M E M O R A N D U M
January 6th, 2016

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
David Gehr, Deputy City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate application to demolish an existing house built in 1957 and, in its place, construct a new 2,438 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:	2,384 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 2,438 sq. ft. house at 2110 4th St. as shown on plans dated 12/10/2015, 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 January 6, 2015 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 12/10/2015, except as modified by these conditions of approval.

2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, 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, reconsider wall cladding materials to eliminate the use of stone other than on the foundation, elimination of standing seam roof on the porch, elimination of the bronze fascia detail, 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.
- The applicant submitted materials for the Dec. 2, 2015 Landmarks Board meeting, however, after discussions with staff, the applicants chose to withdraw the application and revise the proposed design.
- 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.

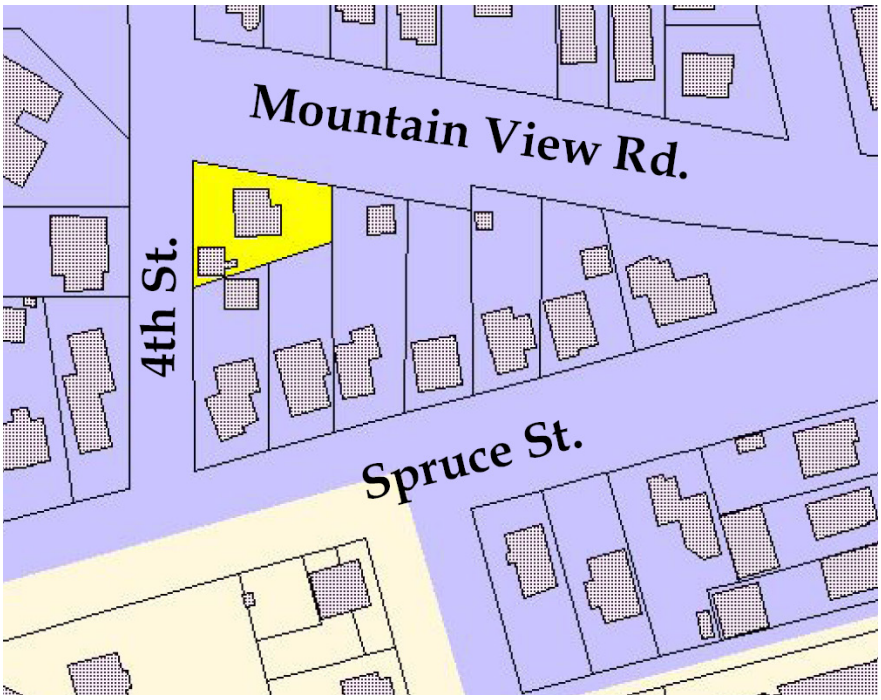


Figure 1. Location Map of 2110 4th St.

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)

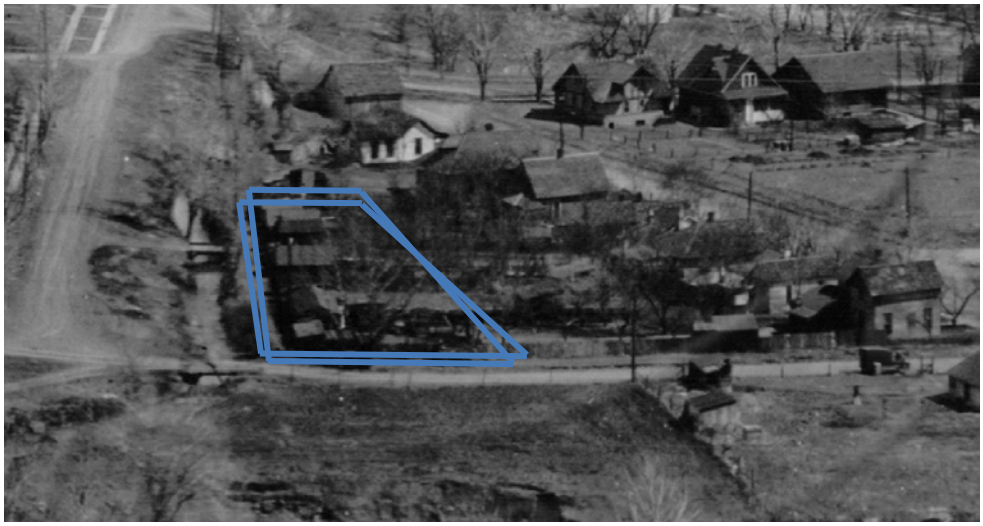


Figure 5. Detail from 1919 Tangen Panoramic Photo (approx. property in blue).

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 very 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, 2,384 sq. ft. house.

