

MEMORANDUM
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, 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.

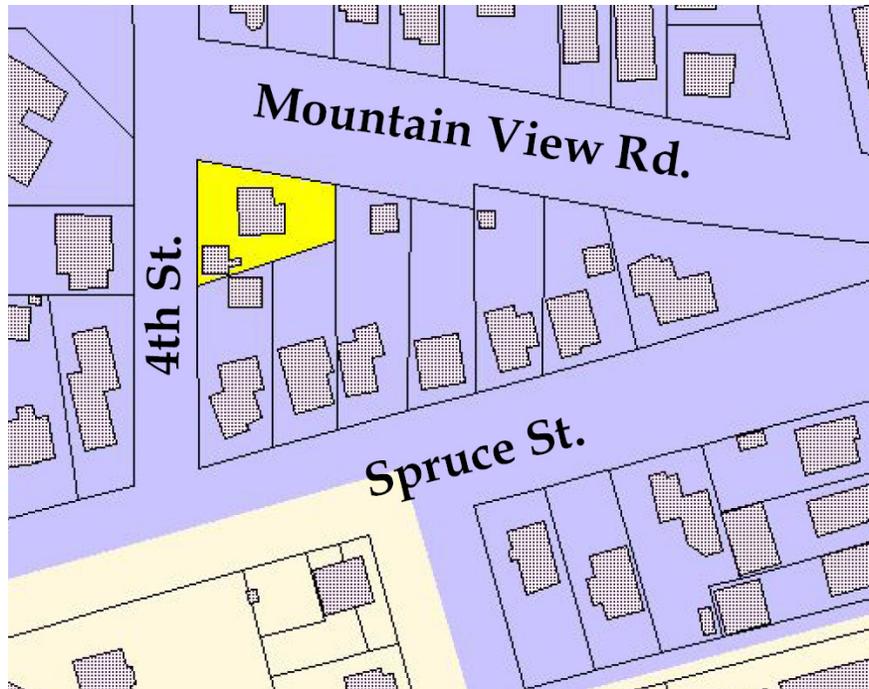


Figure 1. Location Map of 2110 4th St.

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

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



Figure 3. Robert Beatty, c. 1963.

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 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 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 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 Street 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 discernable. 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 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 two-story, 2,500 sq. ft. house.

