M E M O R A N D U M
December 2, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant 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 2,500 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:	Hani and Katrina Anastas
4.	Applicant:	Angela Fedderson, Elevate Architecture
5.	Site Area:	6,718 sq. ft.
6.	Existing House:	840 sq. ft. (approx.)
7.	Proposed House:	2,500 sq. ft. (approx.)
8.	Existing Garage:	327 sq. ft.

STAFF RECOMMENDATION:
Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board denies the application for demolition of the non-contributing house and the construction of the proposed 2,500 sq. ft. house at 2110 4th St., as shown on plans dated 09/22/2015, finding that they do not meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, and adopts the staff memorandum dated Dec. 2, 2015 in Matter 5A (HIS2013-00254) as the findings of the board.

This recommendation is based upon staff's opinion that the proposed demolition and new construction would be inconsistent with the conditions specified in Section 9-11-18,

Withdrawn

B.R.C. 1981, the *General Design Guidelines,* and the *Mapleton Hill Historic District Design Guidelines.*

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 existing house was constructed in 1957, outside the period of significance (1865-1946) 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 inconsistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4), B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines.*
- Staff recommends denial of the demolition and proposed new construction, but suggests that the Landmarks Board give the applicant an opportunity to withdraw the application for redesign after providing some direction to that end, thereby avoiding the applicant having to wait a year to reapply per 9-11-17(c), B.R. C. 1981.

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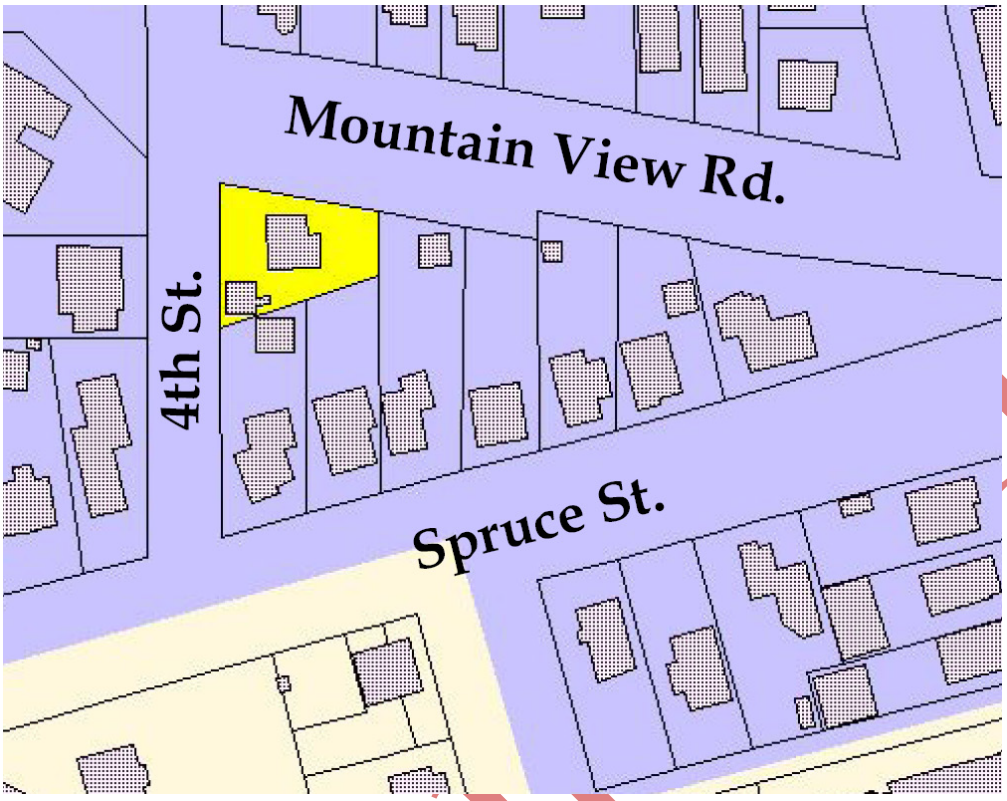

Figure 1. Location Map of 2110 4th St.

PROPERTY HISTORY

According to Tax Assessor Records, the house at 2110 4th St. was constructed in 1957, although, the address does not appear in City Directories until 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 also resided there with him.

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]

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

Withdrawn

Figure 3. 2110 4th St., Tax Assessor photograph, 1944

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 Street.[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]

Withdrawn

[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.

After Robert's death in 1993, the house passed to his daughter, Sherry Stroh. The Katrina H. Anastas Revocable Trust purchased the house in 2015.

Figure 1. Robert Beatty, c. 1963.