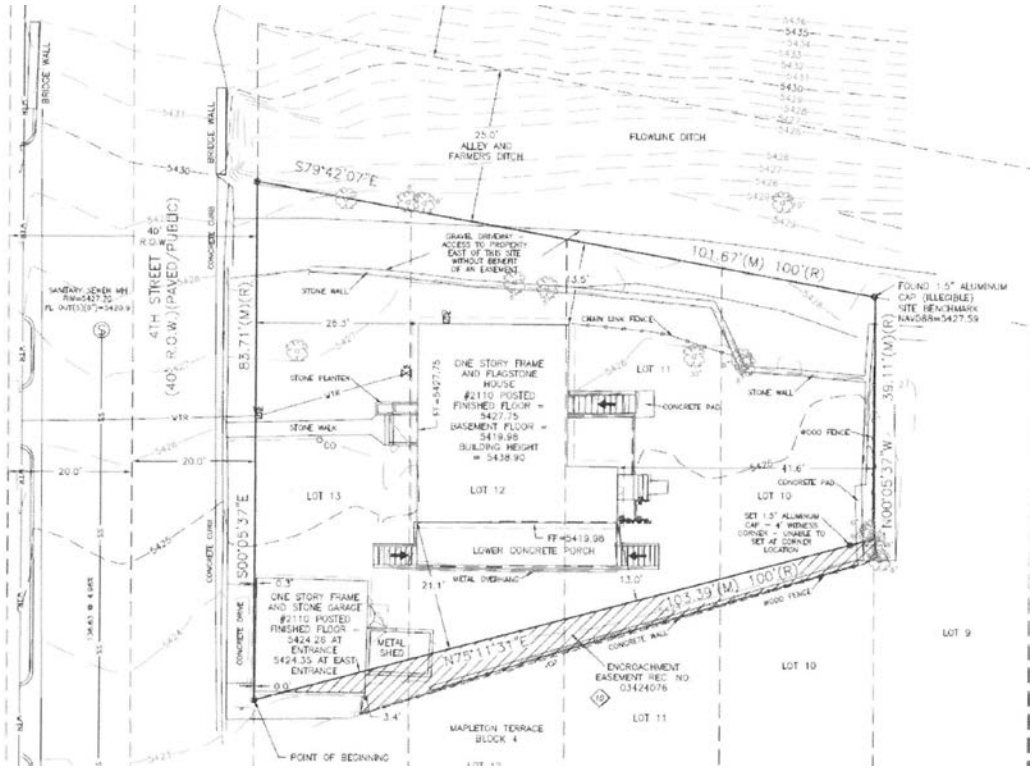


Figure 14. Existing Site Plan

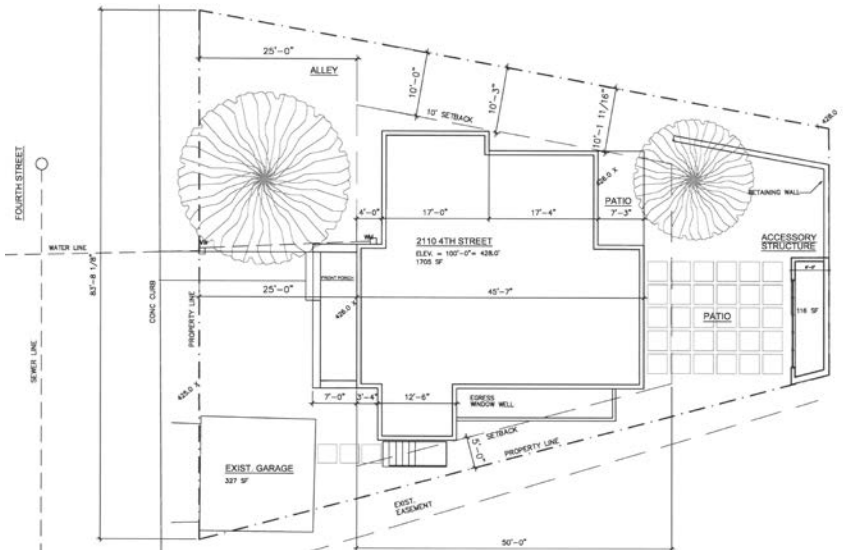


Figure 15. Proposed Site Plan

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.

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 30′ above grade, 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 with 22′ x 7′ porch, a 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 clapboard siding, while the side portions of the building are shown to be clad with "ledgestone".

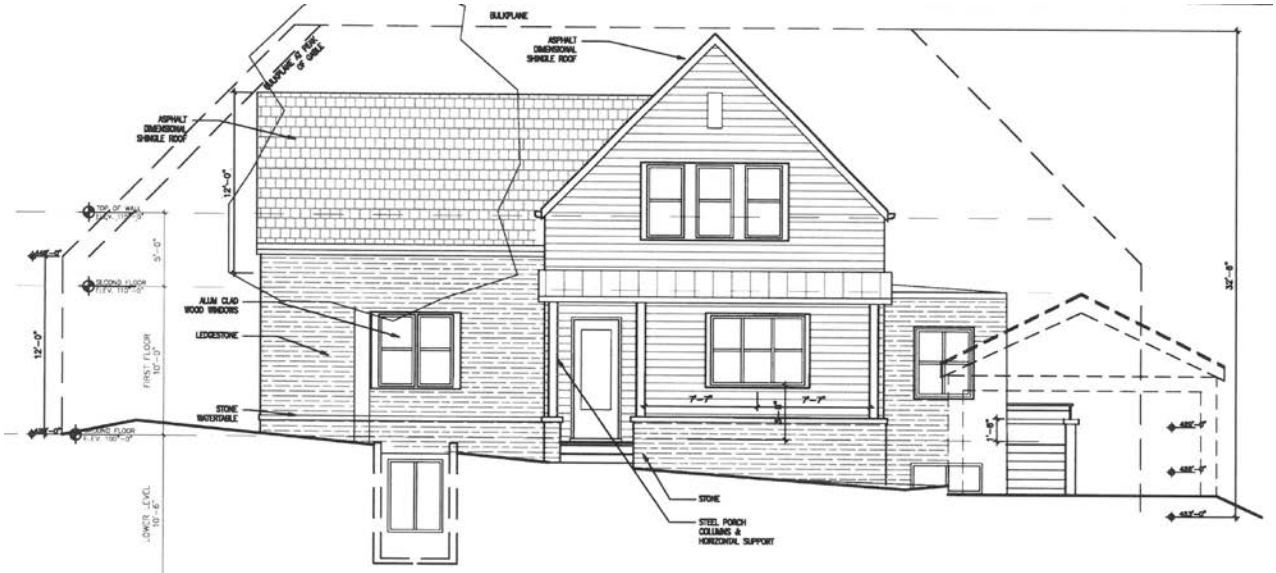


Figure 16. Proposed west elevation (façade)

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 a row of nine square casement windows while the first floor features a door into the stone sheathed 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 a row of seven 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. Two skylights are shown to be located at the west end of the main gable roof.

Figure 19. Proposed east (rear) elevation

The east (rear) face of the house shows stained cedar sunscreen slats to cover a considerable portion of the gable area while a set of four French doors is proposed to provide access to a patio area on the ground level. The rear deck area is shown to be accessed buy 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), clapboard and "ledgestone" cladding, stained cedar, bronzed metal fascia and metal clad windows and doors.

