



CITY OF BOULDER LANDMARKS BOARD MEETING

DATE: Wednesday, December 2, 2015

TIME: 6:00 pm

PLACE: 1777 Broadway, Municipal Building – City Council Chambers

1. Call to Order
2. Approval of minutes from the November 4, 2015 Landmark Board Meeting
3. Public Participation for Items not on the Agenda
4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report
5. Public Hearings
 - A. ~~**Withdrawn** Public hearing and consideration of a Landmark Alteration Certificate application to demolish an existing house built in 1957 and, in its place, construct a new 2,500 sq. ft. house at 2110 4th Street in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00254). Applicant / Owner: Angela Feddersen / Katrina Anastas~~
6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Downtown Urban Design Guidelines discussion
 - B. Consideration of History Colorado's letter regarding National Register eligibility of the Band Shell
 - C. Update Memo
 - D. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources
7. Debrief Meeting/Calendar Check
8. Adjournment

For more information call James Hewat at (303) 441-3207, or by e-mail: hewatj@bouldercolorado.gov. You can also access this agenda via the website at: www.boulderplandevlop.net and click on 'boards'

PUBLIC HEARING PROCEDURES

Board members who will be present are:

George Clements, vice chair
Fran Sheets
Deborah Yin
Briana Butler

John Gerstle **Planning Board representative without a vote*

The Landmarks Board is constituted under the Landmarks Presentation Ordinance (Ordinance No. 4721; Title 9, Chapter 11, Boulder Revised Code, 1981) to designate landmarks and historic districts, and to review and approve applications for Landmark Alteration Certificates on such buildings or in such districts.

Public hearing items will be conducted in the following manner:

1. Board members will explain all ex-parte contacts they may have had regarding the item.*
2. Those who wish to address the issue (including the applicant, staff members and public) are sworn in.
3. A historic preservation staff person will present a recommendation to the board.
4. Board members will ask any questions to historic preservation staff.
5. The applicant will have a maximum of 10 minutes to make a presentation or comments to the board
6. The public hearing provides any member of the public three minutes within which to make comments and ask questions of the applicant, staff and board members.
7. After the public hearing is closed, there is discussion by board members, during which the chair of the meeting may permit board questions to and answers from the staff, the applicant, or the public.
8. Board members will vote on the matter; an affirmative vote of at least three members of the board is required for approval. The motion will state: *Findings and Conclusions*

* Ex-parte contacts are communications regarding the item under consideration that a board member may have had with someone prior to the meeting.

All City of Boulder board meetings are digitally recorded and are available from the Central Records office at (303) 441-3043. A full audio transcript of the Landmarks Board meeting becomes available on the city of Boulder website approximately ten days after a meeting. Action minutes are also prepared by a staff person and are available approximately one month after a meeting.

**CITY OF BOULDER
LANDMARKS BOARD
November 4, 2015
900 Baseline Road, Chautauqua Community House
6:00 p.m.**

The following are the action minutes of the November 4, 2015 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Briana Butler

George Clements

Kate Remley, Acting Chair

Fran Sheets

Deborah Yin

*John Gerstle **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner, absent

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

Holly Opansky, Landmarks Board Secretary

1. CALL TO ORDER

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:01 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **K. Remley**, seconded by **D. Yin**, the Landmarks Board approved (5-0) the minutes as amended of the October 7, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

There were no public speakers this evening for items not on the agenda.

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- **Statistical Report** – **D. Yin** thanked staff for implementing last month's request to include the detail of full and partial demolition for each application.

5. PUBLIC HEARINGS

- A. Public hearing and consideration of an application to designate the building and property at 1900 King Avenue as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00173). Owner / Applicant: William B. Wood

Ex-parte: **K. Remley**, and **G. Clements** made site visits. **B. Butler** and **F. Sheets** did not have ex-parte contacts. **D. Yin** has driven by the property several times. **J. Gerstle** was close family friends with the original owners of the house, the Sampson family, and spent time there as a youth.

Staff Presentation

A. Smelker, Intern

Applicant's Presentation

William Wood, 1900 King Avenue, owner and applicant, spoke in support of landmark designation.

Public Hearing

There were no comments made by the public on this item.

Motion

On a motion by **F. Sheets**, seconded by **K. Remley**, the Landmarks Board voted (5-0) to recommend that the City Council designate the property at 1900 King Avenue as a local historic landmark, to be known as the **Sampson-Wood House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 4, 2015, as the findings of the board.

- B. Public hearing and consideration of an application to designate a portion of the building and property at 2200 Broadway Street as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00189). Owner / Applicant: Trinity Lutheran Church

Ex-parte: **K. Remley**, **G. Clements**, **B. Butler**, **J. Gerstle**, and **F. Sheets** made site visits. **D. Yin** did not make a site visit, but goes by there often.

Staff Presentation

M. Cameron

Applicant's Presentation

Pastor Mark Twietmeyer, 2200 Broadway, applicant, spoke in support of landmark designation.

Public Hearing

There were no comments made by the public on this item.

Motion

On a motion by **K. Remley**, seconded by **G. Clements**, the Landmarks Board voted (5-0) to recommend that the City Council designate the original portion of the church at 2200 Broadway as a local historic landmark, to be known as the **Trinity Lutheran Church**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 4, 2015 as the findings of the board. In addition, the Landmarks Board recommends to City Council that they encourage landmark designation of the 1966 Hobart Wagener addition in the future, because of its unique and iconic design by the prominent local architect, especially when it turns 50 years old.

- C. Public hearing and consideration of a Landmark Alteration Certificate application to construct an addition to the building, replace non-historic windows and restore the historic façade of Whittier International Elementary School at 2008 Pine Street an individually landmarked property, per section 9-11-18 of the B.R.C. (HIS2015-00243). Owner: Boulder Valley School District / Applicant: Rodwin Architecture

Ex-parte: **K. Remley, G. Clements, B. Butler, F. Sheets, and D. Yin** made site visits. **F. Sheets** and **D. Yin** reviewed this application at the Landmarks Design Review Committee on September 16, 2015.

Staff Presentation

M. Cameron

Applicant's Presentation

Jane Crisler, 2500 Bellaire Street, Denver, architect at Humphries-Poli Architects, spoke in support of Landmark Alteration Certificate.

Kirsten Snobeck, architect at Rodwin Architecture, spoke in support of Landmark Alteration Certificate.

Public Hearing

Sarah Oswick, 412 Grand Court, Golden, Principal at Whittier International Elementary, spoke in support of landmark alteration certificate.

Motion

On a motion by **D. Yin**, seconded by **B. Butler**, the Landmarks Board approved (4-1) (**K. Remley** opposing) the construction of an addition, replacement of non-historic windows, rehabilitation of historic windows and restoration of the façade of the Whittier School, as shown on plans dated September 16, 2015, finding that the plans generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for undertaking the work in compliance with the approved plans dated September 16, 2015, 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:
 - a. Details showing the connection of the addition to the historic building to ensure reversibility;
 - b. Adding details to the solid wall of the addition;
 - c. Exploration of modifying the proportions of glass segments to be designed in a way to reference proportions found on historic portion of school;
 - d. Final details on the restoration of the historic portion of the school;
 - e. Final details showing door and window restoration and replacement;
 - f. Final details on proposed wall materials, stair replacement, colors, and associated hardscaping.
 - g. Simplify the roof of the addition.
 - h. Resolve connection between the north entrance (addition) and the existing stair enclosure (of the 1916 building).
 - i. Widen the window gap between north entrance (addition) and the existing 1916 building.

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

K. Remley opposes because the proposed addition does not meet General Design Guideline 4.1.1. in that the planned addition obscures the historic fabric of the 1916 building; and it does not meet General Design Guideline 4.3.2 in that the planned addition is not compatible with the historic building in mass, scale, materials, and color, nor compatible with elevations visible from the public streets, nor compatible with the relationship of solids to voids in the exterior walls.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

1. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Update Memo
 - B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement – **D. Yin** is handling a winter 2016 public film series
 - 3) Potential Resources

The Landmarks Board unanimously voted to elect **K. Remley** chair of the Board.

The Landmarks Board unanimously voted to elect **G. Clements** as vice chair of the Board.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:25 p.m.

Approved on _____, 2015

Respectfully submitted,

Chairperson

DRAFT



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Historic Preservation Reviews
 Between October 24, 2015 and November 20, 2015

This report shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate Reviews

Case Count: 10

HIS2015-00096	440 ARAPAHOE AV	Individual Landmark
Construction of dormers at the east and west elevations, enclosure of the rear porch, and replacement of two windows at the south (rear) elevation with wood casement windows, as shown on plans dated 6.8.2015. Approval does not include rear addition or modifications to root cellar.		
<u>Sequence #:</u>	46	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/29/2015
		<u>By:</u> LDRC
HIS2015-00232	800 ARAPAHOE AV	Individual Landmark
LANDMARK ALTERATION CERTIFICATE: Addition of 405 s.f. to south elevation of Hannah Barker House, addition of new door opening at south elevation, and construction of a 280 s.f. detached single-car garage to the west of the residence as shown on plans dated 11.11.2015. Windows and doors in addition, garage and south elevation to be wood.		
<u>Sequence #:</u>	125	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 11/13/2015
		<u>By:</u> LPAB
HIS2015-00289	500 MARINE ST	Highland Lawn
Proposal for sidewalk repairs, as part of the Annual Sidewalk repair Program, on the 500 block of Marine St. in the Highland Lawn Historic District.		
<u>Sequence #:</u>	158	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 11/02/2015
		<u>By:</u> LDRC
HIS2015-00294	1135 JAY ST	Individual Landmark
Replace sliding glass patio door between ground floor living room and sunken patio area to closely match existing, and remove fan assembly installed in roof and patch with matching shingles as detailed on landmark alteration certificate application dated 09.10.2015.		
<u>Sequence #:</u>	161	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/30/2015
		<u>By:</u> Staff
HIS2015-00297	2019 10TH ST	Downtown
Replacement blade sign with exterior illuminated "Cedar & Hyde/Cured West/Fawns Leap" sign as detailed on landmark alteration certificate application dated 10.26.2015.		
<u>Sequence #:</u>	162	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 11/20/2015
		<u>By:</u> Staff
HIS2015-00302	602 SPRUCE ST	Mapleton Hill

Landmark Alteration Certificate Reviews**Case Count: 10**

Installation of flue exhaust and intake (2" PVC painted brick red) to exit near gas meter on east side of building as detailed on landmark alteration certificate application dated 10.30.2015.

Sequence #: 164
Case Manager: James Hewat

Decision: Application Approved
Date: 10/30/2015
By: Staff

HIS2015-00311 1111 MAXWELL AV**Mapleton Hill**

Replace shingles with Owens Corning TruDefinition dimensional shingles, color to be Estate Grey. Scope to include eight individual buildings and stair covers, scope does not include the club house as detailed on landmark alteration certificate application dated 11.09.2015.

