposal is inconsistent with *General Design Guideline* 7.2.1, which states suggests it is inappropriate to introduce a new garage or accessory building if doing so will require the removal of a significant historic building element or site feature. Staff considers that because the existing accessory building, while modest, was built within the Mapleton Hill Historic District's period-of-significance (1865-1946) and has not been significantly altered, it should be considered contributing to the character of the Mapleton Hill Historic District. As such, the demolition of the accessory building would be not be consistent with the *General Design Guidelines* or the *Mapleton Hill Historic District Design Guidelines* and would not meet the standards set out in Section 9-11-18, B.R.C. 1981.

In terms of analysis of the design of the proposed new building, the design generally meets the design guidelines for site design, orientation, materials and detailing. However, the design may be inconsistent with the design guidelines in terms of scale and massing, specifically General Design Guideline 7.2.4, which states that the design should preserve a backyard area between the house and the accessory building(s), maintaining the general proportion of built mass to open space found within the area. Additionally, the design for the fence along the rear portion of the property does not meet Mapleton Hill Historic District Design Guidelines O.2, O.3 or O.2, as no spacing is proposed between slats, potentially creating a tunnel-like passageway in the alley and obscuring the view of the property from the alley.

Staff recommends that the applicant revise the proposal to retain the existing accessory building and construct a garage that is smaller in mass to be consistent with design guideline 7.2.4, and to revise the fence design at the rear of the property to provide some degree of spacing in order to meet design guidelines O.2-O.4.

FINDINGS

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

1. The demolition of the contributing garage is inappropriate as it does not meet the standards as set out in Subsection 9-11-18(b) and (c), B.R.C. 1981

2. The demolition of the contributing accessory building is inconsistent with Section 7.1.1 of the *General Design Guidelines*, and the Section P of the *Mapleton Hill Historic District Guidelines*.

ATTACHMENTS:

A: Cultural Resource Re-evaluation Form: Accessory Building Survey
B: Assessor Card
C: Photographs
D: Plans and Elevations
E: Applicant's Submittal

Attachment A: Cultural Resource Re-evaluation Form: Accessory Building Survey

Address: **730 PINE ST**
Boulder, Colorado

COLORADO CULTURAL RESOURCE SURVEY

Cultural Resource Re-evaluation Form: Accessory Building Survey

1. Resource Number: **5BL10067**
2. Temp. Resource Number: **BUILDING A**

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
6. Purpose of this current site visit: **Resurvey**
7. Previous Recordings: **Front Range Research Assoc.**
8a. Description of Accessory Building:

Two accessory buildings on lot.
(Building A): gable roofed garage with composition roofing, weatherboard siding, and an overhead garage door of vertical boards.

(Building B): "non-contributing" accessory building (greenhouse) on lot is less than fifty years old.

Outbuilding Type:
Garage
Outbuilding Material:
Wood Frame
Outbuilding Covering
Other
Outbuilding Roof Materia
Asphalt

8b. Date of Construction: **ca. 1941**
8c. Date of Construction Source:
Historic Assessor's Card, Carnegie Library: 1941 note, 21x15 garage exists.

9. Condition: **Good**
10a. Changes to Location or Size Information:
10b. UTM Coordinates:

11. Current Ownership ROOSEVELT JAMES A & MARY DUVALL
730 PINE ST
BOULDER
CO
80302

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: **13** Frame No: **34,36**

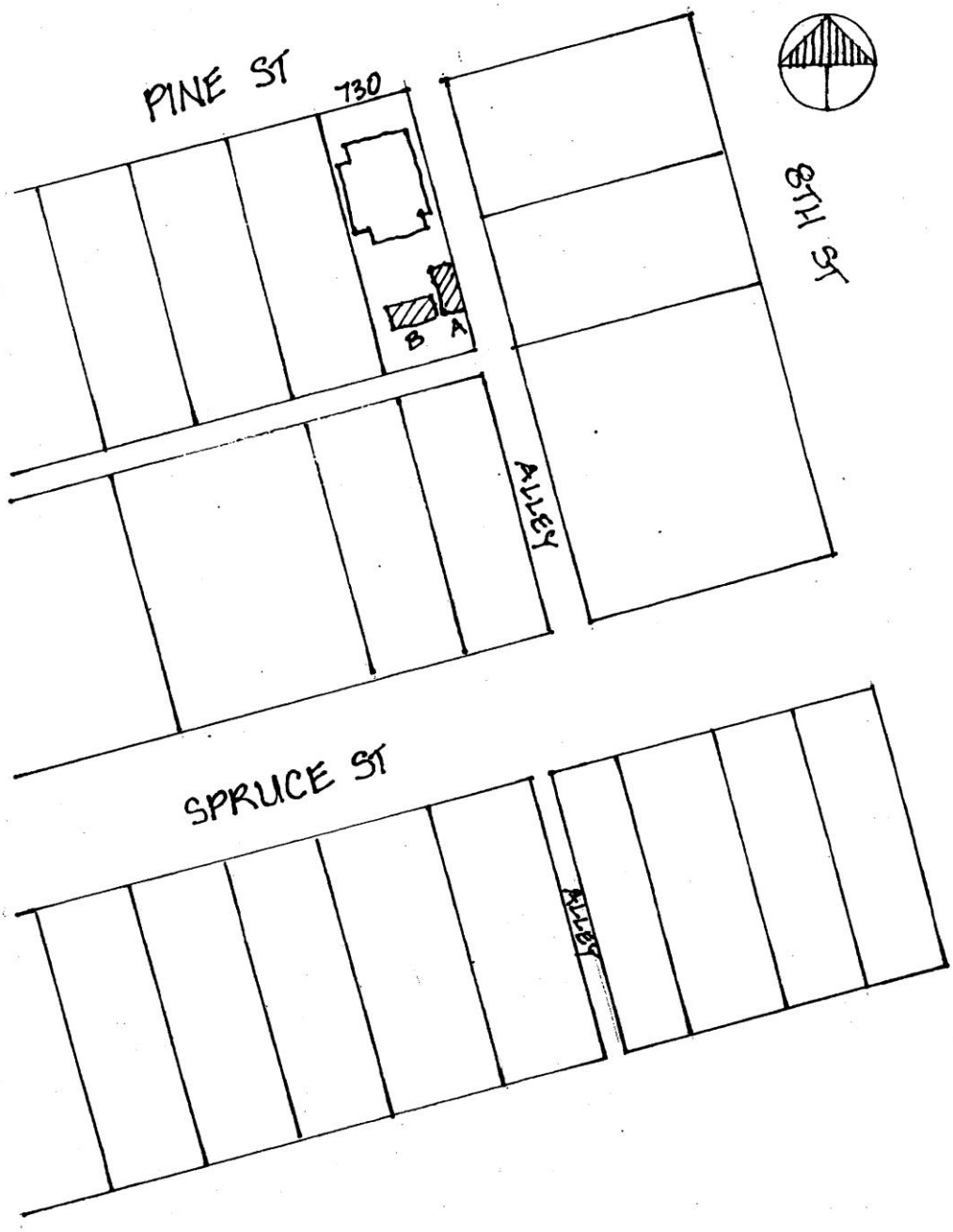
16. Artifact and Field Documentation Storage Location **N/A**

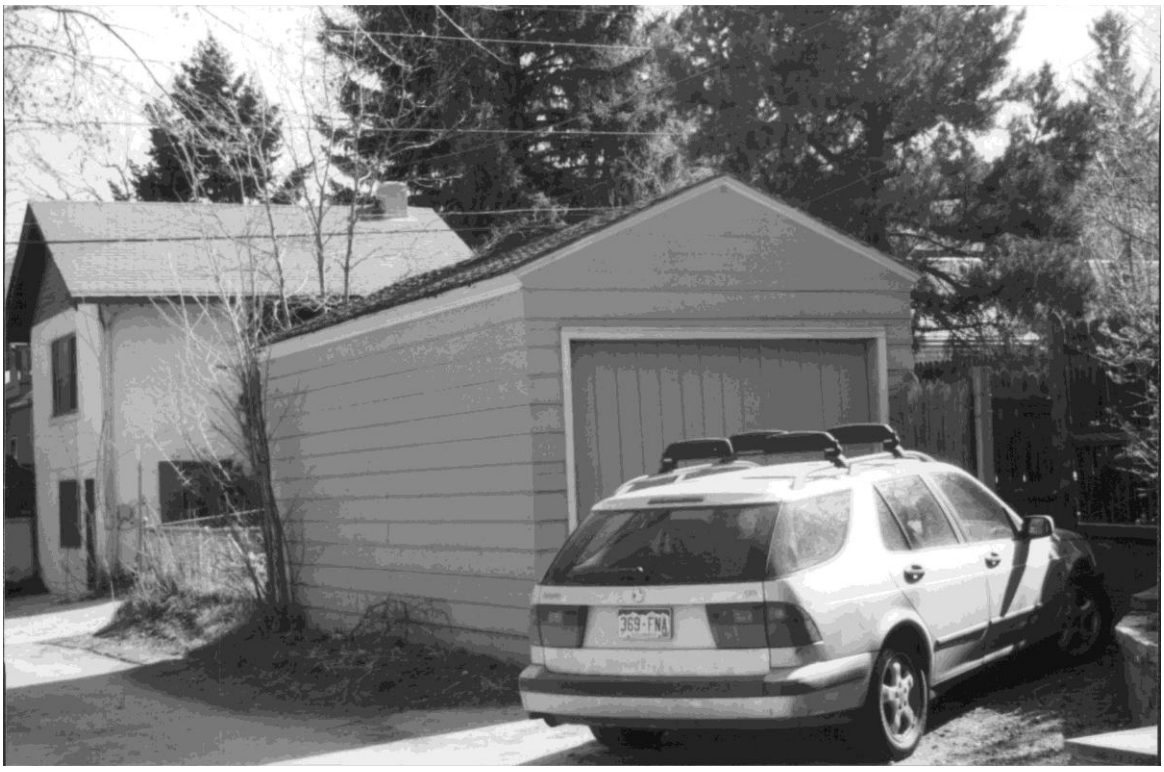
17. Report Title: **Accessory Building Survey**