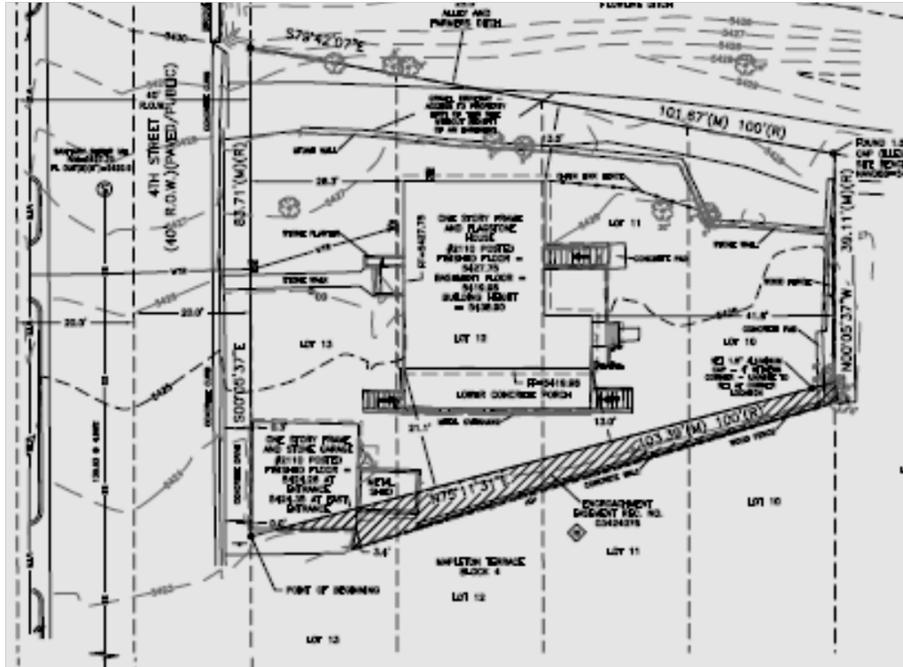


Figure 12. Existing Site Plan

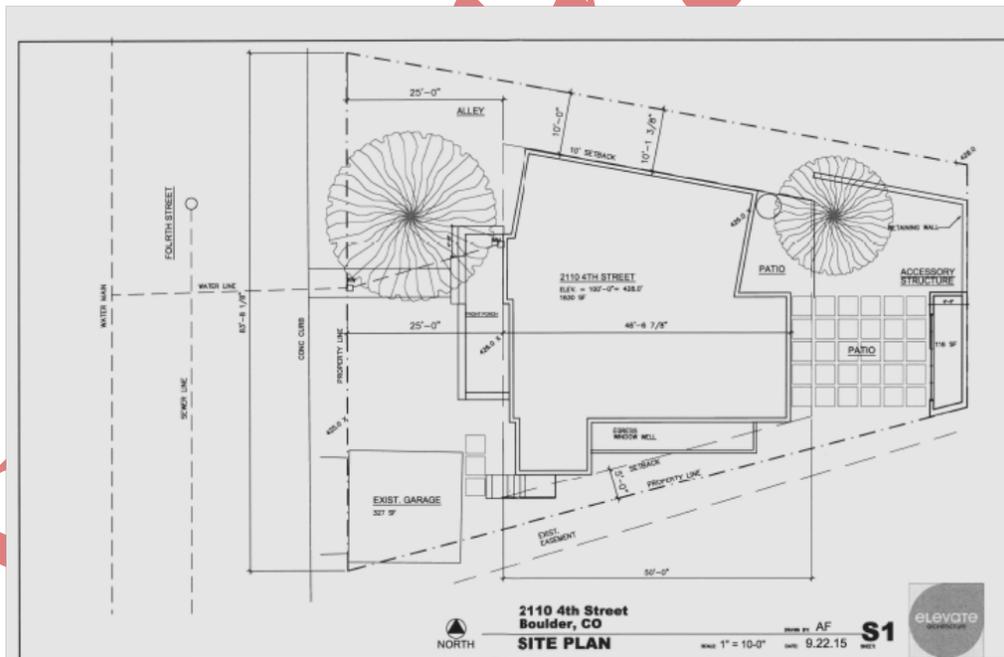


Figure 14. Proposed Site Plan

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 existing contributing garage is shown to be maintained in its current location.



Figure 15. Proposed west elevation (façade)

Elevations indicate the house to be of frame construction, with a single gable and three 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.

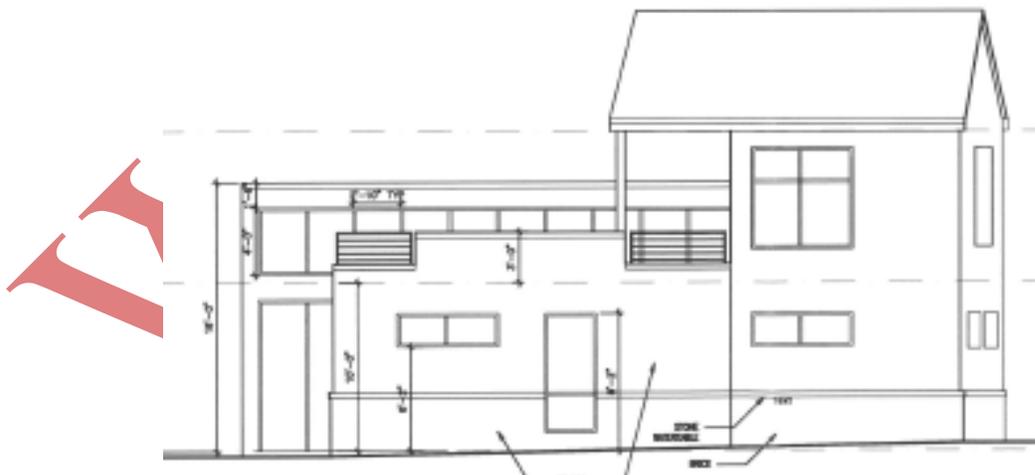


Figure 16. Proposed north (side) elevation

Drawings and renderings show the façade to feature three 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 17. Proposed south (side) elevation

On the north elevation, 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 18. 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 19. 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 20. Rendering from the northeast



Figure 21. Rendering of Northeast corner



Figure 22. Rendering of façade from southwest

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 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).

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 Mapleton Hill 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:

<i>General Design Guidelines</i>			
2.0 Site Design			
<p>Site design includes a variety of character-defining elements of our historic districts and building. Individual structures are located within a framework of streets and public spaces that set the context for the neighborhood. How structures occupy their site, in terms of alignment, orientation, and spacing, creates much of the context of the neighborhood.</p>			
	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Locate structures within the range of alignments as seen traditionally in the area, maintaining traditional setbacks at the front, side and rear of the property</i>	<p>The property measures 67' wide, creating a shallow triangular shape where the typical building pattern in Mapleton Hill is 50' wide by 100' deep rectangular 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 be</p>	No

		parallel and perpendicular to 4 th Street.	
.2	<i>Building proportions should respect traditional patterns in the district</i>	The proposed house is comprised of three vertically-proportioned forms and one cubic form as 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.	No
.3	<i>Orient the primary building entrance to the street</i>	Primary entrance is oriented to the street.	Yes
.4	<i>Preserve original location of the main entry and walk.</i>	Existing house considered non-contributing and proposed for demolition. Walkway is proposed in approximately the same location.	Yes
.5	<i>A new porch may encroach into the existing alignment only if it is designed according to the guidelines and if it is appropriate to the architectural style of the</i>	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	No

	<i>house.</i>	district.	
.7	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area</i>	Lot configuration is wider and shallower than traditional lot pattern in the district. Proposed design preserves general proportion of built mass to open space.	Yes
2.2.2	<i>Preserve street trees whenever possible</i>	Mature tree along 4 th Street is shown to be preserved.	Yes

6.o New Primary Buildings

New construction within a historic district can enhance the existing district character if the proposed design and its siting reflect an understanding of and a compatibility with the distinctive character of the district. While new construction should fit into the historic character of the district or site, it should not replicate historic styles. Instead, new buildings should relate to the fundamental characteristics of the historic district or landmark site while also conveying a contemporary style. New buildings should not overshadow existing historic structures. Fundamental characteristics to be considered in designing compatible new structures include: site and setting, building size and proportions, materials, and the placement and style of doors and windows.

