

MEMORANDUM

February 5, 2014

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate to relocate a contributing accessory building to the northwest corner of the lot at 2003 Pine St. per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00013).

STATISTICS:

1. Site: 2003 Pine St.
2. Date of Construction: c. 1890s (Accessory Building)
3. Zoning: RMX- 1 (Residential Mixed – 1)
4. Applicant/Owner: Andrew and Kristin MacDonald
5. Construction Type: Frame
6. Lot size: 7,289 sq. ft.

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

Motion to approve a Landmark Alteration Certificate to relocate the existing accessory building to the northwest corner of the lot at 2003 Pine St. per Section 9-11-18, Boulder Revised Code (B.R.C.), 1981 in that, provided the condition below is met, the proposed relocation will meet the requirements of Section 9-11-18, B.R.C. 1981, and to adopt the staff memorandum, dated Feb. 5, 2014, as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with approved plans dated 01.22.2014 on file in the City of Boulder Community Planning and Sustainability Department.

This recommendation is based upon staff's opinion that, provided the condition listed above is met, the proposed construction will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*.

REQUEST FOR BOARD OF ZONING AJUSTMENT (BOZA) VARIANCE

Relocation of the accessory building to the proposed location will require a setback variance from the BOZA. Staff recommends that the Landmarks Board support the requested variance per Section 9-2-3(h)(4) of the Boulder Revised Code, as relocating the building to a conforming location would have an adverse impact upon the landmark property . The proposed 1' setback from the north and west property lines represents the minimal distance from the original location to one within the property boundaries.

SUMMARY:

- On June 21, 2013, a Landmark Designation Application was submitted by the owners after it was determined the removal of a street-facing wall would require demolition review. Plans were subsequently submitted to the Landmarks design review committee (Ldrc) through the Landmark Alteration Certificate (LAC) review process.
- On Aug. 28, 2013, the Ldrc issued an LAC for the construction of an addition to the main house and the rehabilitation and construction of an addition to the existing accessory building.
- On Oct. 7, 2013, a building permit was issued for the construction of an addition to the main house (a permit for the accessory building portion of the construction was not applied for at this time).
- On Jan. 7, 2014, City Council adopted Ordinance No. 7953, designating the property as a local historic landmark, to be known as the Wheeler-MacDonald House.
- On Jan. 9, 2014, a building permit application was submitted for the rehabilitation and addition to the accessory building and issues relating to the accessory building's current location in the public right-of-way were identified.
- In order to comply with zoning and building code requirements, the building must be moved to a location within the property boundaries before it may be rehabilitated. Section 9-11-18, B.R.C. 1981 requires that applications for relocation be review by the board in a public hearing.
- Other than the relocation of the accessory building and proposed addition, this proposal is consistent with LAC plans dated 08.28.2013. An amendment to that LAC for a garage door on the west elevation that does not encroach into the right-of-way will be reviewed by the Ldrc.
- For these reasons, the Landmarks Board is only considering the relocation of the accessory building and approved addition.

- Staff recommends that the Landmarks Board approve the request to relocate the building 4' east and 2' south of its current location to be within the property boundary in that the proposal generally meets the standards of Section 9-11-18 of the Boulder Revised Code for issuance of a Landmark Alteration Certificate.
- Staff also recommends that the Landmarks Board supports a setback variance from the BOZA to allow the building to be relocated to the proposed location, which will allow for the rehabilitation of the building and will have minimal impact on the historic relationship of the accessory building to the house.



Figure 1. Location Map, 2003 Pine St.

PROPERTY DESCRIPTION:

The property at 2003 Pine St. is located at the northeast corner of the intersection of Pine and 20th Streets, across from the historic Whittier School. An alley runs along the north edge of the property. The lot retains a number of mature fruit trees, which were likely planted in the early twentieth century. The property is located within the boundaries of the potential Whittier Historic District, for which a historic building survey was completed in 1987. See *Attachment C: Historic Building Inventory Form*

In Aug. 2013, a Landmark Alteration Certificate was issued for the construction of an addition to the main house and the rehabilitation and construction of an addition to the accessory building, following submission of an application by the owners for landmark designation. See *Attachment B: Approved Landmark Alteration Certificate Plans Dated 08.28.2013*

The one and one-half story wood frame house is thought to have been constructed sometime in the 1890s and is characteristic of vernacular house design with simplified

Queen Anne elements that was common in Boulder during the last decade of the twentieth century. The accessory building is located at the northwest corner of the property. While its exact date of construction is unknown, it was likely built in the 1890s. The front-gable, wood-frame building has been sheathed in tar paper and has a corrugated metal roof.