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

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

730 PINE ST SITE PLAN





Appraised _____ 19__

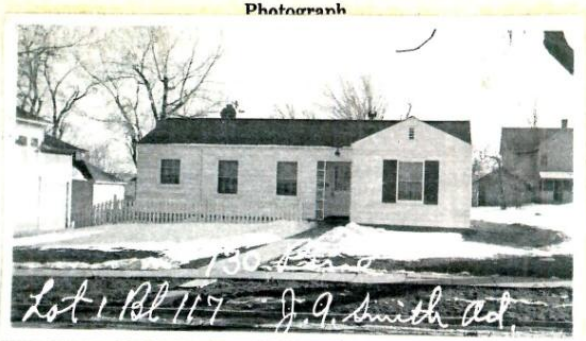
LOTS 1 BLOCK 117 ADDITION

HOUSE No. STREET CITY

OWNER Peggy Duncanson Piper

Year Constructed Est. Life in Years

Photograph



ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet			
Cost per cu. ft.			
Total Cost	$	$	$
Porches			
Garage			
Extras			
TOTAL	$	$	$
% Obsolescence			
% Physical Dep.			
Net After Deducting Depreciation	$	$	$
% Utility Dep.	$	$	$
PRESENT VALUE	$	$	$

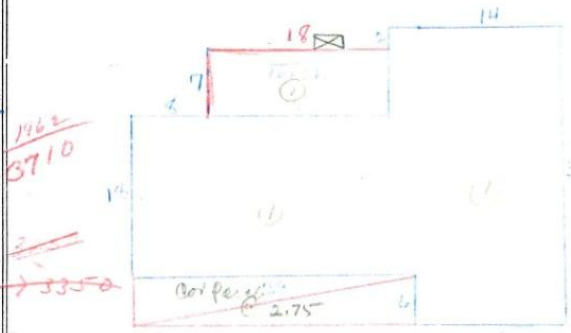
DESCRIPTION

Class of Bldg.		Basement	
Construction		Roof	
Char. of Const.		Heating	
Exterior		Plumbing	
Interior Finish		Light	
Floors		Priv. Garage	
Stories		Barns or Sheds	
Fire Resisting		State of Rep.	
Foundation		Local Imps.	

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	$		$
	$		$

BUILDING PLAN



Height of Building

SUMMARY

DESCRIPTION	AMOUNT
Building Permit	$
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	$	$	$
1939			
1940			
1941			
1942			
1943			
1944			
1945			
1946			
1947			

Attachment B: Tax Assessor Card, c.1949

CLASS OF BUILDING	Check
1—Single Residence	✓
2—Duplex	
3—Bungalow, Apt. Crt.	
4—Flat or Terrace	
5—Apartment House	
6—Hotel	
7—Store Building	
8—	
9—Office Building	
10—Hospital or Sanitarium	
11—Bank Building	
12—Theatre	
13—Warehouse	
14—Factory	
15—Public Garage	
16—Private Garage	
17—Service Station	
18—Hot House or Gr. House	
19—Poultry House	
20—Barns or Sheds	

CONSTRUCTION	
Frame	✓
Brick	
Tile	
Stone	
Concrete Plain or Block	
Concrete, Reinforced	
Steel Frame	
Insulated and W. S.	✓

CHARACTER OF CONST.	
Cheap	
Medium	
Good	✓
Fire Resisting	
Non-Fire Resisting	

STATE OF REPAIRS	
Bad	
Fair	
Good	
New	✓

HEIGHT	Check
No. of Stories	1

FOUNDATION	
Brick	
Concrete	✓
Stone	
Wood	
Tile	

BASEMENT	
Quarter	
Half	
Three-Quarter	
Full	
Cement Floor	
Finished Walls and Ceiling	
Laundry	

EXTERIOR	
Common Brick	
Pressed Brick	
Wire Cut Brick	
Glazed Brick	
Wood Siding	✓
Wood Shingles	
Cement Stucco	
Kellastone	
Stone	
Corrugated Iron	
Terra Cotta	
Tile	

OUTSIDE TRIM	
Wood	✓
Terra Cotta	
Stone	
Galv. Iron	
Concrete	

ROOF	Check
CONSTRUCTION	
Wood Shingle	✓
Composition Shingle	
Tar and Gravel	
Prepared Paper	
Sheet Iron	
Copper	
Concrete Tile	
Clay Tile	
Slate	
Asbestos Shingle	
Tin	
Insulated	✓

STYLE	
Gable	✓
Hip	
Flat	
Gambrel	
Mansard	
Leanto	

PLUMBING	
Old Style	
Modern	✓
No. Bath Tubs	1
No. Shower Baths	
No. Toilets	1
No. Lavatories	1
No. Urinals	
No. Laundry Tubs	
No. Sinks	
Sanitary Closets	
Cess Pool	

HEATING	
Stove	
Hot Air	✓
Hot Water	
Steam	
No. Fireplaces	1
No. Dummy Fireplaces	
Air Conditioned	

FUEL	
Coal	
Oil	✓
Gas	
Electricity	

LIGHT	Check
Electricity	✓
Gas	
Oil	

PRIVATE GARAGE	
Size	
Construction	
Floor	
Roof	
Heat	

SHEDS AND BARNS			
Size		Const.	
Size		Const.	

LOCAL IMPROVEMENTS	
Street Paving	
Alley Paving	
Sidewalks	
Curbing	
Water	
Storm Sewer	
Sanitary Sewer	
Electricity	
Gas	
Telephone	

MISCELLANEOUS	Give No.
Sideboards	
Buffet	
Cabinet	
Book Cases	
Beam Ceiling	
Incinerator	
Sky Lights	
Refrigerator or Cooler	
Bay Windows	
Dormer Windows	
Porches	

DESCRIPTION — Give Numbers

ROOMS	STORIES				
	Basem't	1	2	3	Attic
Living Room		1	✓		
Dining Room					
Dinette					
Kitchen		1	✓		
Breakfast Nook					
Bed Room		1	✓		
Bath Room		1	✓		
Toilet Room					
Shower Room					
Sleeping Porch					
Sun Room					
Den					
Storage Room					
Office					
Halls		1			

FINISH	Give Numbers
Unfinished	
Plastered, Plain	✓
Plastered, Ornam	
Papered	
Painted or Tinted	
Softwood Floor	
Hardwood Floor	✓
Softwood Finish	
Hardwood Finish	
Tile	
Marble or Onyx	
Wall Board	
Sheetrock	
Celotex	
Wainscoting	
Metal Ceiling	

REMARKS

add new porch for 1962
porch converted into part of house for 1962
4-10-62 R.S.M.