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

6.1 Distinction from Historic Structures

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Create compatible contemporary</i>	Contemporary interpretation of window openings, with stone	No

	<i>interpretations of historic elements.</i>	lintels and brick sills; use of traditional materials (wood siding, brick, stone) is appropriate. Truncated gable form, multiple flat roof forms, and oblique angled building forms inconsistent with historic character of the district.	
.2	<i>Interpretations of historic styles may be appropriate if distinguishable as new.</i>	Proposed design does not reference a specific historic 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).	No

6.2 Site and Setting

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Conform to Section 2.0 Site Design.</i>	See above for analysis.	No
.2	<i>Overall character of site is retained.</i>	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	No

		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).	
.3	<i>Compatible with surrounding buildings in setback, orientation, spacing, and distance from adjacent buildings.</i>	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
.4	<i>Proportion of built mass to open space not significantly different from contributing buildings.</i>	Proposed design preserves general proportion of built mass to open space.	Yes

6.3 Mass and Scale

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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Compatible with surrounding buildings in terms of height, size, scale, massing, and proportions.</i>	Proposed scale is generally compatible with surrounding buildings. 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	<i>Mass and scale of new construction should respect neighboring buildings and streetscape.</i>	Redesign to ensure massing, configuration and proportion better reflect those found on historic properties in Mapleton Hill (see .1 above).	No
.3	<i>Historic heights and widths as well as their ratios maintained, especially proportions of façade.</i>	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

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic structures.</i>	Proposed materials include brick, stone, stained vertical wood siding and a standing seam metal roof and oiled copper fascia. Little historic precedent for use of metal roofing and stained wood in Mapleton Hill. Redesign to simplify material palette including roofing and more traditional painted wood siding. Provide detailed information on all materials including proposed path ways, patio and retaining walls.	No
.2	<i>Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.</i>	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.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in new structures to be compatible with the surrounding buildings that contribute to the historic district, while reflecting the underlying design of the new building.</i>	Fenestration of building should be redesigned to reflect more traditional window proportions, placing and scale. Use of sliding horizontal casement windows should be avoided on the façade and visible portions of the sides of the building, as little precedent on historic buildings exists in Mapleton Hill. Likewise, redesign should eliminate or remove clerestory lights visible from a public way.	No
.2	<i>Select windows and doors for new structures that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the historic district</i>	See .1 above.	No
.3	<i>New structures should use a roof form found in the district or on the landmark site</i>	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 3 different flat roof areas on the building. Redesign	No

		house to simpler roof design that is more reflective of roof forms on like sized historic houses in Mapleton Hill.	
.4	<i>Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.</i>	Consider redesign to provide for full-porch area taking cues from historic houses in the district. Alternatively, consider reducing the size of the patio to reflect the overhang of the porch roof.	Maybe
.5	<i>Dormers should be secondary to the main roof and should be lower than the roofline. Oversized dormers are inappropriate.</i>	Dormers are not proposed.	N/A

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

Mapleton Hill Historic District Design Guidelines

U. New Construction

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

New construction in the District should be in the character of the buildings surrounding it. Because streetscapes vary in the District, new buildings facing the street should respect and be consistent with the existing block pattern. Traditional site layout, porch size and placement, front entry location, roof type, and door and window sizes and patterns should be considered when proposing new in-fill construction.

New buildings on the rear of a lot (including house behind a house developments)

should be of a lesser mass and scale than the original structure and more simply detailed. New accessory buildings on the rear of a lot should be consistent with the existing pattern of small structures that are simple and utilitarian in design. New construction on corner lots requires an especially thoughtful approach. Each corner lot will present a unique design challenge for a highly visible building that does not disrupt the historic context.

	<i>Guideline</i>	<i>Analysis</i>	<i>Conforms?</i>
.1	<i>New construction should incorporate the elements contributing to the historic character of the Mapleton Hill Historic District as identified by the Design Guidelines.</i>	Residential character will be retained with similar setbacks. 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 <i>General Design Guidelines</i> above).	No
.2	<i>Building elevations visible from streets and alleys need the greatest sensitivity. Front porches are an important visual element and should be incorporated into new construction except in unusual situations.</i>	Proposed scale is generally compatible with surrounding buildings. 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 <i>General Design Guidelines</i> above).	No
.3	<i>New construction should</i>	Massing and proportion with	No

	<p><i>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.</i></p>	<p>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.</p>	
.4	<p><i>The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole. Site layout, porch size and placement, entry level and location, roof line, and door and window sizes and patterns should harmonize with the historic context rather than compete with or copy it.</i></p>	<p>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 forms are the pattern of historic buildings in the Mapleton Hill Historic District. Current design shows at least three 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.</p>	No
.7	<p><i>New construction should utilize a roof form found in the district.</i></p>	<p>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</p>	No

		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.	
.8	<i>Use building materials that are familiar in their dimensions and that can be repeated. This helps to establish a sense of scale for new buildings. Whenever possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.</i>	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 or stained wood siding in Mapleton Hill. , and likewise revise design 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 1865-1946 period-of-significance for the Mapleton Hill Historic district, it be considered non-contributing. The historic preservation 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.