Herbert N. Wheeler owned and lived in the house from 1952 until his death in 1964, and is notable as an early conservationist who was known widely for his lectures on wilderness lands of the western United States during the 1920s and 1930s.

Wheeler graduated from the University of Colorado in 1902 with a major in botany and then entered the United States Forest Service as a forest guard in the Gunnison National Forest in 1905. He was soon promoted to forest supervisor, a position he held until 1920 when he was transferred to the Forest Service's office of public relations in Denver. In 1924, Wheeler moved to Washington DC where he became Chief Lecturer for the National Forest Service. He was well known nationally for his lantern slide presentations of the importance of forest conservation and fire prevention in wilderness areas.



Figure 2. Main House, 2003 Pine St., 2013.



Figure 3. Existing garage (northwest corner)

REQUEST:

The applicant is requesting to relocate the existing accessory building so that it is within the legal property boundary. A portion of the building is currently located in the public right-of-way, which violates Section 8-6-3, B.R.C. 1981, “Public Right of Way and Public Easement Encroachments Prohibited” in that:

No person shall erect or maintain any building, structure, fence, barrier, post, landscaping, obstruction, or other encroachment within, under, above, or upon any public right of way, path, alley, or public easement.

As currently shown Landmark Alteration Certificate plans dated 08. 28.2013, the existing foundation on the north and west side is shown to be repaired/replaced and the eaves on the addition are shown to encroach the right-of-way. Additionally, the proposed garage doors are shown to swing open into the right-of-way. Alternative doors will be reviewed by the Landmarks design review committee as an amendment to the LAC dated 08.28.2013 (HIS2013-00145). Revisions to the garage door are the only changes proposed to the approved design. See Attachment B: Approved Landmark Alteration Certificate Plans Dated 08.28.2013

Proposed Relocation

The west wall of the accessory building currently sits 3’ west of the property line, and the north wall sits 1’ north of the property line. The accessory building is proposed to be moved 4’ east and 2’ south, so that the building sits one foot within the north and west property lines. This will allow room for the overhanging eaves on the existing building and addition. See Attachment A: Existing and Proposed Site Plans.

