



### LANDMARK ALTERATION CERTIFICATE APPLICATION

Planning & Development Services – Historic Preservation Program  
1739 Broadway, 3<sup>rd</sup> Floor  
Boulder, CO 80302  
(303) 441-1880

[Http://www.boulderhistoricpreservation.net](http://www.boulderhistoricpreservation.net)

Date of application: Aug. 29, 2013 Case number: HIS

Property address: 3015 Kalmia Ave.

Historic District/Landmark name: Alfred and Laura Lundegren House

Applicant's name: Markel Homes Phone: 303 449-8689

Email: jason@markelhomes.com Relationship to project (e.g., architect, contractor): owner

Applicant's mailing address:  
5723 Arapahoe Ave. Boulder CO 80303  
Street City State Zip

Property owner's name: Kalmia Estates Phone: same

Property owner's address:  
Development, LLC  
same  
Street City State Zip

Property owner's email: same

**PROJECT DESCRIPTION:** Please a narrative description of the proposed exterior alterations below. Please see the following pages for submittal requirements.

See attached Narrative

Please submit this completed application, with the required information outlined on the following pages to a Project Specialist. **Note: applications for the Landmarks Design Review Committee must be received on the Friday prior to your requested meeting date before 11 a.m.** If you have any questions, please call (303)441-1880 and request to speak to a Historic Preservation Planner.

**Thank you! We look forward to working with you on your project!**

## INITIAL CODE REVIEW

*If a survey is required the plat should accompany this application. This section is a customer service review and does not constitute a formal review of all applicable codes and regulations. All sections of the Boulder Revised Code must still be adhered to prior to performing any work.*

The following applications require initial review and sign off by a Project Specialist or the Zoning Administrator prior to acceptance of a Landmark Alteration Certificate application. Please mark all applicable boxes.

- New detached construction (garage, new house, shed, etc.)  
 Dormers       Porches       Fences       All new additions

### THIS SECTION IS FOR STAFF USE ONLY

Property Zoning: \_\_\_\_\_ Does the proposal meet required setbacks?     Y     N

Compatible Development applicable?     Y     N

Please collect the Lot Area Declaration Form and the Maximum Floor Area and Building Coverage Worksheet if the development proposal is impacted by Compatible Development regulations.

Lot Size: \_\_\_\_\_      SYBP: \_\_\_\_\_      SYWL: \_\_\_\_\_

Proposed Lot Coverage: \_\_\_\_\_      Proposed FAR: \_\_\_\_\_

Survey required:     Y     N      Existing Accessory Bldg(s): \_\_\_\_\_

Floodplain: \_\_\_\_\_

Previous Approvals (Use Review, PUD, etc.) \_\_\_\_\_

Other Applications which may be required based on proposed application: \_\_\_\_\_

Preliminary Comments:

Reviewed by: \_\_\_\_\_      Date: \_\_\_\_\_

# LANDMARKS DESIGN REVIEW COMMITTEE (LDRC) REVIEW

## TYPE OF ALTERATION:

(Please check all that apply)

- Deck / porch
- Doors / windows
- Dormers / skylights
- Additions
- Fence (front yard or rear / side yard if over 5' tall or less than 1" spacing between pickets)
- New garage/accessory building (340 sq. ft. and under)
- Demolition, pre-1940 construction
- Other \_\_\_\_\_

A staff member and two designated members of the landmarks board review applications for exterior alterations to landmark properties and properties in designated historic districts. They determine, within 14 days after a complete application is filed, whether or not the proposed work has a significant impact on or is potentially detrimental to a landmark site or historic district. Large projects usually require more than one meeting and may be referred by the committee to the full Landmarks Board for review.

### Required documentation:

- This application:** Completely filled out
- Photographs:** Photos of existing building and surrounding context
- Drawings:** All drawings should be scaled, preferably to a 1/4" or 1/8" scaled, and detailed as clearly as possible, whether or not an architect or contractor is involved. **Both existing conditions and proposed changes should be shown.** Examples are available if needed.