Specifically, the multiple forms, truncated gable tower and oblique building angle at the north will all be highly visible and alter character of the site in a manner that will be incompatible with streetscape and southwest section of Mapleton Hill. The building form should be simplified to reflect the proportion of historic buildings of similar size found in the district. The window proportion, spacing and scale should be revised to reflect traditional patterns found in the district. Similarly, the material palette should be

revised to eliminate the metal roofing and oil copper fascia and proposed traditional roofing material and painted wood siding.

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).
- (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: Tax Assessor Card
B: Photographs
C: Plans and Elevations

Withdrawn

Attachment A: Tax Assessor Card

BOULDER COUNTY APPRAISAL CARD

TRACTS *No part* BLOCK *4* ADDITION *Mableton*
 LOTS *12-11-12+13* STREET *4th St* CITY *Bo*

HOUSE No. *2110*

OWNER *Robert & Betty S. McFarland Betty*

APPRaised *6-12-1957* Appraised by *S & Mc* Classification *1.3 A1*

Section Twp. Range

Width x Length	Area	Height	Cubic Feet
16 x 24	384	15	5760
16 x 24	384	15	5760
x	x	x	4608
x	x	x	18
x	x	x	1341
x	x	x	884
Total	768	Total	10368

Special Building Notes

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

ANNUAL ASSESSMENT

Reproduction Cost and Final Value

Item No.	Area or Unit	Quantity	Unit Cost	Total
Base				
1341	884	410	1574	
1341	884	368	1418	
44	72	159	108	
ADDITIONS (PLUS)				160
7-22				

DEDUCTIONS (MINUS)

Base Reproduction Cost \$ *3195*

Final Net Condition

Final Value-- Main Building \$ *3190*

SUMMARY OF BUILDING VALUE

Main Building \$ *3190*

Garage

Minor Buildings

Other Improvements

Total Buildings and Improvements \$ *3190*

Net Value *1574*

CLASS OF BUILDING		HEIGHT	ROOF	LIGHT	DESCRIPTION	
Check		Check	Check	Check	Room Numbers	
1 Single Residence <input checked="" type="checkbox"/> 2 Duplex 3 Duplex, Apt. Cts. 4 Flat or Terrace 5 Apartment House 6 Hotel 7 Store Building 8 Low Tourist Court 9 Office Building 10 Hospital or Sanitarium 11 Book Building 12 Theatre 13 Warehouse 14 Factory 15 Public Garage 16 Private Garage 17 Service Station 18 Hot House or Gr. House 19 Pottery House 20 House or Sheds		No. of Stories _____ FOUNDATION Brick _____ Concrete _____ Stone _____ Wood _____ No Foundation _____ BAsEMENT Cellular Only _____ Quarter _____ Third _____ Half _____ Two-Thirds _____ Three-Quarters _____ Full _____ Cement Floor _____ Finished Walls and Ceiling _____ Lamby _____	Framing _____ Wood Shingle _____ Composition Shingle _____ Tar and Gravel _____ Prepared Paper _____ Sheet Iron _____ Concrete Tile _____ Clay Tile _____ Slate _____ Asbestos Shingle _____ Tin _____ Lead _____ STYLE Gable _____ Hip _____ Flat _____ Gambrel _____ Mansard _____ Lantau _____	Electricity _____ Gas _____ Oil _____ PRIVATE GARAGE _____ Shed _____ CONSTRUCTION _____ Floor _____ Roof _____ Heat _____ SHEDS AND BARRIS _____ Shed _____ Barn _____ LOCAL IMPROVEMENTS _____ Street Paving _____ Alley Paving _____ Sidewalks _____ Curb _____ Water _____ Sewer _____ Sanitary Sewer _____ Electricity _____ Gas _____ Telephone _____	Rooms _____ Bathing Room _____ Living Room _____ Dining Room _____ Kitchen _____ Breakfast Room _____ Bed Room _____ Bath Room _____ Toilet Room _____ Shower Room _____ Sleeping Porch _____ Sun Room _____ Den _____ Storage Room _____ Office _____ Hall _____	
CHARACTER OF CON. Cheap _____ Medium _____ Good _____ Fire Resisting _____ Non-Fire Resisting _____		EXTERIOR Common Brick _____ Pressed Brick _____ Wire Cut Brick _____ Glazed Brick _____ Wood Siding _____ Wood Shingles _____ Cement Stucco _____ Kalsidrome _____ Stone _____ Corrugated Iron _____ Terra Cotta _____ Tile _____ Composition Paper _____	HEATING Stove _____ Hot Air _____ Hot Water _____ Steam _____ Radiator _____ No. Piped _____ No. Dummy Piped _____ Air Conditioned _____	MISCELLANEOUS _____ Staircase _____ Bath _____ Cabinet _____ Book Cases _____ Beam Ceiling _____ Insulator _____ Sily Lights _____ Refrigerator or Cooler _____ Day Windows _____ Dormer Windows _____ Porches _____	ROOMS _____ Bathing Room _____ Living Room _____ Dining Room _____ Kitchen _____ Breakfast Room _____ Bed Room _____ Bath Room _____ Toilet Room _____ Shower Room _____ Sleeping Porch _____ Sun Room _____ Den _____ Storage Room _____ Office _____ Hall _____	
STATE OF REPAIRS Bad _____ Fair _____ Good _____ New _____		OUTSIDE TRIM Wood _____ Terra Cotta _____ Gable Iron _____ Concrete _____	FUEL Coal _____ Oil _____ Gas _____ Electricity _____	KITCHEN EQUIPMENT Cabinets _____ Ovens _____ Appliances _____ Bathing _____	FINISH _____ Unfinished _____ Plastered, Plath _____ Plastered, Oromo _____ Papered _____ Painted or Tiled _____ Softwood Floor _____ Hardwood Floor _____ Hardwood Parals _____ Hardwood Finish _____ Tile _____ Marble or Onyx _____ Wall Board _____ Sheetrock _____ Calorex _____ Waterproofing _____ Metal Ceiling _____	REMARKS Sun - Single, Dbl - Dbl/leath Ven. - Venets, FAC - forced Air Heat, Sol. - Solid