Agenda Item #5A Page 26

Attachment C: Photographs

Photo 1. 730 Pine St. Accessory Building, facing southwest, 2014

Photo 2. 730 Pine St., West Elevation, 2014

Photo 3. 730 Pine St. Accessory Building, East Elevation, 2014

Photo 4. 730 Pine St. facing northwest, 2014

Photo 4. East-West Alley, facing west, 2014

Photo 5. East-West Alley, facing East, 2014

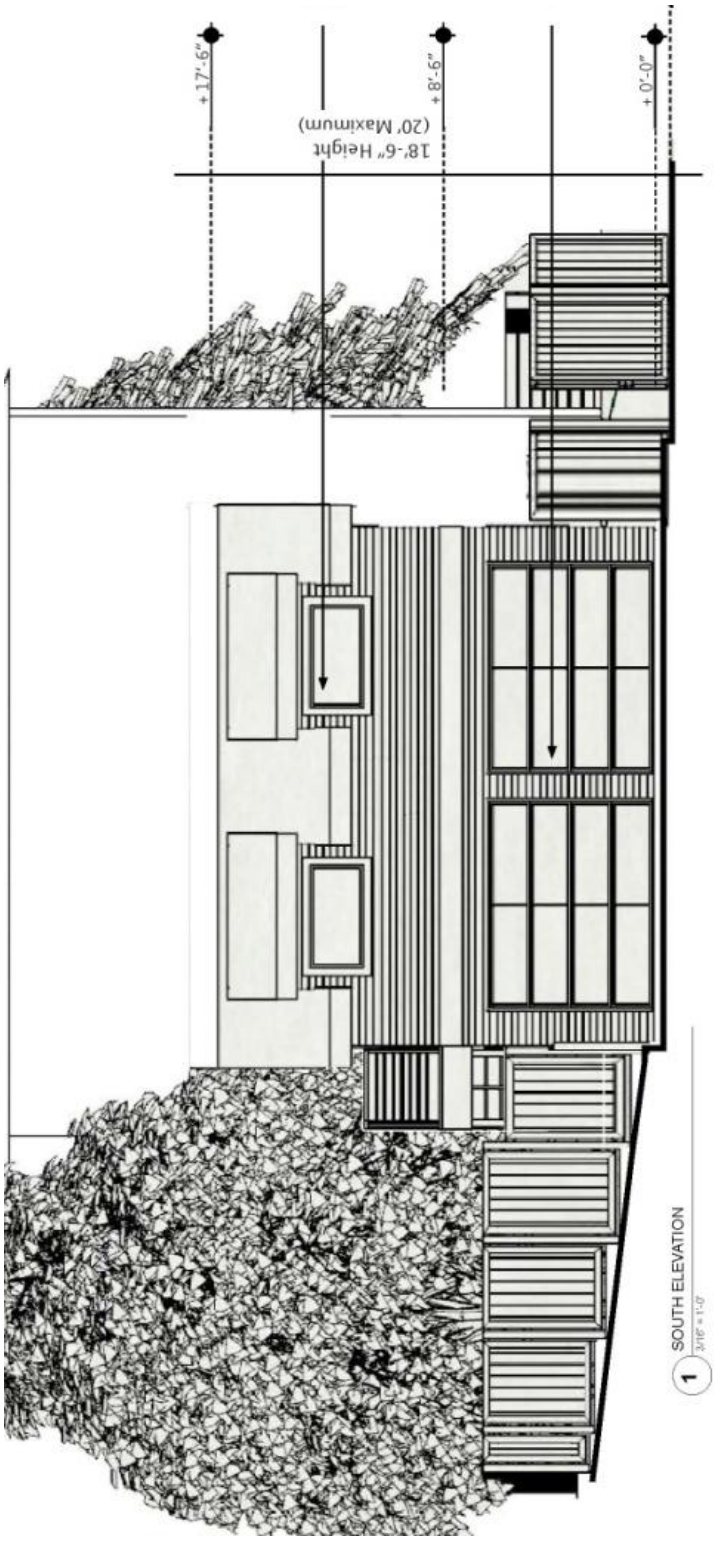
Photo 4. North-South Alley, facing north, 2014

Photo 5. Accessory Buildings along 700 block of Pine St. Alley (east-west alley), 2014.

