

M E M O R A N D U M

March 2nd, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate application to demolish an existing house built in 1957 and, in its place, construct a new 2,266 sq. ft. house at 2110 4th Street in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00254).

STATISTICS:

1. Site: 2110 4th St.
2. Zoning: RL-1 (Residential Low-1)
3. Owner: Katrina H. Anastas Revocable Trust
4. Applicant: Angela Fedderson, Elevate Architecture
5. Site Area: 6,718 sq. ft.
6. Existing House: 840 sq. ft. (approx.)
7. Proposed House: 2,266 sq. ft.
8. Existing Garage: 327 sq. ft.

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board approves the demolition of the non-contributing house and the construction of the proposed 2,266 sq. ft. house at 2110 4th St. as shown on plans dated 1/26/16, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the conditions below and adopts the staff memorandum dated March 2, 2016 in matter 5A (HIS2015-00254) as findings of the board.

This recommendation is based upon staff's opinion that if the applicant complies with the conditions listed below, the proposed demolition and new construction will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the house in compliance with the approved plans dated 1/26/16, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final architectural plans that include revisions to ensure that the final design of the building is:
 - a. Consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*; and
 - b. Consistent with neo-traditional interpretations of the Edwardian Vernacular, including redesign to minimize the visual impact of the clerestory windows at the north and south so that all windows are traditionally proportioned, scaled and profiled, elimination of standing seam roof on the porch, and redesign of the east gable to be more consistent with neo-traditional interpretations of the Edwardian Vernacular in fenestration and materiality.
3. The Landmarks design review committee shall review details for the building, including dormers, wall materials, fenestration patterns on the front, north and south elevations, doors and window details including moldings, and proposed insets, paint colors, and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

SUMMARY

- Because this application calls for complete demolition of a building and new free-standing construction of more than 340 sq. ft., review by the full Landmarks Board in a quasi-judicial hearing is required per Section 9-11-14(b), B.R.C. 1981 of the historic preservation ordinance.

- The applicant has met with staff on several occasions to review design concepts and provide feedback on the proposal.
- On January 6th, 2016, the Landmarks Board reviewed an application for the demolition of the existing house and the construction of a new 2,484sq. ft. house. Following comments from the board, the applicant withdrew the application and revised the design. . The current application is a resubmittal integrating a number of changes suggested by the Board at the January 6th meeting. The board’s comments are included as Attachment A.
- The existing house was constructed in 1957, outside the 1865-1946 period of significance for the Mapleton Hill Historic District. While the house features some interesting characteristics of 1950s residential design, staff does not consider the house to meet the definition of a “contributing” or “significant newer” building. Staff considers the house to be a non-contributing building to the historic district.
- In terms of mass, scale, height, proportion and style, staff is of the opinion that the proposed design is generally inconsistent with Section 2, Site Design and Section 6, New Primary Buildings of the *General Design Guidelines*, and Section U of the *Mapleton Hill Design Guidelines* and *Section 9-11-18(a)&(b)(1-4) of the Boulder Revised Code*.
- Staff finds the proposed demolition and new construction to be consistent 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 finds the proposed new construction to be consistent 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’s recommendation to approve the demolition and new construction is based upon the understanding that the stated conditions will be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a Landmark Alteration Certificate.