PROPERTY DESCRIPTION

Located on the east side of 4th Street, between Spruce Street and Mountain View Road, 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 2, Detail from 1911 Haines Panoramic Photo from Mt. Sanitas (approx. property in blue)

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Figure 3, Detail from 1919 Tangen Panoramic Photo from Mt. Sanitas (approx. property in blue)

The property was included in the expansion of Mapleton Hill Historic District in 2002 which annexed the extreme 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. 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 Street as well as the rear of two properties to the east, fronting onto Spruce Street.

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, and is considered to be a contributing building to the Mapleton Hill Historic District.

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

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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 5. 2110 4th St., Northwest corner (façade) and side driveway adjacent to Farmer's Ditch, 2015.

Figure 6. 2110 4th St., north elevation from ditch easement, 2015.

Figure 7. 2110 4th St., East (rear) elevation from ditch easement, 2015.

Figure 8. 2110 4th St., South (side) elevation, 2015.

Figure 9. Property from north side of ditch looking down 4th Street with contributing garage at right, 2015

Figure 10. 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 discernable. The c.1949 tax assessor

card identifies the building as having flat tin roof, although since then the roof height appears to have been raised, creating a lower pitch 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 11. 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 two-story, 2,500 sq. ft. house.

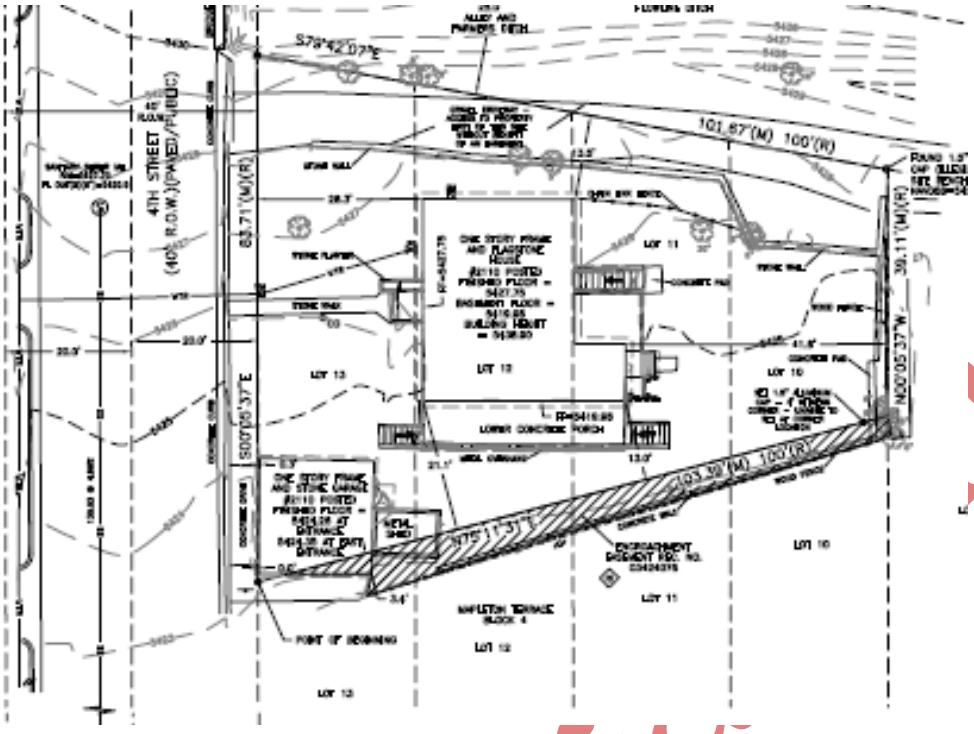


Figure 12. Existing Site Plan

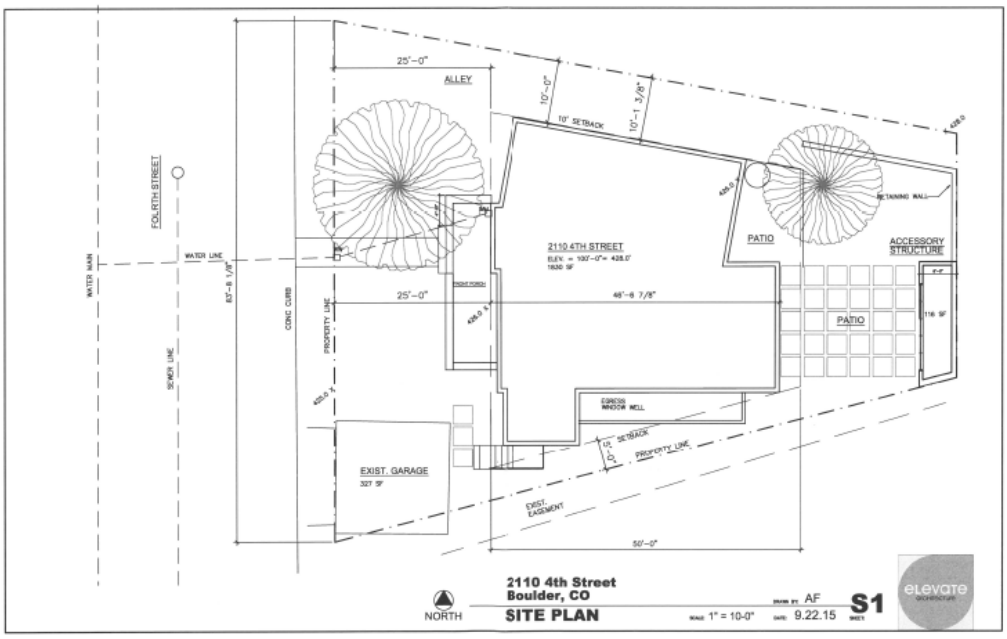


Figure 13. Proposed Site Plan

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 46′-6″ long and approximately 50′ wide with the north wall creating an oblique angle running parallel to the north property. Currently the alley provides access to at least one property to the east. The proposed construction appears to result in removal of the driveway and curb cut providing access along the north side of the property. The existing contributing garage is shown to be maintained in its current location.

Figure 14. Proposed west elevation (façade)

Elevations indicate the house be of frame construction, with a single gable and four flat roof forms. At its highest point the house is shown to be approximately 30′ above grade, with flat roof forms stepping down to the south.

Figure 15. Proposed north (side) elevation

Drawings and renderings show the façade to feature four building forms: a vertical, front-gable portion at the north that is clad in brick, a two-story rectangular form with a

flat-roof porch over the entrance, a cubic volume clad in brick, and a lower, flat roof cubic form.

Figure 16. Proposed south (side) elevation

From north to south, the gable roof form measures 17′ of which 7′ of this roof serves to create a sheltered area over part of the 200 sq. ft. rear roof deck area.

*Figure 17. Proposed south (side) elevation*Elevations show the façade of the house to be fenestrated with a picture window, one over one double-hung sash, casement windows and a row of six horizontal clerestory windows. The sides and rear of the house are shown to be fenestrated with double hung sash, casement windows and banks of clerestory windows similar to those shown on the façade.