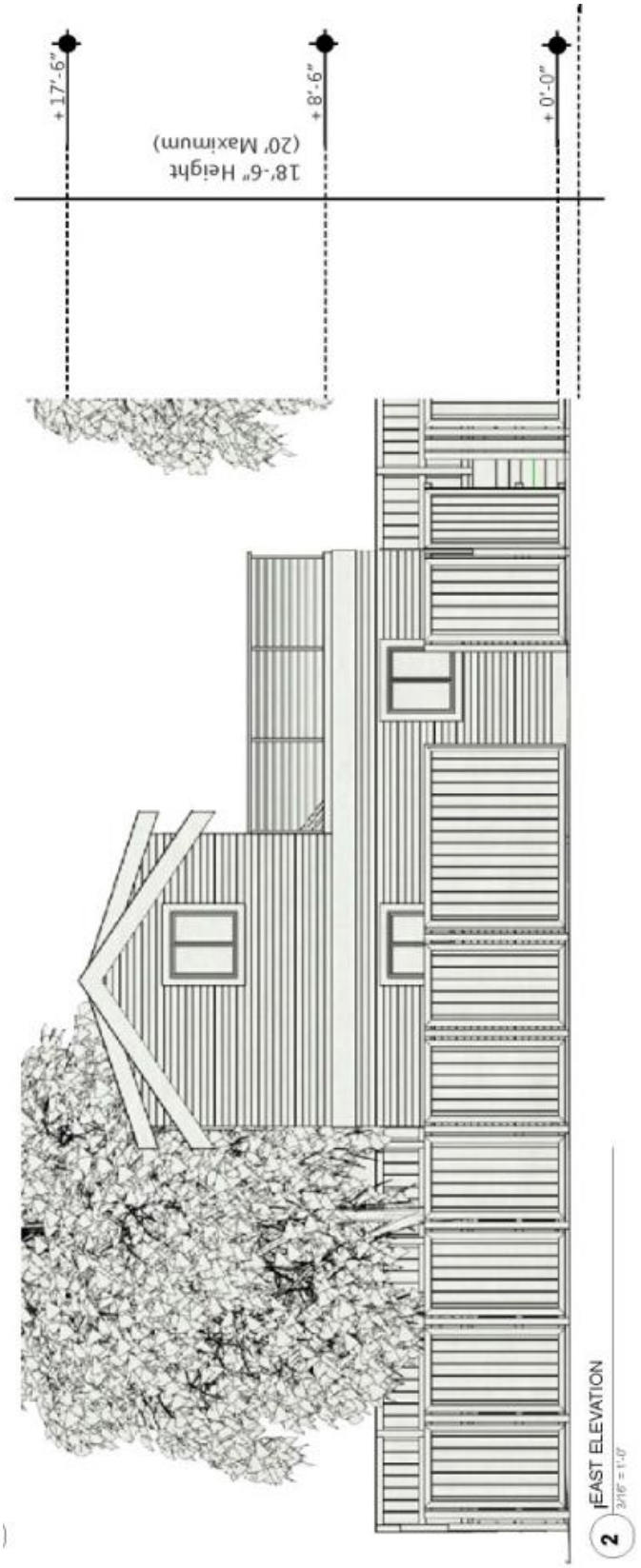
Attachment D: Plans and Elevations

Proposed Site Plan

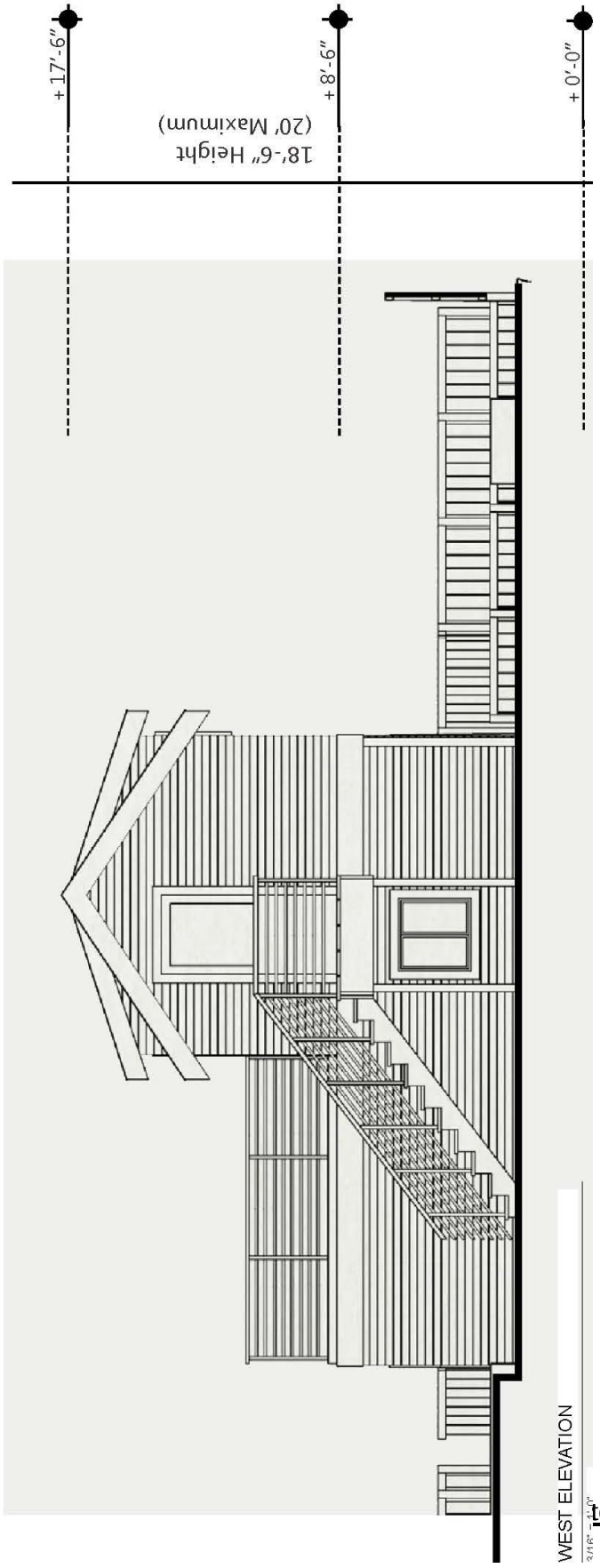
Proposed South Elevation



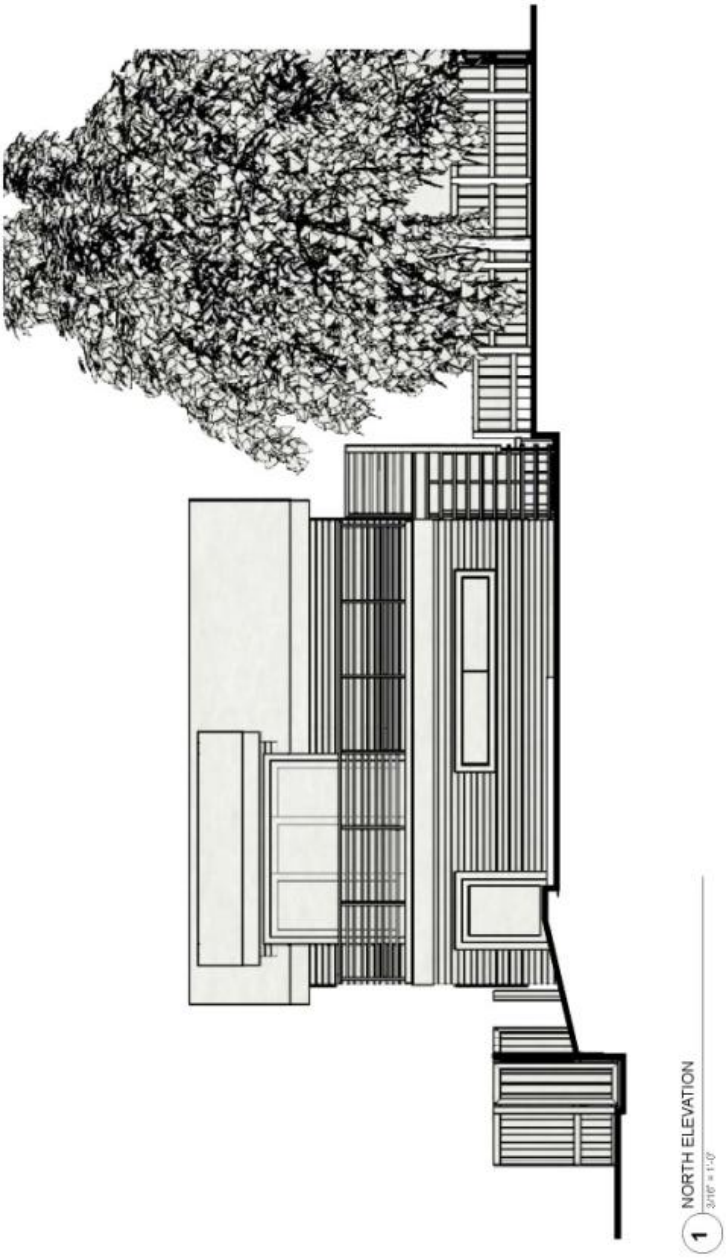
Proposed East Elevation



Proposed West Elevation



Proposed North Elevation



Renderings

VIEW OF PROPOSED GARAGE

PAGE 13

730 PINE
BOULDER, COLORADO
LANDMARKS SUBMITTAL - GARAGE AND SITE DESIGN JANUARY 31, 2014

BDP / SHOPWORKS
WILLHENTSCHEL@GMAIL.COM
PO BOX, NIWOT, CO
303-884-9131

PROPOSED LANDSCAPE - DETAIL / MATERIALS

XERIC LANDSCAPE

GAMMA GRASS LAWN

SANDSTONE PAVERS
WITH SPREADWELL

XERIC WITH PAVERS

TRADITIONAL FENCE
CAPPED, PAINT
WHITE - 5'6

SLAT FENCE - 36"

PAGE 14

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PROPOSED GARAGE - DETAIL / MATERIALS

SHED DORMER

2X6 FASCIA
T&G SOFFIT
EXPOSED RAFTER TAILS

WOOD CAPPED METAL
HORIZONTAL RAIL

1X4 TRIM WINDOWS
2X8 BANDING
CORNER BOARDS
TRU-STILE DOOR

TRADITIONAL FENCE
CAPPED, PAINT
WHITE - 5'6

SLAT FENCE - 36"

PAGE 15

730 PINE
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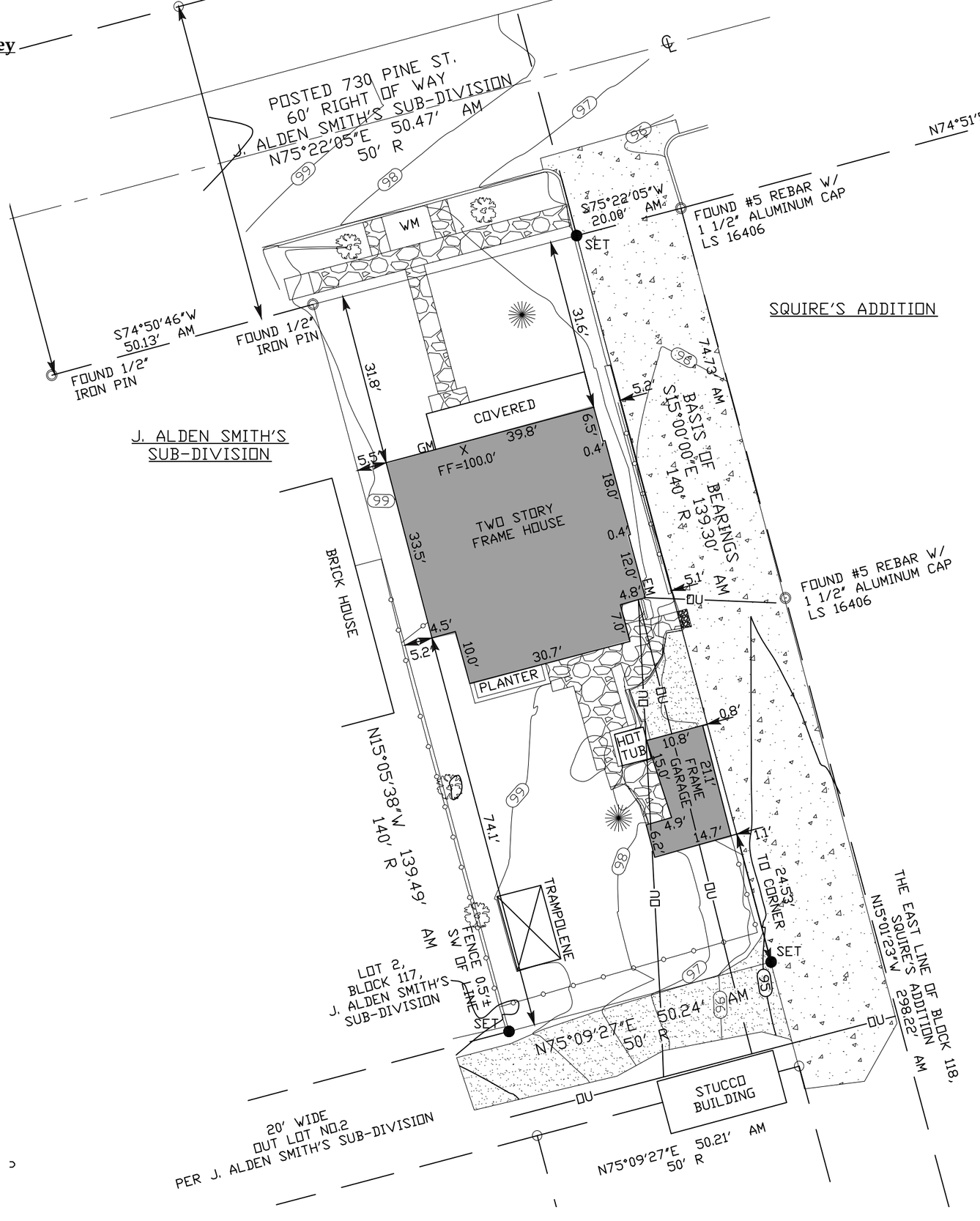
Attachment E: Site Survey

SITE SURVEY



PAGE 1

730 PINE

BOULDER, COLORADO

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EXISTING SITE

BDP
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PO BOX, NIWOT, CO
303-884-9131