### The following documentation is required for final review and approval:

- Scaled site plans:** Including existing and proposed site plans
- Elevations:** Usually scaled to a 1/4" = 1' scale for existing and proposed elevations
- Materials:** Specific materials should be noted on plans.
- Colors:** Color chips of paint and printed samples of roofing types are helpful.
- Photographs:** Color photos of existing conditions and details relating to the requested alteration.
- Manufacturers/catalogue "cut" sheets**
- Fences:** A scaled drawing showing dimensions and spacing between pickets.
- Details**

### The following may be requested prior to final approval:

- Building sections
- Methods of restoration
- Study model or 3-D simulated model

**TIP:** For large or complex projects you are encouraged to contact a Historic Preservation Planner early in the planning process and before detailed drawings are completed. **Completed applications for LDRC review must be turned in by noon on the Friday prior to the requested meeting date.** Please note that LDRC meeting requests are processed in the order in which they are received and that a first request may not be available due to scheduling. The Committee meets every Wednesday at 9:00 a.m. (except holidays) at the P&DS Service Center offices on the 3<sup>rd</sup> floor of the Park Central building, 1739 Broadway. Please call 303-441-1880 if you have questions.

### LANDMARKS BOARD (LB) REVIEW

**TYPE OF ALTERATION:**  
(Please check all that apply)

**New free-standing construction**  
(over 340 sq. ft.)

**Demolition**  
(includes primary and/or accessory buildings designated as individual landmarks or within a district)

**Application referred from DRC**

New free-standing construction greater than 340 square feet, or the demolition or moving of buildings requires review by the Landmarks Board. If a public hearing for the issuance of a Landmark Alteration Certificate (LAC) the Board meets monthly, usually the first Wednesday of each month. Submittal deadlines are listed on the following page. Complete applications must be received by a Project Specialist by 4 p.m., at least 27 days prior to the hearing.

Public hearings are held within 60 days of the receipt of a completed LAC application and are conducted as quasi-judicial proceedings. Following the public hearing for the LAC, a Notice of Disposition is sent to City Council outlining the Board's recommendation. City Council has 14 days to call-up a decision of approval made by the Landmarks Board. If the Board votes to deny a Landmark Alteration Certificate application, the City Council has 30 days to call-up the decision.

A complete application submittal all of the materials required for the Design Review Committee as listed on the proceeding page plus the following items:

- Previous Page requirements (Listed under LDRC)**
- Written project description**
- 10 folded copies of project drawings, showing existing and proposed conditions (preferably 24"x36") plans, including:**
  - Scaled site plan
  - Scaled elevations for all sides of the building at a 1/4" or 1/8" scale
  - Sketches, as needed
- 1 copy of any color renderings or photographs, color samples, etc. (preferably no greater than 11"x17")** *to be submitted to staff at a later date*
- 1 reduced (8 1/2"x 11") copy of all materials submitted**
- 1 digital copy of all materials submitted in a PDF file format**

At the request of staff or the Board, the following may also be required as part of your application:

- Building sections
- Methods of restoration
- Study model or 3-D simulated model

**TIP:** Projects that require full Board review should be presented to staff early in the planning process, before detailed drawings are initiated. Please contact staff prior to submitting an application for LPAB review; these reviews are often complex.

I agree to perform the work described herein, in accordance with the plans and/or specifications submitted and with all provisions of the Historic Preservation Code, Building Code, Zoning Ordinance and Health Regulations of the City of Boulder as enumerated in the Boulder Revised Code, 1981.

Signature of owner or authorized agent for owner

Date

8-27-13

## Landmark Alteration Certificate Application- Narrative

RE: Alfred and Laura Lundgren House alterations  
3015 Kalmia Ave.

### PROJECT DESCRIPTION

Markel Homes, the owner and applicant, proposes to restore the existing landmarked house, construct a new addition at the rear (north side) of the house, and construct a new detached garage at the northwest corner of the property.