Figure 18. Rendering of West Elevation of proposed house

Exterior materials shown include standing seam metal roofing, brick clad walls, stained cedar vertical siding, stone lintels and porch enclosure and an oiled metal fascia on the flat front porch roof.

Figure 19. Rendering from the northeast

Figure 20. Rendering of Northeast corner

Figure 21. Rendering of façade from southwest

The site plan indicates construction of rear retaining walls, a rear patio and a 116 sq. ft. accessory, (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 and that its demolition would not destroy an example of architecture important to Mapleton Hill provided that an appropriate design on the site is reviewed and approved. However, staff finds that based upon analysis against the *General* and *Mapleton Hill Historic District Design Guidelines*, the proposed new construction is incompatible with the character of the Mapleton Hill Historic district and would have an adverse effect on the immediate streetscape (see Design Guidelines Analysis section).

Withdrawn

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

Staff considers that based on analysis with the relevant design guidelines and because of the high visibility of the property, the mass, form and design of the proposed new construction would adversely affect the special historic and architectural character of the streetscape and the Mapleton Hill Historic District as a whole.

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 that the proposed mass, scale, proportion and design of the proposed construction is incompatible with the character of the Mapleton Historic District and that steps should be taken to redesign in a manner that takes cues from and complements the historic character of the streetscape (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?

While staff does not consider the existing house to contribute to the historic character of the historic district, it finds that the application to replace the demolished building does not meet the requirements of paragraphs the Land Use Code (B.R.C. 1981) 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) because, the construction of a new house will not establish a new building with compatible features on the streetscape and it will be generally compatible and inconsistent with the *General Design Guidelines* and *the Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

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:

Withdrawn

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 structures 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 67' wide, shallow, and triangular in shape where the typical building pattern in Mapleton Hill is 50' wide by 100' deep and rectangular in form. The building is proposed to have a similar front yard setback as the existing house, and is shown to be 11 ft. wider than the existing house and contained within the front, rear and side yard setback standards. This section of 4th Street in Mapleton Hill does contain a number of historic houses with alignments similar to that proposed. However, north portion of house at oblique angle to the rest of the house and not perpendicular to 4th Street as is historic pattern in Mapleton Hill. This condition will be visible from 4th Street and possibly Mountain View Drive. Redesign house to parallel and perpendicular to 4th Street.	No
.2	*Building proportions should respect traditional patterns in the district*	The proposed house is comprised of three vertically-proportioned forms and one cubic form as	No

