M E M O R A N D U M

July 2nd, 2014

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application for a Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7th St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00190).

STATISTICS:

1.	Site:	2515 7th St.
2.	Zoning:	RL-1 (Residential-Low 1)
3.	Lot size:	2,520 sq. ft.
4.	Existing Garage:	245 sq. ft.
5.	Applicant/Owner:	Christopher Melton/Jennifer Kilbury
6.	Date of Construction:	1922 (house); 1944 (garage)

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board denies the request for a Landmark Alteration Certificate to change the roof form of one side of the contributing accessory building and construct a 6' tall front yard fence at 2515 7th St. in the Mapleton Hill Historic District, in that the proposed construction does not meet the requirements of Section 9-11-18 of the Boulder Revised Code, 1981 and adopts the staff memorandum dated July 2, 2014 as findings of the board.

This recommendation is based upon staff's opinion that the modification of the roof form of a contributing building will be inconsistent with Section 9-11-18,

Boulder Revised Code (B.R.C.) 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines.*

SUMMARY:

- On Apr. 18, 2014, the applicant submitted a completed Landmark Alteration Certificate to construct an addition to the house and to modify the accessory building on the property at 2515 7th St.
- Due to the extent of alteration proposed to the contributing accessory building, the design for the garage was referred to the full board for review.
- On May 7th, 2014, the Landmarks Design Review Committee (Ldrc) reviewed and approved plans for the addition to the house.
- The accessory building was constructed in 1944, within the period of significance (1865-1946) for the Mapleton Hill Historic District and retains its mass, form and materiality. Staff considers the accessory building and house (constructed in 1922) to be contributing to the Mapleton Hill Historic District.
- Staff finds the proposed alteration to the contributing accessory building 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 that the board deny the application and encourages the application to modify the design to retain the form, massing and materiality of the existing accessory building.

PROPERTY DESCRIPTION:

Figure 1. 2515 7th St. Tax Assessor Card photograph, c.1949
Photograph Courtesy the Carnegie Branch Library for Local History.

Figure 2. Location map, 2515 7th St.

The property at 2515 7th St. is located on the west side of 7th St., between Maxwell Ave. and Concord Ave. An alley runs along the north side of the property. The lot is unique in that it is 2,520 sq. ft. and the house faces 7th St. The adjacent houses are oriented north-south and face either Maxwell Ave. or Concord Ave.

Figure 3. 2515 7th St., house, 2014.

The one-story wood frame house was constructed in 1922 and is an example of vernacular frame design with Bungalow elements, including an intersecting

gable roof with overhanging eaves, a porch with battered wood posts and windows with divided upper sashes. The building remains largely intact from the date of its construction and is considered contributing to the Mapleton Hill Historic District.

665 Maxwell and 2515 7th St.

The house at 2515 7th St. appears to have been constructed as a back house to 665 Maxwell Ave. and used as a rental until the lots were subdivided in 1944. In 1922, Orlando Brooks purchased Lots 33 and 34 (encompassing 665 Maxwell Ave and 2515 7th St.) and resided at 665 Maxwell with his wife, Eva and daughter, Lulu. The 1930 census lists Orlando as a building contractor and Lulu as a bookkeeper for Boulder Building & Loan. It is likely that Orlando constructed the house at 2515 7th St.

In 1944, Eva and Lulu Brooks sold the property to H.A. "Ted" Hutt. Hutt is listed in city directories as a building contractor and on August 28, 1944, he obtained a permit to build a two-car wood frame garage measuring 20'x20'x15'. On Nov. 30, 1944, he sold "PT Lot 33" (2515 7th St.) to Mildred Weber and on Dec. 20, 1944 he sold "Lot 33 ETAL" (665 Maxwell Ave.) to J.C. and Clara Gilchrist.

Early residents of 2515 7th St. include John and Aileen Jay and Jack and Sadie Rook, who resided there from 1923 to 1928. Jay was a bookkeeper with First National Bank in Boulder, and Rook was a student who later operated Jack S. Rook Radio and Appliance Co. for 23 years.

The City of Boulder directories indicate that between the years of 1930 and 1953, there was a high turnover rate of renters, and no one lived in the house longer than for a couple of years. From 1953 until 1966, the property at 2515 7th St. was owned by Bessie Nelson.

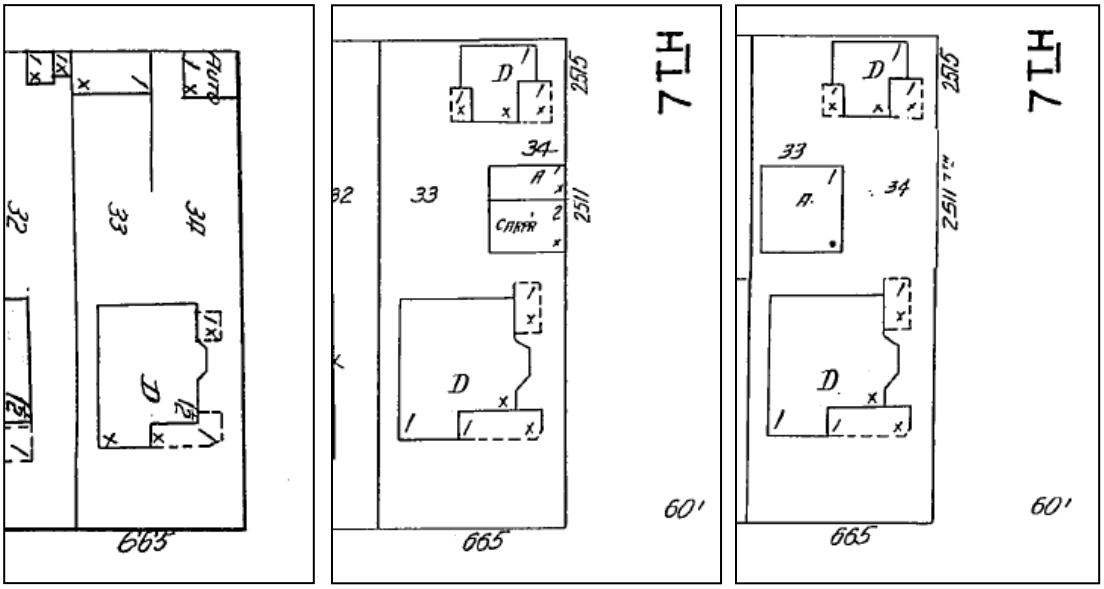


Figure 4. Sanborn Maps L to R: 1922, 1931, 1931-60. The existing accessory building was constructed in 1944.

The accessory building was constructed in 1944 and used as a two-car garage. It straddles the property line between 2515 7th St. and 665 Maxwell Ave. Sanborn Fire Insurance Maps indicate that between 1922 and 1931, a two-story accessory building with a carport extending from the south elevation was constructed on, what was then, 655 Maxwell Avenue. A 1929 tax assessor photograph of 665 Maxwell Avenue (figure 4a) shows a two story building facing onto 7th Street. In 1944, a building permit was issued to the owner of 665 Maxwell Ave. for the construction of a two-car garage. The property was subdivided shortly after, with the east-west property line between 655 Maxwell Ave. and 2515 7th Street running down the middle of the building, presumably giving each address a garage back. Materiality including the novelty drop siding, panel doors and four-light wood casement windows indicate that all or part of an earlier building may have used in the construction of the garage.

Figure 4a. 1929 Tax Assessor photograph (at right) showing two-story building near location of existing garage

Figure 5. Accessory building, east elevation
(south 665 Maxwell Avenue side and north, 2515 7th Street side 2014

Figure 6. Accessory building, northeast corner, 2515 7th St., 2014

The accessory building features a gable roof with overhanging eaves and wooden novelty drop siding, corner boards and trim that appear to be from the original construction. Garage doors on the east elevation have both been modified. The south side (665 Maxwell Ave.) was converted to a pedestrian door and the opening on the north side (2515 7th St.) was modified in the recent past to fit a sliding glass patio door.

Figure 7. Accessory building, south-west corner facing onto 655 Maxwell Ave., 2014

The north elevation (2515 Maxwell Ave. side) of the accessory building features a three-panel, single light wood pedestrian door at the east end, and two windows.

Both windows have been replaced with non-historic double hung aluminum windows. A bubble skylight is located on the north slope of the roof.

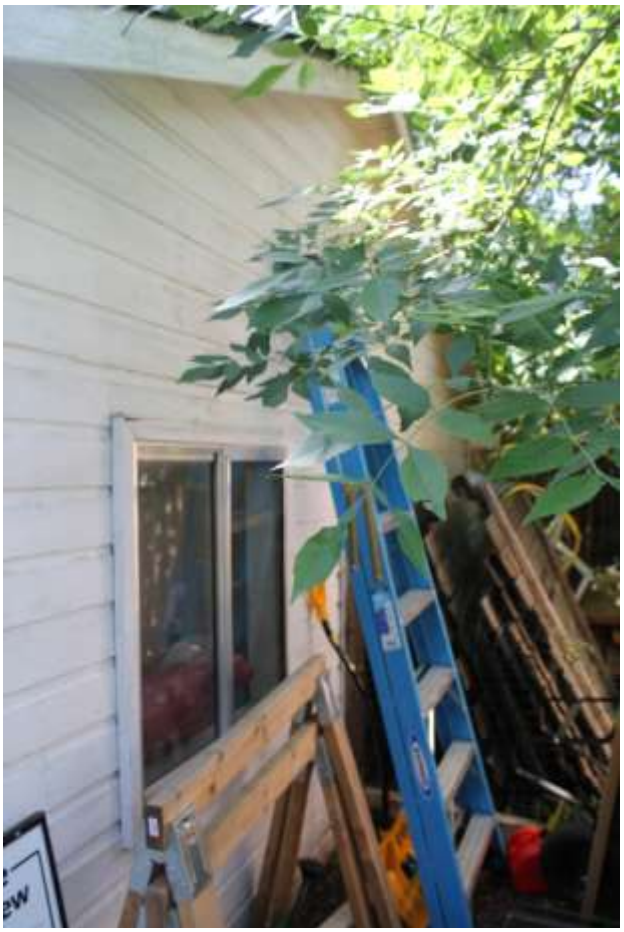


Figure 8. Accessory building, west elevation, 2515 7th St., 2014

The west elevation of the building has a single opening with an aluminum sliding glass window.

Fewer changes have taken place on the south (655 Maxwell Ave.) side of the building. The east facing garage bay appears to have been in filled with novelty drop siding and a pedestrian door early on. The south face of the building retains two four light wood casement windows and the west end of this elevation appears to have been added. The entire building rests on a concrete foundation.

The 1995 Accessory Building Survey identifies the building as a contributing resource to the Mapleton Hill Historic District, stating that "although it has been altered, this building still retains its mass and scale." The survey incorrectly identifies the date of construction as 1920 rather than 1944, however, this later

date still lies within the district's period of significance. Due to its 1944 date of construction, relatively intact form, mass, and material, and its anomalous condition situated bisected by two lots, staff considers the building to be contributing to the Mapleton Hill Historic District.