The existing house has a total of 1,360 SF of enclosed living area, which includes 370 SF of 2<sup>nd</sup> Level space which has low ceilings which slope from 4'-2" to a maximum of 6'-6" in height and two later additions which the Landmarking Memorandum states do not have historic significance- a 76 Sf enclosure of part of the original front porch and a 168 SF rear addition. The existing detached garage/storage building has 390 SF of unfinished space.

The landmarked buildings are located on a 7,570 SF landmarked site, Lot 23 of Kalmia Estates, which is being developed by Kalmia Estates Development, LLC. Lot 23 is located at the corner of Kalmia Ave., the historic street front and driveway access for the Lundgren house, and Paonia St., the new main access street for Kalmia Estates. Because of the location of the landmarked house at the entrance to Kalmia Estates, and its association with the new development, the owner intends to carefully restore the existing buildings and preserve them as a historic landmark for the community.

The applicant has carefully reviewed the June 5, 2013 staff Memorandum for Landmarking, the General Design Guidelines for Boulder's Historic Districts and Individual Landmarks, and the Secretary of the Interior's Standards and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Some of these guidelines are very specific, but others are highly subjective and allow for flexibility depending on site-specific factors and conditions. We believe that our proposed alterations, as submitted with this application, meet or exceed the recommendations, guidelines and standards stated in these documents.

### General Design Guidelines for Boulder's Historic Districts and Individual Landmarks

Although the Boulder Design Guidelines for Individual Landmarks "are intended to be used as an aid to appropriate design and not as a checklist of items for compliance", and every individual landmark and district is its own unique case, we have used these guidelines as a way of designing appropriate alterations to the existing site, and address the relevant guidelines as follows:

#### 1. INTRODUCTION

1.2 Purpose of the Design Guidelines, Local Landmark Buildings- These buildings have a special character and historical, architectural, or aesthetic interest of value in Boulder's local history.

The June 5, 2003 Landmarking Memorandum lists four primary areas of significance for the property: (1) Association with Alfred Lundgren and Ray Harper, local Boulder masons; (2) Association with small scale farming activities in the development of Boulder; (3) Example

of the Craftsman Bungalow style; and (4) Use of native stone as the predominant exterior veneer material.

(1) We believe that the proposed alterations do not diminish the association with the original owners and their occupation as masons because almost all of the original exterior stone work is being restored and more of it will be exposed to view as a result of removing the later front porch enclosure and rear addition, and because the appearance of the landmarked structures from Kalmia Ave. will be generally improved and only minimally changed.

(2) The association with small farms in Boulder relates to the size of the existing 1,360 SF 3-BR house and 370 SF 1-car garage as described above. The proposed alterations and additions will add 1,030 SF of living area. The existing 2<sup>nd</sup> Level bedrooms have insufficient ceiling height to be made code compliant and will not be used in the proposed layout, and 390 SF of the new living area will be located in the existing garage and so does not create more building footprint in that area. Therefore, the actual increase of floor area beyond the existing floor areas in the existing historic structures is actually 640 SF, a 47% increase.

The existing 1-car garage has inside dimensions of 12' x 18' with the garage door located at the far left side, and was built for earlier smaller cars. A modern mid-size car, such as a Subaru Legacy, measuring approx. 6' x 16' (as shown on the existing floor plan), would barely squeeze into the existing garage and it would be almost impossible to open the driver-side door. So we have decided that this garage building is better repurposed for living area connected to the house. In order to make the house marketable for an average buyer we believe it is necessary to build a new 2-car garage, which we have designed to be of minimum footprint and height and of simple design. It will be connected to the house only by a covered walkway at the rear and will be located at the far rear left corner of the lot, as far toward the NW as setback requirements allow.

In summary, we believe that the alterations and additions will not greatly increase the perceived size and scale of the buildings and therefore not destroy the small-scale rural feel of the property.