Sequence #: 167
Case Manager: James Hewat

Decision: Application Approved
Date: 11/20/2015
By: Staff

HIS2015-00312 756 14TH ST**University Place**

Construction of fence and gates between house and adjacent properties as detailed on landmark alteration certificate application dated 11.12.2015.

Sequence #: 168
Case Manager: James Hewat

Decision: Application Approved
Date: 11/20/2015
By: LDRC

HIS2015-00315 2621 5TH ST**Mapleton Hill**

Brick repair at the south east corner of house with appropriate lime-based mortar, as detailed on landmark alteration certificate application dated 11.06.2015.

Sequence #: 170
Case Manager: James Hewat

Decision: Application Approved
Date: 11/20/2015
By: Staff

HIS2015-00316 535 MAPLETON AV**Mapleton Hill**

Re-roof house with GAF Timberline Armor Shield II dimensional shingles, weathered wood color as detailed on landmark alteration certificate application dated 11.16.2015.

Sequence #: 171
Case Manager: James Hewat

Decision: Application Approved
Date: 11/20/2015
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 6****HIS2015-00296 2595 STANFORD AV****Not Landmarked**

Removal of brick on front of house constructed in 1961.

Sequence #: 80
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/02/2015
By: Staff

HIS2015-00298 215 30TH ST**Not Landmarked**

Demo of roof on a detached carport and roof on shed attached to carport. Reference CPL2015-00919

Sequence #: 81
Case Manager:

Decision: Application Approved
Date: 10/29/2015
By: Staff

HIS2015-00301 3212 9TH ST**Not Landmarked**

Full structure demolition of detached accessory structure constructed pre-1965.

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 6**

Sequence #: 82
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/02/2015
By: Staff

HIS2015-00306 2428 BLUFF ST**Not Landmarked**

Full demolition of house and garage built in 1946. Previously approved under HIS2015-00114. Alterations have diminished potential significance.

Sequence #: 83
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/20/2015
By: LDRC

HIS2015-00307 2805 DARTMOUTH AV**Not Landmarked**

Partial demolition (removal of brick from street facing wall) for a home constructed in 1957. Full demolition approved.

Sequence #: 84
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/20/2015
By: Staff

HIS2015-00309 3018 7TH ST**Not Landmarked**

Partial demolition (street-facing walls, more than 50% of roof) of a building constructed in 1959. Full demolition approved.

Sequence #: 85
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/20/2015
By: Staff

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews**Case Count: 4****HIS2015-00246 3212 9TH ST****Not Landmarked**

Proposal for full structure demolition of a house constructed in 1907, detached garage (less than 50 years old), and accessory shed (over 50 years old). Building potentially eligible for landmark designation; application referred to the full board for review. Application withdrawn.

Sequence #: 30
Case Manager: Marcy Cameron

Decision: Application Withdrawn
Date: 10/27/2015
By: LPAB

HIS2015-00286 3212 9TH ST**Not Landmarked**

Historic review for removal of front porch of a house constructed in 1907 and full demolition of a detached accessory structure (over 50 years old). House determined to be potentially eligible for landmark designation; proposed alteration would have a significant impact on its potential historic character. Application referred to the Landmarks Board for review. Application withdrawn.

Sequence #: 33
Case Manager: Marcy Cameron

Decision: Application Withdrawn
Date: 10/27/2015
By: LPAB

HIS2015-00300 3704 N 26TH ST**Not Landmarked**

Partial demolition (removal of street-facing wall) of house constructed in 1910. Full demolition approved by LDRC due to extent of alterations.

Sequence #: 36
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/20/2015
By: LDRC

HIS2015-00303 0 OREG AV**Not Landmarked**

Full demolition of accessory buildings including metal shed, root cellar and stable on southern end of Boulder Jewish Commons property. Addressed as 1492 Cherryvale.

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews**Case Count: 4**

Sequence #: 37
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 11/16/2015
By: Staff

State Tax Credit Reviews**Case Count: 1****HIS2015-00214 943 SPRUCE ST****Mapleton Hill**

State tax credit application. Cases associated with the rehabilitation of the residence are PMT2014-02822, HIS2014-00123, and HIS2014-00204.

Sequence #: 4
Case Manager: James Hewat

Decision: Application Approved
Date: 11/20/2015
By: LDRC

Historic Preservation Reviews Summary

between 10/24/2015 and 11/20/2015

This summary shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate

Application Approved	10
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Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved	6
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Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved	2
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Application Withdrawn	2
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State Tax Credit

Application Approved	1
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MEMORANDUM
December 2, 2015

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate application to demolish an existing house built in 1957 and, in its place, construct a new 2,500 sq. ft. house at 2110 4th Street in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00254).

STATISTICS:

1. Site: 2110 4th St.
2. Zoning: RL-1 (Residential Low-1)
3. Owner: Hani and Katrina Anastas
4. Applicant: Angela Fedderson, Elevate Architecture
5. Site Area: 6,718 sq. ft.
6. Existing House: 840 sq. ft. (approx.)
7. Proposed House: 2,500 sq. ft. (approx.)
8. Existing Garage: 327 sq. ft.

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board denies the application for demolition of the non-contributing house and the construction of the proposed 2,500 sq. ft. house at 2110 4th St.,, as shown on plans dated 09/22/2015, finding that they do not meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, and adopts the staff memorandum dated Dec. 2, 2015 in Matter 5A (HIS2013-00254) as the findings of the board.

This recommendation is based upon staff's opinion that the proposed demolition and new construction would be inconsistent 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*.

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), B.R.C. 1981 of the historic preservation ordinance.
- The applicant has met with staff on several occasions to review design concepts and provide feedback on the proposal.
- The existing house was constructed in 1957, outside the period of significance (1865-1946) for the Mapleton Hill Historic District. While the house features some interesting characteristics of 1950s residential design, staff does not consider the house to meet the definition of a "contributing" or "significant newer" building. Staff considers the house to be a non-contributing building to the historic district.
- In terms of mass, scale, height, proportion and style, staff is of the opinion that the proposed design is generally inconsistent with Section 2, Site Design and Section 6, New Primary Buildings of the *General Design Guidelines*, and Section U of the *Mapleton Hill Design Guidelines* and Section 9-11-18(a)&(b)(1-4) of the *Boulder Revised Code*.
- Staff finds the proposed demolition and new construction to be inconsistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4), B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.
- Staff recommends denial of the demolition and proposed new construction, but suggests that the Landmarks Board give the applicant an opportunity to withdraw the application for redesign after providing some direction to that end, thereby avoiding the applicant having to wait a year to reapply per 9-11-17(c), B.R. C. 1981.

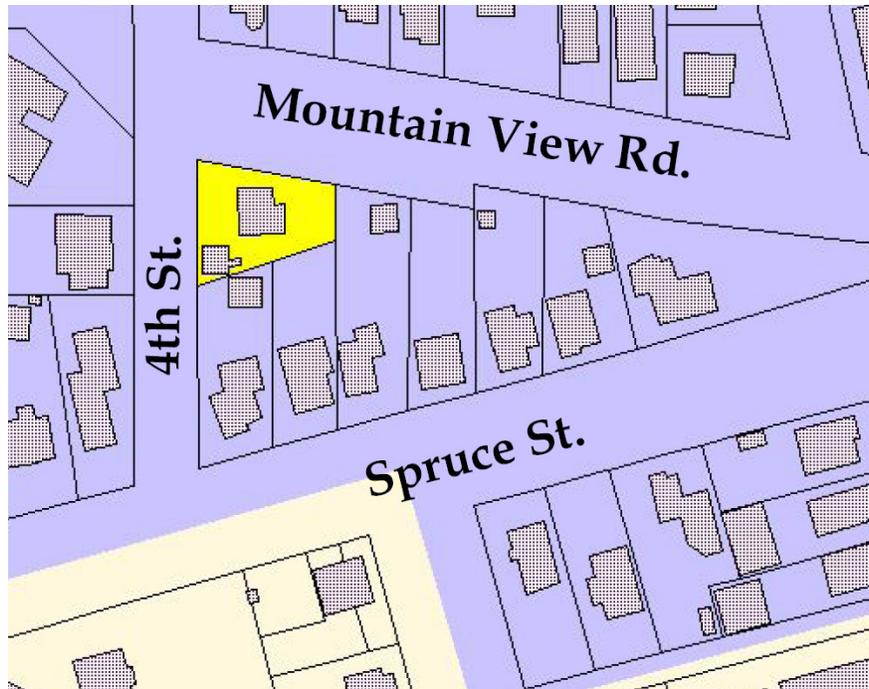


Figure 1. Location Map of 2110 4th St.

PROPERTY HISTORY

According to Tax Assessor Records, the house at 2110 4th St. was constructed in 1957, and first appears in City Directories in 1961. Dr. Robert Beatty was the first owner of the house, living there from 1961 until his death in 1993. In the 1960s and 1970s, Robert's mother Marie Ellen resided there with him.

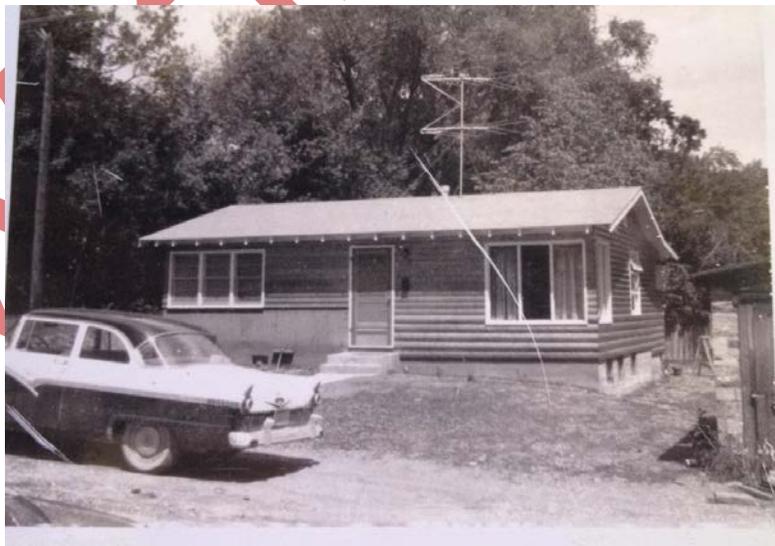


Figure 2. 2110 4th St., Tax Assessor photograph, 1944

Dr. Robert Beatty was born in 1917 in York, Pennsylvania to Raymond T. and Marie Ellen Beatty. Robert received his bachelor's degree in electrical engineering from George Washington University in 1939, a master's degree in electrical communication from the Massachusetts Institute of Technology in 1943, and received his Doctor of Engineering degree from the University of Tokyo in Japan in 1972. In the 1940s, Robert began working for the U.S. Naval Research Laboratory in Washington D.C. where he worked on underwater sound and radio-direction finding. In 1948, he began working for the U.S. National Bureau of Standards (NBS), also in Washington D.C. He moved to Boulder in 1955 where he continued work as the Chief of the Microwave Circuit Standards with the local NBS branch.¹

Aside from his work at NBS, Robert published numerous articles, co-authored a book on Microwave Network Analysis and contributed to two NBS Monographs. He also gave lectures to NBS employees, such as the one in 1955 titled "A Problem in Attenuation Measurement."² In 1970, he was sent by NBS to Japan to be a guest worker at the Electrotechnical Laboratory in Tanashi, Tokyo, where he also delivered lectures at each of the Imperial Universities in Japan.