730 PINE

BOULDER, COLORADO

LANDMARKS SUBMITTAL - GARAGE AND SITE DESIGN JANUARY 31, 2014

VIEW OF EXISTING GARAGE

730 PINE
BOULDER, COLORADO
LANDMARKS SUBMITTAL - GARAGE AND SITE DESIGN JANUARY 31, 2014

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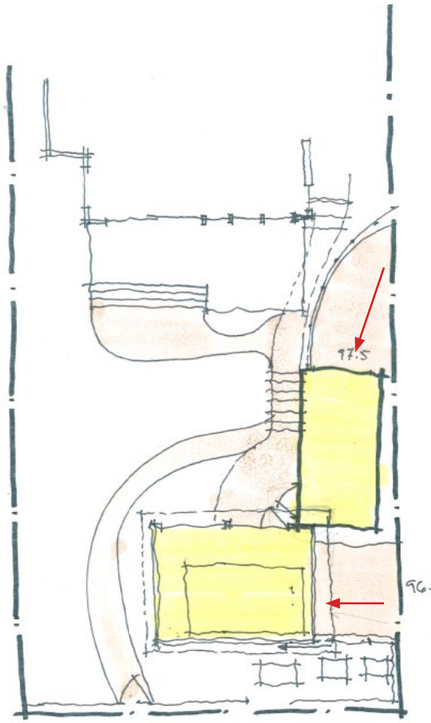
SITE PLANNING - TESTS

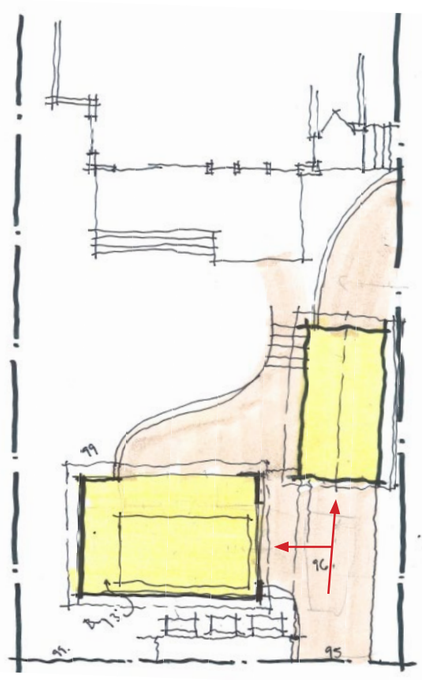


Option A - Existing +

-Retain and Renovate Existing 225 sq ft Garage
-New 350 sq ft 1.5 Car Garage
-East Alley Entry

Pros
-Maintain existing fabric
-3 off street parking spaces

Cons
-Exceeds Allowable Site Coverage
-Site Disturbance
-Cost to Renovate Existing exceeds 2x new cost
-Not usable car storage/Parking

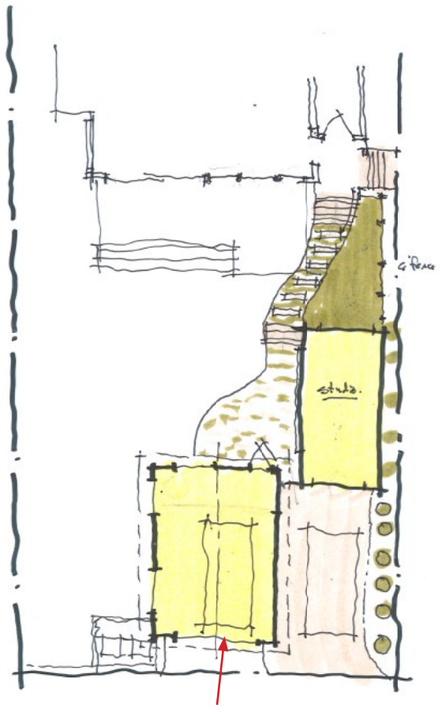


Option B - Existing +

-Retain and Renovate Existing 225 sq ft Garage
-New 350 sq ft 1.5 Car Garage
-South Alley Entry

Pros
-Maintain existing fabric
-3 off street parking spaces

Cons
-Exceeds Allowable Site Coverage
-Site Disturbance
-Cost to Renovate Existing exceeds 2x new cost
-Not usable car storage/Parking
-Large Amounts of Non Permeable Area
-Grading Challenge

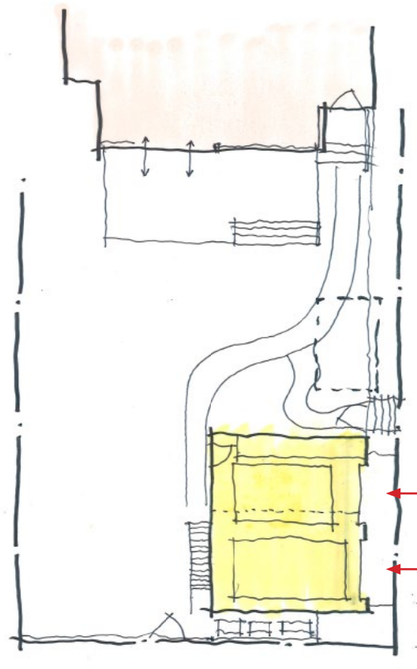


Option C - Existing +

-Retain and Renovate Existing 225 sq ft Garage
-New 350 sq ft 1.5 Car Garage
-South Alley Entry

Pros
-Maintain existing fabric
-2 off street parking spaces
-Studio in existing Space
-New Green Space

Cons
-Exceeds Allowable Site Coverage
-Site Disturbance
-Cost to Renovate Existing exceeds 2x new cost
-1 Car Covered, 1 car Exposed



Option D - New

-Retain and Renovate Existing 225 sq ft Garage
-New 435 sq ft 2 Car Garage w/ Studio
-East Alley Entry

Pros
-Reduced Site Disturbance
-Achieves Owners Goals
-Appealing Structure
-Complies with Site Coverage

Cons
-Garage is detached from House a bit too far
-Not much site integration

730 PINE
BOULDER, COLORADO
LANDMARKS SUBMITTAL - GARAGE AND SITE DESIGN JANUARY 31, 2014

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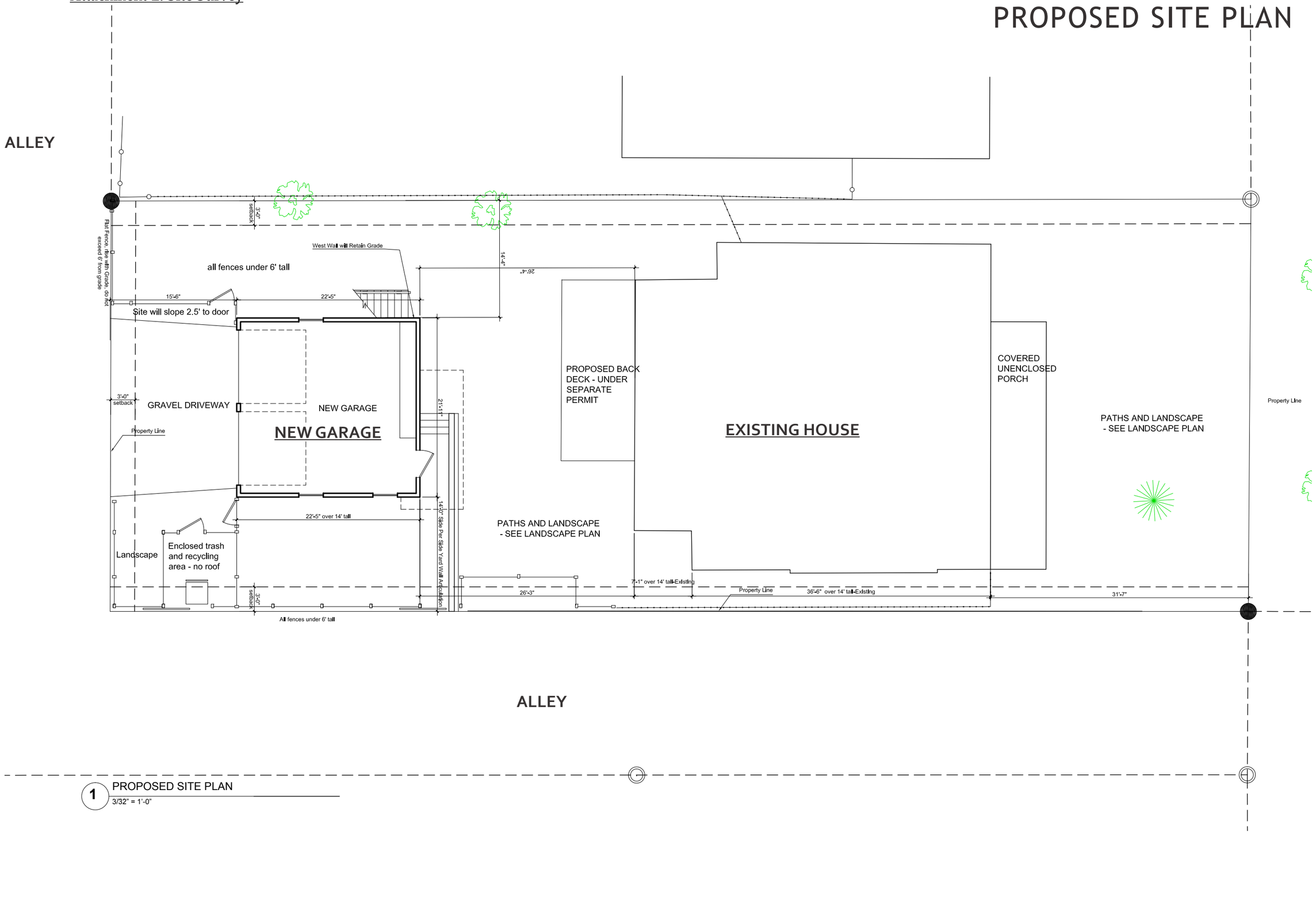
303-884-9131