(3) The original Craftsman Bungalow architectural style of the main house will be preserved and restored closer to its original design. The later front porch enclosure will be removed and the original front porch will be restored based on photographic documentation. The later non-historic additions at the rear of the house will be removed and the new rear addition will be set back 3' from the east wall of the existing house, exposing the original roof overhang and a portion of the original rear stone wall. The majority of the original exterior materials of the house and garage- stone veneer, wood shingle siding, composition roofing, rafter tails, trim, windows and doors, and architectural details will be restored, or in cases of significant deterioration will be replaced with matching materials.

The new addition will be located primarily behind the existing house and garage. It will make architectural references to the original house, but be of simpler design and detail, and will have stucco finish at the majority of the exterior, to distinguish it from the original house. The connection from the house to the original garage building, visible from Kalmia, will be of glass set in wood frames.

(4) Portions of the original native stone currently hidden by later additions will be exposed to view again with the proposed alterations, as stated above. Only a portion of the existing exterior stone, at the east rear side of the garage and the west rear side of the house will be altered or enclosed into the new addition, and these areas are hardly visible from the street because of their orientation and the large existing tree. All of the remaining stone veneer will be repointed and cleaned as required.

#### 1.4 Architectural Styles in Boulder- Bungalow (1920 – 1940)

The house “ is thought to have been built around 1912.” This is early for the Craftsman Bungalow architectural style and the date of construction does not have conclusive documentation. We believe it is not a typical a style for an early Boulder area farmhouse, as Vernacular Wood Frame would be. And that it is a more sophisticated urban style of house, which might more typically have been built in the older neighborhoods of central Boulder, and not as representative of “the small farming and ranching movement that was significant to the development of Boulder.”

The context of this house has greatly changed since it was built, starting in the 1960s- from rural farming to denser suburban residential development of larger average house size. As a result, the land values have become very high and disproportional to the size of the existing house.

We believe these issues relate to the degree to which this small house should be allowed to to evolve and be altered for reasonable current lifestyles.

## 2. SITE DESIGN

### 2.1 Building Alignment, Orientation, and Spacing- Guidelines

1. The alignment of the front of the house or garage to Kalmia Ave. is not being changed, and there is no real consistency along this part of Kalmia Ave. of building alignments.
2. There is no consistent proportion of buildings along this section of Kalmia Ave. The proportions of the existing house and garage as they front on Kalmia have not been changed.
3. The primary building entrance remains oriented to Kalmia Ave., and will have improved prominence with the removal of the front porch enclosure.
4. A new flagstone sidewalk will be constructed from the new public sidewalk to the front porch, in its original location, centered with the restored front porch, as shown on the Site Plan.
5. The existing front porch does not encroach into the required setback.
6. There are no alleys in this neighborhood for garage access. The new garage has been located as close to the rear (north) and side (west) property lines as allowed by the Final Site Plan for Kalmia Estates, making it subordinate to the existing house and garage. It will continue to have vehicular access from Kalmia Ave., as the house has always had. Currently there is a large gravel parking area in front of the house with no defined curb cut. The proposed site plan for re-landscaping of the front yard, and the proposed city street ROW plan includes new curb, tree lawn and sidewalk, with one curb cut to be located toward the west side of the lot serving a driveway leading to the new garage.
7. There is no backyard area behind the house for the new garage. The new garage has been located as far from the existing house as possible and as close to the rear (north) property line as allowed.

## 2.2 Streetscape and Landscape- Guidelines

- 1, 2- There are no existing street trees in front of this house, and no regular established spacing of street trees along this section of Kalmia Ave.
- 3,4- Our site plan shows planting of two new street trees in the new grass tree lawn at Kalmia Ave.
- 5- The front yard will be landscaped in a traditional manner with traditional materials. The existing majestic 36" silver maple tree at the SW corner of the house will be retained and protected.
- 6- No landscaping will be installed which would damage the historic structures.
7. There are no existing retaining walls on the site, and no new retaining walls are proposed.