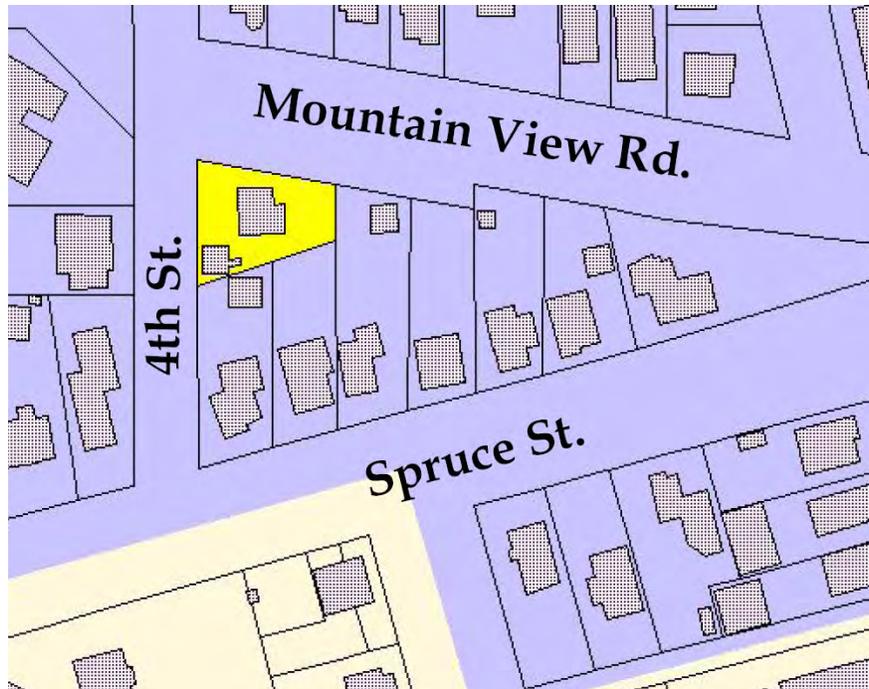


Figure 1. Location Map of 2110 4th St.

PROPERTY HISTORY

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



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



Figure 3. Robert Beatty, c. 1963.

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

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

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

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

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

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

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

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

house passed to his daughter, Sherry Stroh. The Katrina H. Anastas Revocable Trust purchased the house in 2015.

PROPERTY DESCRIPTION

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



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



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

The property was included in the expansion of Mapleton Hill Historic District in 2002 which annexed the southwest corner of Mapleton Hill into the historic district. The triangular lot slopes to the south and features mature vegetation, much of which is volunteer in nature. The north side of the property is bounded by the Farmer's ditch along which a driveway runs providing access to the side of 2110 4th St. as well as the rear of two properties to the east, fronting onto Spruce St.

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



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

The modest one-story, gabled roof frame building with exposed rafter tails and faux-log siding features a central door, a group of three double-hung windows to the left of the door, and a group of three larger fixed windows to the right of the front door on the facade. The building rests on a concrete foundation part of which is faced with a sandstone veneer. A full basement is accessed by an exterior stair at the south face of

the house. This entrance does not appear on the tax assessor photograph (fig. 3) was added later and likely served as access to a basement apartment.



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



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



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



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



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



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

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



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

PROPOSED NEW CONSTRUCTION

The applicant proposes to demolish the existing house and in its place construct a one and one-half story, 2,266 sq. ft. house.



Figure 14. Existing Site Plan

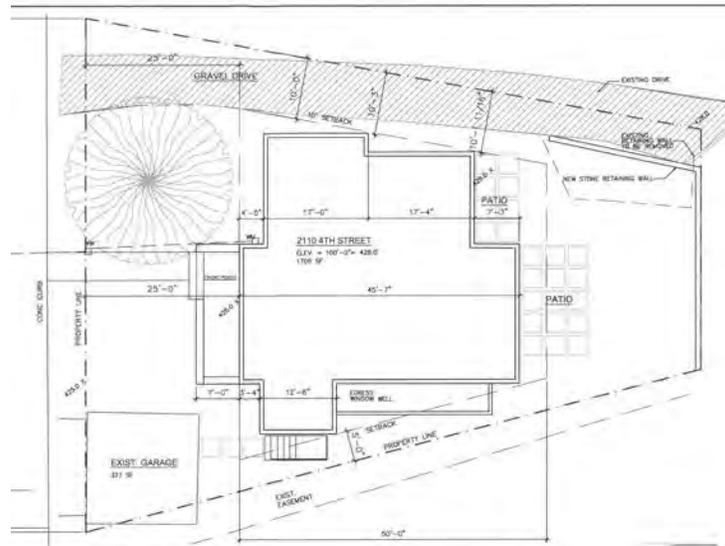


Figure 15. Proposed Site Plan

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

by 8' shed-roof portion located at the rear of the house. The proposed house is shown to measure 45'-7" long and approximately 49' wide with the north wall creating an oblique angle to the north property line which runs adjacent to the Farmer's Ditch. Currently, the driveway provides access to at least one property to the east, although there is no dedicated easement providing that access. The existing contributing garage is shown to be maintained in its current location. The proposed shed at the east edge of the property has been removed in this scheme.

Elevations indicate the house to be one and one-half stories in height of frame construction, with a cross-gable forms and two lower flat roofs at the south and north sides of the house respectively. At its highest point the house is shown to be approximately 29' above grade (a reduction of approximately 1' ft. in height from the January 6th proposal), with the grade declining approximately 3' from the north to south sides of the proposed building.

Drawings show the façade of the house to feature a front-gable (clad in stone) with 22' x 7' porch, a frame north projecting side portion set back 4' from the front gable and a one story flat roof mud-room construction at the south side with the same set back from the projecting gable. The tallest east-west gable form is shown to be clad with "ledgestone" siding, while the side portions of the building are shown to be clad with clapboard. This materiality with stone on the main portion of the house with frame wings is a revision from the January 6th proposal.