PROPOSED ALTERATION OF ACCESSORY BUILDING:

The one story, gable roof accessory building straddles the property line between 2515 7th St. and 665 Maxwell Ave and was constructed as a two-car garage in 1944 and features wood novelty siding, corner board and trim. Alterations to the 2515 7th St. half of the building includes modification of the garage door opening to a sliding glass door and replacement of the original windows with aluminum sliding glass windows. *See Figures 5-8.*

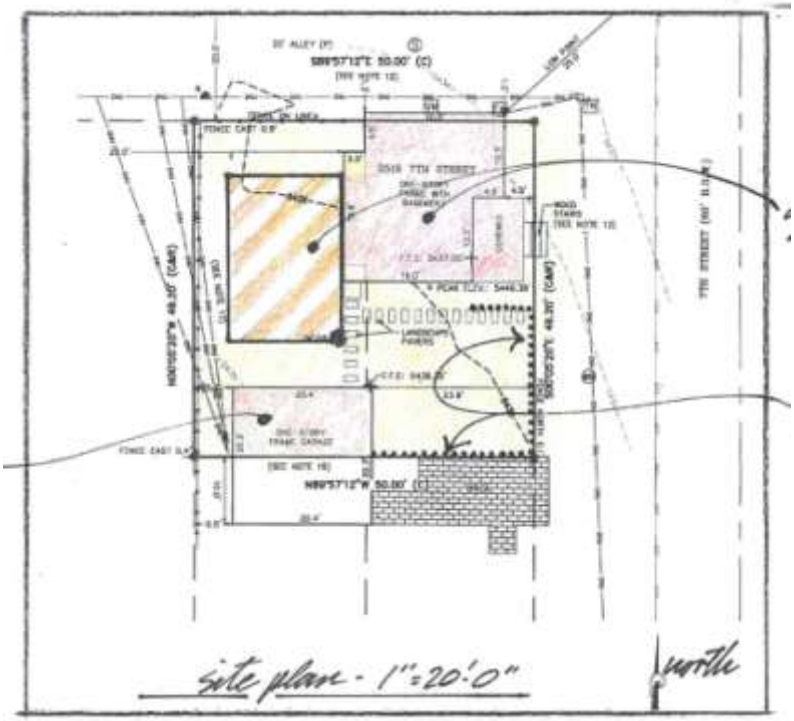


Figure 9. Site Plan. Shaded portion indicates footprint of approved addition.

A site plan shows the footprint of an addition to the main house at 2515 7th St. that was approved by the Landmarks Design Review Committee on May 7, 2014. The proposed alterations will not change the existing footprint of the accessory building. A fence is shown along the south property line (bisecting the accessory building), continuing around the portion of the east property line and returning west approximately 10 ft. along proposed pavers.

Figure 10. Existing East Elevation (façade)

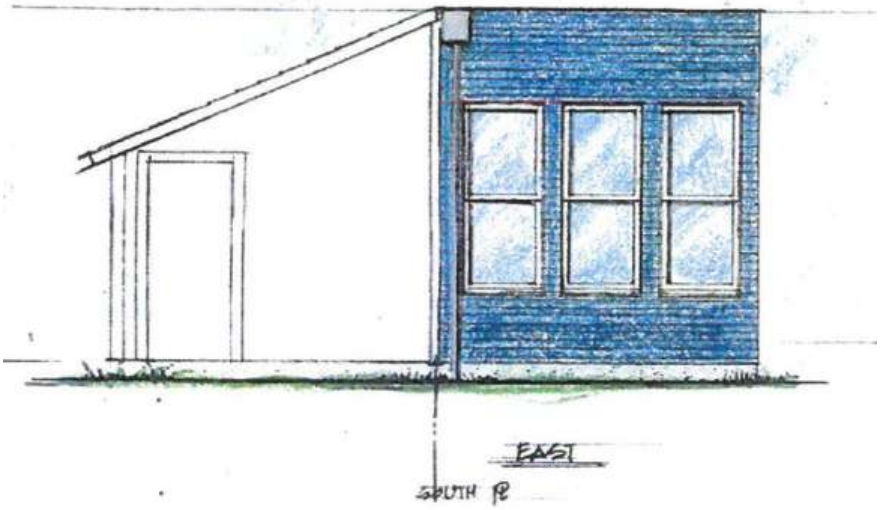


Figure 11. Proposed East Elevation (façade)

The east elevation of the accessory building sits approximately 24′ west of the sidewalk along 7th St. Drawings show the north side of the gable to be raised to a create a flat roofed cubic mass measuring 11′6″ in height and changing the essential form of the simple gabled garage. The existing sliding glass door is shown to be replaced by three large double-hung windows. The original siding is proposed to be removed and replaced with a narrower lap siding to match the profile and color of the approved addition to the house.

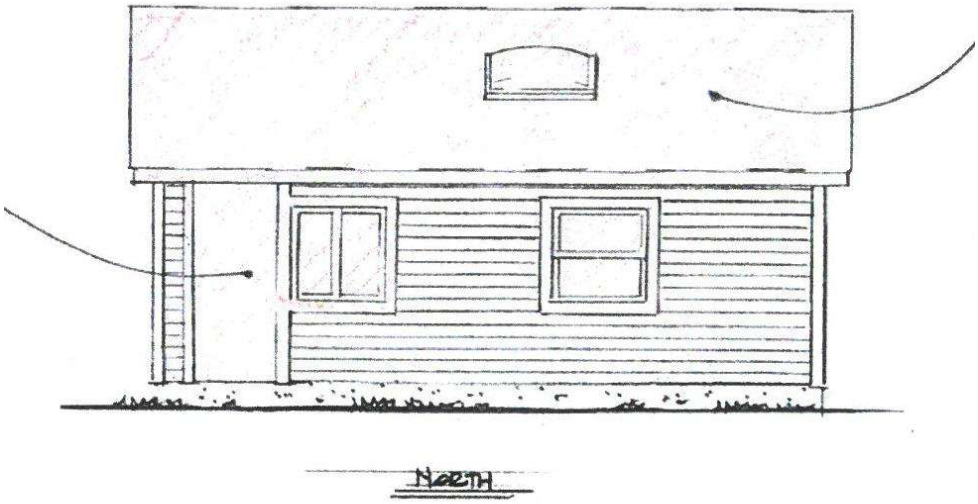


Figure 12. Existing North Elevation

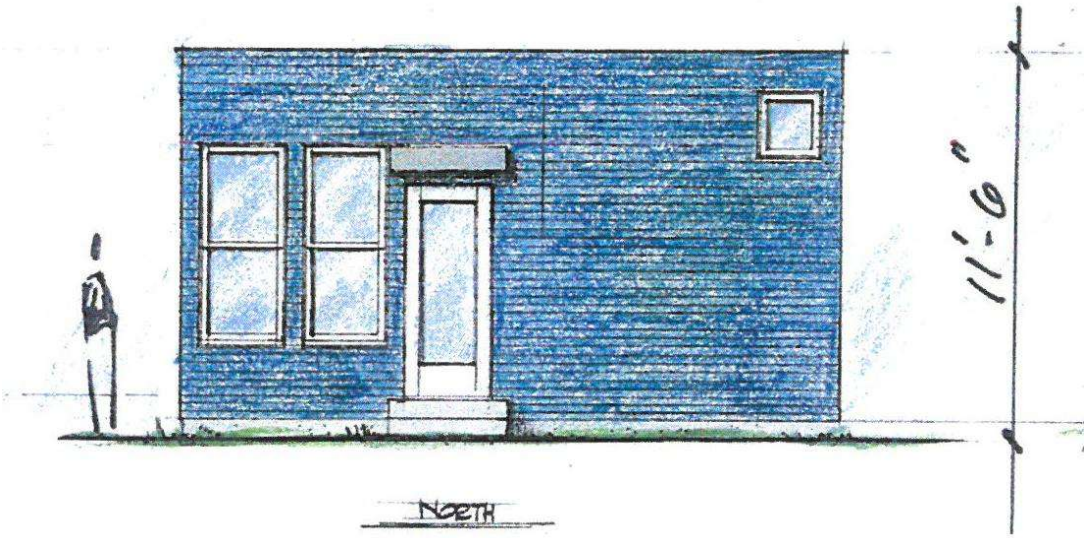


Figure 13. Proposed North Elevation

The openings on the north elevation are shown to be reconfigured so the door is near the center of the elevation, with two double-hung windows at the east end of the elevation. A small casement window is shown in the upper corner of the west side. A concrete stoop is located at the full-light pedestrian door. An overhang is shown over the door on the north elevation but is not depicted on the east or west elevation.

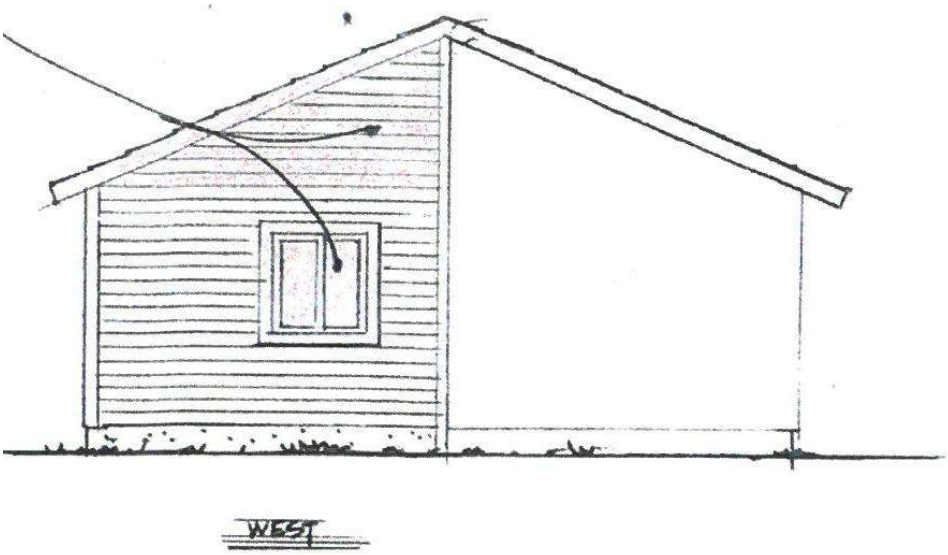


Figure 14. Existing West Elevation

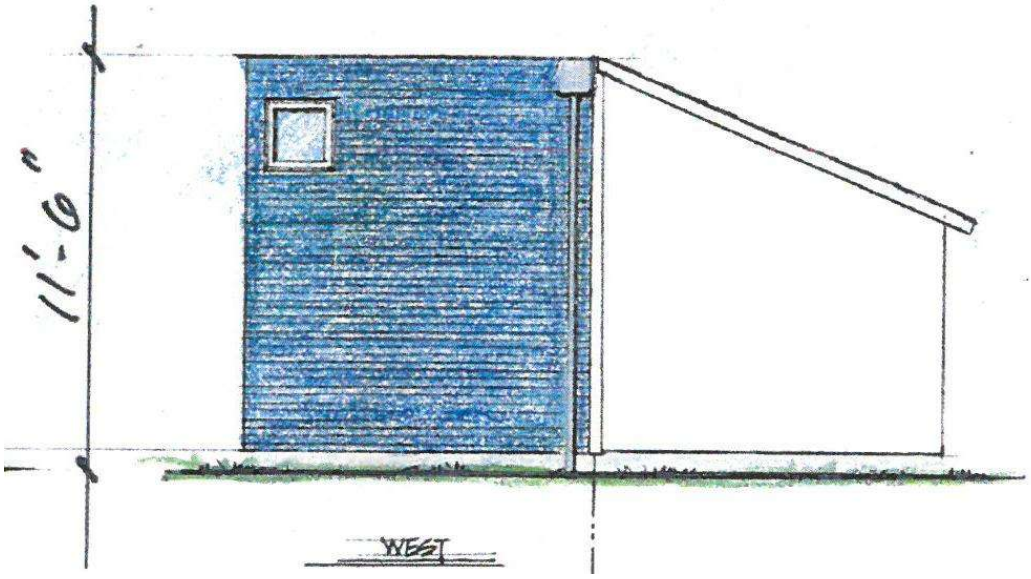


Figure 15. Proposed South Elevation (façade)

