

MEMORANDUM

April 2, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate to build a fence in the front yard at 1116 Maxwell Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00049).

STATISTICS:

1. Site: 1116 Maxwell Ave.
2. Zoning: RL-1 (Residential Low-1)
3. Owner/applicant: Michael Wussow, Alina Nisenzon
5. Lot Size: 6,099 square feet

STAFF RECOMMENDATION:

It is staff's opinion that if the applicant complies with the conditions below, the proposed construction of a front yard fence will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, Section 2.6 the *General Design Guidelines*, and Section O the *Mapleton Hill Historic District Design Guidelines*. Therefore, staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board approves the construction of a front fence and gates at 1116 Maxwell Ave. as shown on Landmark Alteration Certificate application dated 02.28.2014, finding that the proposal generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, if constructed pursuant to the conditions below, and adopts the staff memorandum dated April 2nd, 2014 as findings of the board.

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the development will be constructed in compliance with the application dated 02.28.2014 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.

2. Prior building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans for the proposed fence and gates to the Landmarks design review committee showing a reduction in its height to no more than 30", widening space between pickets to at least 2 ½" and reducing the dimensions of posts and caps to make the fence more open and transparent in a manner consistent with *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* and the *Mapleton Hill Design Guidelines*.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final details regarding height, configuration, materials and finish of the proposed fence. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*.

This recommendation is based upon staff's opinion that the proposed installation will be consistent with Section 9-11-18, Boulder Revised Code (B.R.C.) 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks*.

SUMMARY:

- On February 26th, 2014, the Landmarks Design Review Committee (Ldrc) reviewed an application to construct a fence around the rear yard and a 36" high front yard wood picket fence along the north, west and east property lines.
- The Ldrc considered the proposed rear fence to be consistent with the design guidelines and issued a Landmark Alteration Certificate for that construction, but considered that erecting a fence in the front yard would require review by the full Landmarks Board given the fact that historically, few front fences were to be found on the 1000 and 1100 blocks of Maxwell Avenue.
- Staff recommends that the Landmarks Board approve the request to install a front yard fence at 1116 Maxwell Avenue in that it generally meet the standards of Section 9-11-18, B.R.C., 1981.

DESCRIPTION AND HISTORY OF PROPERTY:

Constructed in 1894, the vernacular/masonry simplified Queen Anne house at 1116 Maxwell Avenue features a multi-gabled roof form, combined exterior use of brick and shingle, a beveled bay window, and porch with Eastlake influenced brackets and a decorative railing. The property is considered contributing to both the local district and the potential National Register District (see *Attachment A* Historic Building Inventory Record). In 1898, the house was occupied by Phillip and Ellen Harrington. Phillip is listed in the Boulder City Directory as being employed as a miner. A complete rehabilitation of the house in 2006-2007 included reconstruction of the brick walls and construction of a rear addition (HIS2006-00154).



Figure 1. 1116 Maxwell Ave. March, 2014



Figure 2. 1116 Maxwell Ave. c.1949

EXISTING CONDITIONS:

In February of 2014, a Landmark Alteration Certificate was granted for construction of a 4' 6" high fence at the rear of the property and 3' high fence and gate to connect the existing side yard fences and house to enclose the back yard area (see figure 3).