Figure 16. Proposed west elevation (façade)

The first floor of the façade (west elevation), is shown to be fenestrated with ¾ light door on the porch and a set of one-over-one double hung sash and pairs of similar windows on the west face of the north and south portions of the house. A set of three one-over-one double hung sash is shown on the west upper-gable. A light-well is indicated at the north end of the west elevation, however, this feature does not appear on site or floor plans. Likewise, a basement window on the south ell on the west face is shown to rise several feet above grade, but a window well in this location is not shown in plan.



Figure 17. Proposed south (side) elevation

The south elevation measures 44' in length, and features feature a 5' x 10' recessed balcony set back 4' from the west face of the gable. This balcony is accessed by a single light door, flanked by two double hung windows. The upper level of the south elevation is also shown to be fenestrated by three sets of pairs of rectangular casement windows while the first floor features a door into the mud room accessed by stairs to a stoop. A 24' x 4' light-well is shown at the south face of the house behind the mud room ell. Three sets of slider windows at the basement level are shown to rise approximately 3' above ground level at the south face.



Figure 18. Proposed north (side) elevation

The north elevation of the house shows five upper-level casement windows, a rear sliding door and a one-over-one double hung window at the west end of the wood sided portion of the house. The projecting side gable is shown to feature one-over-one sash and a rear facing dormer, while the one story flat roof portion features a 17' x 14' roof deck enclosed by steel railing and casement window.



Figure 19. Proposed east (rear) elevation

The east (rear) face of the house shows glazed gable area while a set of four French doors is proposed to provide access to a patio area on the ground level. The upper level rear deck area is shown to be accessed by a set of French doors while fenestration at the ground level of the north portion of the house is shown to consist of a single-light door and double hung window. A four-light casement window and light well are shown at the south end of the east face.

Exterior materials shown include asphalt (gable roofs) and standing seam metal roofing (front porch and west awning), clapboard and “ledgestone” cladding, stained cedar, fascia and metal clad windows and doors.

The site plan indicates construction of rear retaining walls. No information was provided as to whether any changes to the contributing garage are contemplated as part of this project.

CRITERIA FOR THE BOARD’S DECISION

Subsection 9-11-18(b), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

- (b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:
- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
 - (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
 - (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
 - (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.
- (c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?

The existing house was constructed in 1957, well outside the 1865-1946 period of significance for the Mapleton Hill Historic District. While an interesting and intact example of representative architecture from the late 1950s, staff considers the house to be non-contributing to the Mapleton Hill Historic District. Staff finds that, provided the listed conditions are met, the demolition of the existing house and construction of the proposed house will not damage or destroy contributing properties in the streetscape and will be generally compatible and consistent with 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 historical, architectural, or aesthetic interest or value of the district?

The staff finds that, provided the listed conditions are met, the proposed application will not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district because the proposed new house will be

generally compatible with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* 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 considers the proposed one and two story design of the proposed house to be reflective of Edwardian Vernacular houses in this part of the Mapleton Historic District, yet that the design is makes clear the house is of its time. As such, the staff finds that, provided the listed conditions are met, the proposed new construction will be generally compatible with the architectural style, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

4. *Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of the Land Use Code (B.R.C. 1981) paragraphs 9-11-18(b)(2) and 9-11-18(b)(3) of this section?*

Staff finds that the application to replace the demolished building meets the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) because, provided the listed conditions are met, the construction of a new house will establish compatible features on the streetscape. With the stated conditions, the application is generally compatible and consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

Once modified as suggested in the Conditions of Approval, the proposal will be consistent in terms of site planning, mass, scale, materials and architectural details and does not detract from the Mapleton Hill Historic District.

DESIGN GUIDELINES

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate and the board has adopted the *General Design Guidelines* to help interpret the ordinance. The following is an analysis of the submitted proposal with respect to relevant guidelines. It is important to emphasize that design guidelines are intended to be used as an aid to appropriate design, and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the applicable design

guidelines:

<i>General Design Guidelines</i>			
2.0 Site Design			
<p>Site design includes a variety of character-defining elements of our historic districts and building. Individual structures are located within a framework of streets and public spaces that set the context for the neighborhood. How structures occupy their site, in terms of alignment, orientation, and spacing, creates much of the context of the neighborhood.</p>			
	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Locate buildings within the range of alignments as seen traditionally in the area, maintaining traditional setbacks at the front, side and rear of the property</i>	The property measures 67' in width at the west and 40' at the east, creating a trapezoid where lots in Mapleton Hill are typically 50' wide by 100' rectangles. The building is proposed to have a similar front yard setback as the existing house, and is shown to be several feet wider than the existing house and contained within the front, rear and side yard setback standards. This section of 4 th St. in Mapleton Hill does contain a number of historic houses with alignments similar to that proposed. Staff considers location and setbacks of proposed house in keeping with traditional patterns in Mapleton Hill.	Yes
.2	<i>Building proportions should respect traditional patterns in the district</i>	The proposed house references traditional one and one-half story form common to Boulder. Overall, staff considers the proposed cross-gable form, roof pitch and building widths respects patterns found within the district.	Yes

.3	<i>Orient the primary building entrance to the street</i>	Primary entrance is oriented to the street.	Yes
.4	<i>Preserve original location of the main entry and walk.</i>	Existing house considered non-contributing and proposed for demolition. Walkway is proposed in approximately the same location.	Yes
.5	<i>A new porch may encroach into the existing alignment only if it is designed according to the guidelines and if it is appropriate to the architectural style of the house.</i>	Porch is proposed at the entry way – encroachment into the 25' front yard setback is acceptable under Residential-low 1 (RL-1) zoning and consistent with historic pattern in Mapleton Hill. Proportions and shed roof porch design are generally consistent with guidelines and 1½ story form proposed. Review details including posts and materiality at the Ldrc.	Yes
.7	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area</i>	Lot configuration is wider and shallower than traditional lot pattern in the district. Proposed design preserves general proportion of built mass to open space.	Yes
2.2.2	<i>Preserve street trees whenever possible</i>	A mature tree along 4 th St. is shown to be preserved.	Yes

6.0 New Primary Buildings

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of and a compatibility with the distinctive character of the district. While new construction should fit into the historic character of the district or site, it should not replicate historic styles. Instead, new buildings should relate to the fundamental characteristics of the historic district or landmark site while also conveying a contemporary style. New buildings should not

overshadow existing historic structures. Fundamental characteristics to be considered in designing compatible new structures include: site and setting, building size and proportions, materials, and the placement and style of doors and windows.

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

6.1 Distinction from Historic Structures

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Create compatible contemporary interpretations of historic elements.</i>	Contemporary interpretation of traditional form is generally appropriate. Ldrc should review fenestration to ensure consistency with guidelines and ordinance. Design and visibility of rear gable treatment should be reviewed at Ldrc for same.	Maybe
.2	<i>Interpretations of historic styles may be appropriate if distinguishable as new.</i>	Proposed design is largely neo-traditional referencing Edwardian Vernacular 1½ story house form but will be clearly contemporary. More contemporary features of the design are evidenced at sides and rear of house including casement windows balcony/deck railing details as well as rear gable treatment. These elements should be resolved at Ldrc (see 6.1 above).	

6.2 Site and Setting

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Conform to Section 2.0 Site Design.</i>	See above for analysis.	Yes
.2	<i>Overall character of site is retained.</i>	Residential character will be retained, with similar setbacks.	Yes
.3	<i>Compatible with surrounding buildings in setback, orientation, spacing, and distance from adjacent buildings.</i>	Trapezoidal lot configuration is anomalous to Mapleton Hill and presents design challenges. None-the-less, the proposed building retains similar setbacks, orientation, spacing and distance from adjacent buildings.	Yes
.4	<i>Proportion of built mass to open space not significantly different from contributing buildings.</i>	Proposed design preserves general proportion of built mass to open space.	Yes

6.3 Mass and Scale

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Compatible with surrounding buildings in terms of height, size, scale, massing, and proportions.</i>	Proposed scale is generally compatible with surrounding buildings through utilization of traditional 1½ story Edwardian	Yes

		Vernacular building form. While somewhat anomalous, flat roof side and rear portions of house do not detract and are compatible with surrounding historic buildings.	
.2	<i>Mass and scale of new construction should respect neighboring buildings and streetscape.</i>	Massing and scale generally respect neighboring buildings and streetscape as a whole.	Yes
.3	<i>Historic heights and widths as well as their ratios maintained, especially proportions of façade.</i>	General proportions of the façade elements are compatible with, historic forms of like-sized historic houses in the district.	Yes

6.4 Materials

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic structures.</i>	Proposed materials include wood clapboard siding, “ledgestone”, stained cedar, asphalt shingle and standing seam metal roofing, metal clads windows and doors. Use of stone for wall cladding relatively rare in Mapleton Hill. Likewise, use of stained wood elements and standing seam roof not common. Consider revision to simplify material palette including use of stone cladding, fascia, porch roofing. Provide detailed information on all materials including proposed path ways, patio and retaining walls. Review	Maybe

		at Ldrc.	
.2	<i>Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.</i>	Publicly visible elevations appear to meet this guideline.	Yes