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

CRITERIA FOR THE BOARD'S DECISION

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

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

(1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
(2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
(3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
(4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

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

The existing house was constructed in 1957, well outside the 1865-1946 period of significance for the Mapleton Hill Historic District. While an interesting and intact example of representative architecture from the late 1950s, staff considers the house to be non-contributing to the Mapleton Hill Historic District. 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:

General Design Guidelines			
2.0 Site Design			
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.			
	Guideline	*Analysis*	*Conforms?*
.1	*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*	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 about 10 ft. wider than the existing house and contained within the front, rear and side yard setback standards. This section of 4th 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	*Building proportions should respect traditional patterns in the district*	The proposed house references traditional one and one-half story form common to Boulder. Overall, staff considers the proposed cross-	**Yes**

		gable form, roof pitch and building widths respects patterns found within the district.	
.3	*Orient the primary building entrance to the street*	Primary entrance is oriented to the street.	**Yes**
.4	*Preserve original location of the main entry and walk.*	Existing house considered non-contributing and proposed for demolition. Walkway is proposed in approximately the same location.	**Yes**
.5	*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.*	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	*Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area*	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	*Preserve street trees whenever possible*	A mature tree along 4th 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.

	Guideline	*Analysis*	*Conforms?*
.1	*Create compatible contemporary interpretations of historic elements.*	Contemporary interpretation of traditional form is generally appropriate. Ldrc should review profile and visibility of casement and narrow double-hung windows at south and east to ensure consistency with guidelines and ordinance. Design and visibility of rear gable treatment should be reviewed at Ldrc for same.	Maybe
.2	*Interpretations of historic styles may be appropriate if distinguishable as new.*	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 rows of 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

	Guideline	*Analysis*	*Conforms?*
.1	*Conform to Section 2.0 Site Design.*	See above for analysis.	Yes
.2	*Overall character of site is retained.*	Residential character will be retained, with similar setbacks.	Yes
.3	*Compatible with surrounding buildings in setback, orientation, spacing, and distance from adjacent buildings.*	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	*Proportion of built mass to open space not significantly different from contributing buildings.*	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.

	Guideline	*Analysis*	*Conforms?*

.1	*Compatible with surrounding buildings in terms of height, size, scale, massing, and proportions.*	Proposed scale is generally compatible with surrounding buildings through utilization of traditional 1½ story Edwardian Vernacular building form. While somewhat anomalous, flat roof side and rear portions of house do not detract and are compatible with surrounding historic buildings.	Yes
.2	*Mass and scale of new construction should respect neighboring buildings and streetscape.*	Massing and scale generally respect neighboring buildings and streetscape as a whole.	Yes
.3	*Historic heights and widths as well as their ratios maintained, especially proportions of façade.*	General proportions of the façade elements are compatible with, historic forms of like-sized historic houses in the district.	Yes

6.4 Materials

	Guideline	*Analysis*	*Conforms?*
.1	*Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic structures.*	Proposed materials include wood clapboard siding, "ledgestone", stained cedar, asphalt shingle and standing seam metal roofing, metal clads windows and doors, copper fascia. Use of stone for wall cladding relatively rare in Mapleton Hill. Likewise, use of stained wood elements, copper fascia and standing seam roof not common. Consider revision to simplify material palette including	Maybe

		use of stone cladding, fascia, porch roofing. Provide detailed information on all materials including proposed path ways, patio and retaining walls. Review at Ldrc.	
.2	*Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.*	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.

	Guideline	*Analysis*	*Conforms?*
.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.*	Rows of clerestory 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	*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*	See .1 above.	
.3	*New structures should use a roof form found in the district or on the landmark site*	Current design makes use of gable forms of locations and proportions 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, they do relate to the historic garage which currently has a flat roof. Shed roof on front porch consistent with this guideline.	Yes
.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 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, raining and steps at Ldrc.	Maybe
.5	*Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.*	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.			
	Guideline	*Analysis*	*Conforms?*
.1	*New construction should incorporate the elements contributing to the historic character of the Mapleton Hill Historic District as identified by the Design Guidelines.*	Residential character will be retained with similar setbacks.	Yes
.2	*Building elevations visible from streets and alleys need the greatest sensitivity. Front porches are an important visual element*	Proposed scale is generally compatible with surrounding buildings. Front porch appropriate – review details at Ldrc as outlined in 2.6 of the *General Design*	Yes

	and should be incorporated into new construction except in unusual situations.	*Guidelines* above.	
.3	*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 compatible new construction.*	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 time.	Yes
.4	*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.*	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	*New construction should utilize a roof form found in the district.*	One and one-half story design with cross-gable form consistent with Edwardian Vernacular houses in the historic district.	Yes
.8	*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*	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	Maybe

	possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.	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.	

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. Staff considers that the design should be revised to make the rear gable at the east elevation more consistent with Edwardian Vernacular design, in terms of fenestration and materiality, and that the design of the casement and narrow double-hung windows at the south and east elevations be revised to ensure consistency with guidelines. Staff also considers that the material palette should be revised to reflect traditional materials, including painted wood, brick and use of stone as an accent material.

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

BOULDER COUNTY APPRAISAL CARD

TRACTS No part
LOTS 10-11-12 + 13 BLOCK 4 ADDITION Mapleton Terrace

HOUSE No. 2110 STREET 4th St CITY Bo

OWNER Robert W. Beatty & Mrs. Raymond Beatty

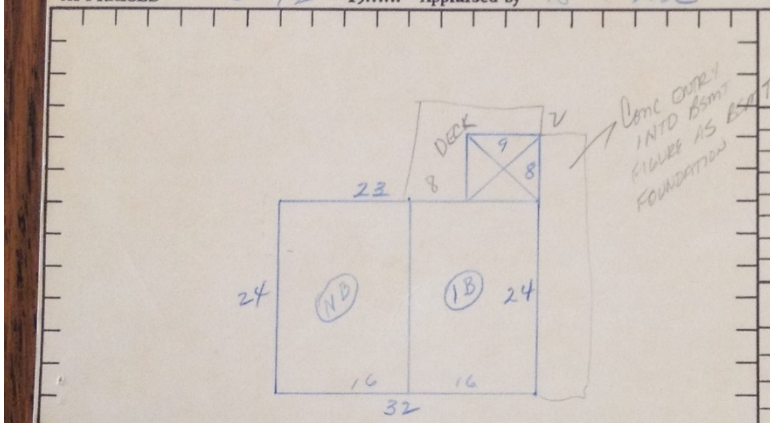
APPRAISED 6-12 19.57 Appraised by S + M

Section	Twp.	Range

Classification 1.3 A1

____% Obsolescence ____

____% Physical Dep. ____



Width x Length	Area	Height	Cubic Feet
16 x 24	384	15	5763
16 x 24	384	12	4608
x			
x			
x			
x			
Total	768	Total	10,368