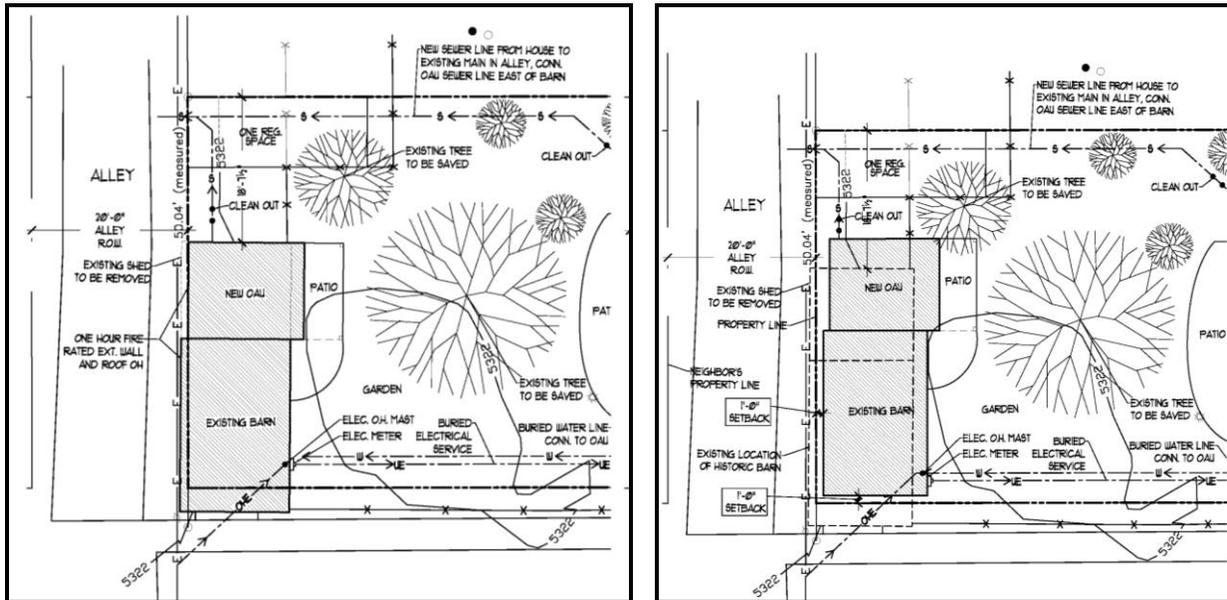


Figure 4. Existing (L) and proposed (R) site plans. Not to scale.

CRITERIA FOR THE BOARD'S DECISION:

Subsections (b) & (c) of 9-11-18, B.R.C. 1981, set forth the standards of approval for a LAC:

(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 structures are compatible with the character of the existing landmark and its site or the historic district; and*
- (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 significant exterior architectural features of the landmark or the subject property within an historic district?*

Staff finds the proposed relocation of the accessory building is appropriate. The relocation will allow the building to be rehabilitated, which will further preserve, enhance and restore this significant architectural feature of the landmark property. The relocation of the building is so slight as to not affect the historic relationship of buildings on the property.

- 2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark?*

Staff finds that the relocation of the existing contributing garage will not adversely affect the special character of the property as the accessory building proposed for relocation is contributing, that the move will not significantly affect the historic relationship of buildings on the property and, therefore, the property's special historic, architectural, and aesthetic value will not be adversely affected.

- 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 relocation will be generally compatible in that it will not have a noticeable effect on the architectural style, arrangement, texture, color, arrangement of color, and materials on the main house and the historic district as a whole.

- 4. The Landmarks Board is required to consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled in determining whether to approve a Landmark Alteration Certificate.*

No information has been provided to suggest that energy-efficient design or accessibility have been considered beyond that required by the city's building code.

- 5. 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.*

Not applicable.

Design Guidelines

The board has adopted the *General Design Guidelines* to help interpret the Historic Preservation Ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used only as an aid to appropriate design and are not intended as a checklist of items for compliance.

GENERAL DESIGN GUIDELINES FOR ALLEYS & EXISTING ACCESSORY BUILDINGS.

2.3	Alleys		
	<i>Along the alleys are historic accessory building 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.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS
.5	<i>Maintain adequate spacing between accessory buildings so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.</i>	The relocation of the existing building 4' to the east and 2' to the south will not have a significant impact on the existing relationship between the house, accessory building and alley.	Yes
7.1	Existing Historic Accessory Buildings		
	<i>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.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	The relocation of the contributing building will allow for its rehabilitation and will further preserve, protect and enhance this significant architectural feature. While never a first option, the relocation of contributing buildings is sometimes appropriate especially if the orientation does not change and the spatial relationship of the buildings on the property is not significantly changed.	Yes
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	The materials, features, and details of the accessory building will be maintained. Rehabilitation approved under HIS2013-00145.	Yes

Other than the relocation of the accessory building and proposed addition, this proposal is consistent with the proposal reviewed and approved by the Ldrc in Aug. 2013. An amendment to that LAC for a garage door on the west elevation that does not swing into the right-of-way will be reviewed by the Ldrc. Staff finds that the proposed relocation of the existing garage generally appropriate in terms of site planning and preservation of character-defining features and that the proposal will meet the standards set out in Section 9-11-18 B.R.C. 1981, and will be consistent with the *General Design Guidelines*.

The building cannot be rehabilitated its current location in the public right-of-way and proposed new location, 1' within the north and west property lines, will require a setback variance. Section 9-2-3(h)(4) B.R.C. 1981 allows that a variance may be considered by the Board of Zoning Adjustment when a property has been designated as an individual landmark and, if it were developed in conformity with the provisions of

the code, the resulting development would have “an adverse impact” upon the character of the historic district. Staff considers that moving the building the minimum distance from its original location, as proposed, would have the least impact on the historic property while locating the accessory within required setbacks would adversely affect the historic spatial relationship of buildings on the property.