Attachment E: Site Survey

PROPOSED SITE PLAN



1 PROPOSED SITE PLAN
3/32" = 1'-0"

PAGE 5

730 PINE
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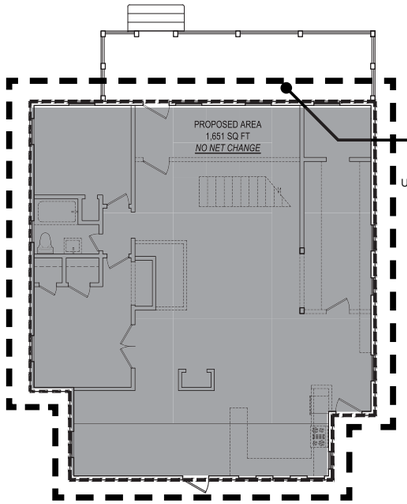
Attachment E: Site Survey

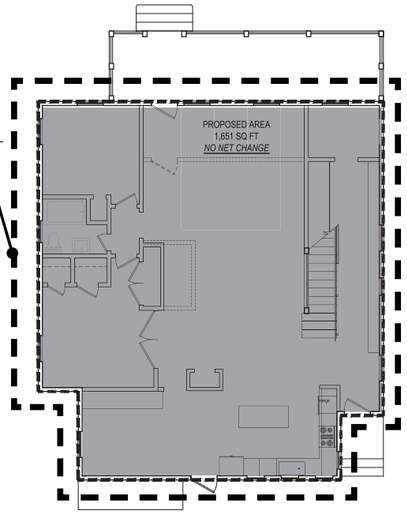
AREA TABLE FOR EXISTING HOUSE UNDER SEPARATE PERMIT

Length of Walls - Demo vs Exterior Walls to Remain
Green Points
Construction Document Plan 08-20-13

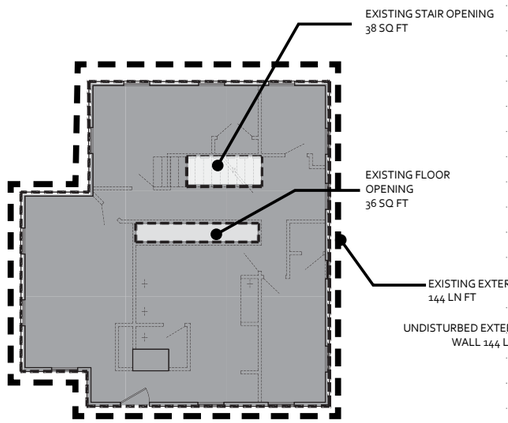
First Floor		
	Exisitng Exterior Wall Length	166 ln ft
	New Wall	***NA***
	Wall to be removed	0 ln ft
	Percent of Wall to Remain	100.0%
Second Floor		
	Exisitng Exterior Wall Length	144 ln ft
	New Wall	***NA***
	Wall to be removed	0 ln ft
	Percent of Wall to Remain	100.0%
Total Exisiting Exterior Wall Cavity Length		**310** ln ft
	Wall Removed or Disturbed	**0 ln ft**
Percentage of Exisitng Exterior Wall Cavity Length to be disturbed		**0%** sq ft



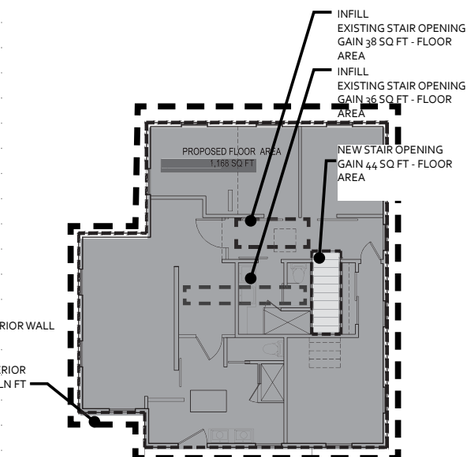
4 FIRST FLOOR EXISTING / DEMO PLAN
NTS



3 FIRST FLOOR PROPOSED
NTS



2 SECOND FLOOR EXISTING / DEMO PLAN
NTS



1 SECOND FLOOR PROPOSED
NTS

730 Pine Street - Zoning

Lot Size	**7,200** sq ft
Current Area	
Main House	**2,798** sq ft
Garage	**200** sq ft
Maximum Allowable Area	***3,540*** sq ft
Lot Size (7000 sq ft) x . 2 FAR + 2,100 sq ft	
(per table 8-3 Maximum floor area for RL-1)	
Allowable Additional Floor Area	542 sq ft
Maximum Allowable minus current area	
Exclusions	N/A
Basement	
Defined As Floor 2' or more below grade	
If any portion of the basement is 2' or more above grade, the area is considered a floor, not a basement	
Mech or Unfinished Space in Basement	**Extract up to 250 sq ft**
Uninhabitable space	**6'-0" or less**

Construction Document Plan 08-20-13

First Floor		
	Exisitng Area	1,651 sq ft
	New Area	***NA***
****	Exisiting Garage	200 sq ft
Second Floor		
	Exisitng Area	1,124 sq ft
	New Area (Floor infill)	***36 sq ft***
	New Area (Smaller Stair Opening)	***8 sq ft***
Basement ***-less than 2' of conditioned basement space exposed***		
Does not count toward floor area		
	New area	***NA sq ft***
	Including Mechanical / Unfinished Basement	
Total inculding Current Garage Design		**3,019** sq ft
	Allowable	*3,540 sq ft*
	Net Change from Existing	**44 sq ft**
Total not including Current Garage Design		**2,775** sq ft *1

PAGE 6

730 PINE
BOULDER, COLORADO
LANDMARKS SUBMITTAL - GARAGE AND SITE DESIGN JANUARY 31, 2014

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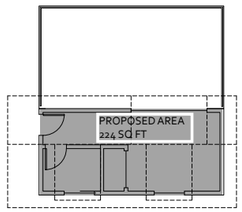
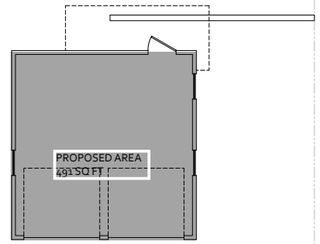
PO BOX, NIWOT, CO
303-884-9131