Special Building Notes

ANNUAL ASSESSMENT

Year	Land	Improvements	Total
1955	$	$	$
1956			
1957	350	790	
1958	350	3190	
1959			
1960			
1961			
1962			

Building Permit	$	Private Appraisal	$
Original Cost, Improvements Only		Insurance	
Additions and Betterments		Mortgage	
Owner's Estimate of Present Value		Monthly Rental	

Advertised for Sale

Transferred in 19 10-11-61 12500

Reproduction Cost and Final Value
MAIN BUILDING

Item No.	Area or Quantity	Unit Cost	Total
Base			
1.3A1	384	4.10	1574
1.3A1	384	3.68	1413
4.A	72	1.50	108
ADDITIONS (PLUS)			
9-22			100
DEDUCTIONS (MINUS)			

Base Reproduction Cost ..... $ 3195

Final Net Condition ____ %

Final Value– Main Building $ ____

SUMMARY OF BUILDING VALUE

Main Building $ 3190

Garage ____

Minor Buildings ____

Other Improvements ____

Total Buildings and Improvements $ 3190 / 790

DATE OF CONSTRUCTION

Date	Age	Source

MAJOR ALTERATIONS OR ADDITIONS

Date	Age	Description	Percent

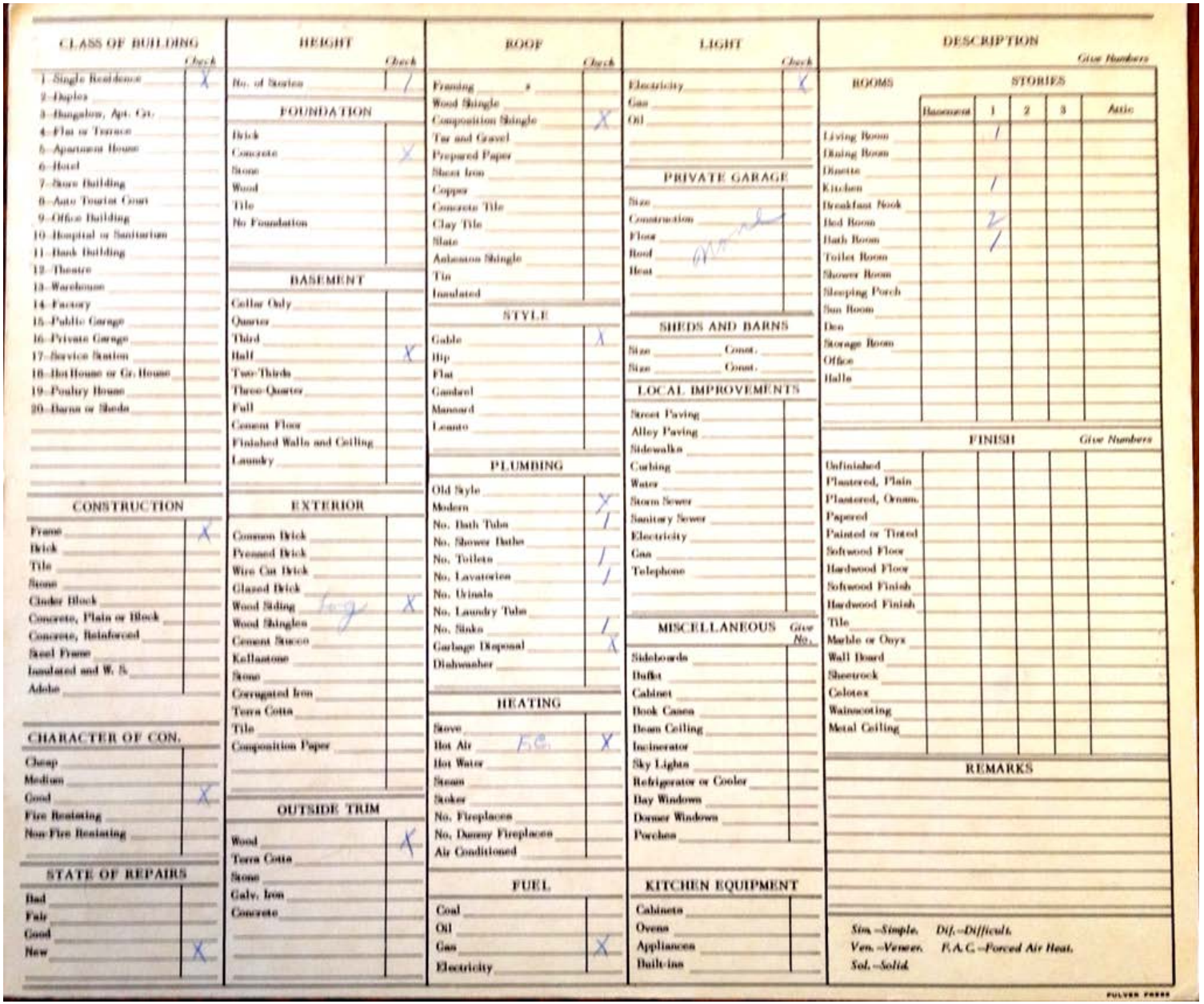
MAJOR ALTERATIONS OR ADDITIONS

Date	Age	Description	Percent

GARAGE AND MINOR BUILDINGS

Class No.	Size Width x Depth x Ht.	Area	Walls	Floor	Roof	Heating	Lighting	Unit Cost	Reprod. Cost	Age	Deprec.	Net Value

25% for 57 only



CLASS OF BUILDING (Check)
1–Single Residence X
2–Duplex
3–Bungalow, Apt. Gr.
4–Flat or Terrace
5–Apartment House
6–Hotel
7–Store Building
8–Auto Tourist Court
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 X
Brick
Tile
Stone
Cinder Block
Concrete, Plain or Block
Concrete, Reinforced
Steel Frame
Insulated and W. S.
Adobe