## 2.3 Alleys- NA There are no alleys adjoining this property.

## 2.4 Parking and Driveways- Guidelines

1. The new parking garage will be located at the rear of the property, following the traditional pattern.
2. There is no rear alley so driveway access will be from Kalmia Ave.
3. Parking will not occur in front yard.
4. As described 2.1- 6, there is currently no defined curb or curb cut on Kalmia Ave. in front of the house, but the proposed city ROW plan calls for new curb, tree lawn and sidewalk, and one new curb cut to serve 3015 Kalmia at the west side of the lot.
5. Multi-family and commercial parking- NA
6. New driveway paving material will be a combination of paver blocks and turf blocks. See Site Plan.
7. The portion of the driveway closest to Kalmia will be wheel strips of paver blocks.

## 2.5 Sidewalks- Guidelines

1. There are currently no public sidewalk in this area of Kalmia Ave. The city's street improvement plan calls for a new concrete public sidewalk in front of the house. There is no documentation of an original sidewalk from the existing parking area in front of the house to the original front porch steps.
2. NA There are no existing original sidewalks.
3. In conjunction with the proposed restoration of the original unenclosed porch, the front steps will be relocated to their original location at the center of the porch. A new flagstone sidewalk will be constructed from the new public sidewalk to the front porch, perpendicular to the house, as shown on the Site Plan.

## 2.6 Fences- Guidelines

1. The 1949 Assessor photo shows what appear to be an opaque wood fence, about 5' high painted white, at the west side of the house, and a wire and wood fence, wood painted white

about 3' high, in front of the house. Neither of these fences remain. This is the only documentation we know of about earlier fences around the house.

2. Because of the precedent of a low open fence at the front of the house, and because Kalmia Ave. has become a busy street, we feel that it is appropriate to provide a 3' high wood picket fence stained white with about 50% openness at the south property line along Kalmia Ave., at the south half of the west property line and at the east property line along the new Paonia St. , to define the yard and provide a sense of separation from the streets.
3. See Guideline 2. above.
4. We also propose to provide a fence enclosure around the new patio at the northeast corner of the lot. This fence will be wood, 5' high 1 x 6 boards with 1" spaces stained white, similar to what shows in the 1949 photo west of the house. It will abut the 3' high picket fence along Paonia St. and continue 27' to the rear property line, and be for the purpose of providing privacy around the patio but low enough to allow persons to visit over.
5. All new wood fencing will have opaque white stain on both sides.
6. The front, west and east side 3' high fence will have 50% openness, and the 5' high privacy fence at the northeast corner will have approximately 15% openness.
7. The fence at the front property line will be 36" high so as not to obstruct the view of the house from Kalmia Ave..
8. The fences at the west side and front 2/3 of the east side property lines will be 36" high so as not to obstruct the view of the house from Kalmia Ave.

### 3. ALTERATIONS

#### 3.1 Roofs, Skylights, Solar Panels- Guidelines

1. The original roof forms of the house and garage, including shed dormer, brackets, rafter tails and eaves will be retained and restored.
2. The 1949 photo shows what appears to be traditional composition shingles, and the current roofing is newer but of same material. We may find evidence of the original roofing, type and color, during construction, but for now propose to replace the current roofing with traditional composition shingles. If evidence shows that the original roofing was wood shingles, dimensional wood-shake style composition shingles of a weathered wood color will be proposed.
3. NA No new skylights will be installed.
4. NA No solar roof panels will be installed.
5. No new roof appurtenances are proposed. The existing original brick chimney on the house will be restored.

#### 3.2 Roof Decks and Balconies

NA No new roof decks or balconies will be added.

#### 3.3 Decks

No decks are proposed. There will be a new at-grade paved patio at the northeast corner of the house.