Withdrawn

		viewed from the street. Truncated gable form as viewed from the northwest and multiple level flat roof forms appear inconsistent with historic character of the district. Traditional building proportions are typically simpler in form, not dominated by flat roofs and don't include oblique angles as shown (see .1 above). Roof of first story of south cubic form intersects with wall of upper stories of two north volumes on façade. Consider combining forms to reflect traditional building proportions more reflective of those historically found in the district and immediate streetscape.	
.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. Porch roof does not extend full width of proposed patio at front. Consider revising porch design to better reflect traditional porch language found in the district.	No
.7	*Preserve a backyard area between the house and the garage, maintaining the general proportion of built*	Lot configuration is wider and shallower than traditional lot pattern in the district. Proposed design preserves general	**Maybe**

Withdrawn

	mass to open space found within the area	proportion of built mass to open space.	
2.2.2	*Preserve street trees whenever possible*	Mature tree along 4th Street 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 window openings, with stone lintels and brick sills; use of traditional materials (wood siding, brick, stone). Truncated gable form, multiple level flat roof forms, and oblique angled building forms inconsistent with historic character of the district.	**No**
.2	*Interpretations of historic styles may be appropriate if*	Proposed design does not reference a specific historic	**No**

	distinguishable as new.	manner, but rather seeks to combine traditional elements in its design. Form and mass of house will be distinctly new, but forms and proportions not interpretable as referencing historic houses in the district. Redesign house to better fit into context of streetscape and district as a whole (see section 2 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.	**No**
.2	*Overall character of site is retained.*	Residential character will be retained, with similar setbacks. However multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will be incompatible with streetscape and southwest section of Mapleton Hill. Redesign building to better ensure that new construction be compatible with historic character of area (see section 2 above).	**No**
.3	*Compatible with surrounding buildings in setback, orientation, spacing, and distance from adjacent buildings.*	Triangular 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**

Withdrawn

.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. However massing and proportion with multiple forms and truncated gable and oblique building angles are inconsistent with surrounding historic building forms. Redesign to simplify mass and form to better reflect character of historic houses in the district.	**No**
.2	*Mass and scale of new construction should respect neighboring buildings and streetscape.*	Redesign to ensure massing, configuration and proportion better reflect those found on historic properties in Mapleton Hill (see .1 above).	**No**
.3	*Historic heights and widths as well as their ratios maintained, especially proportions of façade.*	General proportions of the façade elements are taller and narrower than forms historically found in the district. Redesign to ensure proportions of building better reflect, and are compatible with, historic forms of like-sized historic houses in the district.	**No**
6.4 Materials			
	Guideline	*Analysis*	*Conforms?*
.1	*Materials should be similar in scale, proportion, texture,*	Proposed materials include brick, stone, stained vertical wood siding	**No**

Withdraw

	finish, and color to those found on nearby historic structures.	and a standing seam metal roof and oiled copper fascia. Little historic precedent for use of metal roofing in Mapleton Hill – Likewise use of stained wood on houses. Redesign to simplify material palette including roofing and more tradition painted wood siding. Provide detailed information on all materials including proposed path ways, patio and retaining walls.	
.2	*Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.*	Materials appear to be traditionally sized.	**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.*	Fenestration of building should be reconsidered taking into consideration that use of sliding horizontal casement windows on façade and visible portions of side of the building should be avoided as little precedent on historic buildings in Mapleton Hill. Likewise, redesign should eliminate or remove clerestory lights visible from a public way.	**No**

Withdrawn

.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.	**No**
.3	*New structures should use a roof form found in the district or on the landmark site*	While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least 4 different flat roof areas on the building. Redesign house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	**No**
.4	*Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.*	Consider redesign to provide for full-porch area taking cues from historic houses in the district.	**Maybe**
.5	*Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.*	Dormers are not proposed.	