Robert married Mary S. Johnson in 1947 in Washington, D.C. but divorced a few years before Robert purchased the house at 2110 4th Street.³ Robert later married Nobuko Bowden of Boulder.

Robert's mother, Marie Ellen, resided at the house for nearly two decades up to her death in 1979 at the age of 92. Marie Ellen (Ritter) was born in 1887 in Philadelphia to William and Phoebe Ritter. She married Raymond Beatty (Robert's father) in Washington, D.C. Little else is known about Marie Ellen, other than she was a member of the Daughters of the King, and was a member of St. John's Episcopal Church, both in York, Pennsylvania. She was also interred in York.⁴ After Robert's death in 1993, the house passed to his daughter, Sherry Stroh. The Katrina H. Anastas Revocable Trust purchased the



Figure 3. Robert Beatty, c. 1963.

¹ "Robert W. Beatty." *Daily Camera* (Boulder, CO), November 27, 1993.

² "NBS Lecture On Wednesday At 2:30," *Daily Camera* (Boulder, CO), June 20, 1955.

³ "District Court Divorces." *Daily Camera* (Boulder, CO) January 14, 1959.

⁴ "Marie Beatty." *Daily Camera* (Boulder, CO), March 28, 1979.

house in 2015.

PROPERTY DESCRIPTION

Located on the east side of 4th St., between Spruce St. and Mountain View Rd., the property at 2110 4th St. is part of the Mapleton Terrace addition to the city, which was platted in 1890 by W.H. Thompson, Harold D. Thompson, and Isaac C. Dennett. For many years 4th Street formed the western edge of the city with the land beyond in the ownership of John Brierly who operated vegetable gardens, an orchard, and lime kilns in the area.



Figure 4. Detail from 1911 Haines Panoramic Photo from Mt. Sanitas (approx. property in blue)



Figure 5. Detail from 1919 Tangen Panoramic Photo (approx. property in blue).

The property was included in the expansion of Mapleton Hill Historic District in 2002 which annexed the extreme southwest corner of Mapleton Hill into the historic district.

The triangular lot slopes to the south and features mature vegetation, much of which is volunteer. The north side of the property is bounded by the Farmer's ditch along which a driveway runs providing access to the side of 2110 4th Street as well as the rear of two properties to the east, fronting onto Spruce Street.

Building permit records indicate the simple 840 sq. ft. proto-Ranch house was constructed in 1957, and has only been moderately altered since that time. A 327 sq. ft. stone garage likely constructed prior to 1919 faces onto 4th St. at the southwest corner of the property, and is considered to be a contributing building to the Mapleton Hill Historic District.



Figure 6. 2110 4th St., southwest corner (façade), 2015.

The modest one-story, gabled roof frame building with exposed rafter tails and faux-log siding features a central door, a group of three double-hung windows to the left of the door, and a group of three larger fixed windows to the right of the front door on the facade. The building rests on a concrete foundation part of which is faced with a sandstone veneer. A full basement is accessed by an exterior stair at the south face of the house. This entrance does not appear on the tax assessor photograph (fig. 3) was added later and likely served as access to a basement apartment.



Figure 7. 2110 4th St., Northwest corner (façade) and side driveway adjacent to Farmer's Ditch, 2015.



Figure 8. 2110 4th St., north elevation from ditch easement, 2015.



Figure 9. 2110 4th St., East (rear) elevation from ditch easement, 2015.



Figure 10. 2110 4th St., South (side) elevation, 2015.



Figure 11. Property from north side of ditch looking down 4th Street with contributing garage at right, 2015



Figure 12. 2110 4th St., stone garage, west elevation (façade), 2015.

Research indicates that the stone garage on the southwest corner of the property originally belonged to the adjacent 327 Spruce St. prior to it being subdivided and a new lot created. A 1919 panoramic photograph of the city taken from Red Rocks shows a building in this location, but very little detail is discernable. The c.1949 tax assessor card identifies the building as having flat tin roof. Since then the roof height appears to have been raised, creating a lower pitch gable roof with asphalt shingles. A non-historic, multi-panel garage door is located on the west elevation, a single divided historic casement window on the north elevation, and a pedestrian door is located on the east (rear) face of the building. In spite of the non-historic change in roof and garage door, staff considers the garage to possess a sufficient historic integrity and should be considered a contributing resource to the Mapleton Hill Historic District.



Figure 13. 2110 4th St., stone garage, north elevation, 2015.

PROPOSED NEW CONSTRUCTION

The applicant proposes to demolish the existing house and in its place construct a one and two-story, 2,500 sq. ft. house.

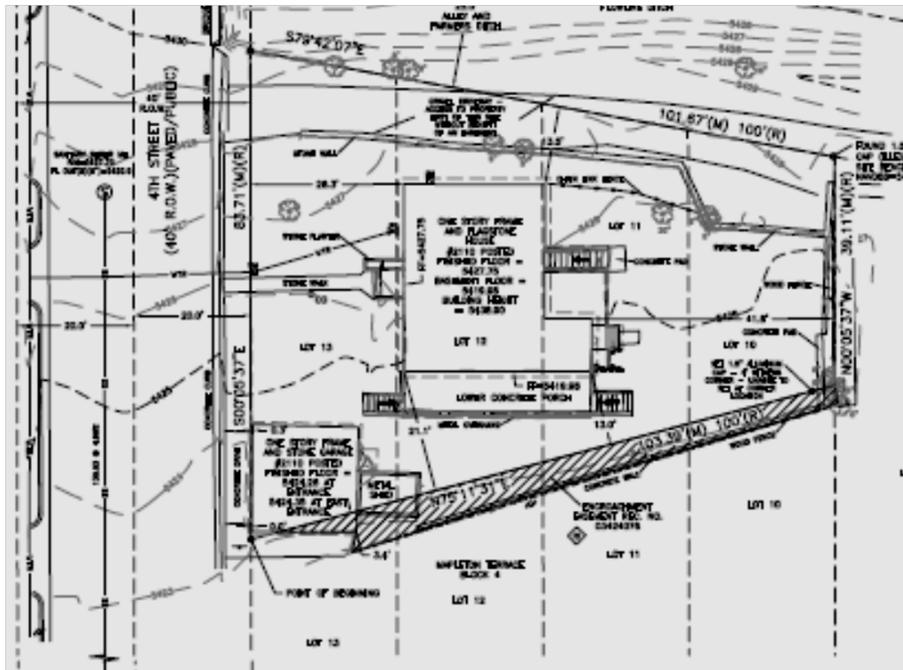


Figure 12. Existing Site Plan

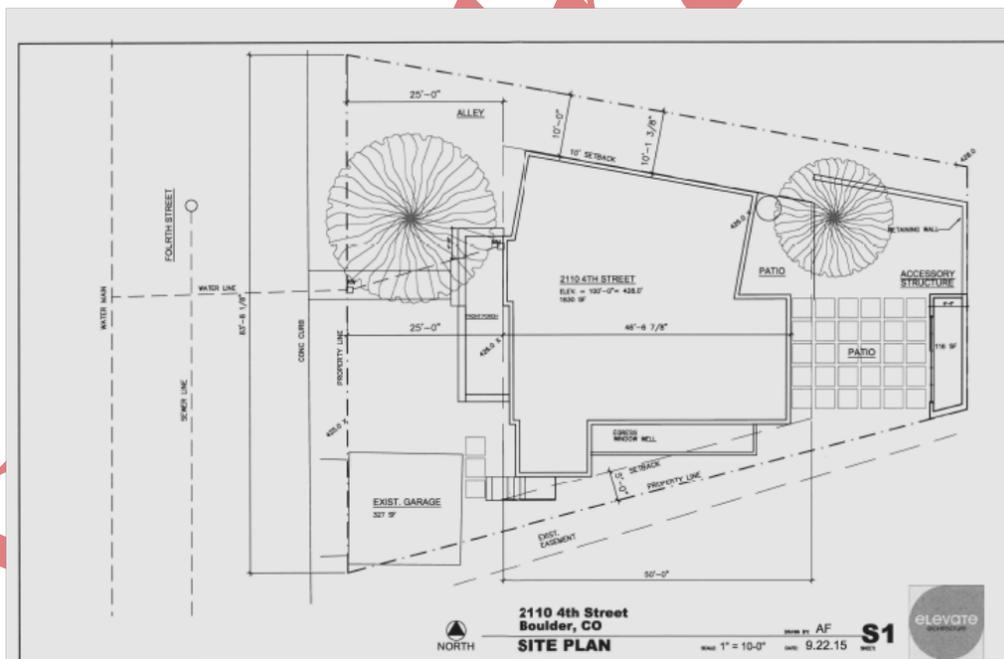


Figure 14. Proposed Site Plan

In plan, the proposed new house is shown to be located at approximately the same location as the existing house. The existing house is located approximately 26' from the west property line and the proposed house is shown to be located at the 25' front yard setback. The existing house measures approximately 35' wide and 26' long, with a 21'

by 8' shed-roof portion located at the rear of the house. The proposed house is shown to measure 46'-6" long and approximately 50' wide with the north wall creating an oblique angle running parallel to the north property. Currently the alley provides access to at least one property to the east. The existing contributing garage is shown to be maintained in its current location.



Figure 15. Proposed west elevation (façade)

Elevations indicate the house to be of frame construction, with a single gable and three flat roof forms. At its highest point the house is shown to be approximately 30' above grade, with flat roof forms stepping down to the south.

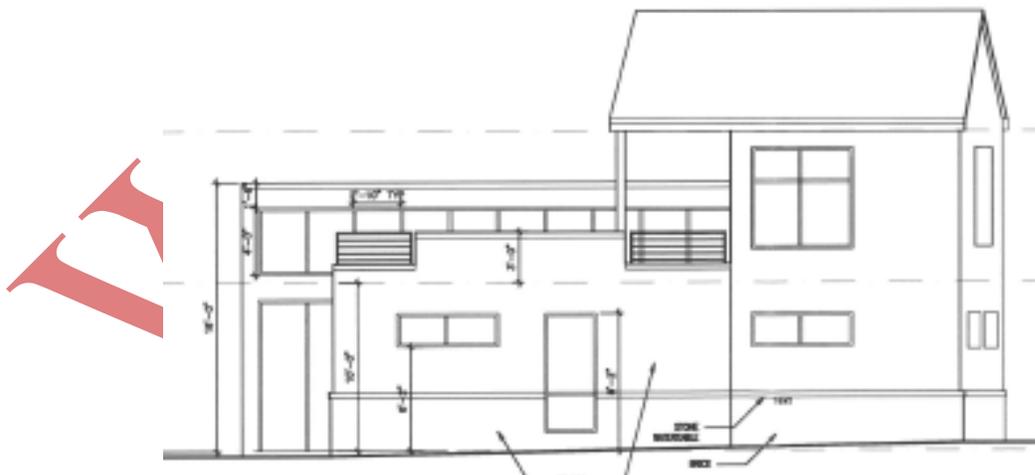


Figure 16. Proposed north (side) elevation

Drawings and renderings show the façade to feature three building forms: a vertical, front-gable portion at the north that is clad in brick, a two-story rectangular form with a flat-roof porch over the entrance, a cubic volume clad in brick, and a lower, flat roof

cubic form.