The window opening on the west elevation is to be enclosed and a small casement window located at the north corner of the west elevation. A simple gutter is shown near the center of the west elevation.

The application also calls for the construction of a fence extending from the midpoint of the garage along the south and east property lines, and returning

north approximately 10′ (*see Figure 9*). The fence is shown to be 6′ in height, with an alternating pattern of 4″ and 2″ horizontal boards separated by 1″ spacing.

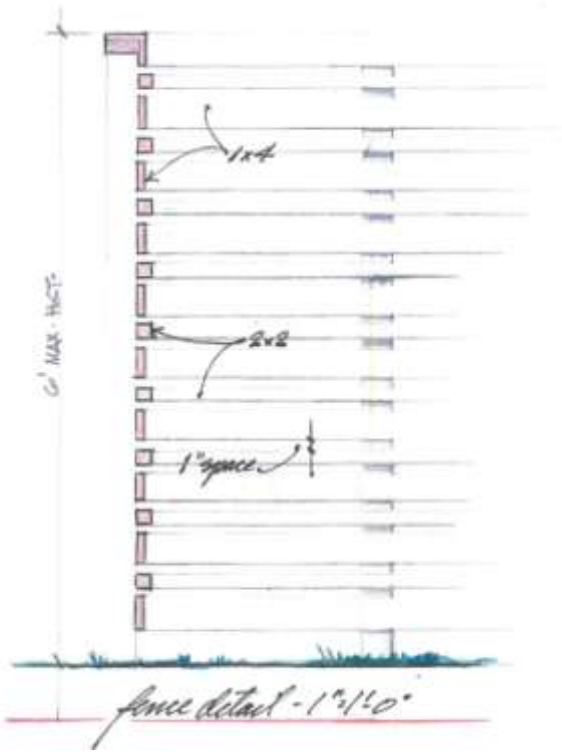


Figure 16. Proposed Fence detail

CRITERIA FOR THE BOARD'S DECISION

Subsections 9-11-18(b) and (c), B.R.C. 1981, set 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.

DESIGN GUIDELINE 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?

Building permit records indicate the accessory building was constructed in 1944, within the period of significance for the Mapleton Hill Historic District. It is likely that parts of an earlier building were used to construct the existing garage. Although somewhat altered, the building does retain its original form, massing, scale, and materiality. The building straddles two lots, a very unusual site condition.

Staff finds that the proposed alterations to the property, including the alteration of the roof form, replacement of siding and reconfiguration of window and door openings does not preserve, enhance or restore the exterior features of the historic property within the Mapleton Hill Historic District, will change the essential mass, scale and form of the building and that such changes will damage or destroy the character of the existing accessory building. The proposed alteration is inconsistent with the treatment of contributing buildings in the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

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

Staff finds that the proposed alterations to the accessory building including changing the north roof form would adversely affect the special character and historic, architectural, or aesthetic interest or value of the property and district as a whole as it is significantly inconsistent the *General Design Guidelines* and the

Mapleton Hill Historic District Design Guidelines treatment of contributing buildings in terms of mass, scale, height, design and color (see Design Guidelines Analysis section).

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 finds that the proposed change of roof form and, alteration of fenestration and removal of the original siding to be incompatible with the character of the historic district.

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

The proposal retains the structure of one-half of the existing historic building; however, the proposed alterations will drastically alter the building's form and massing, alter the existing door and window openings, and remove the original wood siding, corner boards and trim. Very little historic building would remain if the plans were approved as proposed.

ANALYSIS:

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. 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 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 appropriate sections of the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines.*

GENERAL DESIGN GUIDELINES

2.6 FENCES

2.6	**Fences**		
	The appearance of the house from the sidewalk, street and alley contributes to an area's character. Historically, fences were not common in Boulder. Where they existed they were very open, low, and used to delineate space rather than create walled-off privacy areas. Rear and side yard fences were built low enough so neighbors could talk to each other over them. The fences could be easily seen through and were built of woven wire (not chain-link), wrought iron, or painted or opaque stained wood pickets. Elaborate wrought iron and cast iron fences were typically found only on lots with large or grand homes.		
.1	*Retain and preserve historic fences that contribute to the historic character of the site or district whenever possible. Repair deteriorated fence components rather than replace them.*	Existing fence that bisects the east elevation of the accessory building does not appear to be historic.	**N/A**
.2	*Where fences were not traditionally found in the front yard and where the streetscape character is defined by open front yards, the introduction of new fences in the front yard is inappropriate.*	Property at 2515 7th St. is the only lot on this block that faces 7th St.; property directly south of the property (665 Maxwell Ave.) is fenced; character of this block not defined by open lawns	**Yes**
.3	*Introduce compatible new fences of traditional material only in locations and configurations that are characteristic of the historic district.* *New fencing should reflect the character of historic fences in height, openness, materials, and finish.*	Proposed fence measures 6′ in height which is atypical in front yards in the Mapleton Historic District. Traditional material (wood) proposed and boards have a minimum of 1″ spacing.	**Maybe**
.4	*Generally, historic fences were constructed of wrought iron, wood pickets, or woven wire with an open appearance and a scale that related to the main building. Cedar stockade fences or block walls are inappropriate.*	Traditional material (wood) proposed.	**Yes**

.5	*Generally, historic wood fences were painted or opaque stained. Transparent stains and unfinished wood are generally inappropriate. The side of the fence facing the street, alley, and/or sidewalk must be finished.*	Finish of wood fence not specified; should be painted.	**Maybe**
.6	*Front and rear fences should have some degree of openness and spacing of slats so that the main structure on the site is visible from the street or alley. Solid wood fencing along the rear of a lot obscures much of the irregularity and variation that defines the essential character of an alley and creates an inappropriate "tunnel" effect.*	Fence proposed to have minimum of 1″ spacing between slats. 6′ height will obscure the visibility of the lot and is not appropriate in the front yard.	**No**
.7	*Where appropriate, fences should be no more than 36 inches high. This low height should be maintained along the side yard as far as necessary to maintain an unobstructed view of the building's main architectural features, at least to the front elevation of the house and/or porch. At that point, the fence may become gradually higher and less open.*	Proposed front yard fence to measure 6′ in height and would obscure the view into the contributing property.	**No**
.8	*Side yard fences were typically located behind the main house, not in the front yard. Where side yard fences do extend into the front yard, they should be low and open with a gradual transition in height toward the rear yard. The portion of the side fence that extends beyond the front elevation of the building should not exceed a maximum of 36 inches in height.*	Proposed front yard fence to measure 6′ in height and would obscure the view of the contributing property.	**No**

3. ALTERATIONS

3.1	ROOFS, SKYLIGHTS, AND SOLAR PANELS		
	The roof is one of the primary character-defining features of a historic building, and the repetition of similar roof types creates part of the visual consistency that defines a historic area. Alterations or additions to roofs must be given careful consideration to ensure that they do not compromise the integrity of the historic structure. Typical roof shapes are gabled or hipped. Shed roofs sometimes occur on historic additions and accessory structures. Buildings within a district may have a combination of these roof types.		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	*Retain and preserve the original roof form of a historic structure.* ▪ *Maintain the roof form, slope, height, and orientation to the street.* ▪ *Preserve the original depth of the overhang along the eaves.* ▪ *Any alterations to a roof should be compatible with the form, pitch, plate height and massing of the historic roof.* ▪ *Raising the roof to accommodate a full or partial upper story addition is inappropriate – consider the addition of a dormer instead.*	Original roof form will be significantly altered; Proposed alteration would modify the traditional front-gable roof to a flat roof form.	**No**
.2	*Preserve the character of the original roofing and its details.* ▪ *Although historical accuracy in roofing materials is not required, attempt to preserve the type, unit scale, and texture of the original roofing.* ▪ *Avoid removing historically important roofing or wood trim that is in salvageable condition. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards and gable-end shingles.*	The traditional roof form is proposed to be significantly altered. Detailing including trim and corner boards proposed for removal.	**No**

3.6	**EXTERIOR MATERIALS: WALLS, SIDING AND MASONRY**		
	Brick, stone, horizontal wood-lapped siding, stucco, and wood shingles are common finish materials found in historic districts and on historic structures. Over the years, the materials used in residential construction have not changed dramatically, but the scale of materials has become larger. Narrower lap siding, smaller brick and shingles used alone or in various combinations often distinguish older homes from newer ones. Brick and stone masonry were traditionally left natural while wood surfaces were painted.		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	*Original historic finish materials should be preserved and repaired.*	Original wood siding proposed to be replaced with narrow, wooden lap siding to match the new addition to the house.	**No**
.2	*New finish materials should be compatible with, but not seek to replicate, original finish materials. Use materials that are similar in scale, proportion, texture and finish to those used historically.* ▪ *Use authentic materials - materials made to look like other materials, such as concrete that is scored to look like brick, are not appropriate*	Proposed material appropriate for approved new addition, however, original siding should remain on the contributing accessory building.	**No**
3.7	**WINDOWS, STORM WINDOWS AND SHUTTERS**		
	Windows, the elements that surround them, and their relationship to one another are one of the most important character-defining elements of a historic building and should be preserved…		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	*Retain and preserve existing historic windows, including their functional and decorative features, such as frames, glass, sashes, muntins, sills, heads, moldings, surrounds and hardware. Because windows near the façade are particularly critical to the character of historic buildings, their protection may supercede the protection of historic windows elsewhere. In some cases, it may be appropriate to use window elements*	Windows on the east, north and west elevations have been replaced and are currently non-historic alumni sliding windows. Replacement of windows with new wood windows would be appropriate, however window size and configuration inconsistent with historic character of building. The north face likely contained two small casement windows (see figure	**No**

	from rear or side elevations to repair those on the front	7) and the existing door opening. Garage door opening on east face should be maintained to read as such.	
.2	*Preserve original window locations; do not move windows from their historic placement.*	Window and door placement proposed for relocation. Door and window openings should retain traditional pattern and proportion.	**No**
3.8	**Doors**		
	The original size and proportion of a front door, the details of the door, the door surround, and the placement of the door all contribute to the character of the entrance.		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	*Whenever possible, retain and preserve all original doors and door openings.*	Original garage door on the east elevation was replaced by a sliding glass door in 1985. Door on north elevation appears to be historic. Garage door opening on east face should be maintained to read as such.	**No**
.4	*Retain and preserve the functional, proportional and decorative features of a primary entrance. These features include the door and its frame, sill, head, jamb, moldings, and any flanking windows.*	All existing doors and window openings are proposed to be reconfigured. Proposal calls for removal of surrounding details including trim.	**No**

4. ADDITIONS TO HISTORIC STRUCTURES

New additions should not compromise the integrity of the original structure or site, whether through direct destruction of historic features and materials or through their location, size, height or scale.