CHARACTER OF CON.
Cheap
Medium
Good X
Fire Resisting
Non-Fire Resisting

STATE OF REPAIRS
Bad
Fair
Good
New X

HEIGHT (Check)
No. of Stories 1

FOUNDATION
Brick
Concrete X
Stone
Wood
Tile
No Foundation

BASEMENT
Cellar Only
Quarter
Third
Half X
Two-Thirds
Three-Quarter
Full
Cement Floor
Finished Walls and Ceiling
Laundry

EXTERIOR
Common Brick
Pressed Brick
Wire Cut Brick
Glazed Brick
Wood Siding Lap X
Wood Shingles
Cement Stucco
Kellastone
Stone
Corrugated Iron
Terra Cotta
Tile
Composition Paper

OUTSIDE TRIM
Wood X
Terra Cotta
Stone
Galv. Iron
Concrete

ROOF (Check)
Framing s
Wood Shingle
Composition Shingle X
Tar and Gravel
Prepared Paper
Sheet Iron
Copper
Concrete Tile
Clay Tile
Slate
Asbestos Shingle
Tin
Insulated

STYLE
Gable X
Hip
Flat
Gambrel
Mansard
Leanto

PLUMBING
Old Style
Modern X
No. Bath Tubs 1
No. Shower Baths
No. Toilets 1
No. Lavatories 1
No. Urinals
No. Laundry Tubs
No. Sinks 1
Garbage Disposal X
Dishwasher

HEATING
Stove
Hot Air F.A. X
Hot Water
Steam
Stoker
No. Fireplaces
No. Dummy Fireplaces
Air Conditioned

FUEL
Coal
Oil
Gas X
Electricity

LIGHT (Check)
Electricity X
Gas
Oil

PRIVATE GARAGE
Size
Construction
Floor
Roof
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

KITCHEN EQUIPMENT
Cabinets
Ovens
Appliances
Built-ins

DESCRIPTION (Give Numbers)

ROOMS	STORIES: Basement	1	2	3	Attic
Living Room		1			
Dining Room					
Dinette					
Kitchen		1			
Breakfast Nook					
Bed Room		2			
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

Sim.–Simple. Dif.–Difficult.
Ven.–Veneer. F.A.C.–Forced Air Heat.
Sol.–Solid.

FULVER FORMS

Tax Assessor Card, c. 1954.

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.

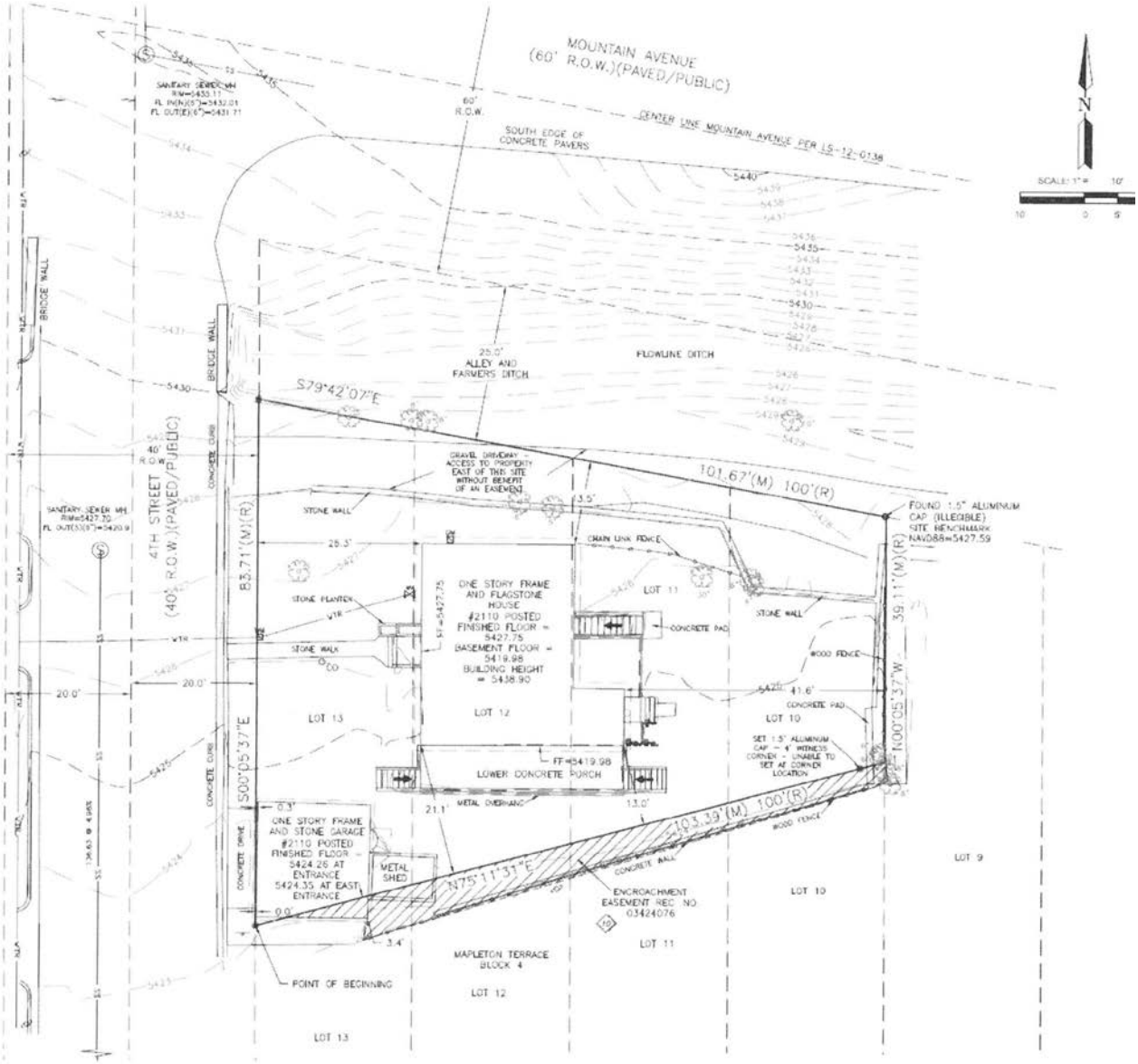
View into property from north (Mountain View Avenue)