6.5 Key Building Elements

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in new structures to be compatible with the surrounding buildings that contribute to the historic district, while reflecting the underlying design of the new building.</i>	Casement windows on north and south sides of house uncharacteristic of houses in Mapleton Hill may be visible from a public way. Consider redesign to reduce or remove this element from publicly visible elevations. Other windows and doors, especially those on publicly visible faces, should be reviewed by Ldrc to ensure compatibility.	Maybe
.2	<i>Select windows and doors for new structures that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the historic district</i>	See .1 above.	
.3	<i>New structures should use a roof form found in the</i>	Current design makes use of gable forms of locations and proportions	Yes

	<i>district or on the landmark site</i>	that are found on Edwardian Vernacular form houses in Mapleton Hill. While side and rear flat roof portions of house are less common in the Historic District. Shed roof on front porch consistent with this guideline.	
.4	<i>Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.</i>	Porch form and location is generally consistent with historic porches on Edwardian Vernacular houses in Mapleton Hill. Consider open railing on porch. Review design details of porch including roof, posts, railing and steps at Ldrc.	Maybe
.5	<i>Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.</i>	Small rear facing dormer is proposed at rear of house. Review details at Ldrc.	

The following section is an analysis of the proposal relative to Section U. of the *Mapleton Hill Historic District Design Guidelines*. Only those guidelines that further the analysis of the proposed project are included and those that reflect what has been evaluated in the previous section are not repeated.

Mapleton Hill Historic District Design Guidelines

U. New Construction

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

New construction in the District should be in the character of the buildings surrounding it. Because streetscapes vary in the District, new buildings facing the

street should respect and be consistent with the existing block pattern. Traditional site layout, porch size and placement, front entry location, roof type, and door and window sizes and patterns should be considered when proposing new in-fill construction.

New buildings on the rear of a lot (including house behind a house developments) should be of a lesser mass and scale than the original structure and more simply detailed. New accessory buildings on the rear of a lot should be consistent with the existing pattern of small structures that are simple and utilitarian in design.

New construction on corner lots requires an especially thoughtful approach. Each corner lot will present a unique design challenge for a highly visible building that does not disrupt the historic context.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>New construction should incorporate the elements contributing to the historic character of the Mapleton Hill Historic District as identified by the Design Guidelines.</i>	Residential character will be retained with similar setbacks.	Yes
.2	<i>Building elevations visible from streets and alleys need the greatest sensitivity. Front porches are an important visual element and should be incorporated into new construction except in unusual situations.</i>	Proposed scale is generally compatible with surrounding buildings. Front porch appropriate – review details at Ldrc as outlined in 2.6 of the <i>General Design Guidelines</i> above.	Yes
.3	<i>New construction should not imitate historic buildings, but should be an expression of its own time. Contemporary expression of traditional architectural elements is encouraged. Simplicity is an important aspect of creating</i>	Design is generally neo-traditional and references Edwardian Vernacular in form. In addition to materiality and finish, staff considers integration of flat roof elements and inset balcony to be contemporary but compatible design elements that will clearly distinguish this building as of its	Yes

	<i>compatible new construction.</i>	time.	
.4	<i>The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole. Site layout, porch size and placement, entry level and location, roof line, and door and window sizes and patterns should harmonize with the historic context rather than compete with or copy it.</i>	The proposed house references traditional one and one-half story form common to Boulder. Overall, staff considers the proposed cross-gable form, roof pitch and building widths respects patterns found within the district. Details of materiality, fenestration, etc. should be reviewed and approved by the Ldrc to ensure consistency with the historic preservation ordinance.	Yes
.7	<i>New construction should utilize a roof form found in the district.</i>	One and one-half story design with cross-gable form consistent with Edwardian Vernacular houses in the historic district.	Yes
.8	<i>Use building materials that are familiar in their dimensions and that can be repeated. This helps to establish a sense of scale for new buildings. Whenever possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.</i>	Staff considers little historic precedent for the use of stone cladding on the walls of a house of this type. More typically, Edwardian Vernacular houses are brick (lower) and clapboard or shingle (upper). Consider revising design to follow this pattern. Little historic precedent for use of metal roofing or stained wood in Mapleton Hill. Provide detailed information on all materials including proposed path ways, patio and retaining walls for review by the Ldrc.	Maybe

Staff considers that, while the existing house is an interesting example of modest, late 1950s housing on Mapleton Hill, because it was constructed well outside of the 1865-1946 period-of-significance for the Mapleton Hill Historic district, it be considered non-

contributing.