4.1	**Protection of Historic Structures and Sites**		
	The primary concern of the Landmarks Board in reviewing additions to historic structures is the protection of the existing structure and the character of the site and district.		
	Guideline	**Analysis**	**Meets Guideline?**
.1	*Construct new additions so that*	Original form, mass and materiality of	**No**

	there is a least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged or destroyed	the contributing accessory building proposed for significant alteration and removal.	
.2	*New additions should be constructed so that they may be removed in the future without damaging the historic structure.*	Due to loss of original material, proposed alteration would not be reversible.	**No**
.3	*It is not appropriate to construct an addition that will detract from the overall historic character of the principal building and/or the site, or if it will require the removal of significant building elements or site features.*	Proposed design of the accessory building relates to the new addition of the house rather than the character of its existing form and materiality. Design does not reference traditional form of accessory buildings in the historic district.	**No**
4.5	**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 compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.		
	Guideline	**Analysis**	**Meets Guideline?**
.1	*Maintain the dominant roofline and orientation of the roof form to the street.*	Roof form is proposed to be modified from its traditional gable form to a flat roof.	**No**
.2	*Rooflines on additions should be lower than and secondary to the roofline of the original building.*	Roofline incongruous with the southern portion of the accessory building, which will retain its traditional gable roof form.	**No**
.3	*The existing roof form, pitch, eave depth, and materials should be used for all additions.*	Existing roof form, pitch, eave depth and materials proposed for alteration/removal.	**No**
.5	*Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.*	Window pattern proposed to be reconfigured; general asymmetry is maintained but the proportions are different.	**No**
.6	*Use window shapes that are found on the historic building.*	Proposed double-hung windows reflect type found on contributing house,	

	Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped	however, they are larger in scale and reference the addition to the house rather than the house or existing windows on the accessory building.	

GARAGES & OTHER ACCESSORY STRUCTURES

7.1	**Existing Historic Accessory Structures**		
	A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	*Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.*	Proposed alteration does not preserve existing accessory building, which was built within the period of significance and retains its original form, mass and materiality.	**No**
.2	*Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.*	Proposed alterations do not preserve character-defining elements of the accessory building. Roof form, materials, windows and doors proposed for alteration/removal.	**No**

MAPLETON HILL HISTORIC DISTRICT DESIGN GUIDELINES

O.	**FENCES**		
Traditionally, the appearance of a house has been more important than privacy from the streets, so fences were open, for example, made of wrought iron or wood pickets. Solid wood fences are not traditional and were not used at the fronts of houses, and the present-day addition of such a fence interrupts the strong visual element created by uniform building alignment.			
.1	*Low fences are encouraged.*	Proposed fence measure 6′ in height.	**No**
.2	*Although not typically found within front yards, if used, a durable material in an open design should be used for front fences. Painted iron or steel, or painted wood pickets are appropriate and might be used in conjunction with low masonry walls. There are types of*	Proposed front yard fence uses traditional material with a minimum of 1″ spacing. Horizontal slats with alternating widths is not typical design of fences found in the historic district, but if height is lowered,	**Maybe**

	wire fencing which are historic and would be encouraged. Low shrub hedges are also appropriate. Vertical board, stockade, chain link fences and heavy brick posts are generally inappropriate.	may be appropriate as the design would maintain visibility of the contributing property.	
.3	*Fences without spaces between slats can alter the character of a building site and of the streetscape and alley scape because the historic architectural elements that contribute to the pattern of spacing, setbacks, scale, details and materials of the historic district are blocked from view.* *a. Solid or tight fences are not appropriate* *b. Every effort should be made to allow visual penetration in the design of fences visible from the street or alley. The visual impact of solid wood fencing at the rear of a lot is that the alley becomes a visual tunnel, and much of the irregularity and variation that make the essential character of an alley are changed.*	Proposed fence to have a minimum of 1″ spacing between slats. Proposed 6′ height of a front yard fence is not appropriate.	**No**
.4	*Fences on the rear portion of corner lots should have some degree of spacing along the public right-of-way unless the fence is set back far enough to avoid a fortress effect.*	Fence proposed along front of property.	**N/A**
.5	*Fences across the front of a house should be low (36″ or less). When connecting fencing to a taller side or rear yard fence, a section which gradually increases in height should be included.*	Proposed fence along front of property shown at 6′ in height.	**No**
.6	*Raw wood (unfinished or unpainted) fences are inappropriate in the historic district. Fences should be either painted or coated with an opaque stain.*	Finish of proposed fence not specified, but should be finished.	**Maybe**

.7	*The finish side of the fence should face toward the street or sidewalk.*	Confirm at Ldrc.	**Maybe**
.8	*Fences should have a regular pattern.*	Proposed design of fence includes horizontal slats of alternating widths with 1″ spacing. Design is not traditionally found in the historic district but if the height is lowered to at least 36″the fence would maintain visibility of the contributing property.	**Maybe**
P	**GARAGES, CARPORTS AND ACCESSORY STRUCTURES**		
	A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.		
	Guideline:	Consistency**:**	
.1	*If an existing structure is to be used as a garage the historic character of the building should be respected. As few changes as possible should be made.*	Historic character of the building not preserved by proposed design. Scope of proposed changes include modification of the roof form, reconfiguration of window and door pattern, and removal of original siding.	**No**
3.	*If a new building is to be constructed, design ideas might be found in existing historic accessory buildings located nearby*	Proposed design retains footprint and structure of existing building; design does not reference existing historic accessory buildings.	**No**
4.	*The new building should be secondary in nature to the main house and smaller in scale.*	Design retains footprint of existing accessory building; roof form should be maintained so the building is secondary to the modest character of the main house.	**No**
5.	*Accessory buildings should be small in scale and mass, and constructed in a manner which is complimentary to the character of the house and alley. They are clearly secondary in importance to*	Proposed design of the accessory building references the new addition to the house, rather than its existing character or the design of the historic	**No**

	the primary structure. Typically, prefabricated sheds are discouraged.	house. Existing scale and mass should be preserved.	
T.	**Major Exterior Renovation, Additions and Second Stories.**		
	Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.		
	Guideline	**Analysis**	**Meets Guideline?**
.4	*New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*	Character-defining features of the building proposed for alteration/removal, including its roof form, scale, fenestration pattern and materials.	**No**
.5	*New design and construction should always be differentiated from older portions of a building; however, the addition should respect the existing roof forms, and building scale and massing.*	Roof form, building scale and massing altered by proposed design.	**No**

The existing accessory building at 2515 7th St. was built in 1944, within the period-of-significance for the Mapleton Hill Historic District and although it has been altered, the building retains its original scale, mass and materiality. As such, staff considers it to be a contributing resource to the district.

The accessory building is located 24' from the sidewalk and is highly visible from 7th St. The building is uniquely situated between two lots, an unusual condition in the Mapleton Hill Historic District, and the city as a whole.

The proposed changes drastically alter the building's form, mass, window and door pattern and original siding, trim and corner boards. Such modifications to a contributing building are inconsistent with the historic preservation ordinance, Sections 3, 4 and 7 of the *General Design Guidelines* and Sections D, P, T of the *Mapleton Hill Design Guidelines.*

Staff considers issuance of a Landmark Alteration Certificate for the proposed alteration to the contributing accessory building to be inconsistent with the Historic Preservation Ordinance with Section 9-11-18(a)&(b)(1-4) B.R.C., for issuance of a landmark alteration certificate, the *General Design Guidelines*, and the *Mapleton Hill Historic District Guidelines*.

PUBLIC COMMENT

Staff has spoken to the owners of 665 Maxwell Ave., who own the southern portion of the building. They have indicated that they do not oppose the proposed changes to the shared accessory building.

FINDINGS:

Staff recommends that the board deny the application and adopt the following findings:

This denial is consistent with the purposes and standards of the Historic Preservation Ordinance, in that:

1. The proposed alterations to the contributing accessory building will adversely affect the special character of the subject property and the Mapleton Hill Historic District (9-11-18,(b)(2), B.R.C. 1981).