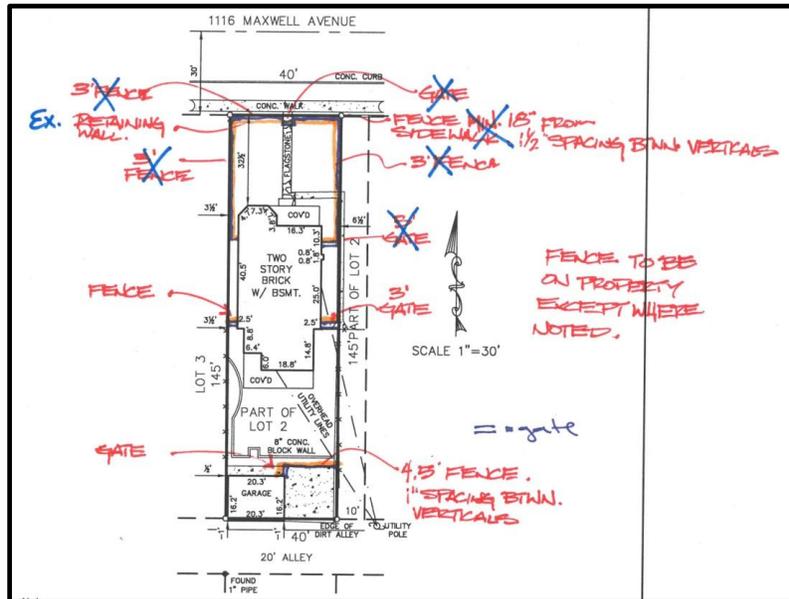


Figure 3. 1116 Maxwell Ave. Approved site plan, February, 2014

The grade to the property steps up south from the sidewalk, while Maxwell Avenue declines to the east. The result is the grade of the north edge of the property being bermed, the east portion of which is retained with a stone wall approximately 2' in height. While this wall is not visible in the c1949 view of the house, it appears historic and to date from within the defined 1865-1946 period-of-significance for the Mapleton Hill Historic District.



Figure 4. South side of 1100 block of Maxwell Ave. March, 2014 (arrow indicates 1116 Maxwell Avenue). Given the relatively modest housing stock in this eastern edge of the district, historically fences were not common in this area of the district. Currently, there are three fences on the south side of the 1000 and 1100 blocks of Maxwell Avenue and approximately the same number on the north side of the street, but the front yard scape of this section of the district can be characterized as open.

REQUEST:

The applicant proposes to construct a 3' high wooden picket fence around the front and sides of the property Mapleton Ave with 1 ½ inch spacing between pickets. In plan, the fence is shown to run from the northeast corner of the house to the east property line, then run to 18' from the north property line where it is shown to turn west and run to the west property line, then turn south to the house where it is shown to turn east and intersect with the west wall of the house. A gate is planned to provide access from the sidewalk to the front walk at the north side of the property. See Figure 7: Proposed Site Plan.



Figure 5. Type of fence proposed to be constructed to height of 3'.
Example from 1104 Maxwell Avenue.