Withdrawn

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. However multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will be incompatible with streetscape and southwest section of Mapleton Hill. Redesign building to better ensure that new construction be compatible with historic character of area (see sections 2 & 6 of *General Design Guidelines* above).	
.2	*Building elevations visible*	Proposed scale is generally	**No**

Withdrawn

	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.	compatible with surrounding buildings. However massing and proportion with multiple forms and truncated gable and oblique building angles inconsistent with surrounding historic building forms Redesign to simplify mass and form to better reflect character of historic houses in the district. Consider redesign to provide for full-porch area taking cues from historic houses in the district (see sections 2 & 6 of *General Design 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.*	Massing and proportion with multiple forms and truncated gable and oblique building angles expressive of contemporary post-modern design, but inconsistent with surrounding historic building forms. Redesign to simplify mass and form to better reflect character of historic houses in the district.	**No**
.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.*	Multiple forms, truncated gable tower and oblique building angles at north will all be highly visible and alter character of the site in a manner that likely will be incompatible with streetscape and southwest section of Mapleton Hill. Consider redesign to provide for full-porch area taking cues from historic houses in the district. While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof	**No**

Withdrawn

		forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least 4 different flat roof areas on the building. Redesign house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	
.7	*New construction should utilize a roof form found in the district.*	While simple flat roof forms are occasionally found in the district, gable, hipped and gambrel roof forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least 4 different flat roof areas on the building. Redesign house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	**No**
.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 possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.*	Proposed materials include brick, stone, stained vertical wood siding and a standing seam metal roof and oiled copper fascia. Little historic precedent for use of metal roofing in Mapleton Hill, and likewise use of stained wood on houses. Redesign to simplify material palette including roofing and more tradition painted wood siding. Provide detailed information on all materials including proposed path ways, patio and retaining walls.	**No**

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-

Withdrawn

1946 period-of-significance for the Mapleton Hill Historic district, it should be considered non-contributing. The ordinance requires that in order to approve a demolition, the Landmarks Board must find the proposal for new construction meets the standards of 9-11-18(B)(2 & 3), B.R.C. 1981, ensuring compatible new construction in the context of the historic district. In spite of considerable time meeting with the applicant prior to their submission of this proposal, staff considers that the design substantially inconsistent with the design guidelines and that redesign could not be achieved through the imposition of conditions to be reviewed by the Landmarks design review committee. For this reason, staff is recommending denial of the proposal, but suggests that if the Board feels denial is appropriate, that it provide the applicant the opportunity to withdraw the current proposal for redesign, after providing feedback on how they might redesign a house be more consistent with the standards of 9-11-18. Allowing the applicant to withdraw would prevent the applicant from waiting a year to reapply per 9-11-17(C), B.R.C. 1981.

FINDINGS

Staff finds the proposed demolition and new construction to be inconsistent with purposes of the Historic Preservation Ordinance and finds that the proposed work does not meet the standards specified in Section 9-11-18 (b), B.R.C. 1981. The proposed work is also inconsistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines.* Staff recommends that the Board deny the application.

The issues that should be addressed by the applicant in the redesign include massing, scale, height and materials, as well as the stylistic approach to the design of the house. The redesign should address these issues in a manner that is more consistent with these guidelines and with the Historic Preservation Ordinance.

Staff recommends the Landmarks Board adopt the following findings:

The Landmarks Board finds that Applicant has failed to demonstrate that the project meets the standards for an alteration certificate requirements set forth in Section 9-11-18, "Standards for Landmark Alteration Certificate Applications," B.R.C. 1981. In reaching this conclusion, the Board considered the information in the staff memorandum dated December 2, 2015, and the evidence provided to the Board at its December 2, 2015 meeting. Specifically, the Board finds that:

(1) The proposed work will adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district. § 9-11-18(b)(1).

Withdrawn

(2) The architectural style, arrangement, texture, color, arrangement of color, and materials used on the proposed construction will be incompatible with the character of the historic district. § 9-11-18(b)(2).

(3) With respect to the proposal to demolish a building in an historic district, the proposed new construction to replace the building does not meet the requirements of paragraphs (b)(2) and (3) above. § 9-11-18(b)(3).

ATTACHMENTS:

A: Historic Building Inventory Form
B: Assessor Card
C: Photographs
D: Plans and Elevations
E: Applicant's Submittal

Withdrawn

Attachment A: Historic Building Inventory Form

1103

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

HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Boulder Survey of Historic Places, 1988
CITY: Boulder
STATE ID NO.: 5BL2348
TEMPORARY NO.:

CURRENT BUILDING NAME:
OWNER: Hugh McCaffrey, 420 Spruce St., Boulder, CO 80302
ADDRESS: 420 Spruce St., Boulder, Colorado 80302
TOWNSHIP 1 N., RANGE 71 W., SECTION 25, 1/4, 1/4

HISTORIC NAME:
U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979)
ADDITION: Boulder West YEAR: 1874
DISTRICT NAME: N/A
BLOCK: 102 LOTS: 3, 4

FILM ROLL NO.: BL-28 NEGATIVE NO.: 13
BY: Roger Whitacre
NEGATIVE LOCATION: City of Boulder Planning

DATE OF CONSTRUCTION:
ESTIMATE: ACTUAL: 1923
SOURCE: Boulder County Assessor records

USE:
PRESENT: Residence
HISTORIC: Residence

ATTACH PHOTOGRAPH HERE.