### 3.4 Porches- Guidelines

1. The original front porch will be restored based on photo documentation. The later non-historic enclosure will be removed, and the battered wood column at the west side will be rebuilt to match the remaining original column at the east side.
2. Original porch materials and elements will be restored or replaced as needed. See Guidelines 3 and 4 below.
3. The original stone guard walls at the front and west sides will be rebuilt to match the original stone guard wall at the east side, and the porch entrance steps will be relocated to its original centered position.
4. The existing inappropriate porch enclosure will be removed.
5. There is what appears to be a later, non-historic, enclosed rear porch at the east rear side of the building. This will be removed. There are no existing side porches.
6. NA The original front porch is not missing.
7. No new porches will be added to the original house. A new east side facing porch will be constructed as part of a new rear addition. The design of this porch will be compatible with the architecture of the original building, but have simplified details. See Section 4. ADDITIONS TO HISTORIC STRUCTURES, Guideline 4.5- Key Building Elements.
8. NA This is not a new building.
9. NA No new front porches are being added.

### 3.5 Dormers- Guidelines

1. The existing original shed dormer on the front of the main roof of the house will be preserved and restored. There were no other original dormers on the house or garage.
2. The existing original exterior materials on the dormer will be repaired or replaced as necessary.
3. The existing dormer will not be altered or enlarged.
4. New east and west facing roof dormers will be constructed as part of a new rear addition. The design of these dormers will be compatible with the architecture of the original building, but have simplified details. See Section 4. ADDITIONS TO HISTORIC STRUCTURES, Guideline 4.5- Key Building Elements- .4 Dormers.
5. NA The existing and new dormers are shed dormers and do not have ridgelines.

### 3.6 Exterior Materials: Walls, Siding and Masonry- Guidelines

1. The existing primary building (house) and detached garage appear to have their original exterior finish materials- stone veneer first floor walls, wood shingle siding, wood eaves and trim. These will be preserved and repaired as needed. Stone masonry repointing will be done with appropriate softer mortar. A section of the east stone-veneer wall of the garage building will be removed to allow for conversion of the garage to living space and its connection to the main house. This wall because of its orientation and location and the large existing tree, is not highly visible from any street. The removed stone will be salvaged and used for restoration of other parts of the structures, or stored on site.
2. New and used materials to match original will be used for front porch restoration. If other existing deteriorated original exterior materials need to be replaced, they will be replaced with materials to match existing as closely as possible.

### 3.7 Windows, Storm Windows, and Shutters- Guidelines

1. There are only two small original window sash- on the west side of the house. These will be preserved and restored. Exterior or interior storm windows may be added to these windows for energy conservation purposes. As noted in the Landmarking Memorandum, "the windows on the house are primarily 1/1 double-hung replacement windows". The replacement windows are of poor quality and will be replaced with new high-quality wood windows with insulating glass.
2. All existing original window locations at the primary building (house) will be maintained. Two existing window locations on the east side of the detached garage will be eliminated when that section of wall is removed. These windows because of their orientation and location and the large existing tree, are not highly visible from any street.
3. The two remaining small historic windows on the house will be repaired using recognized preservation methods.
4. No historic windows will be retrofitted.
5. No historic original windows will be replaced. The design of the new windows- size and arrangement of lights- will match the original based on photo documentation. It appears that they were all 1/1 double-hung with no divided lights.
6. - 14. No historic original windows will be replaced.
15. - .19 The new windows in the new addition will reflect the pattern and proportions of the existing structure, utilize similar materials, will be trimmed with similar materials, will not occur between floor levels, will not have odd shapes, and will be of a simpler design.

### 3.8 Doors and Storm Doors

1. There are no original exterior doors remaining on the house. The original front door, currently hidden by the porch enclosure, has been replaced with a new interior door. When the porch enclosure is removed a new wood and glass front door of traditional design referencing the craftsman style of the house will be installed. The original wood bi-fold garage door remains but has been altered and is in very deteriorated condition. This door will be restored to its original design and function. The opening behind the door will have new stationary glass of a simple design to provide light and view for the new bedroom use of the garage building, and the garage doors will serve as operable shutters for this glass opening. The existing passage door at the east rear side of the garage is not original.
2. No original doors are being replaced.
3. No original doors are being replaced.
4. No original doors are being replaced.
5. The original remaining hardware at the garage door will be preserved if possible, or new replacement hardware will be provided to match original based on examination of the existing original door.
6. -9. No original doors are being replaced.
10. The doors in the new additions will reflect the materials and proportion of doors in the existing structure, but be of a simpler design.
11. New doors will be trimmed in materials similar in scale, proportion, finish and character to those used traditionally.