Historic house across from 2110 4th Street

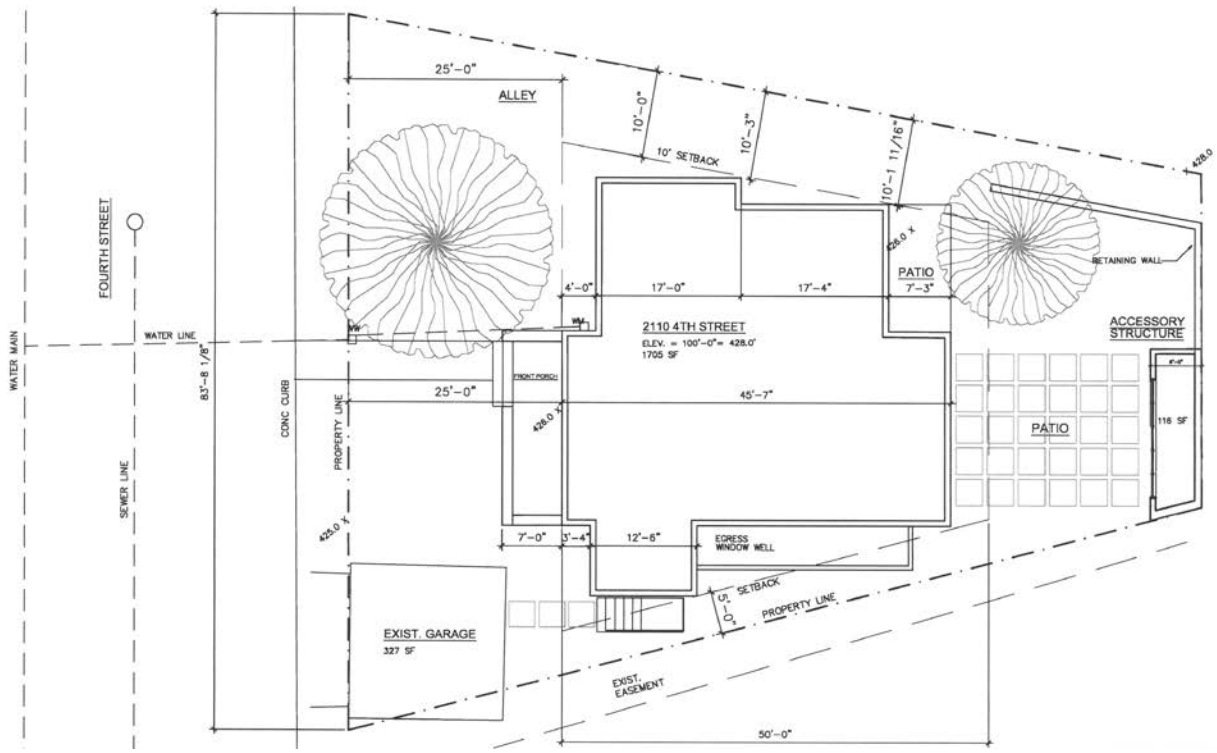
Historic house across from 2110 4th Street