Staff recommends that the Landmarks Board support the requested variance from the required side yard setback from the Board of Zoning Adjustment (BOZA) per Section 9-2-3(h)(4) of the Boulder Revised Code . See Attachment D: Section 9-2-3(h)(4).

FINDINGS:

Staff recommends that the board adopt the following findings:

The request for rehabilitation of the existing contributing garage and construction of a new garage is compatible with the Historic Preservation Ordinance, in that:

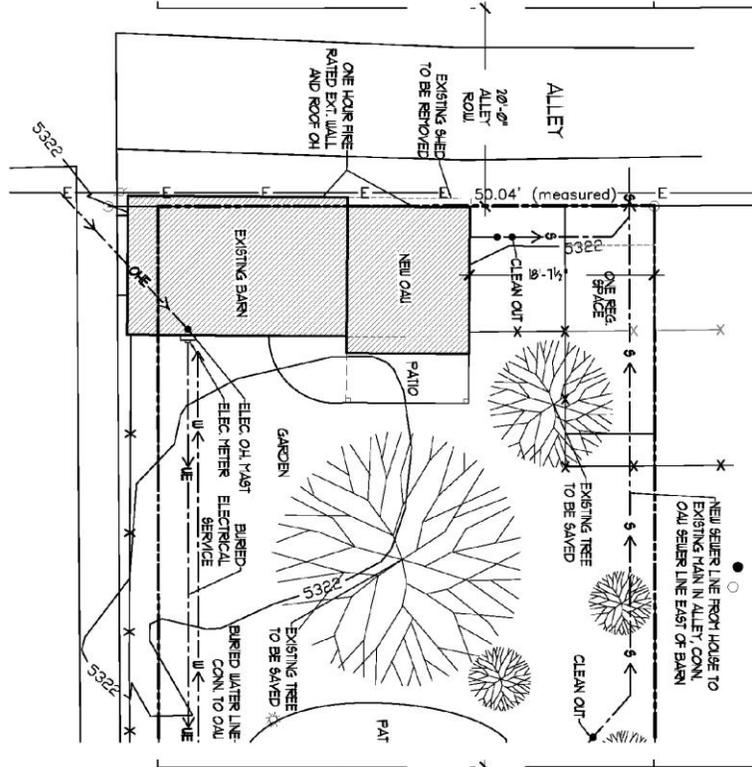
1. If constructed in compliance with approved plans dated 01.22.2014 on file in the City of Boulder Community Planning and Sustainability Department, the proposed work will not damage or destroy the exterior architecture of the property.
2. The request will meet the standards for issuance of a landmark alteration certificate per Section 9-11-18, B.R.C 1981, and will be consistent with the *General Design Guidelines*.

ATTACHMENTS:

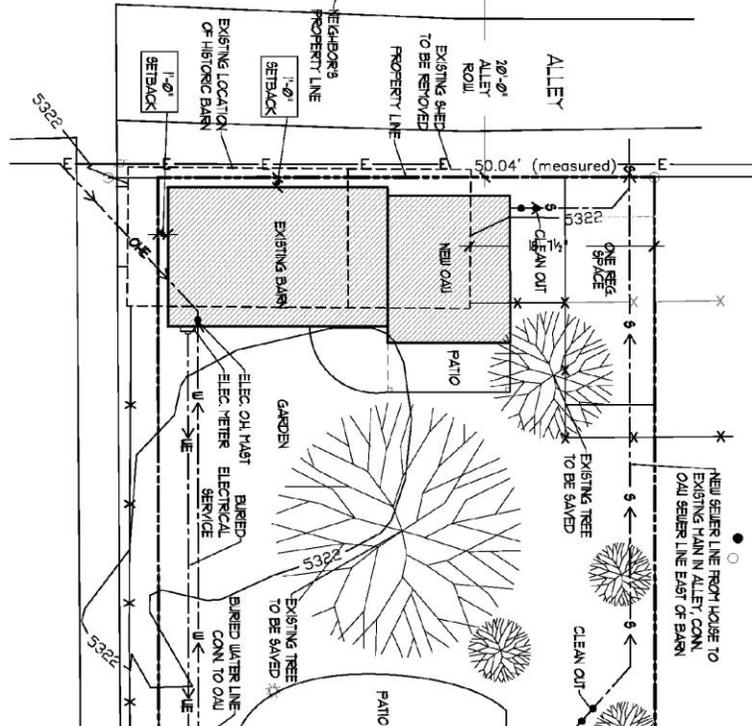
- A: Existing and Proposed Site Plans
- B: Approved Landmark Alteration Certificate Plans Dated 08.28.2013
- C: Historic Building Inventory Form for 2003 Pine St.
- D: Section 9-2-3(h)(4), B.R.C., 1981