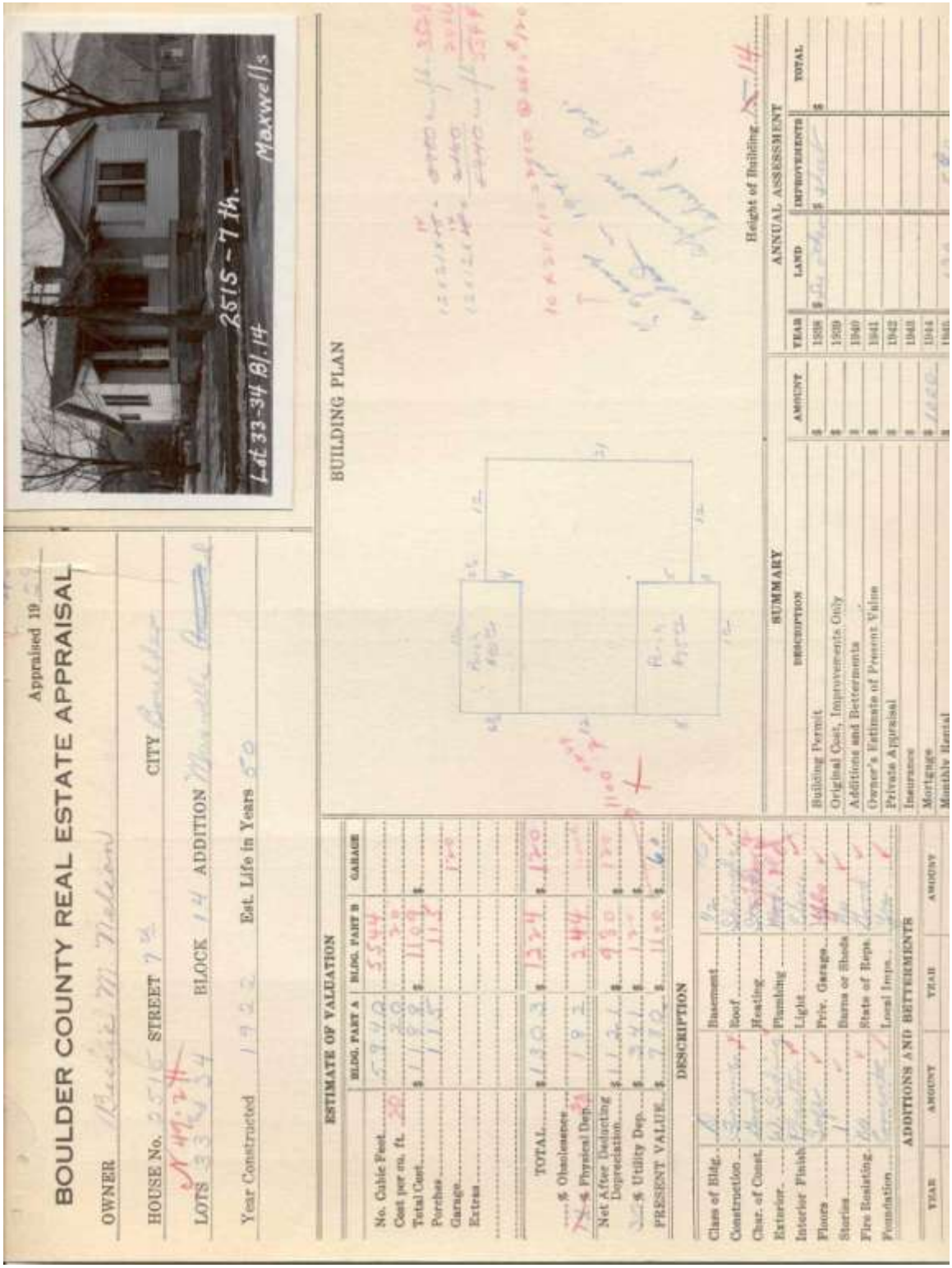
2. The proposed alteration will not preserve, enhance, or restore the exterior architectural features of the building and will have an adverse effect on the contributing property, as it will alter the original roof, building form, mass, fenestration pattern and materiality.

3. The proposed alteration to the existing accessory building does not comply with Sections 3, 4 or 7 of the *General Design Guidelines* and Sections D, P or T of the *Mapleton Hill Historic District Guidelines*, adopted by the Landmarks Board as Administrative Regulations, and Section 9-11-18 (b)(3), of the Boulder Revised Code 1981.

ATTACHMENTS:

A: Tax Assessors Card
B: Photographs
C: Applicant's Materials
D: Additional Design Guideline Analysis 09.03.2014

Attachment A: Tax Assessors Card



BOULDER COUNTY REAL ESTATE APPRAISAL

Appraised 19

OWNER Rudolph M. Nelson

HOUSE No. 2515 STREET 7th CITY Boulder

LOTS 33-34 BLOCK 14 ADDITION Maxwell's

Year Constructed 1922 Est. Life in Years 60

2515-7th. Maxwell's Lot 33-34 Bl. 14

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	5940	3544	
Cost per cu. ft.	.20	.20	
Total Cost	$ 1188	$ 1108	$
Porches	115	115	
Garage			120
Extras			
TOTAL	$ 1303	$ 1324	$ 120
% Obsolescence			
% Physical Dep.	192	344	
Net After Deducting Depreciation	$ 1111	$ 980	$ 120
% Utility Dep.	$ 244	$ 120	$
PRESENT VALUE	$ 867	$ 1100	$ 6

DESCRIPTION

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

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT

BUILDING PLAN

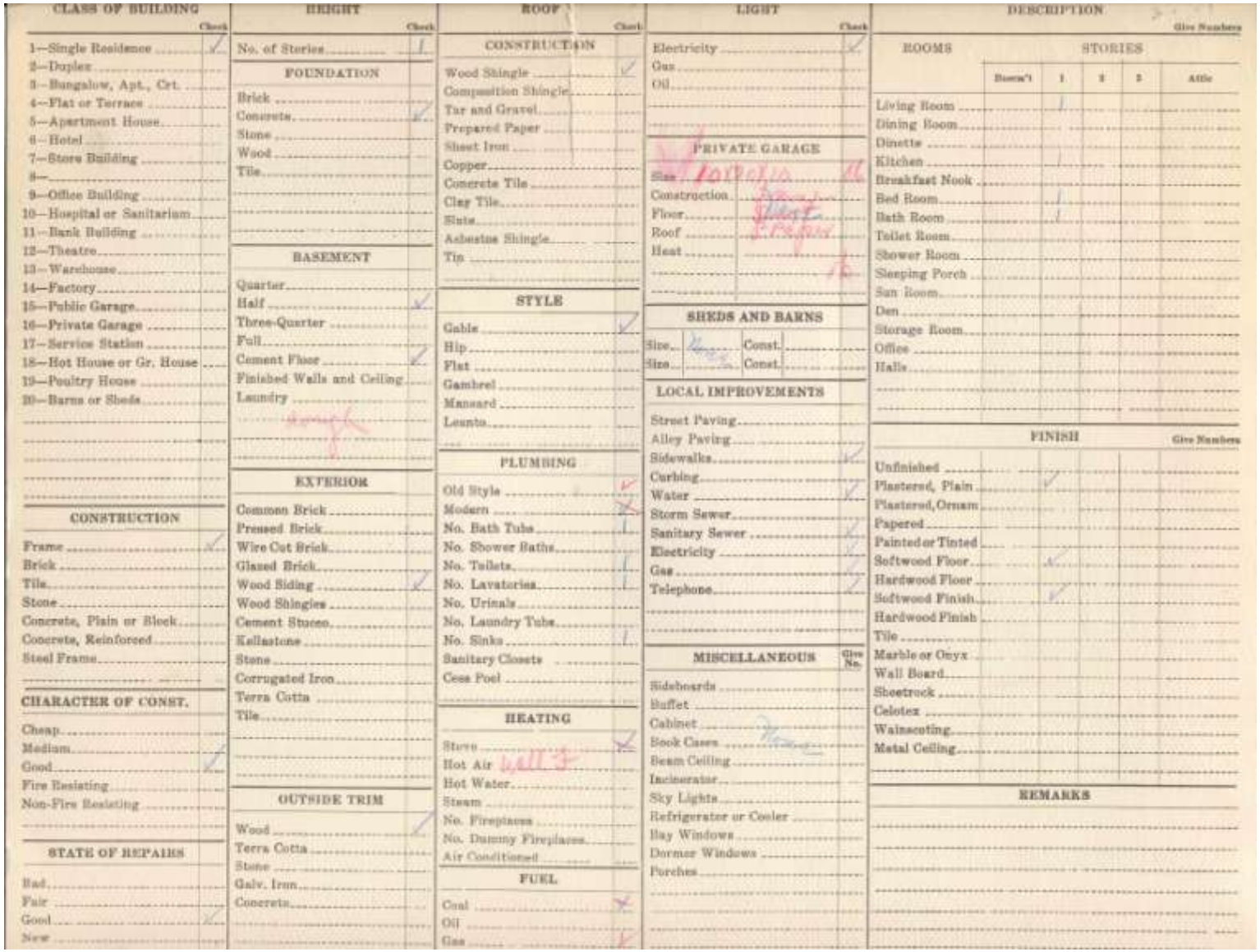
SUMMARY

DESCRIPTION	AMOUNT	YEAR
Building Permit	$	1938
Original Cost, Improvements Only	$	1939
Additions and Betterments	$	1940
Owner's Estimate of Present Value	$	1941
Private Appraisal	$	1942
Insurance	$	1943
Mortgage	$ 1100	1944
Monthly Rental	$	1946

Height of Building 14

ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	$	$	$
1939			
1940			
1941			
1942			
1943			
1944			
1946			



CLASS OF BUILDING (Check)

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

CONSTRUCTION

Frame ✓
Brick
Tile
Stone
Concrete, Plain or Block
Concrete, Reinforced
Steel Frame

CHARACTER OF CONST.

Cheap
Medium
Good ✓
Fire Resisting
Non-Fire Resisting

STATE OF REPAIRS

Bad
Fair
Good ✓
New

HEIGHT (Check)

No. of Stories 1

FOUNDATION

Brick
Concrete ✓
Stone
Wood
Tile

BASEMENT

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

EXTERIOR

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

OUTSIDE TRIM

Wood ✓
Terra Cotta
Stone
Galv. Iron
Concrete

ROOF (Check)

CONSTRUCTION

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

STYLE

Gable ✓
Hip
Flat
Gambrel
Mansard
Leanto

PLUMBING

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

HEATING

Stove ✗
Hot Air wall F
Hot Water
Steam
No. Fireplaces
No. Dummy Fireplaces
Air Conditioned

FUEL

Coal ✗
Oil
Gas ✗

LIGHT (Check)

Electricity ✓
Gas
Oil

PRIVATE GARAGE

Size 10'x20'x10'
Construction Frame
Floor Sheet
Roof Gravel
Heat

SHEDS AND BARNS

Size Const.
Size Const.

LOCAL IMPROVEMENTS

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

MISCELLANEOUS (Give No.)

Sideboards
Buffet
Cabinet
Book Cases
Beam Ceiling
Incinerator
Sky Lights
Refrigerator or Cooler
Bay Windows
Dormer Windows
Porches

DESCRIPTION (Give Numbers)

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

FINISH (Give Numbers)

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

REMARKS

Lot 33-34 Bl. 14
2515 - 7th.
Maxwells

Attachment B: Current Photographs

2515 7th St., Main house, Southeast corner, 2014.

2515 7th St., Accessory Building, East Elevation, 2014.

2515 7th St., facing west, 2014.

2515 7th St., Accessory Building, East Elevation, 2014.

2515 7th St., Accessory Building, North and East Elevations, 2014.

2515 7th St., Accessory Building, Northwest corner, 2014.

2515 7th St., Accessory Building, Facing southwest, 2014.

Facing south along 7th St.

2515 7th St., Accessory Building, Window and Door at North Elevation, 2014.

2515 7th St., Accessory Building, Window at North Elevation, 2014.

2515 7th St., Accessory Building, North Elevation, 2014.