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

EXTENT OF ALTERATIONS:
[ ] MINOR [x] MODERATE [ ] MAJOR
DESCRIBE: Porch alterations. Slate siding. Aluminum storm windows and screen door.

STYLE: Vernacular Wood Frame, Side Gable
STORIES: 1
ORIGINAL SITE [x] MOVED [ ]
DATE(S) OF MOVE:

MATERIALS: Wood
SQ. FOOTAGE: 560
FIELD ASSESSMENT:
[ ] ELIGIBLE [x] NOT ELIGIBLE

ARCHITECTURAL DESCRIPTION: Small, side gable roofed frame house. Slate siding. Gabled porch roof. Lattice enclosing porch. Double-hung windows. Brick chimney. Deck on rear. Carport.

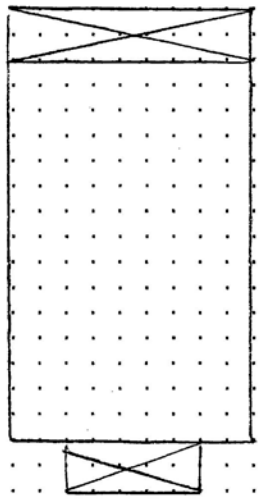
DISTRICT POTENTIAL:
[ ] YES [ ] CONTRIBUTING
[x] NO [ ] NON-CONTRIBUTING

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

ASSOCIATED BUILDINGS? [x] YES [ ] NO
TYPE: Carport

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

PLAN SHAPE:



ARCHITECT: Unknown

SOURCE:

BUILDER/CONTRACTOR: Unknown

SOURCE:

STATE ID NUMBER: 5BL2348

ORIGINAL OWNER: Unknown

SOURCE:

THEME(S): Post World War I
Urban Growth (1920-1940)

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

CONTINUED? [ ] YES [X] NO

HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)
During the 1930s, the house was owned by Mabel Schons.

CONTINUED? [ ] YES [x] NO

SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)

ARCHITECTURAL SIGNIFICANCE:
- [ ] REPRESENTS THE WORK OF A MASTER
- [ ] POSSESSES HIGH ARTISTIC VALUES
- [x] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- [ ] ASSOCIATED WITH SIGNIFICANT PERSONS
- [ ] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- [ ] CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE: The house, with its simple design and frame construction, is typical of the small, vernacular homes built in this neighborhood after World War I.

CONTINUED? [ ] YES [x] NO

REFERENCES: (BE SPECIFIC) Boulder County Assessor records; Sanborn insurance maps.

CONTINUED? [ ] YES [x] NO

SURVEYED BY: L. Simmons/C. Whitacre : AFFILIATION: Front Range Research Associates Inc. : DATE: June 1988

420 Spruce, Architectural Survey Form Photograph, 1988.

Withdr

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Mabel. Schons

HOUSE No. 420 STREET Spruce CITY

N 100 ft of W 20 ft of 3

LOTS of 4 BLOCK 102 ADDITION O.T.

Year Constructed 1923 Est. Life in Years

55 1949

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	6720	4000	1344
Cost per cu. ft.	.22	.20	.6
Total Cost	$ 1478	$ 800	$ 80
Porches	50	200	
Garage	80	80	
Extras			
TOTAL	$ 1608	$ 1080	$
% Obsolesence	-30%		
% Physical Dep.	30	320	
Net After Deducting Depreciation	$ 1100	$ 760	$
% Utility Dep.	$ 237	$	$
PRESENT VALUE	$ 540	$	$

5-
1100
BR
+ bed

4
760
x

DESCRIPTION

Class of Bldg.	C	Basement	No
Construction	Frame	Roof	C Shingle
Char. of Const.	Stock	Heating	Stoves
Exterior	Frame	Plumbing	Good old
Interior Finish	Plaster	Light	Good
Floors	Soft	Priv. Garage	1 car
Stories	1	Barns or Sheds	No
Fire Resisting	No	State of Reps.	Good
Foundation	Stone	Local Imps.	Paved

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	$		$
	$		$

BUILDING PLAN

20 x 28 x 12 = 6720 ft.

Height of Building 12

SUMMARY

DESCRIPTION	AMOUNT
Building Permit	$
Original Cost, Improvements Only	$
Additions and Betterments	$
Owner's Estimate of Present Value	$
Private Appraisal	$
Insurance	$
Mortgage	$
Monthly Rental	$
Advertised for Sale	$
Transferred in 19	$

ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	$ 140	$ 360	$
1939			
1940			
1941			
1942	140	360	
1943			
1944			
1945			
1946			
1947			

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

CONSTRUCTION

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

CHARACTER OF CONST.