Attachment E: Site Survey

AREA TABLES & SITE COVERAGE FOR PROPOSED GARAGE



2 SECOND FLOOR PROPOSED
NTS



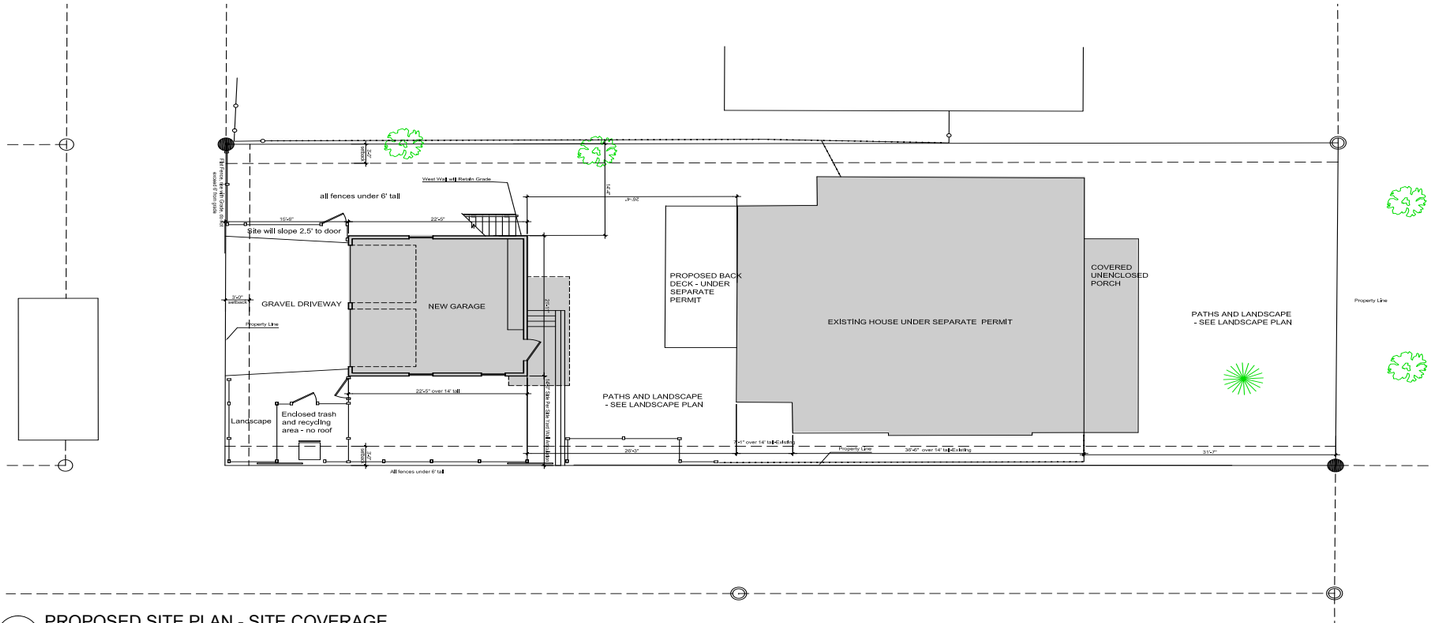
1 GROUN FLOOR PROPOSED
NTS

730 Pine Street - Zoning

Lot Size	**7,200** sq ft
Current Area	
Main House	**2,798** sq ft
Garage	**200** sq ft
Maximum Allowable Area	***3,540*** sq ft
Lot Size (7000 sq ft) x . 2 FAR + 2,100 sq ft	
(per table 8-3 Maximum floor area for RL-1)	
Allowable Additional Floor Area	542 sq ft
Maximum Allowable minus current area	
Exclusions	N/A
Basement	
Defined As Floor 2' or more below grade	
If any portion of the basement is 2' or more above grade, the area is considered a floor, not a basement	
Mech or Unfinished Space in Basement	**Extract up to 250 sq ft**
Uninhabitable space	**6'-0" or less**
Heights	
Maximum Height	**34.75' or 3 stories**
Side Yard Bulk Plane	**12' at lowest point property line w/ 45 degree angle**
Side Yard Setbacks	
Side Wall	**15' Composite**
	No more than 40' at 2 stories, remainder below 14'
	Or Setback 14', then go to allowable height

Garage Plan 12-17-13 - 730 Pine

First Floor		
	Exisitng House Area	1,651 sq ft
	New Area	***NA***
****	***Proposed New Garage Area***	491 sq ft
	Existing Garage - Proposed Demo	200
Second Floor		
	Revised House Area (09/28/13)	1,168 sq ft
	Proposed New Garage Area	**224**
Basement -*less than 2' of conditioned basement space exposed Does not count toward floor area*		
	New area	***NA sq ft***
	Including Mechanical / Unfinished Basement	
Total inculding Garage		**3,534** sq ft
	Allowable	*3,540 sq ft*
Total not including Garage		**2,819** sq ft ***1**



3 PROPOSED SITE PLAN - SITE COVERAGE
NTS

Site Coverage -
Garage Plan 12-17-13 - 730 Pine

Construction Document Plan 01-31-14

House		
	1st / 2nd Floor Footprint	1,651
Garage		
	1st Floor Footprint inc Decks / Stair	632
Total		**2,283** sq ft
Allowable		**2,490**

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GARAGE BULK PLANE DIAGRAM

1 BULK PLANE DIAGRAM
3/16" = 1'-0"

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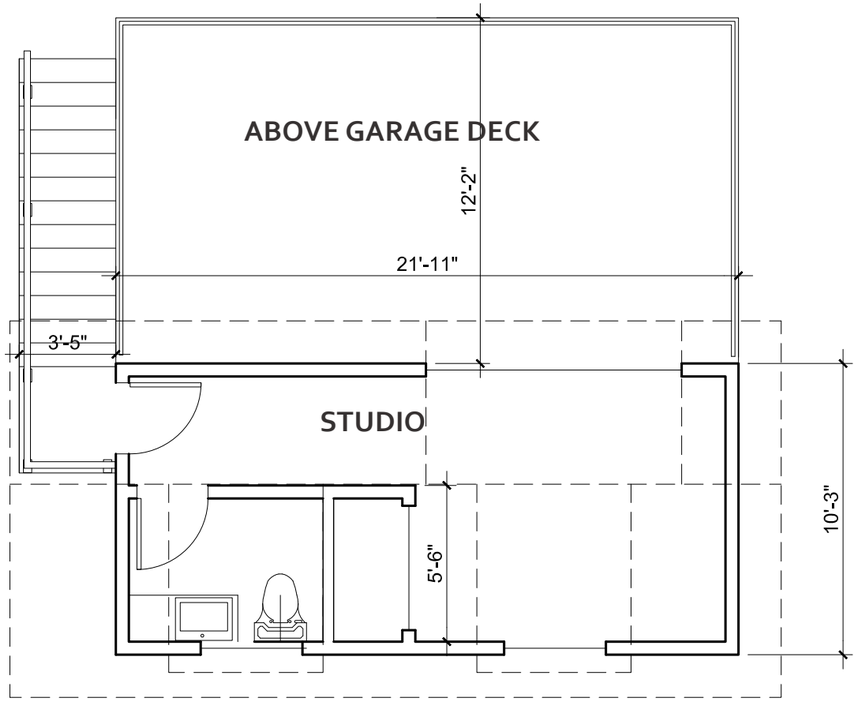
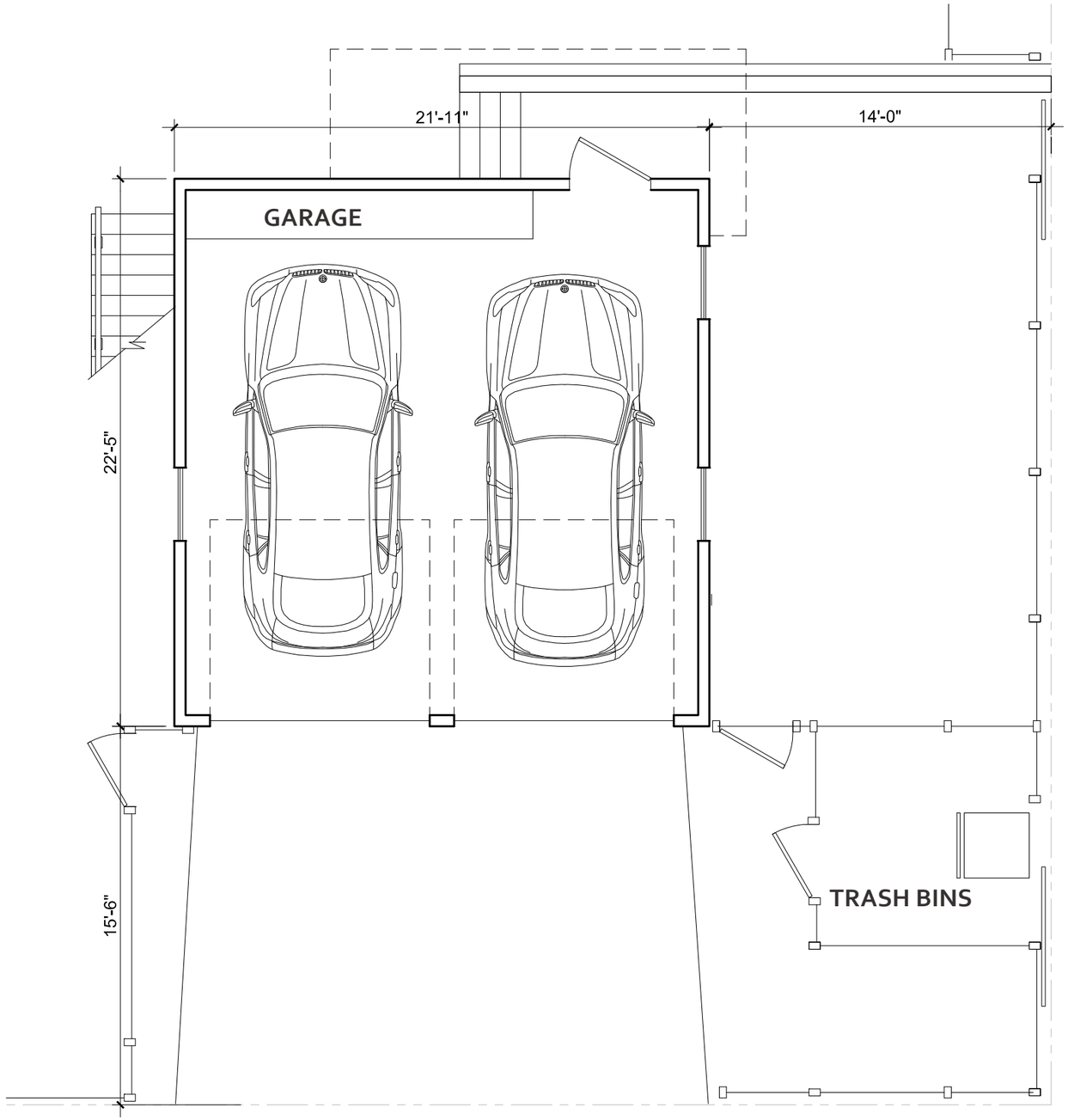
Attachment E: Site Survey