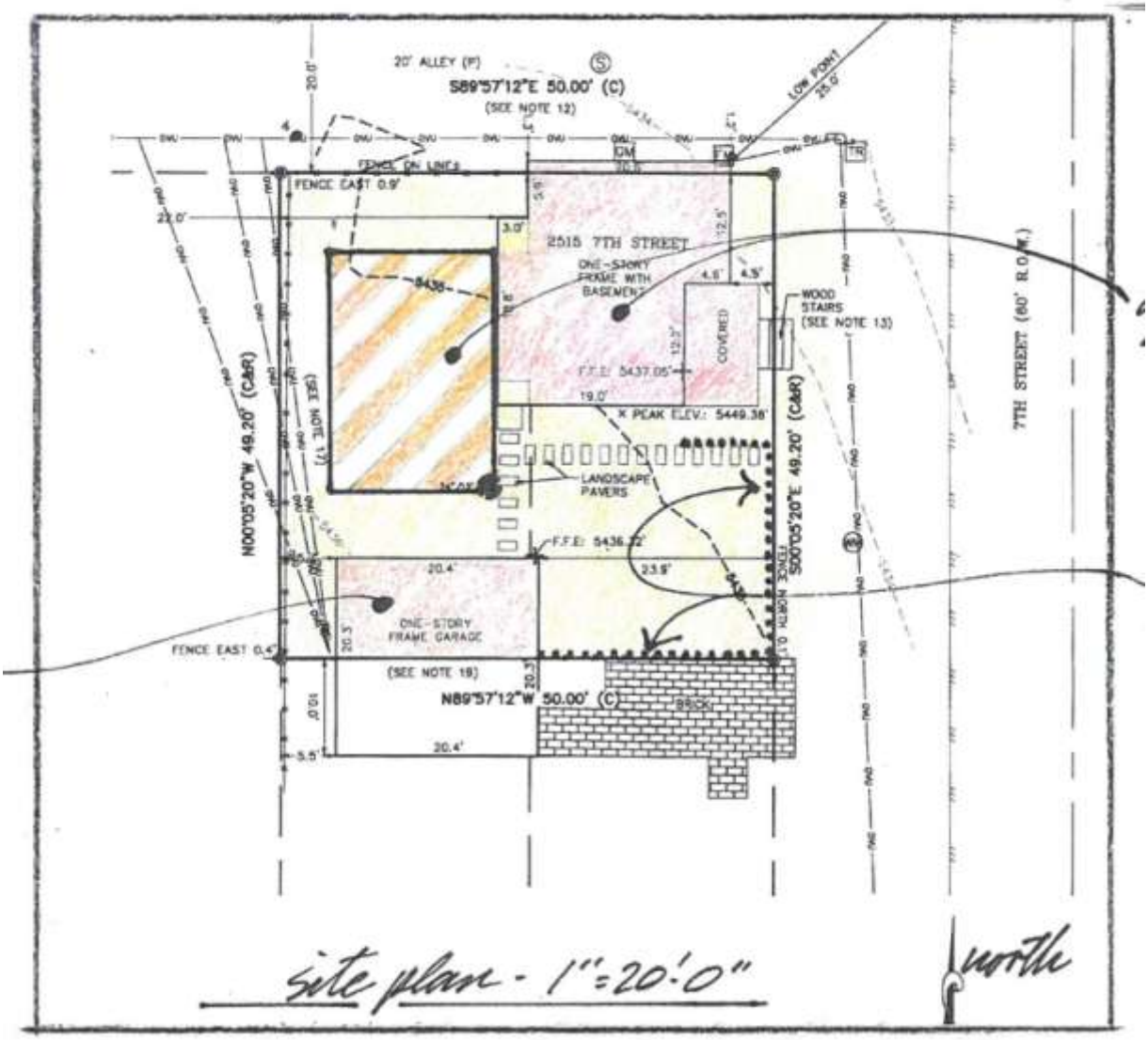
2515 7th St., Accessory Building, West Elevation, 2014.

2515 7th St., Accessory building, east elevation, 2014.

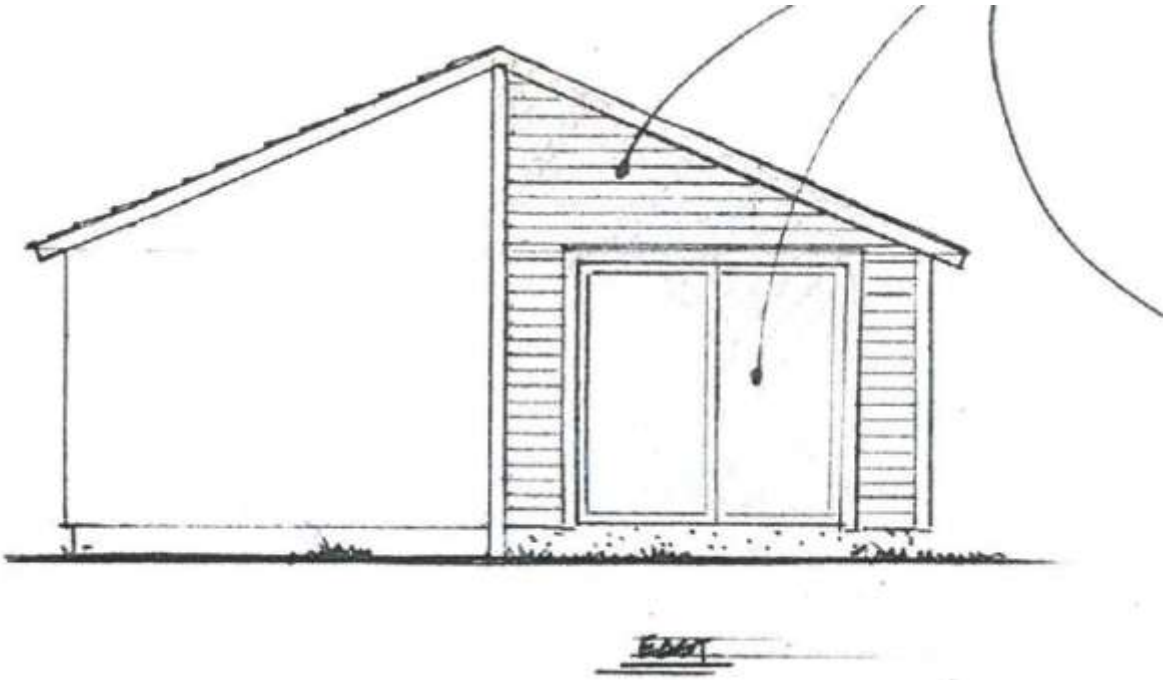
View from alley, facing south, 2014.