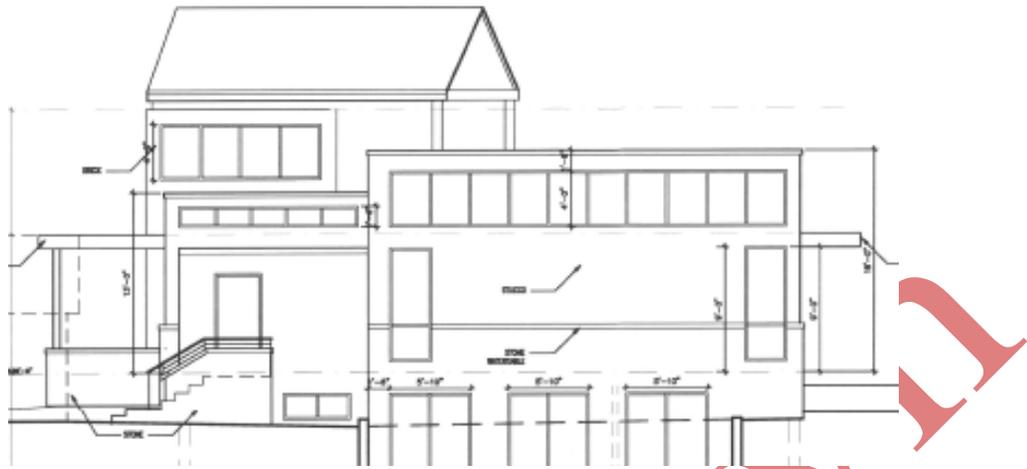


Figure 17. Proposed south (side) elevation

On the north elevation, the gable roof form measures 17', of which 7' of this roof serves to create a sheltered area over part of the 200 sq. ft. rear roof deck area.



Figure 18. Proposed south (side) elevation

Elevations show the façade of the house to be fenestrated with a picture window, one over one double-hung sash, casement windows and a row of six horizontal clerestory windows. The sides and rear of the house are shown to be fenestrated with double hung sash, casement windows and banks of clerestory windows similar to those shown on the façade.



Figure 19. Rendering of West Elevation of proposed house

Exterior materials shown include standing seam metal roofing, brick clad walls, stained cedar vertical siding, stone lintels and porch enclosure and an oiled metal fascia on the flat front porch roof.



Figure 20. Rendering from the northeast



Figure 21. Rendering of Northeast corner



Figure 22. Rendering of façade from southwest

The site plan indicates construction of rear retaining walls, a rear patio and a 116 sq. ft. accessory building, (no elevations provided). No information was provided as to whether any changes to the contributing garage are contemplated as part of this project.

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?*

The existing house was constructed in 1957, well outside the 1865-1946 period of significance for the Mapleton Hill Historic District. While an interesting and intact example of representative architecture from the late 1950s, staff considers the house to be non-contributing to the Mapleton Hill Historic District and that its demolition would not destroy an example of architecture important to Mapleton Hill provided that an appropriate design on the site is reviewed and approved. However, staff finds that based upon analysis against the *General and Mapleton Hill Historic District Design*

Guidelines, the proposed new construction is incompatible with the character of the Mapleton Hill Historic district and would have an adverse effect on the immediate streetscape (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?*

Staff considers that based on analysis with the relevant design guidelines and because of the high visibility of the property, the mass, form and design of the proposed new construction would adversely affect the special historic and architectural character of the streetscape and the Mapleton Hill Historic District as a whole.

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 that the proposed mass, scale, proportion and design of the proposed construction is incompatible with the character of the Mapleton Historic District and that steps should be taken to redesign in a manner that takes cues from and complements the historic character of the streetscape (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 the Land Use Code (B.R.C. 1981) paragraphs 9-11-18(b)(2) and 9-11-18(b)(3) of this section?*

While staff does not consider the existing house to contribute to the historic character of the Mapleton Hill Historic District, it finds that the application to replace the demolished building does not meet the requirements of paragraphs the Land Use Code (B.R.C. 1981) 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) because, the construction of a new house will not establish a new building with compatible features on the streetscape and it will be generally compatible and inconsistent 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:

<i>General Design Guidelines</i>			
2.0 Site Design			
<p>Site design includes a variety of character-defining elements of our historic districts and building. Individual structures are located within a framework of streets and public spaces that set the context for the neighborhood. How structures occupy their site, in terms of alignment, orientation, and spacing, creates much of the context of the neighborhood.</p>			
	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Locate structures within the range of alignments as seen traditionally in the area, maintaining traditional setbacks at the front, side and rear of the property</i>	<p>The property measures 67' wide, creating a shallow triangular shape where the typical building pattern in Mapleton Hill is 50' wide by 100' deep rectangular form. The building is proposed to have a similar front yard setback as the existing house, and is shown to be 11 ft. wider than the existing house and contained within the front, rear and side yard setback standards. This section of 4th Street in Mapleton Hill does contain a number of historic houses with alignments similar to that proposed. However, north portion of house at oblique angle to the rest of the house and not perpendicular to 4th Street as is historic pattern in Mapleton Hill. This condition will be visible from 4th Street and possibly Mountain View Drive. Redesign house to be</p>	No

		parallel and perpendicular to 4 th Street.	
.2	<i>Building proportions should respect traditional patterns in the district</i>	The proposed house is comprised of three vertically-proportioned forms and one cubic form as viewed from the street. Truncated gable form as viewed from the northwest and multiple level flat roof forms appear inconsistent with historic character of the district. Traditional building proportions are typically simpler in form, not dominated by flat roofs and don't include oblique angles as shown (see .1 above). Roof of first story of south cubic form intersects with wall of upper stories of two north volumes on façade. Consider combining forms to reflect traditional building proportions more reflective of those historically found in the district and immediate streetscape.	No
.3	<i>Orient the primary building entrance to the street</i>	Primary entrance is oriented to the street.	Yes
.4	<i>Preserve original location of the main entry and walk.</i>	Existing house considered non-contributing and proposed for demolition. Walkway is proposed in approximately the same location.	Yes
.5	<i>A new porch may encroach into the existing alignment only if it is designed according to the guidelines and if it is appropriate to the architectural style of the</i>	Porch is proposed at the entry way. Porch roof does not extend full width of proposed patio at front. Consider revising porch design to better reflect traditional porch language found in the	No

	<i>house.</i>	district.	
.7	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area</i>	Lot configuration is wider and shallower than traditional lot pattern in the district. Proposed design preserves general proportion of built mass to open space.	Yes
2.2.2	<i>Preserve street trees whenever possible</i>	Mature tree along 4 th Street is shown to be preserved.	Yes

6.o New Primary Buildings

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of and a compatibility with the distinctive character of the district. While new construction should fit into the historic character of the district or site, it should not replicate historic styles. Instead, new buildings should relate to the fundamental characteristics of the historic district or landmark site while also conveying a contemporary style. New buildings should not overshadow existing historic structures. Fundamental characteristics to be considered in designing compatible new structures include: site and setting, building size and proportions, materials, and the placement and style of doors and windows.

The primary focus in reviewing new structures will be on aspects that are visible from public streets. The guidelines will be applied most stringently to these publicly visible areas. More flexibility will be allowed for rear elevations and other areas largely screened from public view.

6.1 Distinction from Historic Structures

The replication of historic architecture in new construction is inappropriate, as it can create a false historic context and blur the distinction between old and new buildings. While new structures must be compatible with the historic context, they must also be recognizable as new construction.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Create compatible contemporary</i>	Contemporary interpretation of window openings, with stone	No

	<i>interpretations of historic elements.</i>	lintels and brick sills; use of traditional materials (wood siding, brick, stone) is appropriate. Truncated gable form, multiple flat roof forms, and oblique angled building forms inconsistent with historic character of the district.	
.2	<i>Interpretations of historic styles may be appropriate if distinguishable as new.</i>	Proposed design does not reference a specific historic manner, but rather seeks to combine traditional elements in its design. Form and mass of house will be distinctly new, but forms and proportions not interpretable as referencing historic houses in the district. Redesign house to better fit into context of streetscape and district as a whole (see section 2 above).	No

6.2 Site and Setting

New structures should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the new structures should not overpower the site or dramatically alter its historic character. Buildings within historic districts generally display a consistency in setback, orientation, spacing and distance

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Conform to Section 2.0 Site Design.</i>	See above for analysis.	No
.2	<i>Overall character of site is retained.</i>	Residential character will be retained, with similar setbacks. However multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will	No

		be incompatible with streetscape and southwest section of Mapleton Hill. Redesign building to better ensure that new construction be compatible with historic character of area (see section 2 above).	
.3	<i>Compatible with surrounding buildings in setback, orientation, spacing, and distance from adjacent buildings.</i>	Triangular lot configuration is anomalous to Mapleton Hill and presents design challenges. None-the-less, the proposed building retains similar setbacks, orientation, spacing and distance from adjacent buildings.	Yes
.4	<i>Proportion of built mass to open space not significantly different from contributing buildings.</i>	Proposed design preserves general proportion of built mass to open space.	Yes

6.3 Mass and Scale

In considering the overall compatibility of new construction, its height, form, massing, size and scale will all be reviewed. The overall proportion of the building's front façade is especially important to consider since it will have the most impact on the streetscape. While new construction tends to be larger than historic buildings, reflecting the needs and desires of the modern homeowner, new structures should not be so out-of-scale with the surrounding buildings as to loom over them.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Compatible with surrounding buildings in terms of height, size, scale, massing, and proportions.</i>	Proposed scale is generally compatible with surrounding buildings. However massing and proportion with multiple forms and truncated gable and oblique building angles are inconsistent with surrounding historic building forms. Redesign to simplify mass and form to better reflect character of historic houses in the district.	No

.2	<i>Mass and scale of new construction should respect neighboring buildings and streetscape.</i>	Redesign to ensure massing, configuration and proportion better reflect those found on historic properties in Mapleton Hill (see .1 above).	No
.3	<i>Historic heights and widths as well as their ratios maintained, especially proportions of façade.</i>	General proportions of the façade elements are taller and narrower than forms historically found in the district. Redesign to ensure proportions of building better reflect, and are compatible with, historic forms of like-sized historic houses in the district.	No

6.4 Materials

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic structures.</i>	Proposed materials include brick, stone, stained vertical wood siding and a standing seam metal roof and oiled copper fascia. Little historic precedent for use of metal roofing and stained wood in Mapleton Hill. Redesign to simplify material palette including roofing and more tradition painted wood siding. Provide detailed information on all materials including proposed path ways, patio and retaining walls.	No
.2	<i>Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.</i>	Materials appear to be traditionally sized.	Yes

6.5 Key Building Elements

Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they complement the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in new structures to be compatible with the surrounding buildings that contribute to the historic district, while reflecting the underlying design of the new building.</i>	Fenestration of building should be redesigned to reflect more traditional window proportions, placing and scale. Use of sliding horizontal casement windows should be avoided on the façade and visible portions of the sides of the building, as little precedent on historic buildings exists in Mapleton Hill. Likewise, redesign should eliminate or remove clerestory lights visible from a public way.	No
.2	<i>Select windows and doors for new structures that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the historic district</i>	See .1 above.	No
.3	<i>New structures should use a roof form found in the district or on the landmark site</i>	While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least 3 different flat roof areas on the building. Redesign	No

		house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	
.4	<i>Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.</i>	Consider redesign to provide for full-porch area taking cues from historic houses in the district. Alternatively, consider reducing the size of the patio to reflect the overhang of the porch roof.	Maybe
.5	<i>Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.</i>	Dormers are not proposed.	N/A

The following section is an analysis of the proposal relative to Section U. 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.