400 Block of Mountain View Avenue

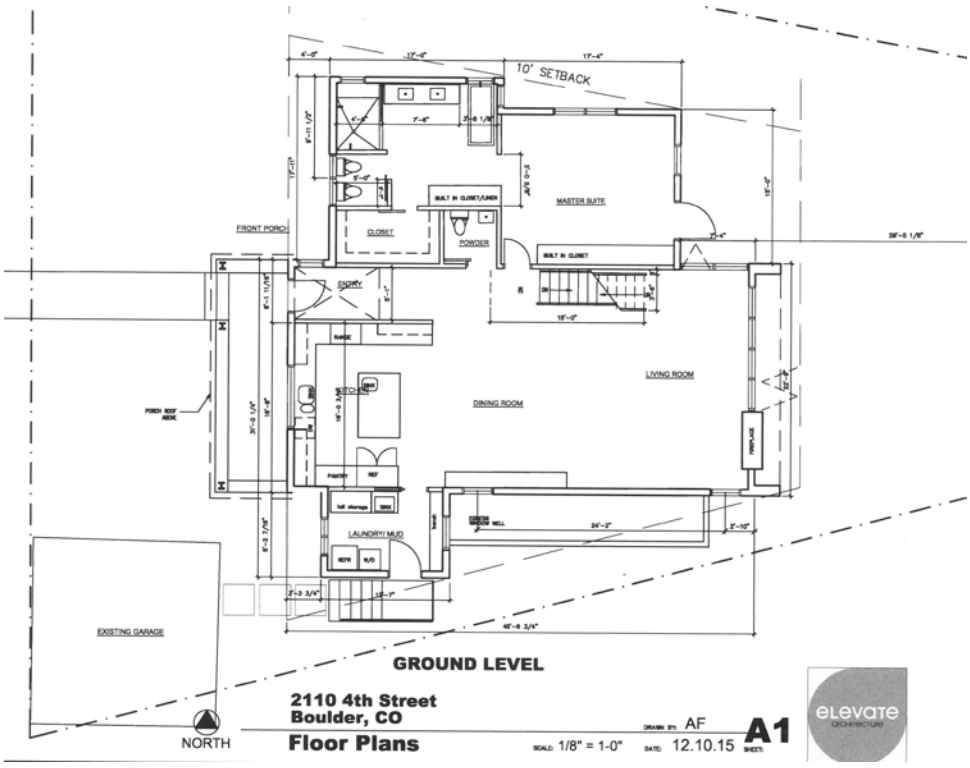
400 Block of Mountain View Avenue



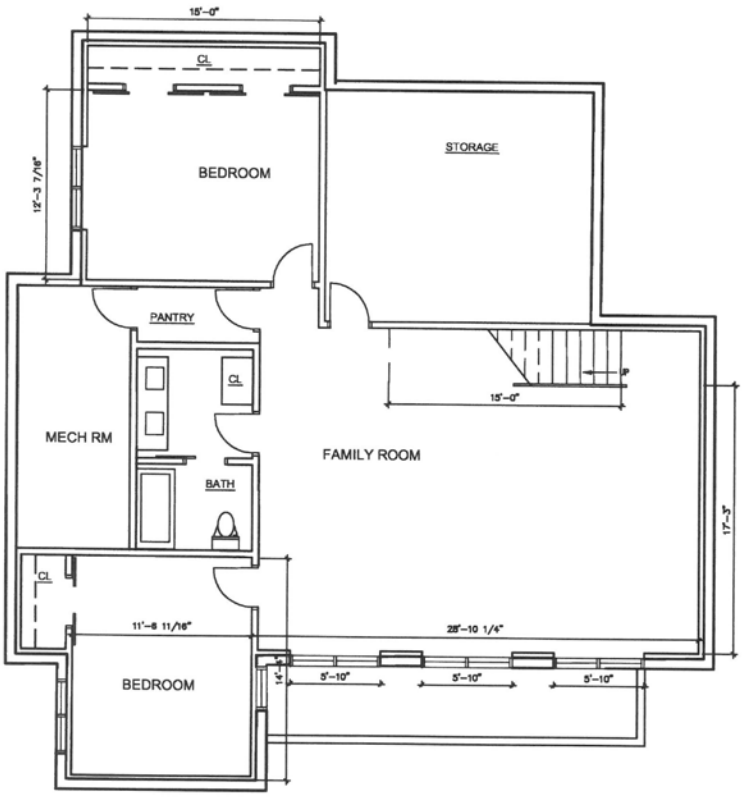
Existing Site Plan



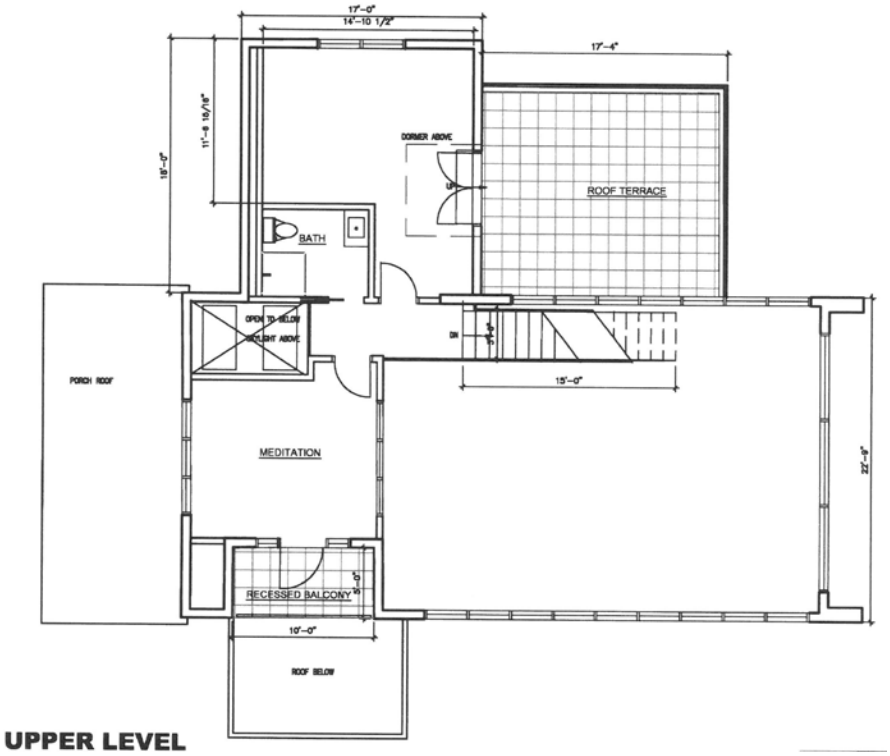
Proposed Site Plan



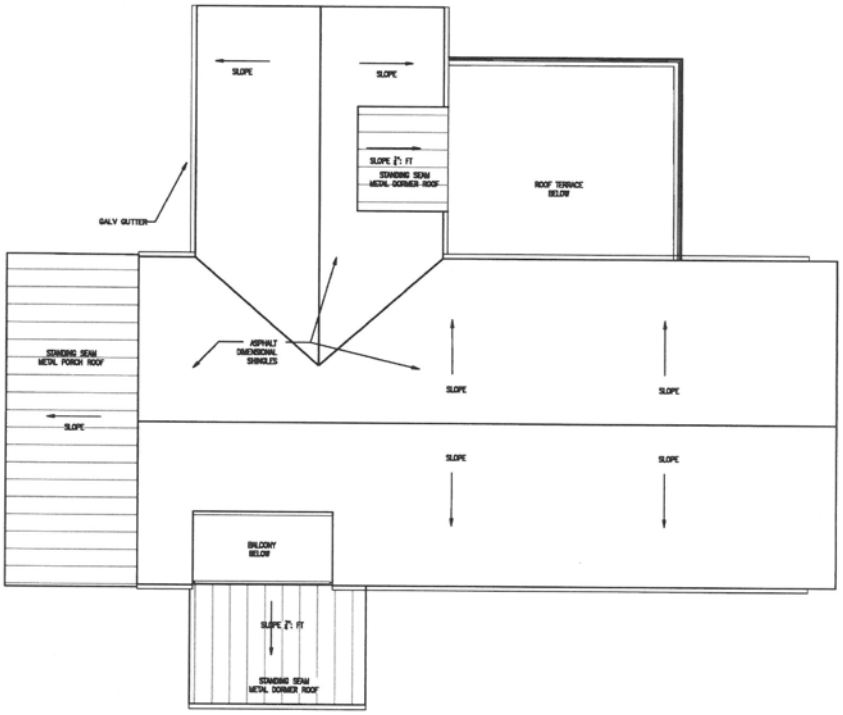
Proposed ground floor plan



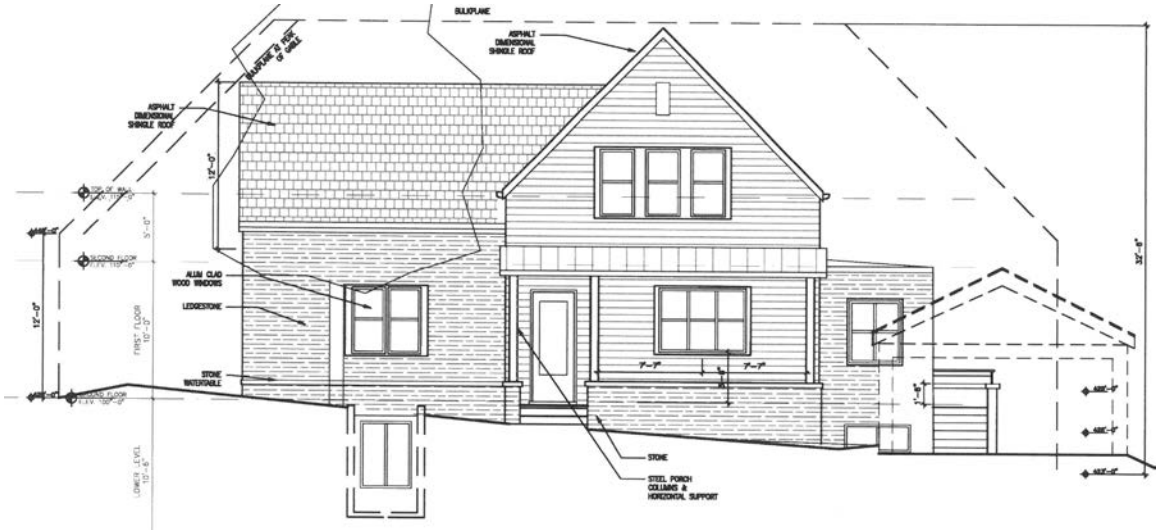
Proposed lower level



Proposed upper level



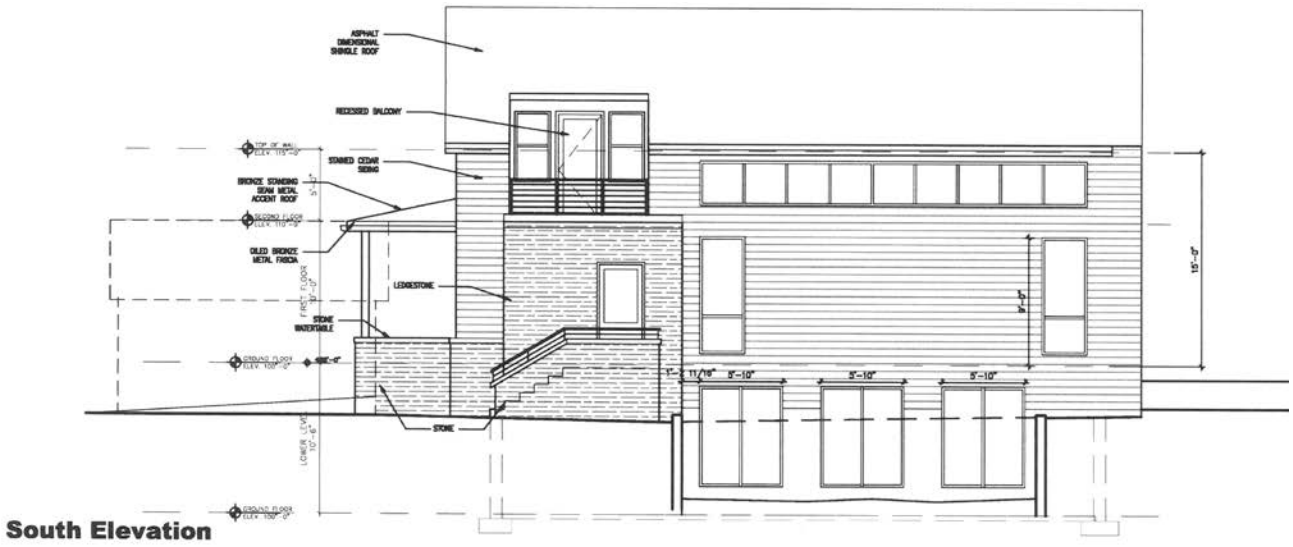
Proposed roof plan



Proposed west (façade) elevation

Proposed east (rear) elevation

Proposed north elevation



Proposed south elevation