#### 4. ADDITIONS TO HISTORIC STRUCTURES

"This section applies to buildings that are individual landmarks... It is normal for buildings to evolve over time as additional space is needed or uses are accommodated."

"The primary focus in reviewing additions will be on aspects of new construction 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."

"Generally additions are most appropriate at the rear of the structure. The addition should be designed and located so that significant site features, including mature trees, are not lost."

##### 4.1 Protection of Historic Structures and Sites

1. We believe that we have "constructed the new addition so that there is the least possible loss of historic fabric and so that the character-defining features of the historic buildings are not destroyed, damaged, or obscured."
2. The new additions will be constructed so that they may be removed without damaging the historic structure- except for the portion of the addition attached to the east side of the detached garage building where a section of the original wall and roof framing is being removed. This part of the garage is not highly visible from any street because of its orientation and location and the large existing tree. Otherwise, all new exterior walls and roof construction is being attached to the existing structures without removal or alteration of the existing original materials.
3. We have designed the addition so that it will not "detract from the overall historic character of the principal building, and/or site, or require the removal of significant building elements or site features."

##### 4.2 Distinction from Historic Structures- Guidelines

1. We have distinguished the new rear addition from the original house by stepping its' primary east-facing facade 3' back from the east façade of the existing structure. We have maintained visual continuity between the original house and the new addition by matching major horizontal elements- roof eave, changes of materials, roof and dormer massing.
2. The new addition does not copy historic elements, and interprets them with simpler ways- such as the use of stucco instead of stone veneer at the first floor.
3. The addition has simpler architectural details than the original house.
4. The architectural style of the addition is compatible but does not imitate the historic style.

##### 4.3 Compatibility with Historic Structures- Guidelines

1. The addition will be subordinate to the historic buildings because it is located almost entirely to the rear of them and steps in from the primary east and south facades. The floor area of the existing house is 1,360 SF. The house with new addition will be 2,510 SF, however 390 SF of that is located in the repurposed existing garage, so the actual amount of new floor area is 760 SF.
2. The addition will be compatible with the historic buildings in mass, scale, materials and color. The elevations visible from public streets have a relationship of solids to voids which is compatible to the historic structures. The new wall at the connection from the original house to

the original garage is primarily glass to distinguish it from either historic structure, and is not highly visible from any street because of its orientation and location and the large existing tree.

3. No partial or full story is being added to the historic buildings.
4. The existing historic house is primarily symmetrical in design, and the main portion of the new rear addition is also primarily symmetrical.
5. The vertical and horizontal mass of the historic house and garage are reflected in the design of the new addition.

#### 4.4 Compatibility with Historic Site and Setting- Guidelines

1. The new addition has been designed so that the overall character of the site, site topography, character-defining features and trees are retained.
2. The new addition has been located at the least conspicuous elevations of the historic buildings- at the rear of the house where later non-historic additions are being removed, at the rear of the garage, and at the rear portions of the west elevation of the house and east elevation of the garage, which are not highly visible from any street because of its orientation and location and the large existing tree. The east elevation of the addition is highly visible from Paonia St. However, we believe that because this street is new and only serves the residents of the new Kalmia Estates development, that this is not a primary public view compared to the view from Kalmia Ave., the historic main road through this part of Boulder, and which has been the historic access road to the Lundgren House for over 100 years.
3. The established historic orientation of the historic house and garage toward Kalmia Ave. is being maintained.
4. NA The historic house and garage were located side by side, so there has never been a backyard area between the two buildings.