Tax Assessor Card, c. 1954.

With

Attachment B: Photographs



West Elevation (façade), 2015.



View facing southeast, 2015.



East elevation (rear), 2015.



South elevation, 2015.



Garage, north elevation, 2015.



Garage, west elevation, 2015.



View facing southeast, October 2015.



View facing southeast, December 2015.



View into property from north (Mountain View Avenue)

Withdrawal



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

Attachment C: Plans and Elevations

2110 Fourth Street Landmarks Submission

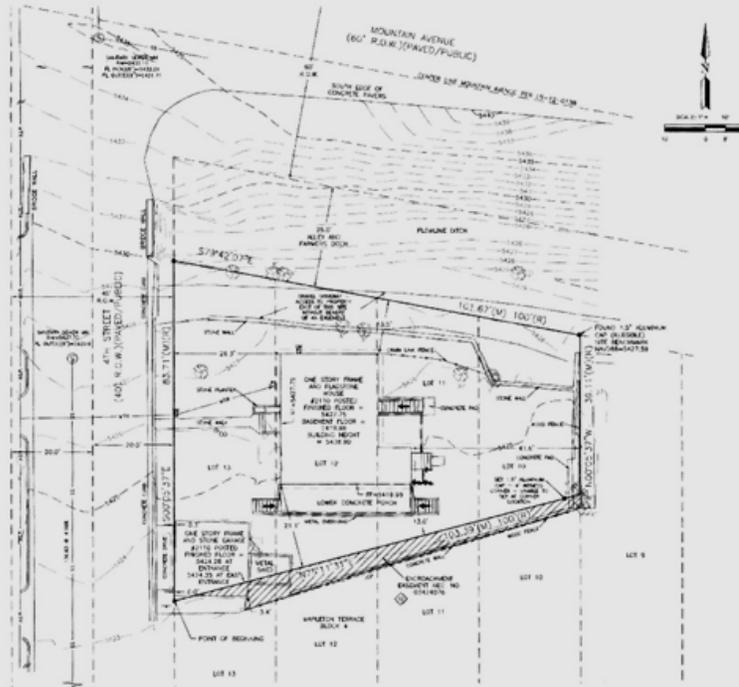


SITE LOCATION



VICINITY MAP
NOT TO SCALE

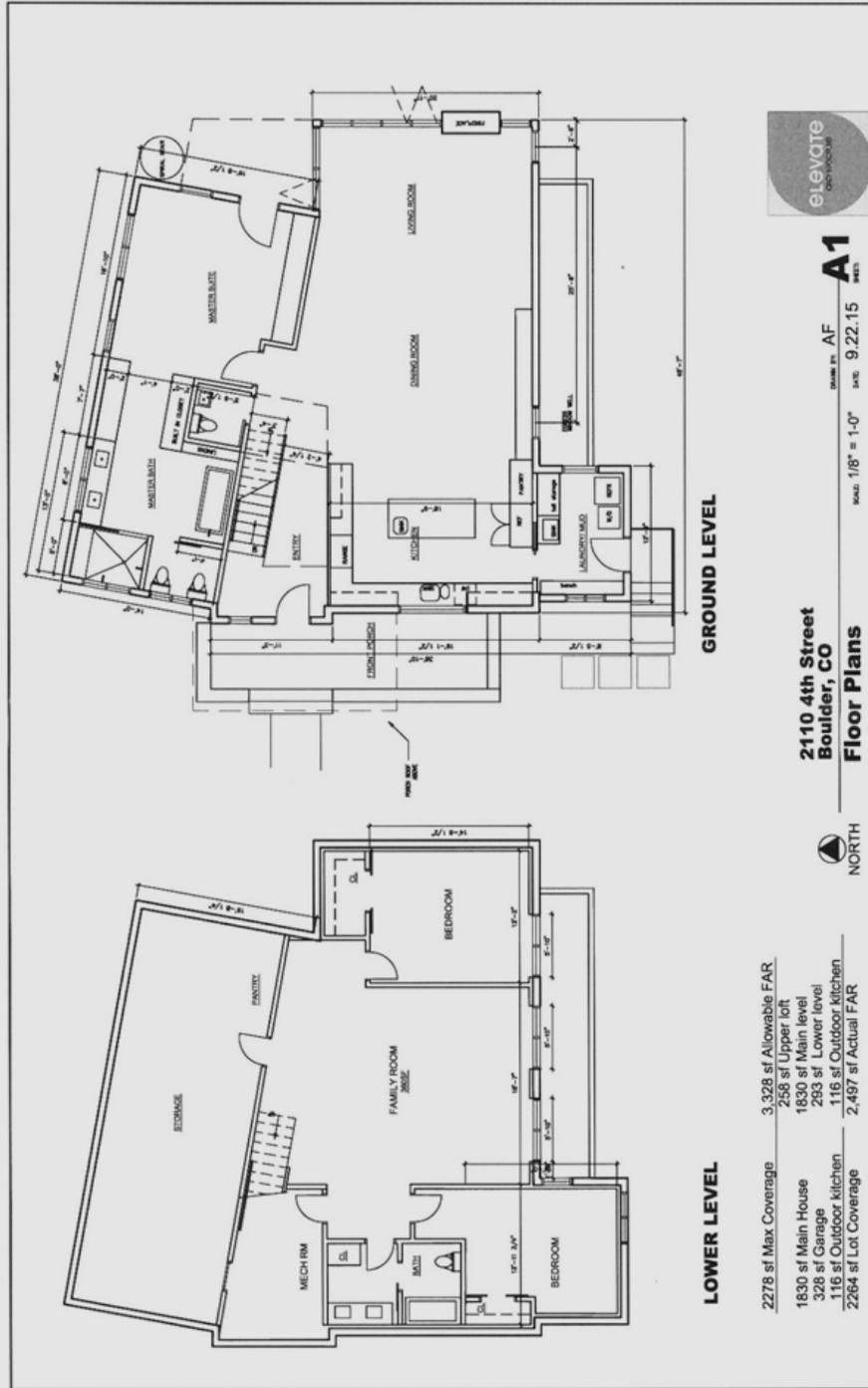
EXISTING SITE PLAN



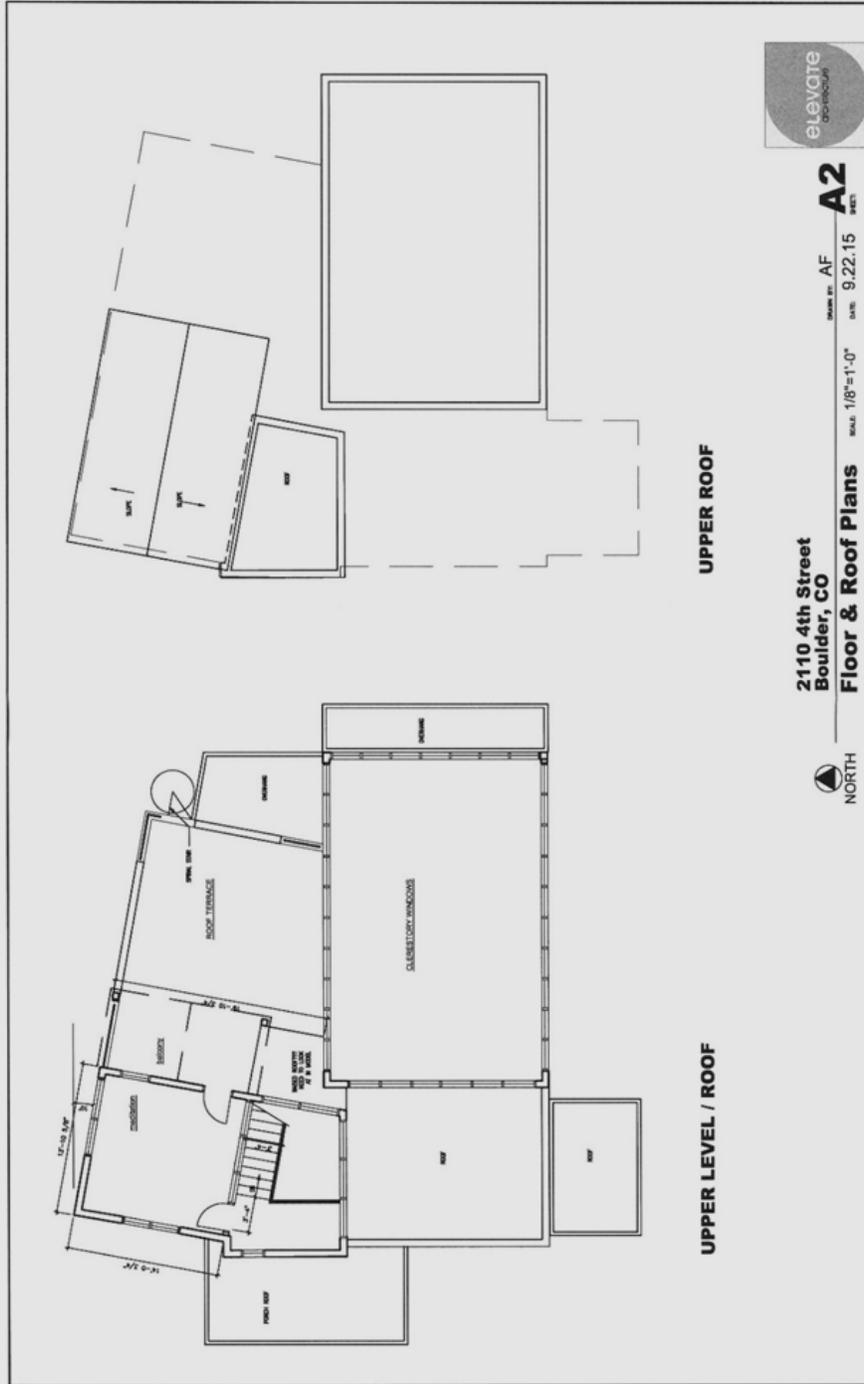
elevate your expectations
complimenting quality neighborhoods with truly modern design