Attachment A: Existing and Proposed Site Plans

NORTH
 SCALE 1/8" = 1'-0"
SITE PLAN AS APPROVED BY L.A.C.



NORTH
 SCALE 1/8" = 1'-0"
PROPOSED SITE PLAN WITH BARN MOVED ON TO PROPERTY

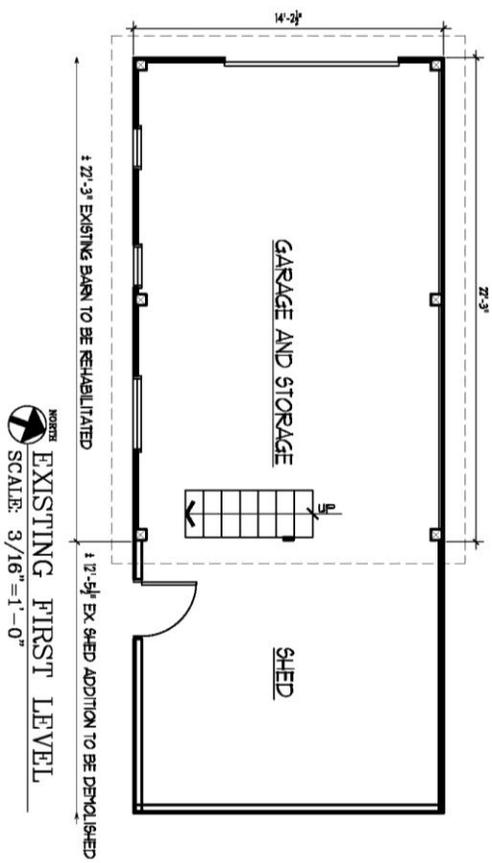
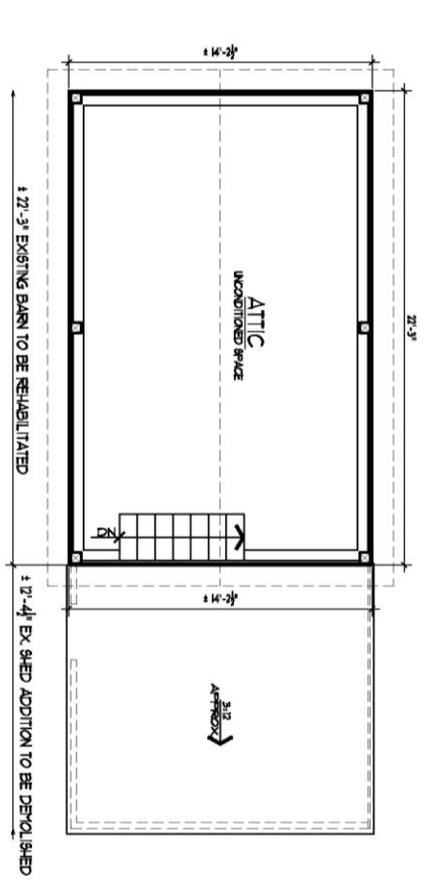


2003 PINE STREET
BOULDER, COLORADO

DATE: 11/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: [Number]

AD

PAUL HENNING
 ARCHITECT
 1000 13TH AVENUE
 BOULDER, CO 80502
 303.440.1111
 paul@paulhenning.com



BALTON-HENSON
ARCHITECTS
P.C.