#### 4.5 Key Building Elements- Guidelines

1. The dominant rooflines of the primary historic building (house) and garage and orientations of the roof forms to the street (Kalmia Ave.) are not being altered by the addition.
2. The ridge line of the main roof of the addition is aligned with the ridge line of the main roof of the historic house. We have designed the addition this way in order to maintain minimally acceptable ceiling heights at the first and second floors. However we believe that the perceived height of the roof of the addition will be perceived as secondary to the original roof because the ridge is perpendicular to the original ridge and the roof slopes away from the points of public view and the new gable end of the addition faces the rear property line.
3. The roof forms, pitches, eave depths and materials at the new addition will be consistent with the historic house and garage.
4. No new dormers are being added to the existing house. The new addition will have east and west facing shed dormers that are similar in design and roof slope to the existing original south facing shed dormer on the historic house.
5. The windows in the new addition will maintain the proportion, general style, and pattern of the existing window patterns, except that larger areas of wood framed windows will be constructed at the first floor of the east façade and at the new wall connecting the house to the garage. The proportion and size of lights in these areas will be similar to the windows at the existing house.
6. The new addition includes no odd shaped windows.
7. The windows in the new addition will be 1/1 double-hung windows similar to the historic house. The larger areas of windows at the first floor of the east façade and at the new wall connecting

the house to the garage will have multiple fixed lights framed in wood, but no mullions. The proportion and size of lights in these areas will be similar to the lights in the windows at the existing house.

8. All new windows will be of similar materials to the wood windows at the original house, with no snap-in mullions.

## 5. ADDITIONS TO NON-HISTORIC STRUCTURES IN HISTORIC DISTRICTS- NA

## 6. NEW PRIMARY STRUCTURES- NA

## 7. GARAGES AND OTHER ACCESSORY STRUCTURES

### 7.1 Existing Historic Accessory Structures- Guidelines

1. The existing historic garage is being retained, repurposed and preserved.
2. The character-defining materials, features and architectural details of the historic garage are being retained. The new addition is attached at the rear of the garage and at a portion of the east side of the garage, where it is least conspicuous. This part of the garage is not highly visible from any street because of its orientation and location and the large existing tree. All other parts of the garage are being retained and restored, including the original garage doors, three fourths of the stone veneer walls, the roof, eaves and roof details.

### 7.2 New Accessory Buildings- Guidelines

1. Because the small size of the existing historic garage makes it no longer functional for modern cars, it is necessary to construct a new garage on the site, to make the house meet normally expected parking requirements. We believe the proposed location and design of the new garage building will not detract from the principal building and the site. It will not require removal of a significant historic building element or site feature.
2. The new garage will be located as far to the rear of the lot and as far from the historic house and garage as the required setbacks and utility easements will allow. The front of the garage will be approximately 10' back from the front of the historic garage and 26' back from the main front façade of the historic house, which will make it subordinate to those buildings from public view.
3. NA There is no alley behind the 3015 Kalmia property.
4. As with the historic garage, the new garage will be to the side of the house, but as far back on the lot as allowed. No back yard area between the house and the garage will be possible.
5. The new garage will have roof slopes, eave overhangs, window design and garage door size and design similar to the historic house and garage. However, it will be of simple design and detail, with stucco wall finish similar to the new house addition, in order to make it architecturally subordinate to the historic buildings.
6. The new garage will "be one-story tall and shelter no more than two cars."
7. The gabled roof form of the new garage will be complimentary to the historic buildings. The roof pitch matches the shallower pitch of the historic front porch rather than the steeper pitch of the main roof of the house, to make it lower in scale and subordinate to the historic buildings.
8. The new garage will be simpler in design and detail than the historic buildings.
9. The exterior materials of the new garage will be compatible with the historic buildings and the new addition.

10. The two windows in the new garage will be similar in proportion, but smaller and simpler in design than the primary historic structure.
11. There will be no dormers on the new garage.
12. The garage doors on the new garage will be wood, of traditional design, referencing the bi-fold or swinging function of the historic garage door.
13. The details of the new garage will be simpler than the historic structure. Although the garage doors will be detailed to look like folding or swinging doors, it is felt that this would be preferable and more compatible with the historic structures than modern overhead rolling garage doors.
14. There will be no new "inappropriate" carports, which have no historic precedent on the site.