AREA TABLES & SITE COVERAGE FOR PROPOSED GARAGE



2 PROPOSED GARAGE PLAN - UPPER LEVEL
3/16" = 1'-0"



1 PROPOSED GARAGE PLAN
3/16" = 1'-0"

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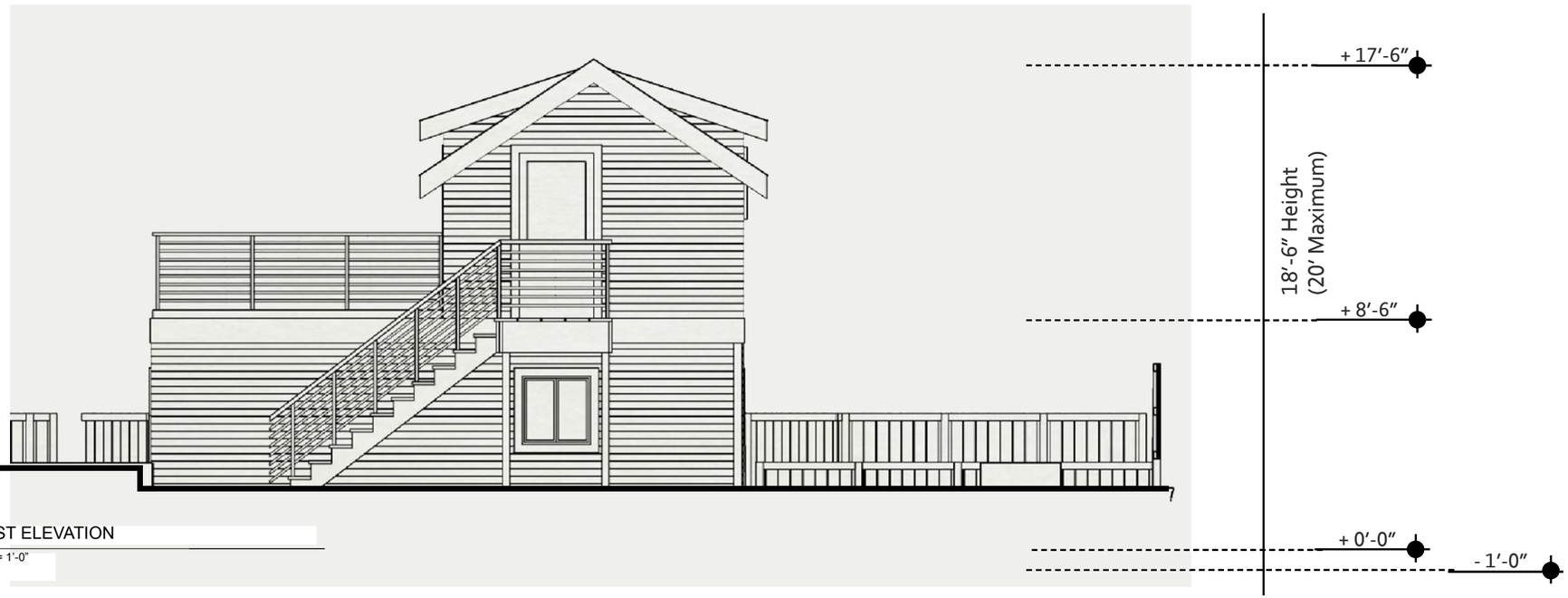
ELEVATIONS

1 SOUTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

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ELEVATIONS

1 NORTH ELEVATION
3/16" = 1'-0"

2 EAST ELEVATION
3/16" = 1'-0"

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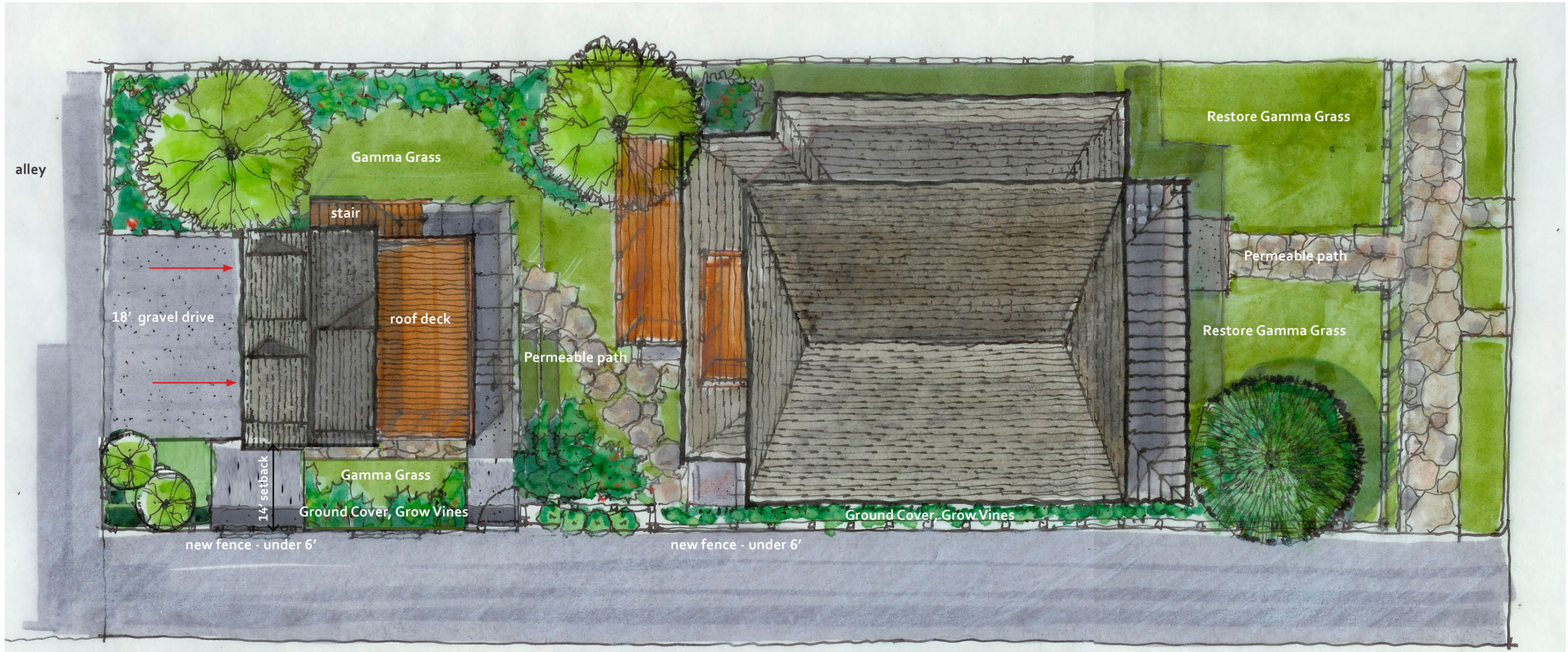
PROPOSED SITE & LANDSCAPE PLAN



1 LANDSCAPE PLAN
NTS

Proposed Site Plan

-New 425 sq ft Garage, with Studio Above
-South Alley Entry

Pros
-Minimal Site Disturbance
-Achieves Owners Goals
-Appealing Structure
-Complies with Site Coverage
-Unifies Site Design
-Allows for Landscape Design

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VIEW OF PROPOSED GARAGE

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PROPOSED LANDSCAPE - DETAIL / MATERIALS

XERIC LANDSCAPE

GAMMA GRASS LAWN

SANDSTONE PAVERS
WITH SPREADWELL

XERIC WITH PAVERS

TRADITIONAL FENCE
CAPPED, PAINT
WHITE - 5’6

SLAT FENCE - 36”

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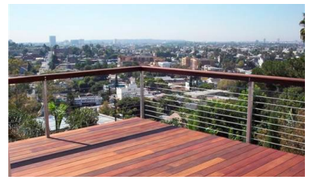
PROPOSED GARAGE - DETAIL / MATERIALS

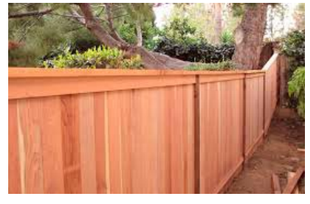
SHED DORMER

2X6 FASCIA
T&G SOFFIT
EXPOSED RAFTER TAILS



WOOD CAPPED METAL
HORIZONTAL RAIL

1X4 TRIM WINDOWS
2X8 BANDING
CORNER BOARDS
TRU-STILE DOOR



TRADITIONAL FENCE
CAPPED, PAINT
WHITE - 5’6

SLAT FENCE - 36”

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APPROVED PATIO DOOR

1 SOUTH ELEVATION
1/4" = 1'-0"

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