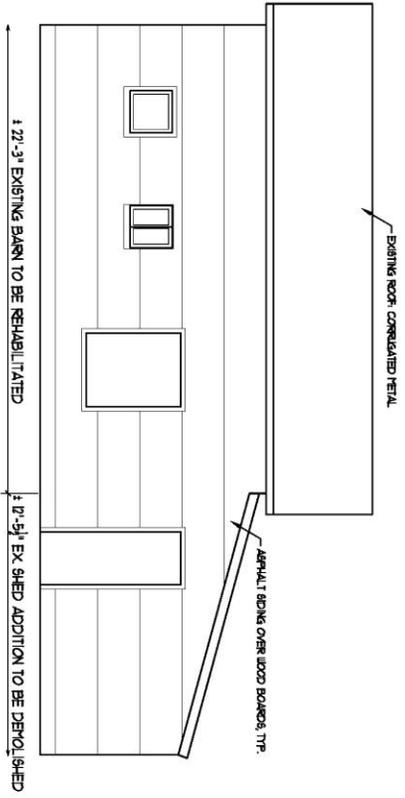
1000 17th Street, Suite 100
Boulder, CO 80502
303.440.1111
www.balton-henson.com

2003 PINE STREET
BOULDER, COLORADO

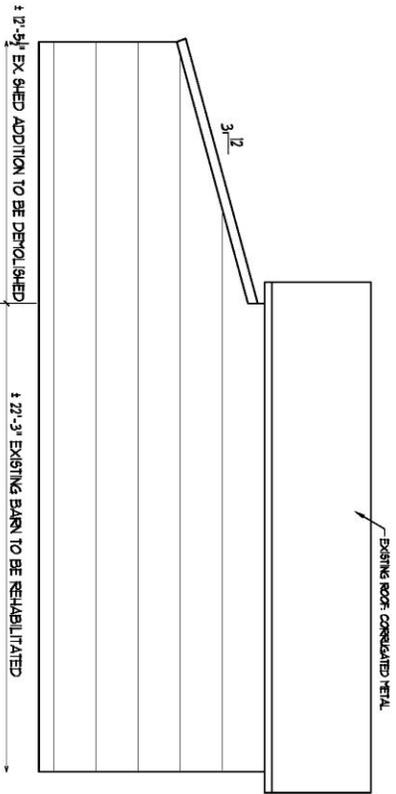
DATE: 10/11/11
DRAWN BY: [redacted]
CHECKED BY: [redacted]
SCALE: 3/16" = 1'-0"

A1

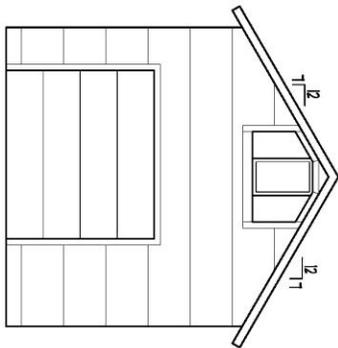
OWNER: [redacted]
PROJECT: [redacted]
SHEET NO.: [redacted]



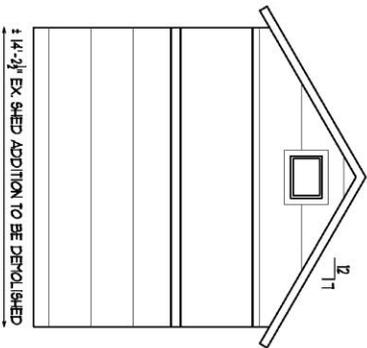
EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



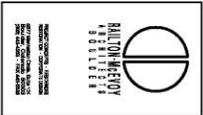
EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