Attachment C: Applicant's Materials

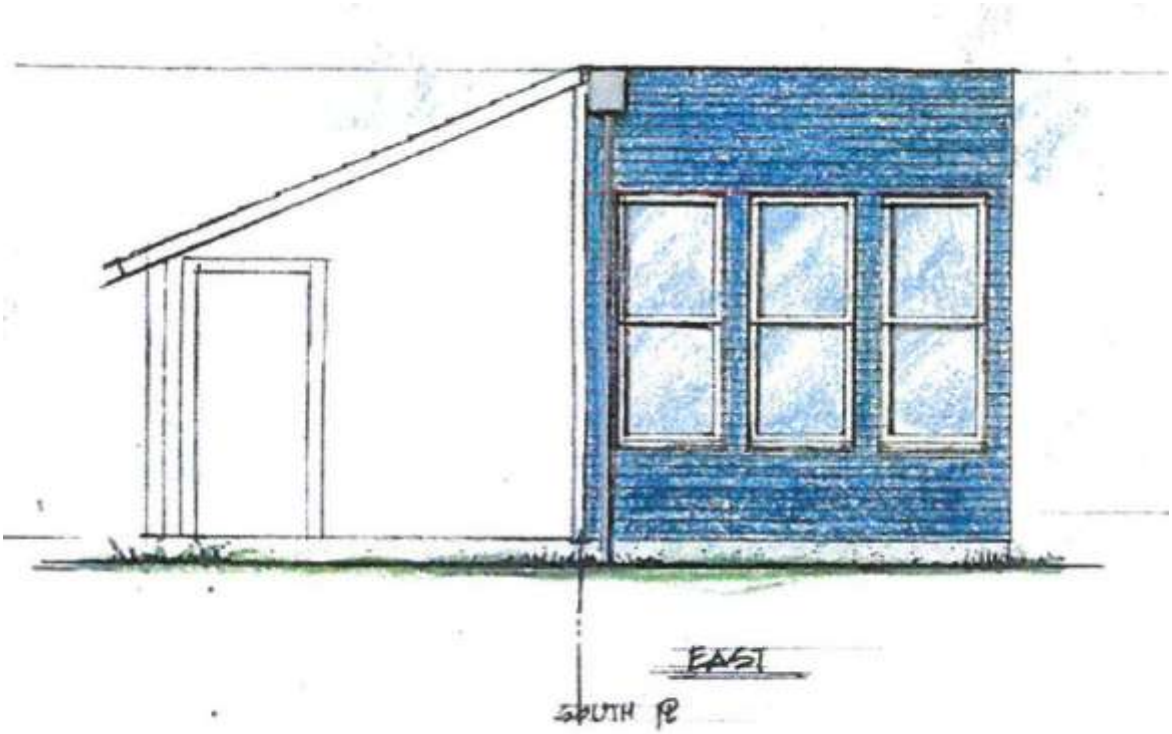
Attachment D: Plans and Elevations



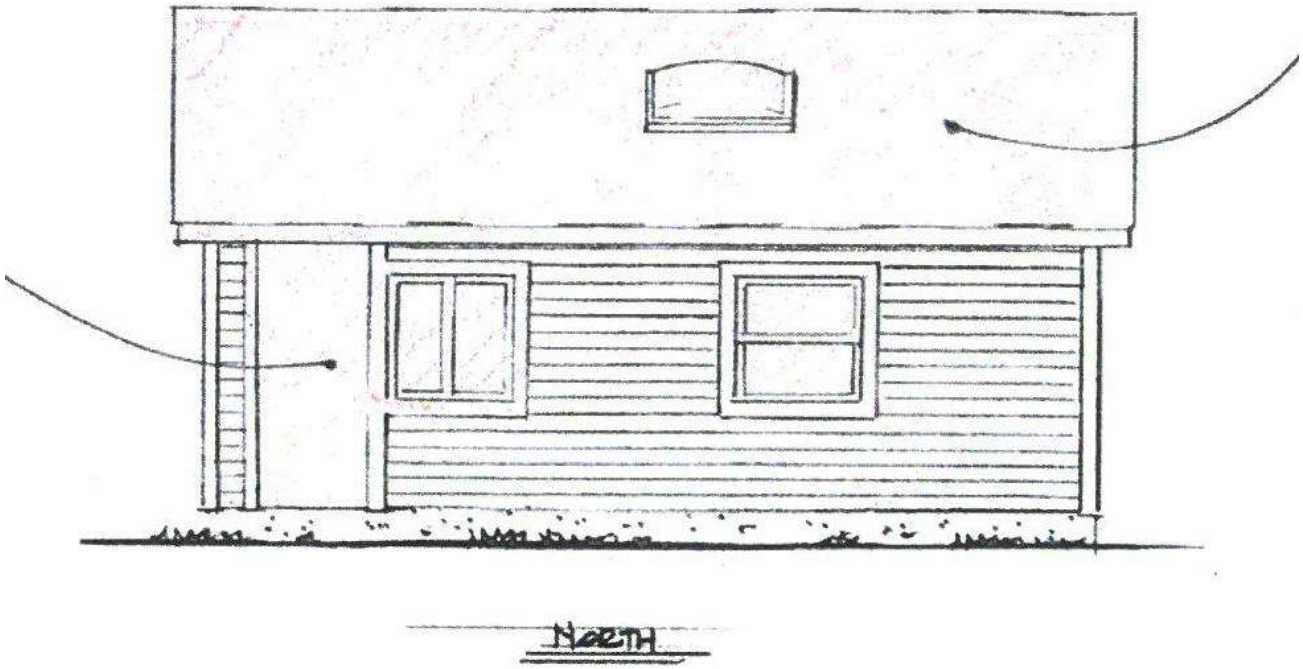
Site Plan



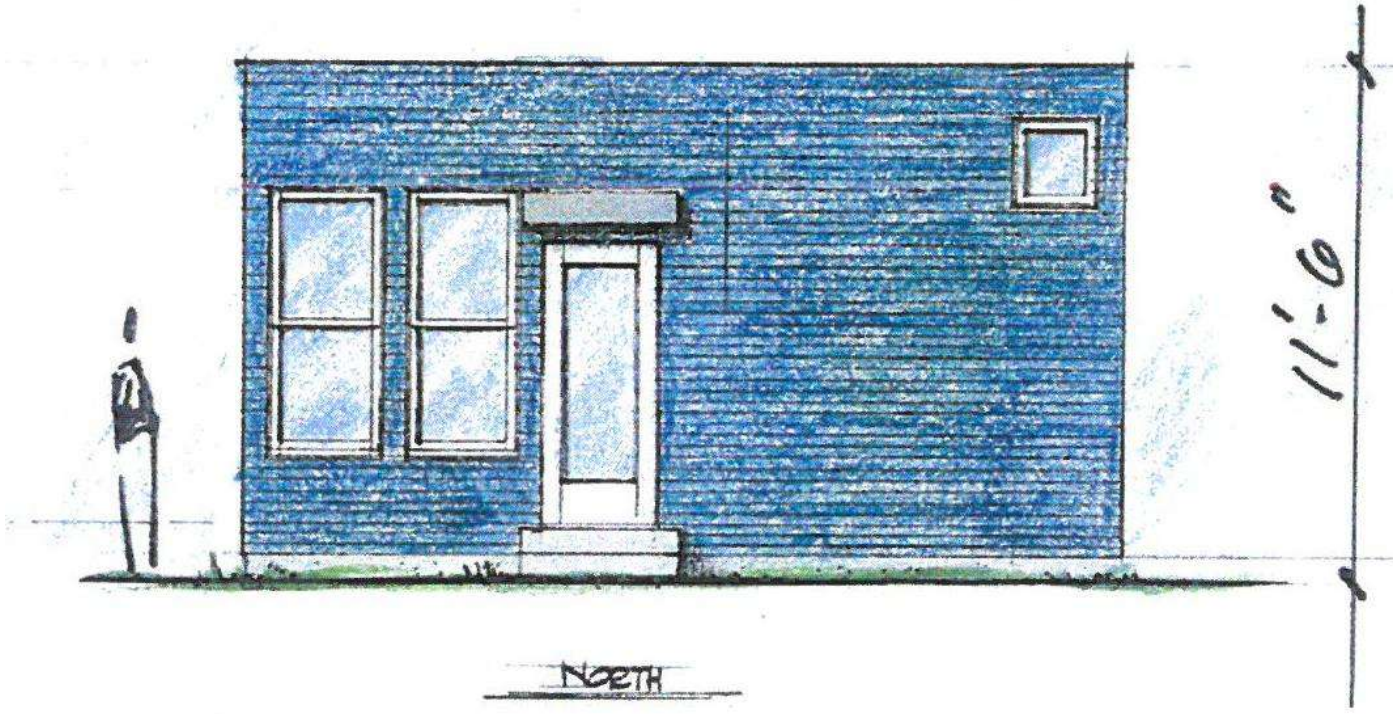
Existing East Elevation



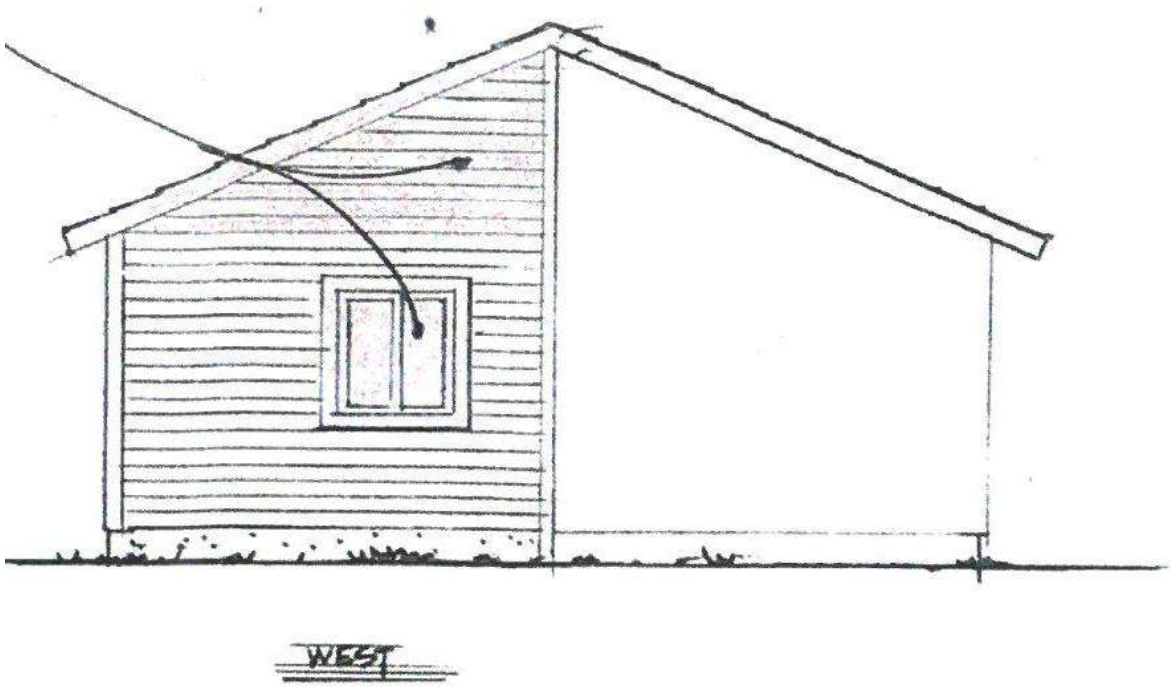
Proposed East Elevation



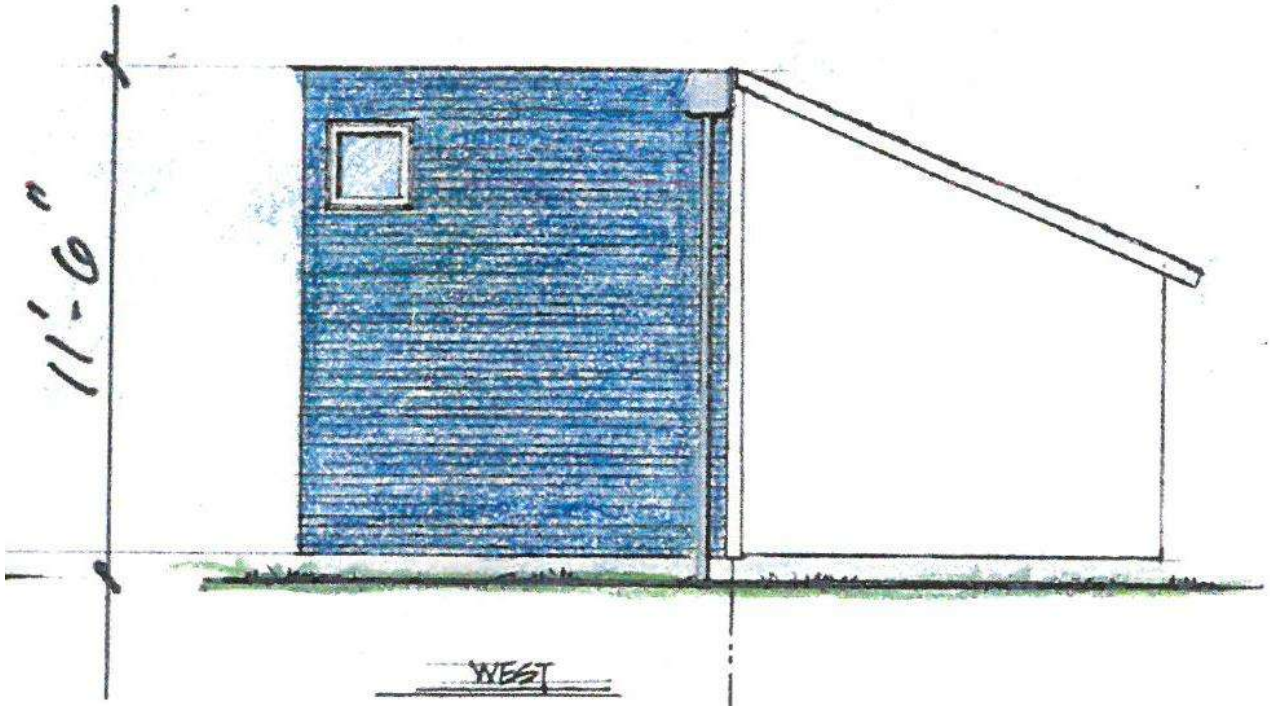
Existing North Elevation



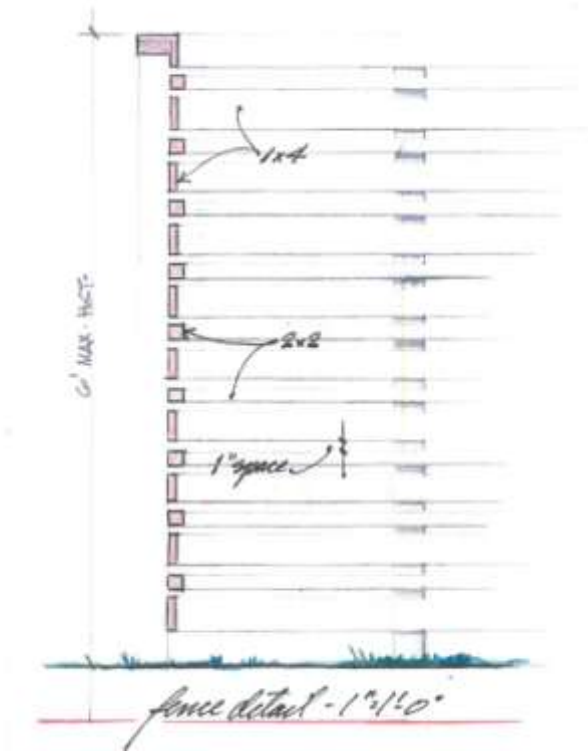
Proposed North Elevation



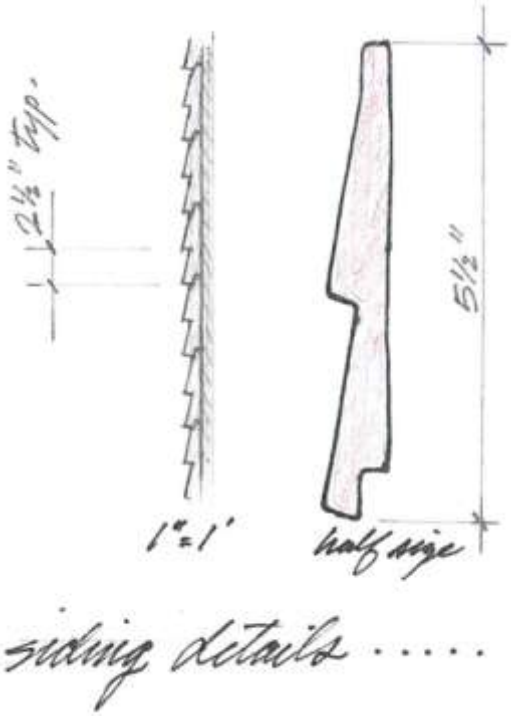
Existing West Elevation



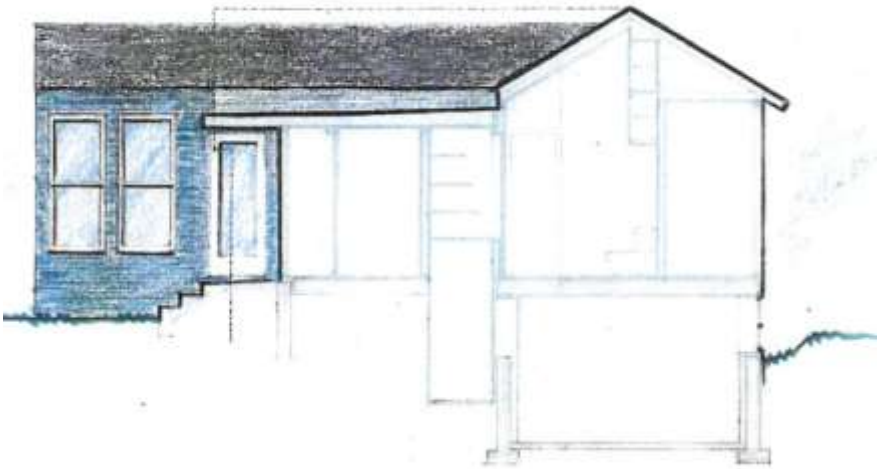
Proposed West Elevation



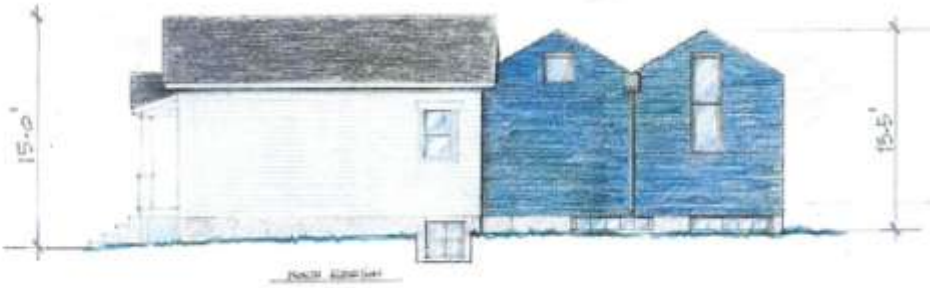
Fence Detail



Siding Detail



Approved Addition, Section facing West



Approved Addition, North Elevation

Approved Addition, South Elevation

Approved Addition, West Elevation

Attachment D: Design Guideline Analysis for Non-Contributing Buildings

At the July 2nd, 2014 meeting, the Landmarks Board discussed at length the contributing or non-contributing status of the accessory building at 2515 7th St. While it is not typical to provide additional design guideline analysis between meetings, staff considers that the analysis may aid the board's discussion if the building is determined to be non-contributing to the character of the Mapleton Hill Historic District.

MAPLETON HILL HISTORIC DISTRICT DESIGN GUIDELINES

The Mapleton Hill Historic District Design Guidelines do not differentiate between contributing and non-contributing buildings. See Design Guideline Analysis section.

GENERAL DESIGN GUIDELINES

5.	**ADDITIONS TO NON-HISTORIC STRUCTURES IN HISTORIC DISTRICTS**		
	This section contains guidelines for additions to buildings that have been determined to be non-contributing to a historic district. Non-Contributing buildings include those that, although constructed during the district's period of significance, have been altered to such an extent that the historic integrity is lost and restoration is not possible. Building constructed outside the period of significance and that are not individually significant (Individual Landmarks or Significant Newer) are also considered Non-Contributing. **In general, the guidelines for additions to non-contributing buildings are more flexible than those for historic buildings, with the exception of site design guidelines (*Section 2.0 Site Design*) and the respect for the mass and scale of the district. Projects will be evaluated based on these issues and overall impact on the character of the district.** While non-contributing buildings are not required to follow the guidelines in *Section 4.0 Additions to historic Structures,* such projects may benefit from the design principles suggested by them. **For substantial alterations to a non-historic building, see *Section 6.0 New Structures.* Substantial alterations are those that would require issuance of a demolition permit if the building were over 50 years of age.**		
.1	*Follow the guidelines in Section 2.0 Site Design*	Addition does not alter the existing location of the accessory building.	**Yes**
.2	*It is not appropriate to construct an addition that will detract from the overall historic character of the district by overwhelming existing building in mass and scale.*	The reconfiguration of the roof will increase the real and perceived mass of the existing accessory building.	**Maybe**

.3	*Alterations to non-contributing buildings built in a recognizable architectural style should preserve and respect that style.*	Existing accessory building is utilitarian in nature with minimal ornamentation. Proposed alteration references the approved addition to the house rather than the existing accessory building or existing historic house.	**Maybe**

For substantial alterations to a non-historic building, see *Section 6.0 New Structures*. Substantial alterations are those that would require issuance of a demolition permit if the building were over 50 years of age.

6.	**NEW STRUCTURES**		
	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.**		
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 this historic context, they must also be recognizable as new construction.*		
.1	*New construction should be a product of its own time. Create compatible contemporary interpretations of historic elements.*	Proposed alteration of existing building incorporates traditional elements such as wood lap siding and double-hung windows but alters the scale and placement in a manner that is clearly contemporary. Due to the unique condition of the garage (split on two lots), special consideration should be given to the impact of the proposed design to the	**Maybe**

		southern half of the accessory building. Roof alteration (half gable, half flat roof) may not be appropriate.	
.2	*Interpretations of historic styles may be appropriate if they are distinguishable as new.*	Proposed design would be distinguishable as new.	**Yes**
6.2	**Site and Setting**		