Staff also considers the proposal to construct one and one-half story neo-traditional house in its place is generally appropriate and contextual in this section of the Mapleton Historic District. The applicant has revised the proposal after withdrawing at the January 6th, 2016 Landmarks Board meetings. In response to Landmarks Board comments at that meeting, the height of the building has been reduced from 30' to 29', the stone siding shown on the wings has been changed to the main body of the house with wings being revised to be clapboard sided, the number and configuration of casement windows at the north and south elevations have been revised, steel elements on the porch have been removed. More space has been provided at the north line has been provided in the revised plans giving more space to the shared driveway. Finally, the east (rear) elevation has been revised to remove the louvres.

Staff considers that that the design of the casement and narrow double-hung windows at the south and east elevations be further revised to ensure consistency with guidelines. Staff also considers that the material palette should be revised to reflect traditional materials, including painted wood.

FINDINGS

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The demolition of the existing house is appropriate as it is non-contributing and the proposed new construction meets the standards in 9-11-18 of the Boulder Revised Code.
2. The proposed new house and garage will not have an adverse effect on the value of the district, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
3. In terms of mass, scale, and orientation the proposed new house garage will be generally consistent with Section 9-11-18 B.R.C., Sections 2, 7, 6 and 7 of the *General Design Guidelines*, and Sections D, M, P, Q, & U of the *Mapleton Hill Historic District Guidelines*.

ATTACHMENTS:

- A: Landmarks Board Comments from the January 6th, 2016 Meeting
- B: Tax Assessor Card
- C: Photographs
- D: Plans and Elevations

Attachment A: Landmarks Board Comments from the January 6, 2016 Meeting

AREAS OF CONCERN:

1. **Window-wall proportion:** Revise design so that the north, and west elevations have a traditional window to wall proportion (avoid large blank walls); consider revisions to reduce amount of blank wall on the façade (west). K. Remley referenced, Section U.8 of the *Mapleton Hill District Design Guidelines*.
2. **Windows:** Ensure that all windows are traditionally proportioned, scaled and profile, and that there are fewer types (shapes) of windows used (including redesign of redesign of the clerestory windows at the north and south). Consider reducing amount of glass at east face.
3. **Use of stone:** Revise application, massing, and type of stone. Consider application of ashlar stone at the foundation and a rustic stone on the main mass of the building with the wing similar to the frame. Brick construction on main body of house may also be appropriate.
4. **Use of metal:** Eliminate metal accents (standing seam roof on the porch and bronze fascia detail).
5. **Height:** Explore ways to reduce the overall height of the house (reduce ceiling heights, plate heights, etc.), especially because a nicer part of this design is that the massing is relatively simple (implied attractive / desirable).
6. **Front porch supports:** Eliminate the use of steel supports and consider open railing as opposed to masonry wall at porch.
7. **Rear porch:** Consider the use of a single door at the deck rather than two new openings.
8. **North deck:** Further integration of the deck into the roof structure of the addition.
9. **Skylights:** Eliminate the use of skylights toward the front of the building (reduce visibility).
10. **Alley:** Minimize the impact of the new house on the historic context of the north driveway (lane).
11. **Additional detail:** Submit drawings of rear accessory building and all proposed hardscaping including impact to existing as well as proposed retaining wall and patio areas.
Documentation of existing house: Prepare archival quality photographs and measured drawings of each elevation of the existing house prior to issuance of a building permit.



Tax Assessor Card, c. 1954.

Attachment C: Photographs



West Elevation (façade), 2015.



View facing southeast, 2015.



East elevation (rear), 2015.



South elevation, 2015.



Garage, north elevation, 2015.



Garage, west elevation, 2015.



View facing southeast, October 2015.



View facing southeast, December 2015.



View into property from north (Mountain View Avenue)