2110 Fourth Avenue Landmarks Submission

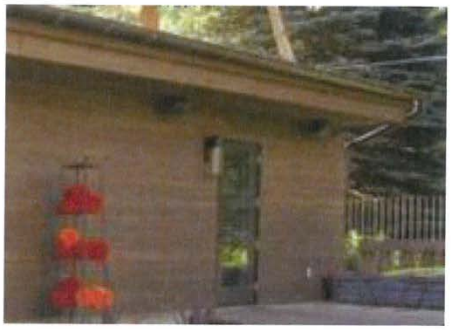
elevate architecture

PROPOSED EXTERIOR MATERIAL PALETTE

Window color

Asphalt shingle, Metal roof at Porch & Metal Fascia color

Local Limestone at front porch & smaller volumes



Siding & door color

Linear guard rails

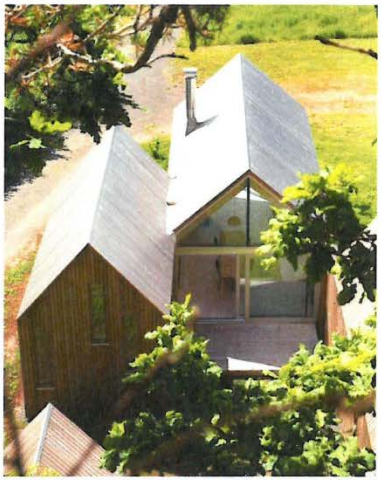
Existing Garage Stone

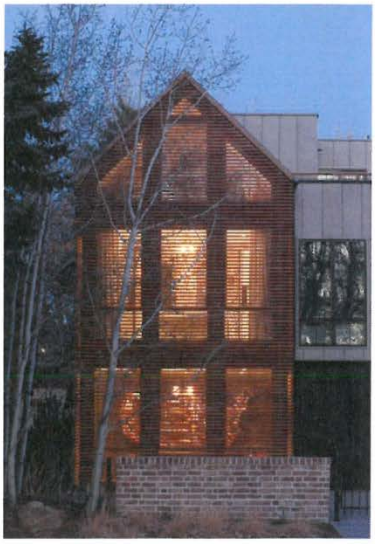
Proposed Exterior Material Palette

anastas vision board

elevate architecture

MODERN PITCHED ROOF EXAMPLES





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Modern Pitched Roof Examples