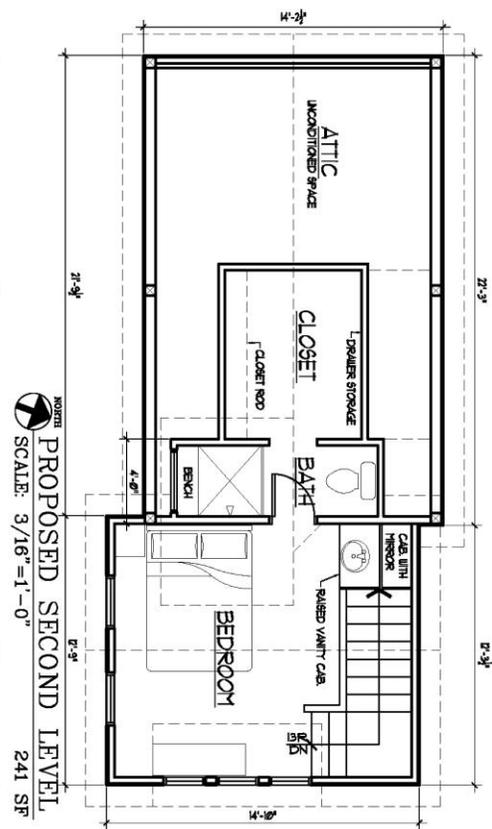
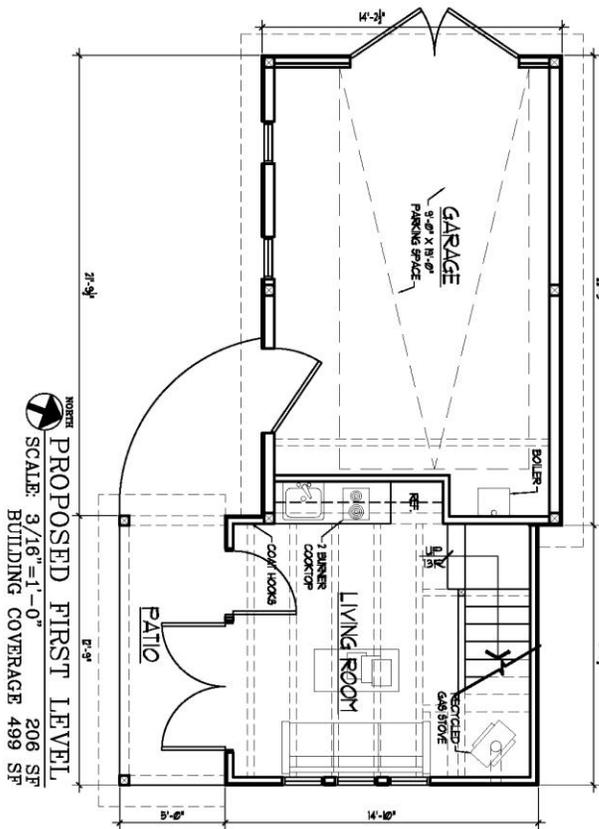
EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



2003 PINE STREET
BOULDER, COLORADO

<p>DATE: 11/11/2011 DRAWN BY: J. SENEY CHECKED BY: J. SENEY PROJECT: 2003 PINE STREET SHEET: 10001</p>	<p>A2</p>
--	------------------

THE ARCHITECT'S SEAL IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT HIS OR HER WRITTEN CONSENT.



A3

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 2003 PINE STREET
 SHEET NO. 1 OF 1

2003 PINE STREET
 BOULDER, COLORADO

RAJIV MEHTA ARCHITECTS
 1000 17TH AVENUE
 BOULDER, CO 80502
 TEL: 303.440.1111
 WWW.RAJIVMEHTA.COM

Attachment C: Historic Building Inventory Form for 2003 Pine St., 1987

728

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

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

HISTORIC BUILDING INVENTORY RECORD

: PROJECT NAME: : CITY: : STATE ID NO.: 5BL1735 :
: Boulder Survey of Historic Places, 1987 : Boulder : TEMPORARY NO.: Not applicable :

: CURRENT BUILDING NAME: : OWNER: Helen & F A Cernich :
: : 2011 Pine St. :
: : Boulder, CO 80302 :

: ADDRESS: 2003 Pine Street :
: :
: TOWNSHIP 1 N., RANGE 70 W., SECTION 30, SW 1/4, NE 1/4 :

: HISTORIC NAME: : U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979) :

: DISTRICT NAME: Not applicable : ADDITION: Boulder East YEAR: 1872 :
: BLOCK: 141 LOTS: 8 :

: FILM ROLL NO.: BL-7 : NEGATIVE NO.: 14 : NEGATIVE LOCATION: : DATE OF CONSTRUCTION: :
: BY: Roger Whitacre : : City of Boulder Planning : ESTIMATE: 1890s ACTUAL: :
: SOURCE: Boulder City Directory, 1898 :

: USE: :
: PRESENT: residence :
: HISTORIC: residence :

ATTACH PHOTOGRAPH HERE.