Mapleton Hill Historic District Design Guidelines

U. New Construction

While new construction should fit into the character of the Mapleton Hill Historic District, there is no intent to require historic imitation. It is appropriate that new designs incorporate the elements that contribute to the character of the District, such as overall mass, rooflines, windows, porches, front entries, etc. However, innovative ways of incorporating such elements and modern expressions of detailing are strongly encouraged.

New construction in the District should be in the character of the buildings surrounding it. Because streetscapes vary in the District, new buildings facing the street should respect and be consistent with the existing block pattern. Traditional site layout, porch size and placement, front entry location, roof type, and door and window sizes and patterns should be considered when proposing new in-fill construction.

New buildings on the rear of a lot (including house behind a house developments)

should be of a lesser mass and scale than the original structure and more simply detailed. New accessory buildings on the rear of a lot should be consistent with the existing pattern of small structures that are simple and utilitarian in design. New construction on corner lots requires an especially thoughtful approach. Each corner lot will present a unique design challenge for a highly visible building that does not disrupt the historic context.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>New construction should incorporate the elements contributing to the historic character of the Mapleton Hill Historic District as identified by the Design Guidelines.</i>	Residential character will be retained with similar setbacks. However multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will be incompatible with streetscape and southwest section of Mapleton Hill. Redesign building to better ensure that new construction be compatible with historic character of area (see sections 2 & 6 of <i>General Design Guidelines</i> above).	No
.2	<i>Building elevations visible from streets and alleys need the greatest sensitivity. Front porches are an important visual element and should be incorporated into new construction except in unusual situations.</i>	Proposed scale is generally compatible with surrounding buildings. However, massing and proportion with multiple forms and truncated gable and oblique building angles inconsistent with surrounding historic building forms Redesign to simplify mass and form to better reflect character of historic houses in the district. Consider redesign to provide for full-porch area taking cues from historic houses in the district (see sections 2 & 6 of <i>General Design Guidelines</i> above).	No
.3	<i>New construction should</i>	Massing and proportion with	No

	<p><i>not imitate historic buildings, but should be an expression of its own time. Contemporary expression of traditional architectural elements is encouraged. Simplicity is an important aspect of creating compatible new construction.</i></p>	<p>multiple forms and truncated gable and oblique building angles expressive of contemporary post-modern design, but inconsistent with surrounding historic building forms. Redesign to simplify mass and form to better reflect character of historic houses in the district.</p>	
.4	<p><i>The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole. Site layout, porch size and placement, entry level and location, roof line, and door and window sizes and patterns should harmonize with the historic context rather than compete with or copy it.</i></p>	<p>Multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will be incompatible with streetscape and southwest section of Mapleton Hill. Consider redesign to provide for full-porch area taking cues from historic houses in the district. While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least three different flat roof areas on the building. Redesign house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.</p>	No
.7	<p><i>New construction should utilize a roof form found in the district.</i></p>	<p>While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design</p>	No

		shows at least 4 different flat roof areas on the building. Redesign house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	
.8	<i>Use building materials that are familiar in their dimensions and that can be repeated. This helps to establish a sense of scale for new buildings. Whenever possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.</i>	Proposed materials include brick, stone, stained vertical wood siding and a standing seam metal roof and oiled copper fascia. Little historic precedent for use of metal roofing or stained wood siding in Mapleton Hill. , and likewise revise design to simplify material palette including roofing and more tradition painted wood siding. Provide detailed information on all materials including proposed path ways, patio and retaining walls.	No

Staff considers that, while the existing house is an interesting example of modest, late 1950s housing on Mapleton Hill, because it was constructed well outside of the 1865-1946 period-of-significance for the Mapleton Hill Historic district, it be considered non-contributing. The historic preservation ordinance requires that in order to approve a demolition, the Landmarks Board must find the proposal for new construction meets the standards of 9-11-18(B)(2 & 3), B.R.C. 1981, ensuring compatible new construction in the context of the historic district. In spite of considerable time meeting with the applicant prior to their submission of this proposal, staff considers that the design substantially inconsistent with the design guidelines and that redesign could not be achieved through the imposition of conditions to be reviewed by the Landmarks design review committee.

Specifically, the multiple forms, truncated gable tower and oblique building angle at the north will all be highly visible and alter character of the site in a manner that will be incompatible with streetscape and southwest section of Mapleton Hill. The building form should be simplified to reflect the proportion of historic buildings of similar size found in the district. The window proportion, spacing and scale should be revised to reflect traditional patterns found in the district. Similarly, the material palette should be

revised to eliminate the metal roofing and oil copper fascia and proposed traditional roofing material and painted wood siding.

For this reason, staff is recommending denial of the proposal, but suggests that if the Board feels denial is appropriate, that it provide the applicant the opportunity to withdraw the current proposal for redesign, after providing feedback on how they might redesign a house be more consistent with the standards of 9-11-18. Allowing the applicant to withdraw would prevent the applicant from waiting a year to reapply per 9-11-17(C), B.R.C. 1981.

FINDINGS

Staff finds the proposed demolition and new construction to be inconsistent with purposes of the Historic Preservation Ordinance and finds that the proposed work does not meet the standards specified in Section 9-11-18 (b), B.R.C. 1981. The proposed work is also inconsistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*. Staff recommends that the Board deny the application.

The issues that should be addressed by the applicant in the redesign include massing, scale, height and materials, as well as the stylistic approach to the design of the house. The redesign should address these issues in a manner that is more consistent with these guidelines and with the Historic Preservation Ordinance.

Staff recommends the Landmarks Board adopt the following findings:

The Landmarks Board finds that Applicant has failed to demonstrate that the project meets the standards for an alteration certificate requirements set forth in Section 9-11-18, "Standards for Landmark Alteration Certificate Applications," B.R.C. 1981. In reaching this conclusion, the Board considered the information in the staff memorandum dated December 2, 2015, and the evidence provided to the Board at its December 2, 2015 meeting. Specifically, the Board finds that:

- (1) The proposed work will adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district. § 9-11-18(b)(1).
- (2) The architectural style, arrangement, texture, color, arrangement of color, and materials used on the proposed construction will be incompatible with the character of the historic district. § 9-11-18(b)(2).

- (3) With respect to the proposal to demolish a building in an historic district, the proposed new construction to replace the building does not meet the requirements of paragraphs (b)(2) and (3) above. § 9-11-18(b)(3).
-

ATTACHMENTS:

- A: Tax Assessor Card
B: Photographs
C: Plans and Elevations

Withdrawn

CLASS OF BUILDING		HEIGHT	ROOF	LIGHT	DESCRIPTION																																																																											
Check		Check	Check	Check	Room Numbers																																																																											
1 Single Residence <input checked="" type="checkbox"/> 2 Duplex <input type="checkbox"/> 3 Apartments, Apt. Cts. <input type="checkbox"/> 4 Flat or Terrace <input type="checkbox"/> 5 Apartment House <input type="checkbox"/> 6 Hotel <input type="checkbox"/> 7 Store Building <input type="checkbox"/> 8 Auto Tourist Court <input type="checkbox"/> 9 Office Building <input type="checkbox"/> 10 Hospital or Sanitarium <input type="checkbox"/> 11 Bank Building <input type="checkbox"/> 12 Theatre <input type="checkbox"/> 13 Warehouse <input type="checkbox"/> 14 Factory <input type="checkbox"/> 15 Public Garage <input type="checkbox"/> 16 Private Garage <input type="checkbox"/> 17 Service Station <input type="checkbox"/> 18 Hot House or Gr. House <input type="checkbox"/> 19 Pottery House <input type="checkbox"/> 20 House or Sheds <input type="checkbox"/>		No. of Stories _____ FOUNDATION Brick _____ <input checked="" type="checkbox"/> Concrete _____ <input type="checkbox"/> Stone _____ <input type="checkbox"/> Wood _____ <input type="checkbox"/> No Foundation _____ <input type="checkbox"/>	Framing _____ <input type="checkbox"/> Wood Shingle _____ <input checked="" type="checkbox"/> Composition Shingle _____ <input type="checkbox"/> Tar and Gravel _____ <input type="checkbox"/> Prepared Paper _____ <input type="checkbox"/> Sheet Iron _____ <input type="checkbox"/> Concrete Tile _____ <input type="checkbox"/> Clay Tile _____ <input type="checkbox"/> Slate _____ <input type="checkbox"/> Asbestos Shingle _____ <input type="checkbox"/> Tin _____ <input type="checkbox"/> Lead _____ <input type="checkbox"/>	Electricity _____ <input checked="" type="checkbox"/> Gas _____ <input type="checkbox"/> Oil _____ <input type="checkbox"/> Coal _____ <input type="checkbox"/> Gas _____ <input type="checkbox"/> Electricity _____ <input type="checkbox"/>	ROOMS <table border="1"> <thead> <tr> <th>Room</th> <th>1</th> <th>2</th> <th>3</th> <th>Auto</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dining Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Breakfast Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bed Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bath Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Toilet Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Shower Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sleeping Porch</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>San Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Den</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storage Room</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Office</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Halls</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Room	1	2	3	Auto	Living Room					Dining Room					Kitchen					Breakfast Room					Bed Room					Bath Room					Toilet Room					Shower Room					Sleeping Porch					San Room					Den					Storage Room					Office					Halls				
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CONSTRUCTION Frame _____ <input checked="" type="checkbox"/> Brick _____ <input type="checkbox"/> Tile _____ <input type="checkbox"/> Stone _____ <input type="checkbox"/> Cinder Block _____ <input type="checkbox"/> Concrete, Plank or Block _____ <input type="checkbox"/> Concrete, Reinforced _____ <input type="checkbox"/> Steel Frame _____ <input type="checkbox"/> Reinforced and W. Fl. _____ <input type="checkbox"/> Adobe _____ <input type="checkbox"/>		EXTERIOR Common Brick _____ <input type="checkbox"/> Pressed Brick _____ <input type="checkbox"/> Wire Cut Brick _____ <input type="checkbox"/> Glazed Brick _____ <input type="checkbox"/> Wood Siding _____ <input checked="" type="checkbox"/> Wood Shingles _____ <input type="checkbox"/> Cement Stucco _____ <input type="checkbox"/> Kalsbeum _____ <input type="checkbox"/> Stone _____ <input type="checkbox"/> Corrugated Iron _____ <input type="checkbox"/> Terra Cotta _____ <input type="checkbox"/> Tile _____ <input type="checkbox"/> Composition Paper _____ <input type="checkbox"/>	PLUMBING Old Style _____ <input type="checkbox"/> Modern _____ <input checked="" type="checkbox"/> No. Bath Tubs _____ <input type="checkbox"/> No. Shower Baths _____ <input type="checkbox"/> No. Sinks _____ <input type="checkbox"/> No. Lavatories _____ <input type="checkbox"/> No. Urinals _____ <input type="checkbox"/> No. Laundry Tubs _____ <input type="checkbox"/> No. Sinks _____ <input type="checkbox"/> Garbage Disposal _____ <input type="checkbox"/> Dishwasher _____ <input type="checkbox"/>	MISCELLANEOUS Staircase _____ <input type="checkbox"/> Bath _____ <input type="checkbox"/> Cabinet _____ <input type="checkbox"/> Book Cases _____ <input type="checkbox"/> Beam Ceiling _____ <input type="checkbox"/> Insulator _____ <input type="checkbox"/> Sily Lights _____ <input type="checkbox"/> Refrigerator or Cooler _____ <input type="checkbox"/> Day Windows _____ <input type="checkbox"/> Double Windows _____ <input type="checkbox"/> Porches _____ <input type="checkbox"/>	FINISH Unfinished _____ <input type="checkbox"/> Plastered, Plank _____ <input type="checkbox"/> Plastered, Oromo _____ <input type="checkbox"/> Papered _____ <input type="checkbox"/> Painted or Tiled _____ <input type="checkbox"/> Softwood Floor _____ <input type="checkbox"/> Hardwood Floor _____ <input type="checkbox"/> Softwood Parole _____ <input type="checkbox"/> Hardwood Parole _____ <input type="checkbox"/> Tile _____ <input type="checkbox"/> Marble or Onyx _____ <input type="checkbox"/> Wall Board _____ <input type="checkbox"/> Sheetrock _____ <input type="checkbox"/> Calorex _____ <input type="checkbox"/> Waterproofing _____ <input type="checkbox"/> Metal Ceiling _____ <input type="checkbox"/>																																																																											
CHARACTER OF CON. Cheap _____ <input type="checkbox"/> Medium _____ <input type="checkbox"/> Good _____ <input checked="" type="checkbox"/> Fine _____ <input type="checkbox"/> New Fire Resisting _____ <input type="checkbox"/>		OUTSIDE TRIM Wood _____ <input type="checkbox"/> Terra Cotta _____ <input type="checkbox"/> Gable Iron _____ <input type="checkbox"/> Concrete _____ <input type="checkbox"/>	HEATING Stove _____ <input type="checkbox"/> Hot Air _____ <input checked="" type="checkbox"/> Hot Water _____ <input type="checkbox"/> Steam _____ <input type="checkbox"/> Radiator _____ <input type="checkbox"/> No. Pumps _____ <input type="checkbox"/> No. Damper Pumps _____ <input type="checkbox"/> Air Conditioned _____ <input type="checkbox"/>	REMARKS See - Single, Dbl - Double, Ven. - Venetian, F.A.C. - Forced Air Heat, Sol. - Solid																																																																												
STATE OF REPAIRS Bad _____ <input type="checkbox"/> Fair _____ <input type="checkbox"/> Good _____ <input checked="" type="checkbox"/> New _____ <input type="checkbox"/>		FUEL Coal _____ <input type="checkbox"/> Oil _____ <input type="checkbox"/> Gas _____ <input type="checkbox"/> Electricity _____ <input type="checkbox"/>	KITCHEN EQUIPMENT Cabinets _____ <input type="checkbox"/> Ovens _____ <input type="checkbox"/> Appliances _____ <input type="checkbox"/> Bathing _____ <input type="checkbox"/>																																																																													



Tax Assessor Card, c. 1954.

With

Attachment B: Photographs



West Elevation (façade), 2015.



View facing southeast, 2015.



East elevation (rear), 2015.



South elevation, 2015.



Garage, north elevation, 2015.



Garage, west elevation, 2015.



View facing southeast, October 2015.



View facing southeast, December 2015.



View into property from north (Mountain View Avenue)