Historic house across from 2110 4th Street



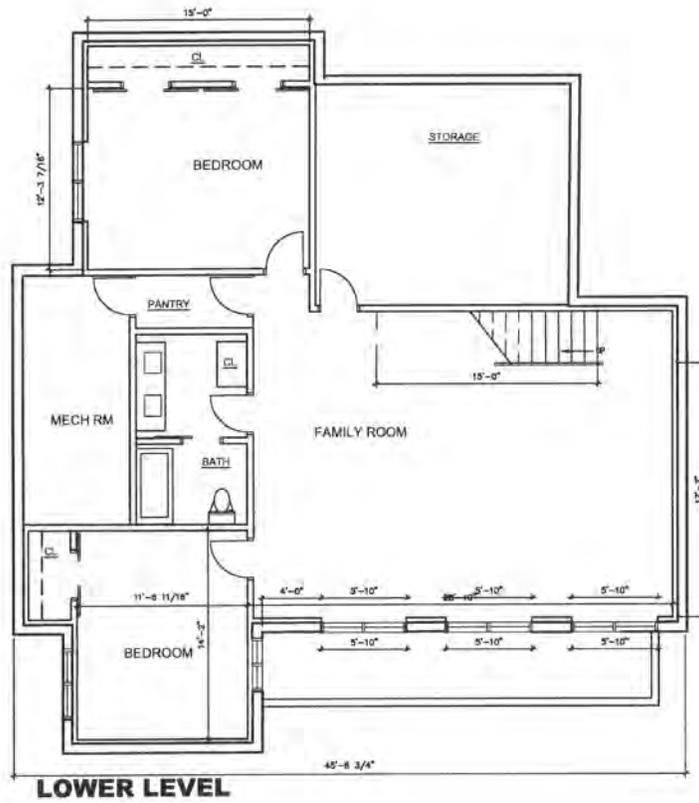
Historic house across from 2110 4th Street