: CONDITION: :
: [] EXCELLENT [x] GOOD :
: [] FAIR [] DETERIORATING :

: EXTENT OF ALTERATIONS: :
: [] MINOR [x] MODERATE [] MAJOR :
: DESCRIBE: New plate glass window in :
: front. :

: STYLE: vernacular wood frame, front gable : STORIES: : ORIGINAL SITE [x] MOVED [] :
: : 1 : DATE(S) OF MOVE: :

: MATERIALS: wood : SQ. FOOTAGE: : FIELD ASSESSMENT: :
: : 953 : [] ELIGIBLE [x] NOT ELIGIBLE :

: ARCHITECTURAL DESCRIPTION: Front gable roofed house with small :
: secondary gable on front. Gable end has decorative cut wood :
: shingles and small window. Full-width porch with shed roof :
: supported by tapered columns. Horizontal wood siding. :
: Off-center door with transom. Solid wood porch balustrade. :
: :
: DISTRICT POTENTIAL: :
: [x] YES [x] CONTRIBUTING :
: [] NO [] NON-CONTRIBUTING :

: LOCAL LANDMARK DESIGNATION? [] YES [x] NO :
: NAME: : DATE: :

: ASSOCIATED BUILDINGS? [x] YES [] NO :
: TYPE: barn and shed :

: ADDITIONAL PAGES: [] YES [x] NO : IF INVENTORIED, LIST ID NOS.:

: STATE IDENTIFICATION NUMBER: 5BL1735 : ARCHITECT: unknown : ORIGINAL OWNER: unknown :

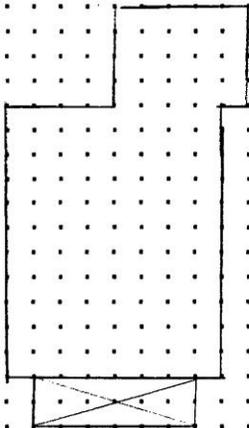
: PLAN SHAPE: : : : :

: SOURCE: : SOURCE: : : :

: BUILDER/CONTRACTOR: unknown : : : :

: SOURCE: : THEME(S): The Urban Frontier; : : : : 1860-1920 : : : :

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



CONTINUED? [] YES [x] NO :

: HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE) : : : :

: In 1898, William and Louisa Lampshire lived here. In 1900, William P Wilcox, a grocery clerk, lived here with his family. : Wilcox's wife, Frances and son, Robert, lived with him. By 1913, C E Gibson lived here. The current owners, F A and Helen : Cernich, owned the property by 1949. : : : :

CONTINUED? [] YES [x] NO :

: SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW) : : : :

: ARCHITECTURAL SIGNIFICANCE: HISTORICAL SIGNIFICANCE: : [] REPRESENTS THE WORK OF A MASTER [] ASSOCIATED WITH SIGNIFICANT PERSONS : [] POSSESSES HIGH ARTISTIC VALUES [] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS : [] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION [] CONTRIBUTES TO AN HISTORIC DISTRICT

: STATEMENT OF SIGNIFICANCE: The house is a relatively unchanged example of housing built in the 1890s in this neighborhood. : : : :

CONTINUED? [] YES [x] NO :

: REFERENCES: (BE SPECIFIC) Boulder City Directory, 1898; Boulder County Assessor records, 1949 and 1987; U S Census, 1900. : : : :

CONTINUED? [] YES [x] NO :

: SURVEYED BY: L. Simmons/C. Whitacre : AFFILIATION: Front Range Research Associates Inc. : DATE: Sept. 1987 :



2003 Pine, Survey Photo, 1987.

Section 9-2-3(h)(4), B.R.C., 1981

Designated Historic Property: The property could be reasonably developed in conformity with the provisions of this chapter, but the building has been designated as an individual landmark or recognized as a contributing building to a designated historic district. As part of the review of an alteration certificate pursuant to chapter 9-11, "Historic Preservation," B.R.C. 1981, the approving authority has found that development in conforming locations on the lot or parcel would have an adverse impact upon the historic character of the individual landmark or the contributing building and the historic district, if a historic district is involved.