Withdrawal



Historic house across from 2110 4th Street



Historic house across from 2110 4th Street



400 Block of Mountain View Avenue



400 Block of Mountain View Avenue

Attachment C: Plans and Elevations

2110 Fourth Street Landmarks Submission

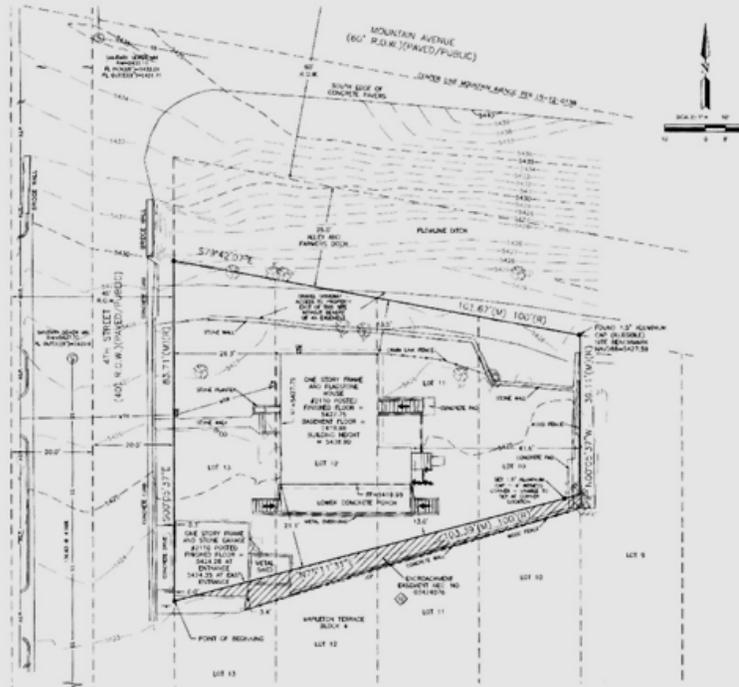


SITE LOCATION



VICINITY MAP
NOT TO SCALE

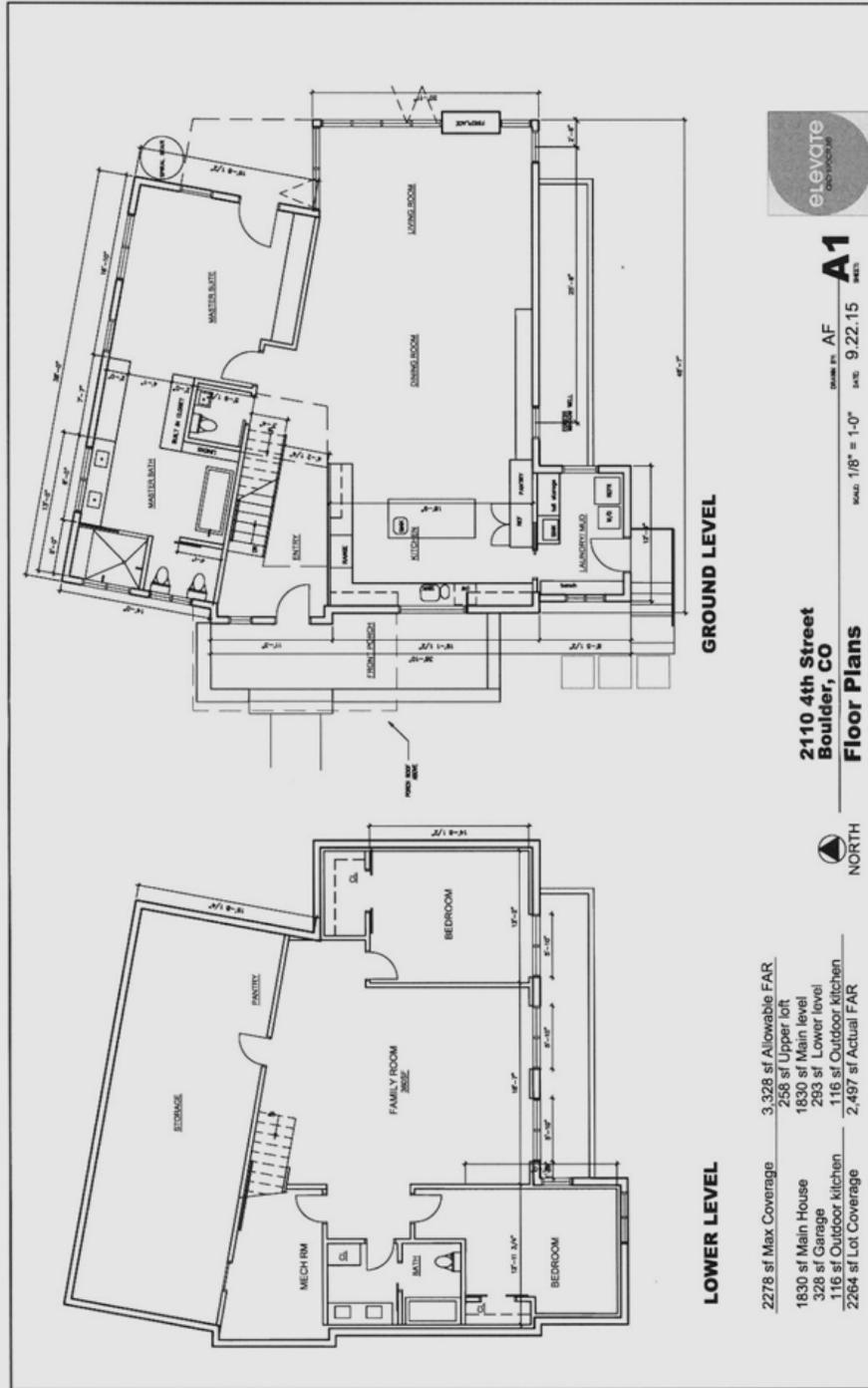
EXISTING SITE PLAN



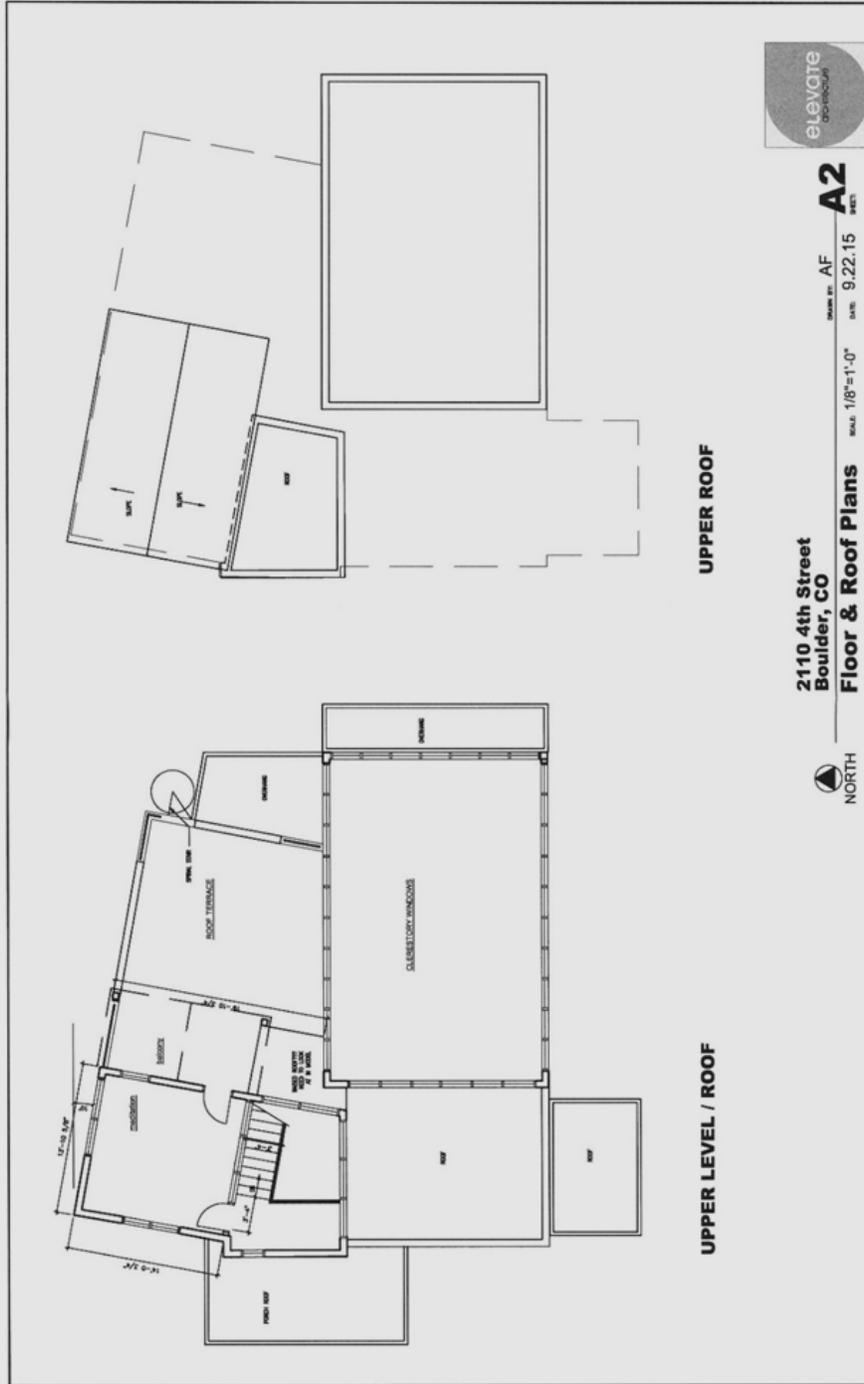
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www.elevatearch.com | info@elevatearch.com | 303.319.1274

Existing Site Plan



Proposed floor plan



UPPER ROOF

UPPER LEVEL / ROOF



A2

DATE: 9.22.15
DRAWN BY: AF

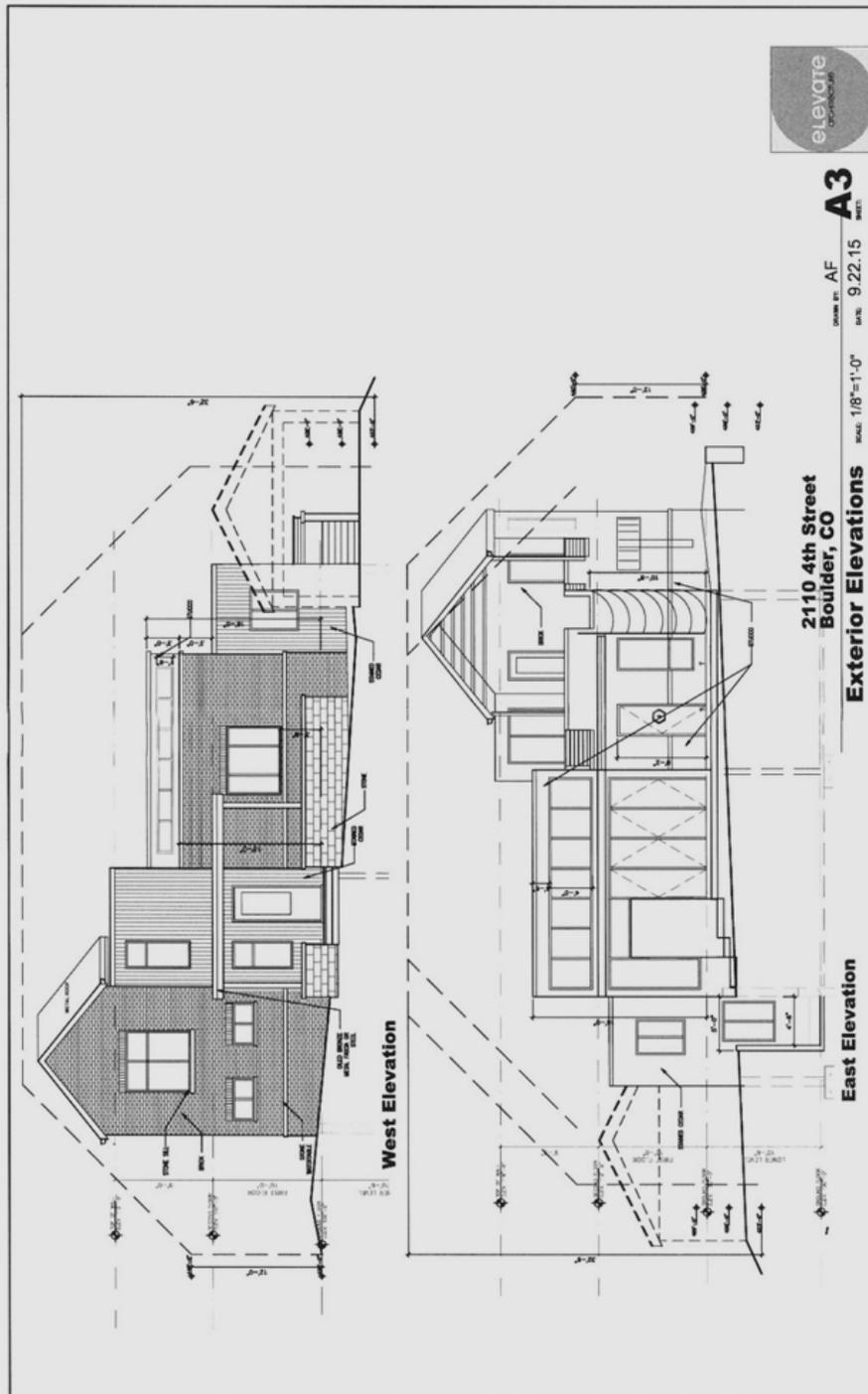
SCALE: 1/8"=1'-0"

**2110 4th Street
Boulder, CO
Floor & Roof Plans**

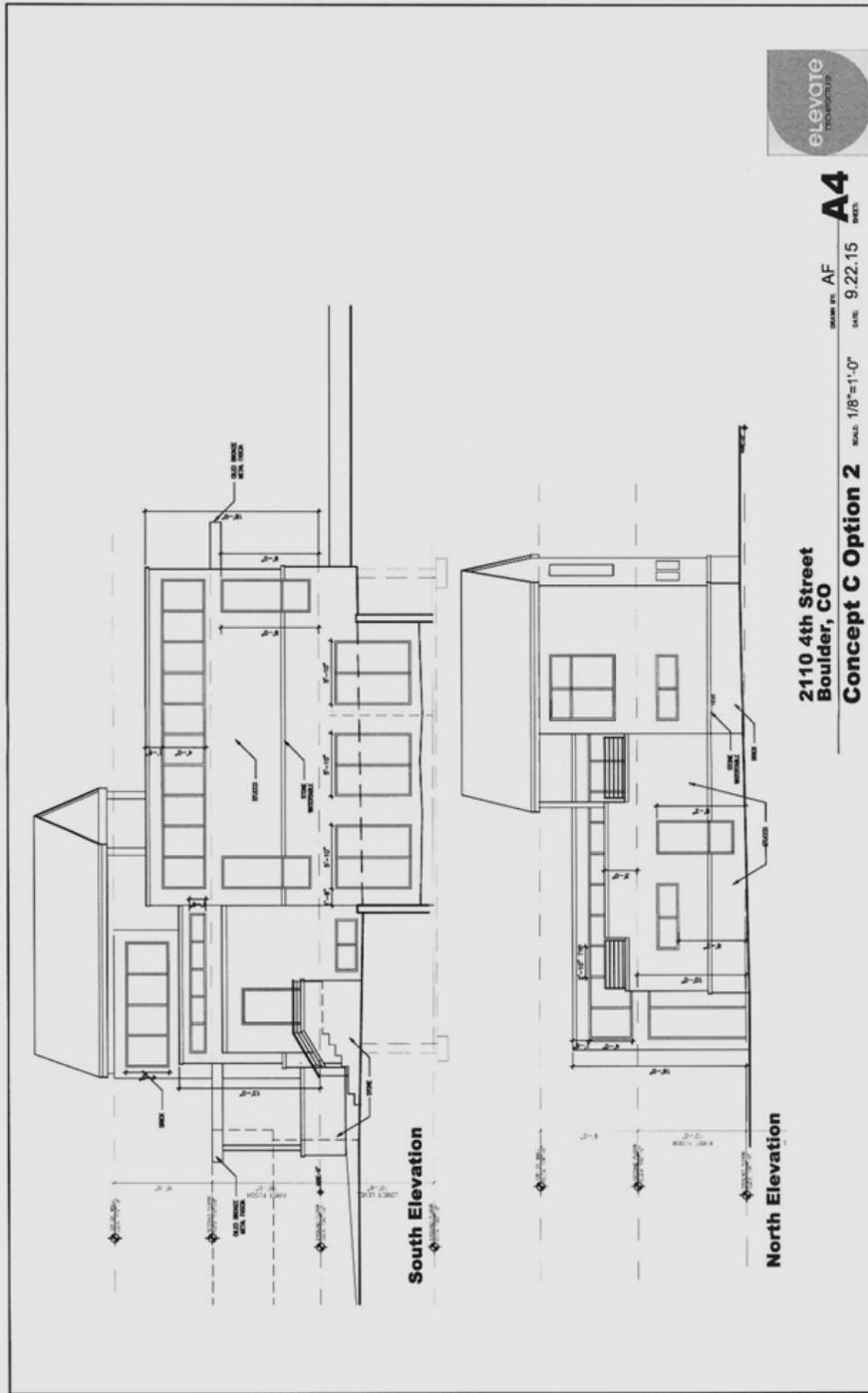


NORTH

Proposed roof plan



Proposed East and West Elevations



Proposed North and South Elevations



NEIGHBORING PRECEDENTS



Assymetric porch



Second floor porches



Local Stone base & High windows



Assymetric porch



Second floor porches



Brick Elevations



Standing Seam Metal Roof



Original modern flat roof neighbor



New modern w/ metal roof accent



Flat roof neighbor w/ stone, metal & siding



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PROPOSED EXTERIOR MATERIAL PALETTE