Cheap	
Ordinary	✓
Good	
Fire Resisting	
Non-Fire Resisting	

STATE OF REPAIRS

Poor	
Fair	✓
Good	
Excellent	

	Check
No. of Stories	1

FOUNDATION

Brick	
Concrete	
Stone	✓
Wood	
Tile	

BASEMENT

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

EXTERIOR

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

OUTSIDE TRIM

Wood	✓
Terra Cotta	
Stone	
Galv. Iron	
Concrete	

CONSTRUCTION

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

STYLE

Gable	✓
Hip	
Flat	
Gambrel	
Mansard	
Leanto	

PLUMBING

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

HEATING

Stove	✓
Hot Air	
Hot Water	
Steam	
No. Fireplaces	
No. Dummy Fireplaces	
Air Conditioned	

FUEL

Coal	✗
Oil	
Gas	✓
Electricity	

	Check
Electricity	✓
Gas	
Oil	

PRIVATE GARAGE

Size 12X14X8	06
Construction	Frame
Floor	Cement
Roof	Paper
Heat	
	2-7-D

SHEDS AND BARNS

Size		Const.	
Size		Const.	

LOCAL IMPROVEMENTS

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

MISCELLANEOUS

	Give No.
Sideboards	
Buffet	
Cabinet	
Book Cases	
Beam Ceiling	No
Incinerator	
Sky Lights	
Refrigerator or Cooler	
Bay Windows	
Dormer Windows	
Porches	

ROOMS	Basem't	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

11-16-5
Remodel ext. looks good
roof in + out
Whole house 30 X 48 X 18
C 28 = 30
10 x 22 Plastic Roof Carport with
Dec. Fence posts. Cha. to Dec. Bureau

Attachment C: Photographs

Photo 1. 2110 4th St., South Façade, 2013

Photo 2. 2110 4th St., West Elevation, 2013

Photo 3. 2110 4th St., North and West elevations, 2013

Photo 4. 2110 4th St., West elevations, 2013

Photo 5. 2110 4th St., North elevations, 2013

Photo 6. Spruce St., facing east, 2013

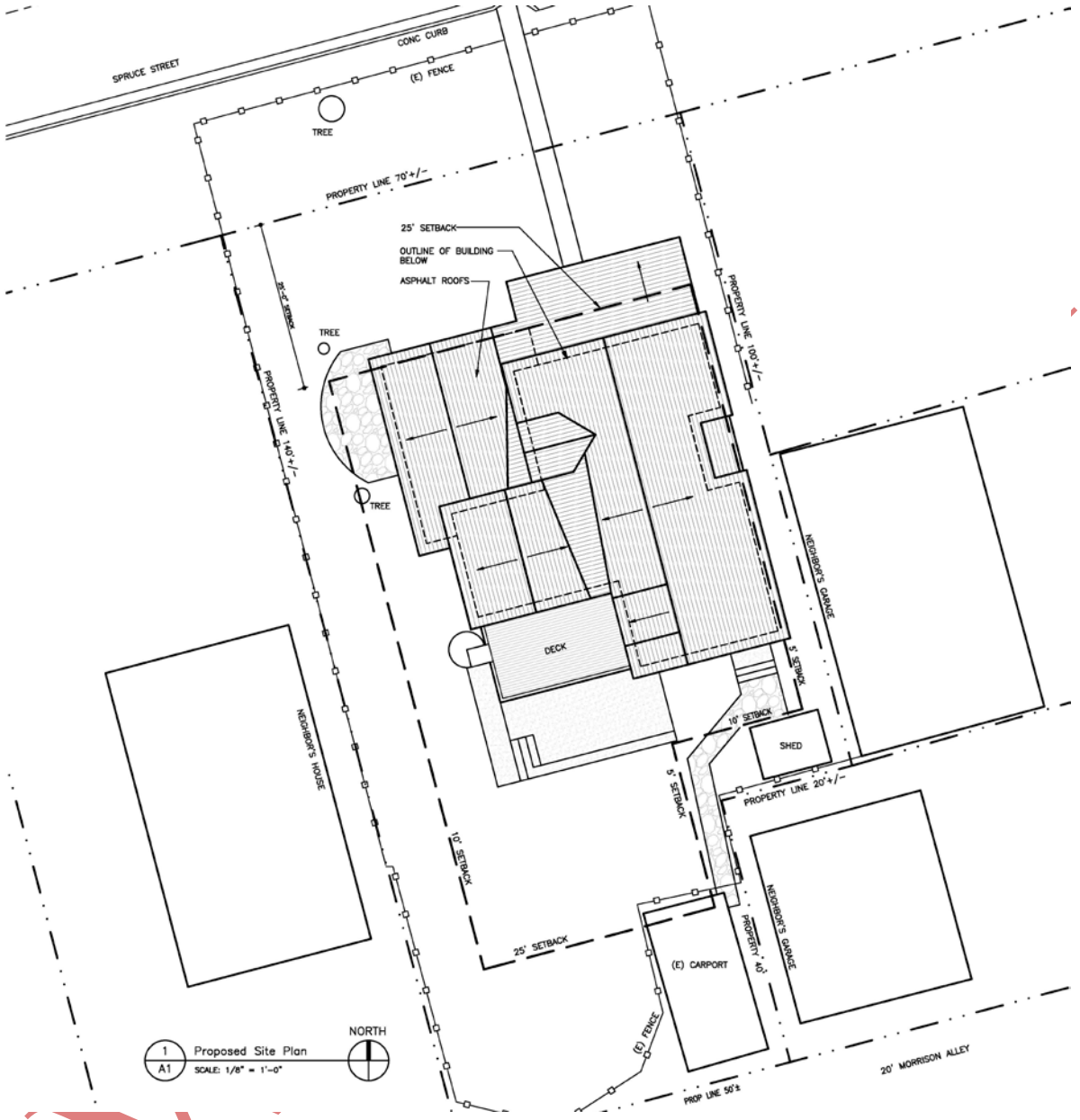
Photo 7. 2110 4th St., facing southeast, 2013