www.elevatearch.com | info@elevatearch.com | 303.319.1274

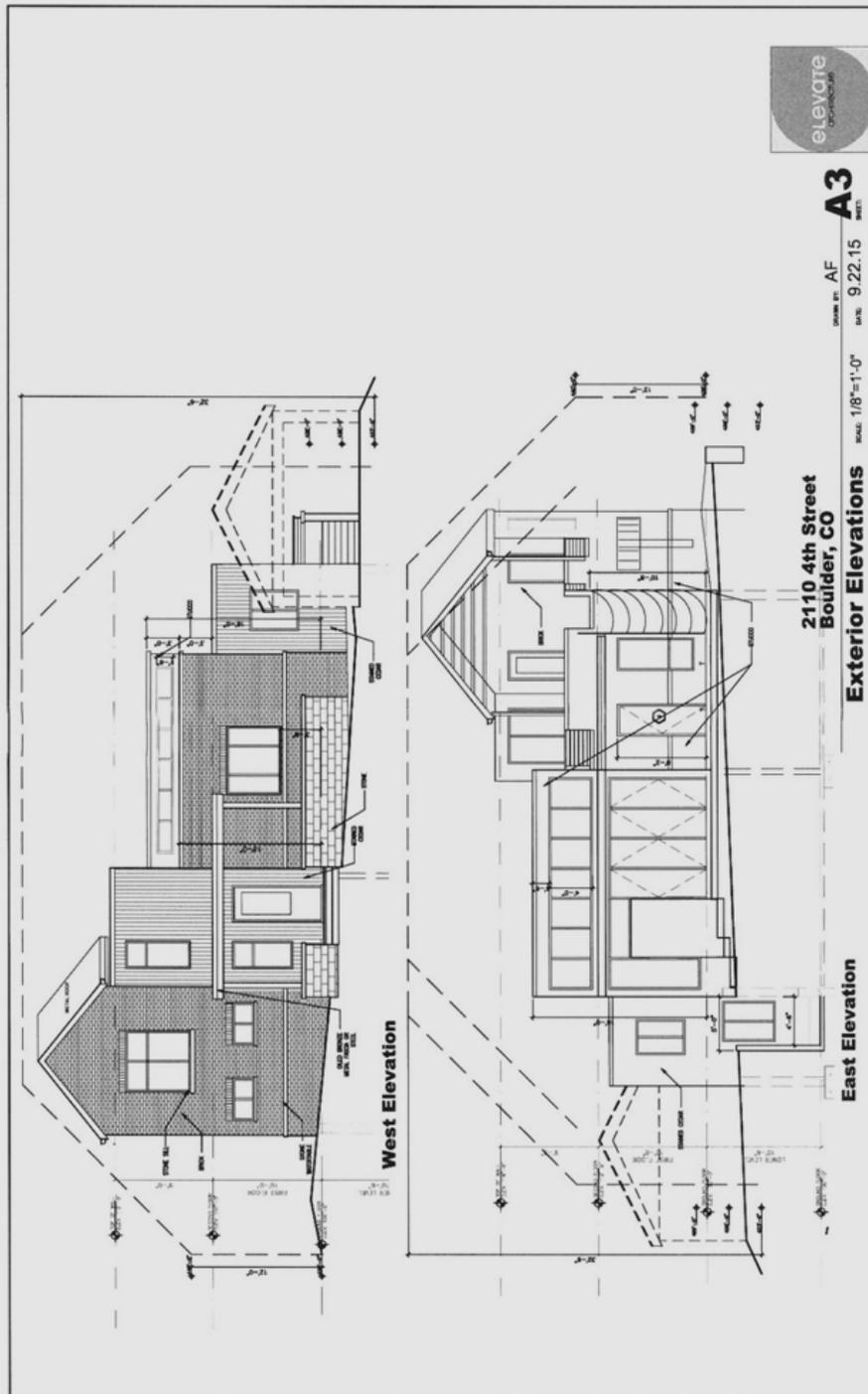
Existing Site Plan



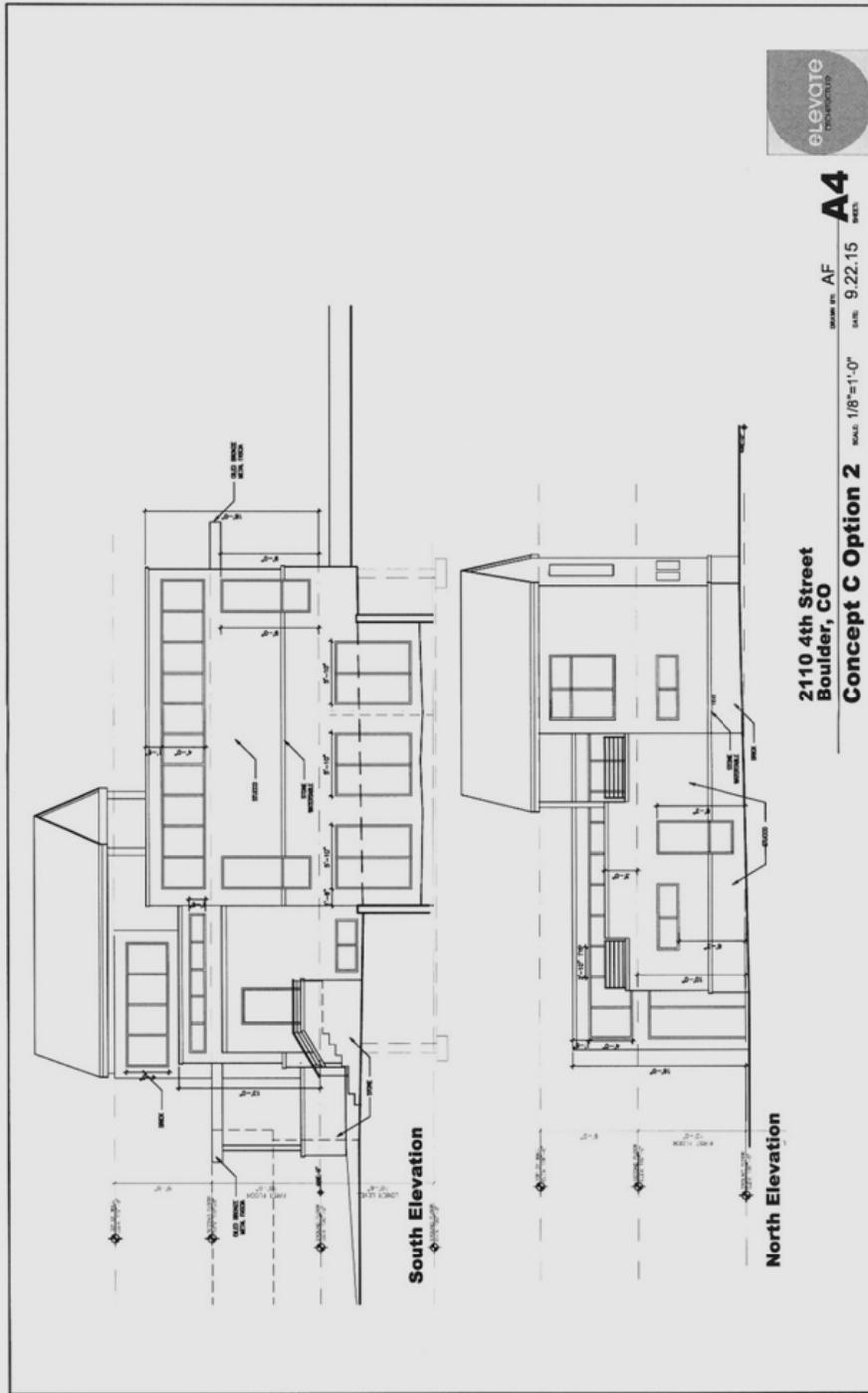
Proposed floor plan



Proposed roof plan



Proposed East and West Elevations



Proposed North and South Elevations



NEIGHBORING PRECEDENTS



Assymetric porch



Second floor porches



Local Stone base & High windows



Assymetric porch



Second floor porches



Brick Elevations



Standing Seam Metal Roof



Original modern flat roof neighbor



New modern w/ metal roof accent



Flat roof neighbor w/ stone, metal & siding



elevate your expectations
complementing quality neighborhoods with truly modern design

www.elevatearch.com | info@elevatearch.com | 303-315-1274



● PROPOSED EXTERIOR MATERIAL PALETTE



Window, stone sill & wood siding color palette



Metal roof at Gable & Metal Fascia color



Brick Color



Linear cut Limestone at front porch, waterable & window sills



Stucco Color



Linear guard rails



Existing Garage Stone

Color, Size, Specifications, supplier are approximate, actual samples will be provided for hearing.

elevate your expectations
complementing quality neighborhoods with truly modern design

www.elevatearch.com | info@elevatearch.com | 303.219.1274



SketchUp Model - WEST ELEVATION



SketchUp Model - NORTHWEST ELEVATION



SketchUp Model - SOUTHWEST ELEVATION