Window, stone sill & wood siding color palette



Metal roof at Gable & Metal Fascia color



Brick Color



Linear cut Limestone at front porch, water table & window sills



Stucco Color



Linear guard rails



Existing Garage Stone

Color, Size, Specifications, supplier are approximate, actual samples will be provided for hearing.

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SketchUp Model - WEST ELEVATION



SketchUp Model - NORTHWEST ELEVATION



SketchUp Model - SOUTHWEST ELEVATION



DATE: December 2, 2015
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Landmarks Board Retreat

The Landmarks Board retreat is confirmed for Tuesday, December 8, 2015 from 12-2 p.m. It will be held in the conference room in Macky Auditorium on the CU campus.

Glen Huntington Band Shell

On October 7, the Landmarks Board conditionally approved a Landmark Alteration Certificate to remove the seating, regrade the bermed area, and build a multi-use path within the landmark boundary of the Glen Huntington Band Shell. On Nov. 2, the city received a copy of a letter from History Colorado dated October 28 regarding the eligibility of the Band Shell for listing in the National Register (see attached). On Nov. 10, the City Council discussed the History Colorado letter and requested that the Landmarks Board weigh in on the letter. On November 20, the city received a second letter from History Colorado clarifying the eligibility of the Band Shell in regards to the removal of the seats. Board discussion at meeting.

University Hill Commercial District – National Register Nomination

History Colorado has determined that the University Hill Commercial District is eligibility for National Register designation. We will be issuing an RFP to hire a consultant to prepare and submit the nomination in 2016. Update at meeting.

Certified Local Government Grant – Historic Resource Survey Plan

We have a signed contract with History Colorado for funding to hire a consultant to assist in the preparation of a Historic resource Survey Plan. Update at meeting.

Downtown Urban Design Guidelines

The Landmarks Board will discuss the proposed changes at the December 2 meeting. Mark your calendars for the joint board meeting December 10, 2015 to discuss the revisions to the Downtown Urban Design Guidelines. Adoption is scheduled for February 2016.

Chautauqua Pedestrian Improvements

On Oct. 22, the city held an Open House to get feedback on the proposed improvements at Chautauqua. Update at meeting.

Comprehensive Planning and Sustainability Calendar

See attached.

Hewat, James

From: Hewat, James
Sent: Friday, November 13, 2015 3:35 PM
To: 'Peterson - HC, Heather'
Cc: Richstone, Susan; Ellis, Lesli; Assefa, Samuel; Haley, Jeff; Crean, Joanna; Kalish, Debra; Carr, Thomas
Subject: Glen Huntington Band Shell
Attachments: 10.07.pdf; Call-up - 1236 Canyon Blvd - Final.pdf

Dear Heather,

Thank you for speaking with me this morning. Please see the October 7th, 2015 memo to the Landmarks Board for proposed changes within the Glen Huntington Band Shell local landmark area including proposed removal of the seating and regrading, intended to improve its usability as a viable performing venue in Boulder's Civic Area. Our research on Saco DeBoer's landscape plan for the band shell at the Western History Collection and documentation of construction of the benches in 1950 by the Lion's Club are included in the memo. I understand from our conversation that this information was not provided with the anonymous request for a determination of eligibility referred to in your October 28th, 2015 letter.

The Landmarks Board conditionally approved the proposed changes on October 7th and on October 20th the City Council reviewed the decision (see attached disposition), but chose not to call up the decision. We received History Colorado's determination of eligibility letter for the band shell on November 2nd.

In light of the recent approval to remove the seats and undertake adjacent landscaping within the landmark boundary, we are requesting an updated determination of eligibility of the Glen Huntington Band Shell site for individual listing in the National Register of Historic Places when the eligibility group meets again on November 19th.

Thanks again for your consideration and please don't hesitate to let me know if you have questions, or need more information.

Sincerely,

James M. Hewat

Senior Historic Preservation Planner

Planning, Housing + Sustainability

City of Boulder

303.441.3207

hewatj@bouldercolorado.gov

www.boulderhistoricpreservation.net



 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

October 28, 2015

James M. Hewat
Senior Historic Preservation Planner
City of Boulder
P.O. Box 791
Boulder, CO 80306

Re: Updated determination of eligibility for the Boulder Band Shell property, Broadway & Canyon, Boulder (5BL5680)

Dear Mr. Hewat:

Based on an updated review of the above referenced property by the Office of Archaeology and Historic Preservation, we have determined that the Boulder Band Shell continues to meet the criteria for evaluation and nomination to the National Register and State Register of Historic Properties under Criteria A and C. Additionally, the 1950 bench seating and Saco R. DeBoer landscape design surrounding the Band Shell have been determined as significant to the overall eligibility of the Band Shell and as such considered contributing features to the property.

Because a request for an official determination by the Keeper of the National Register was made in 1995 for the Band Shell, which was determined eligible by the Keeper, we would like to forward information and photos of the benches and landscape design to the Keeper as well. We do not believe these features were a part of the 1995 request. Review by the Keeper of the National Register for eligibility does take some time, possibly as long as three months or more. However, we will let you know as soon as we hear back from the Keeper.

In the event a nomination is pursued, I will be happy to provide the nomination forms, checklist, and a sample nomination to the preparer. Once the completed nomination form and the other required materials are submitted to our office, we will review the forms for completeness and may suggest revisions to clarify and strengthen the nomination before its consideration by the State Review Board. The board currently meets three times each year. If the board approves the nomination, the State Historic Preservation Officer will review the nomination and then forward it to the National Register in Washington, D.C. for final consideration for listing.

Feel free to contact me with any questions at heather.peterson@state.co.us or (303) 866-4684.

Best regards,


Heather Peterson
National and State Register Historian



 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

November 19, 2015

James M. Hewat
Senior Historic Preservation Planner
City of Boulder
P.O. Box 791
Boulder, CO 80306

Re: Updated determination of eligibility for the Glen Huntington Band Shell ~Boulder Band Shell property, Broadway & Canyon, Boulder (5BL.5680) in regards to proposed changes to the seating and landscape

Dear Mr. Hewat:

The Office of Archaeology and Historic Preservation has been asked to provide additional information regarding the eligibility of the Glen Huntington Band Shell (Boulder Band Shell) property with regards to two proposed scenarios for the property discussed below.

In its current state, our office has determined that the Boulder Band Shell property meets the criteria for nomination to the National Register of Historic Places and State Register of Historic Properties under Criteria A (in the areas of Entertainment/ Recreation, Social History) and C (Architecture, Landscape Architecture). The period of significance under Criterion A is from 1938, the date the Band Shell was placed into service, to 1965, in keeping with National Register guidelines. The period of significance for Architecture is 1938 and that of Landscape Architecture is 1937, the date of Saco R. DeBoer's first landscape sketches, to 1950, the date of the effective completion of the historic landscape design. As such, the 1950 bench seating as well as the DeBoer landscape design broadly are considered contributing to the overall eligibility of the Band Shell.

Specifically, under Criterion A the Band Shell property has played a central role in the social and cultural life of Boulder since 1938, serving as the site of numerous public concerts, performances, ceremonies, and celebrations. The Band Shell property is closely associated with park development and use in Boulder. Under Criterion C, the Band Shell property is eligible as a good intact example of the Art Deco style as applied to a rare type and is representative of the work of prominent architect Glen H. Huntington. The property is further significant as an intact example of a designed park landscape featuring an earthen berm, stone walkways, stone retaining walls, and landscaped plantings, all of which represent the work of prominent landscape architect DeBoer, and mid-twentieth century concrete and wood bench seating that facilitated enjoyment of the Band Shell.

Scenario 1¹ – if the 1950 benches were removed and the current landscape altered. This is based on the city's proposed Boulder Civic Area plan to excavate and remove the bench seating (including the concrete support structures and wood seats), the earthen berm and small retaining wall. The proposal includes the redesign and incorporation of a new grading system, new bike paths, concrete pads for farmer's market (or other similar events), a natural play area, and planting new trees.

Because the landscape is a key resource to the overall historic plan for the Band Shell property and contributes to its significance, and the benches are central to the overall experience of the Band Shell, removal of these resources would jeopardize the property's eligibility for the National Register of Historic Places by diminishing its integrity. Specifically integrity of design, setting, feeling, materials, workmanship, and association would be negatively compromised by this plan.

Scenario 2² – if the Band Shell were moved from its current location. This scenario is based on ongoing discussions by the City Council, although not part of the current Boulder Civic Area proposal.

Consideration of moved properties for nomination to the National Register of Historic Places is limited because location is a key element of integrity. As noted by the National Park Service under National Register Bulletin No.15:

Significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits.

Additional guidance may be found in the above-named bulletin under Criteria Consideration B: Moved Properties (pp. 29-31).

Thank you for the opportunity to provide additional information regarding the eligibility of the Band Shell property. It is our hope that as a Certified Local Government, the City of Boulder will pursue plans to maintain the integrity of the Band Shell property. We would be happy to assist with a nomination of this significant resource in the event the City chooses to pursue same.

Feel free to contact me with any questions at heather.peterson@state.co.us or (303) 866-4684.

Best regards,



Heather Peterson
National and State Register Historian

¹ Scenario 1 is based on e-mail from James M. Hewat to Heather Peterson November 13, 2015.

² Scenario 2 is based on: Erica Meltzer. "Boulder Weighs 2 Alternate Locations for Bandshell within Civic Area." *Boulder Daily Camera*, July 27, 2015.