Photo 8. 2110 4th St., carport at rear of property, 2013

Photo 9. 2110 4th St., South (rear) elevation, 2013

Withdr

Attachment D: Plans and Elevations

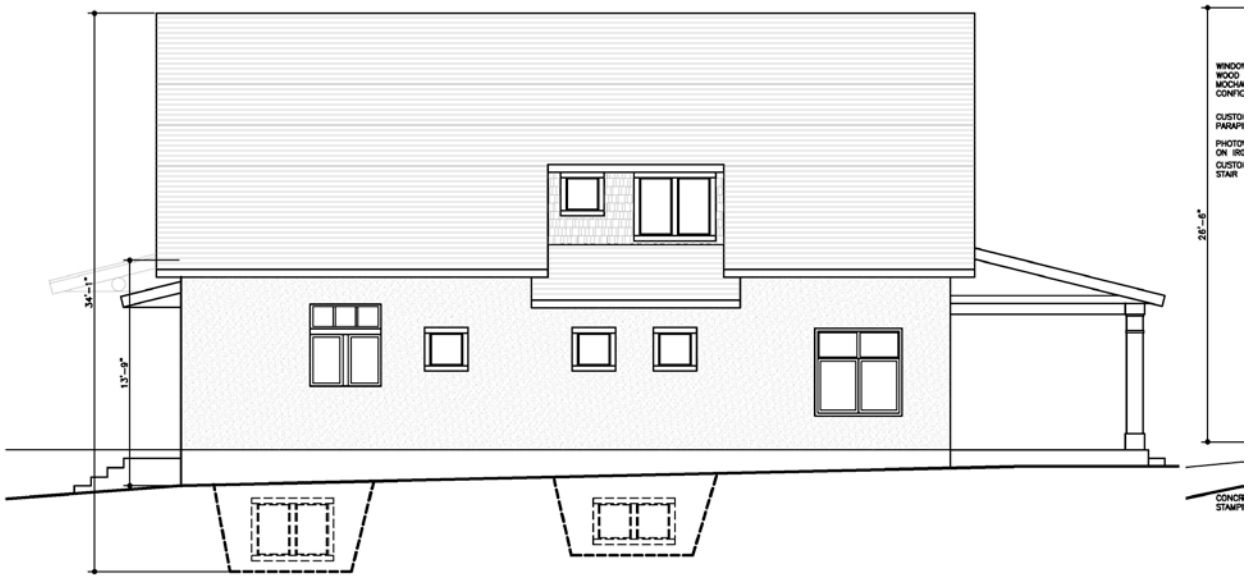


Proposed Site Plan

3 / A3 Proposed South (alley) elevation
SCALE: 1/4" = 1'-0"

1 / A3 Proposed North (street) elevation
SCALE: 1/4" = 1'-0"

Proposed South (rear) and North (front) Elevations



4 A3 Proposed East elevation
SCALE: 1/4" = 1'-0"

2 A3 Proposed West elevation
SCALE: 1/4" = 1'-0"

Proposed East and West Elevations

Withdrawn