.1	*Conform to the design guidelines found in Section 2.0 Site Design, regarding site and setting in developing a proposed site plan.*	See Design Guidelines Analysis section. Addition does not alter the existing location of the accessory building.	**Yes**
.2	*Design new construction so that the overall character of the site, site topography, character-defining site features and trees are retained.*	Addition does not alter the existing location of the accessory building; Proposed changes would alter the character of the existing accessory building.	**Maybe**
.3	*Site new construction to be compatible with surrounding building that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.*	Addition does not alter the existing location of the accessory building.	**Yes**
.4	*New construction should not be significantly different from contributing historic buildings in the district in terms of the proportion of built mass to open space on the individual site. See Guideline 2.1.1.*	Addition does not alter the existing location of the accessory building.	**Yes**
.5	*New primary structures should serve as a guide for new accessory structures on the site. Conform to the design guidelines found in Section 7.0 New Garages and Other Accessory Structures.*	Existing house was constructed in 1922; rear addition approved in 2014.	**N/A**

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 surrounding buildings as to loom over them.*		
.1	*Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, scale, massing, and proportions.*	Building would be generally compatible in terms of material and window placement, but the mass and scale may not relate to surrounding buildings and the overall historic character of the district.	**Maybe**
.2	*The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole.*	The existing accessory building straddles the property line, a unique condition in the historic district. Proposed alterations will change the relationship of the two sides of the building.	**Maybe**
.3	*Historic heights and widths as well as their ratios should be maintained. The proportions of the front façade are particularly important and should be compatible to those of surrounding historic buildings.*	The ratio of the building's existing height and width is proposed for alteration and the resulting gable-and-flat roof form may not be compatible with the surrounding buildings.	**Maybe**
.4	*A new house constructed behind and existing historic house should be of lesser mass and scale than the original structures.*	N/A	**N/A**
6.4	**Materials**		
.1	*Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic structures.*	Proposed painted, wooden lap siding directly references the approved addition, and is compatible with the scale, proportion, texture, finish and	**Yes**

		color of materials found in the district;	
.2	*Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.*	West (rear) elevation interrupted by one small window in the upper left corner; however, this elevation is not prominently visible from the street or alley. Asymmetrical fenestration pattern typical for accessory buildings in the district.	**Maybe**
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 compliment the historic architecture. In addition to the guidelines below, refer also to* Section 3.0 Alterations *for related suggestions.*		
.1	*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.*	Placement of windows respects existing asymmetry of the garage, though double-hung windows on north and east elevations are larger in scale than windows traditionally found in the historic district.	**Yes**
.2	*Select windows and door for new structures that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding building that contribute to the historic district.*	Proposed double-hung window pattern appropriate; small windows at north and west elevations less traditional.	**Maybe**
.3	*New structures should use a roof form found in the district or on the landmark site.*	Existing roofs on the property are gabled; The proposed half-gable, half-flat roof is not traditionally found in the historic district.	**No**
.4	*Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.*	Porch not proposed.	**N/A**

.5	*Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.*	Dormers not proposed.	**N/A**

The existing accessory building at 2515 7th St. was built in 1944, within the period of significance for the Mapleton Hill Historic District and although it has been altered, the building retains its original scale, mass and materiality. As such, staff considers it to be a contributing resource to the district. If the Board agrees, staff recommends that the proposed alteration be denied as the proposed alteration of the roof is not consistent with the design guidelines in that it creates an unusual half-gable-half-flat roof form that is not in keeping with the character of the historic district. If, however, the Landmarks Board determines that the accessory building is non-contributing, it is staff's opinion that proposed replacement of siding and reconfiguration of the fenestration pattern is appropriate.