400 Block of Mountain View Avenue

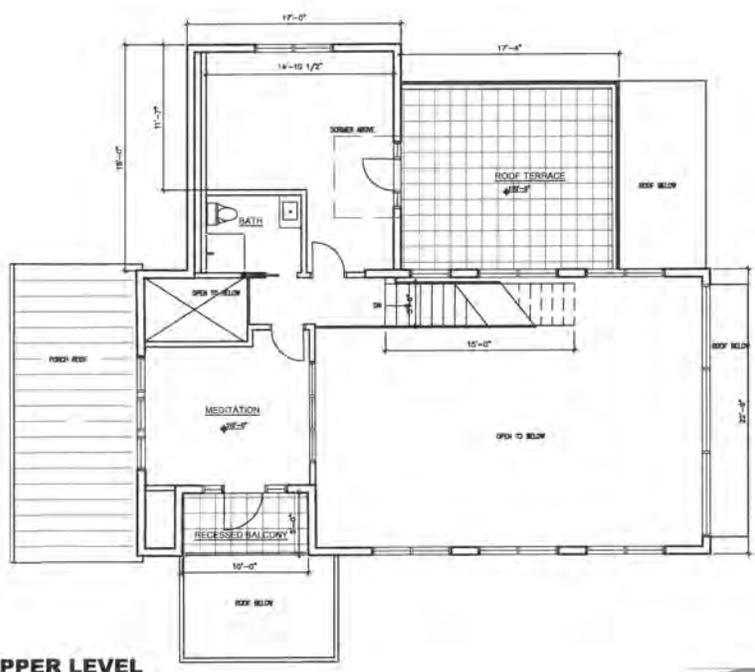


400 Block of Mountain View Avenue



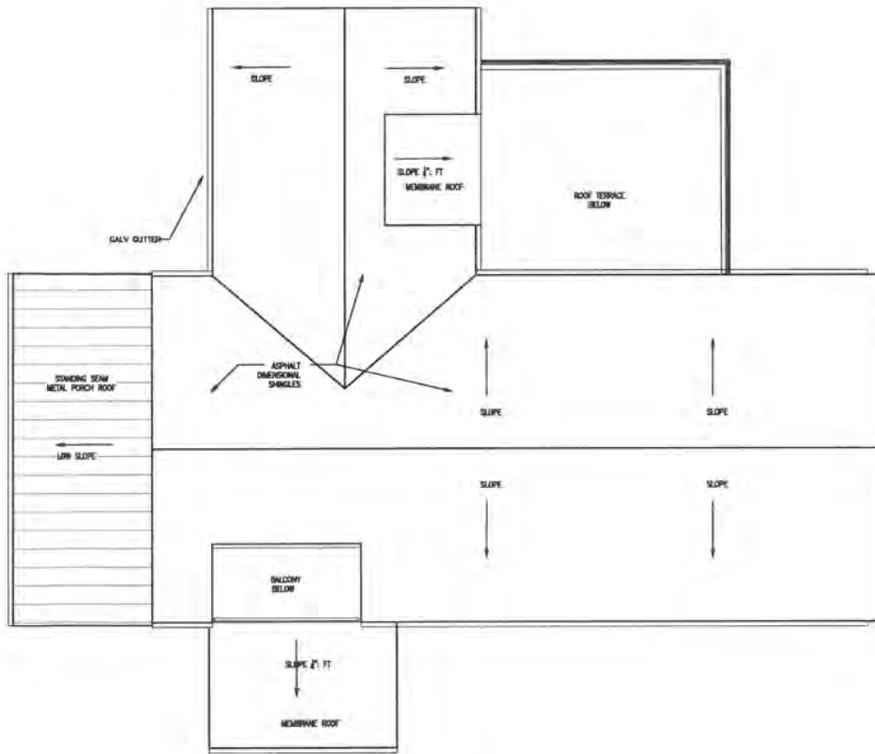
LOWER LEVEL

Proposed lower level

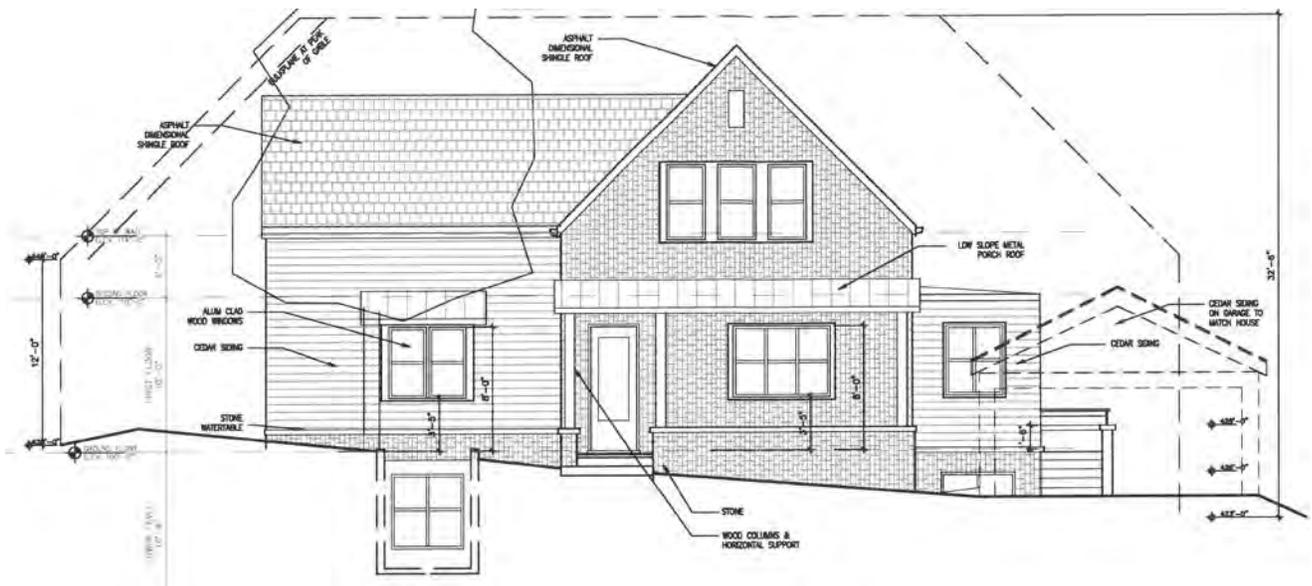


UPPER LEVEL

Proposed upper level



Proposed roof plan



Proposed west (façade) elevation



Proposed east (rear) elevation



Proposed north elevation



Proposed south elevation

anastas vision board

PROPOSED EXTERIOR MATERIAL PALETTE



Window color



Asphalt shingle



Asphalt shingle option



Cottonwood Machine split Rubble Limestone



Existing Garage stone



Siding & Door Color



Railing style

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Proposed Exterior Material Palette

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● NORTH DRIVE PHOTOS



Property line shown in existing driveway



Existing Retaining wall



Proposed Rubble Limestone Retaining wall – up to grade approx 42" high



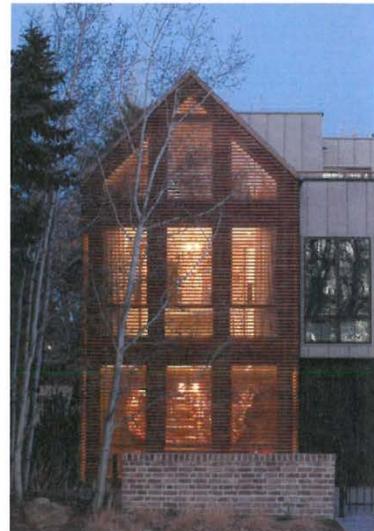
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Existing Conditions and Proposed Retaining Wall



MODERN PITCHED ROOF EXAMPLES



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Modern Pitched Roof Examples