**Figure 6. Type of fence proposed to be constructed to height of 3'.
Example from 1104 Maxwell Avenue.**

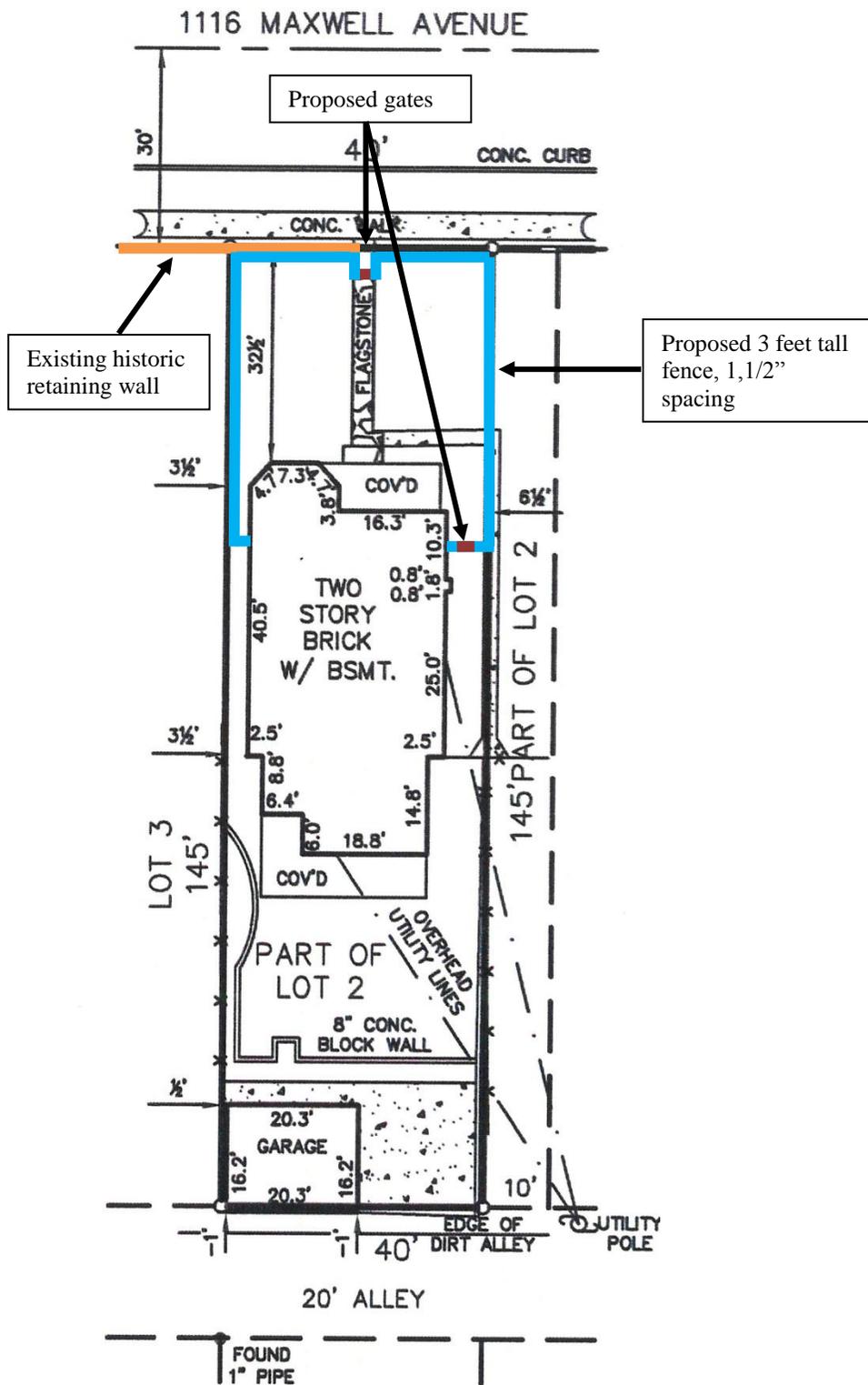


Figure 7. Proposed site plan. *Not to scale.*

CRITERIA FOR THE BOARD'S DECISION:

Subsections (b) & (c) of 9-11-18 B.R.C. 1981, set 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 structures are compatible with the character of the existing landmark and its site or the historic district; and*
- (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 significant exterior architectural features of the landmark or the subject property within an historic district?*

Staff finds the construction of a painted wood fence no more than 30" in height with at least 2' ½" between the pickets in the front garden area of the property will not significantly obscure the view of the house or front yard area.

- 2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark?*

Staff considers that in this instance, the installation of a low, open wood fence will not adversely affect the special historic architectural character of the property or the immediate streetscape.

3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff considers the proposed use of painted wood for the construction of the fence compatible with the character of 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.*

Not applicable.

5. *The Landmarks Board is required to consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled in determining whether to approve a Landmark Alteration Certificate.*

Design Guidelines

The board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used only as an aid to appropriate design and are not intended as a checklist of items for compliance.

GENERAL DESIGN GUIDELINES

2.0	Site Design		
	<i>Site design includes a variety of character-defining elements of our historic districts and buildings. Individual structures are located within a framework of streets and public spaces that set the context for the neighborhood. How the structures occupy their site, in terms of alignment, orientation, and spacing, creates much of the context of the neighborhood.</i>		
	GUIDELINES	ANALYSIS	CONFORMS?
.4	<i>Preserve the original location of the main entry and walk.</i>	Applicant does not propose moving the original location of the main walk; proposed fence will be compatible with the existing site design.	Yes
2.6	Fences		
	<i>The appearance of the house from the sidewalk, street and alley contributes to an area’s character. Historically, fences were not common in Boulder. Where they existed they were very open, low, and used to delineate space rather than create walled-off privacy areas. Rear and side yard fences were built low enough so neighbors could talk to each other over them. The fences could be easily seen through and were built of woven wire (not chain-link), wrought iron, or painted or opaque stained wood pickets. Elaborate wrought iron and cast iron fences were typically found only on lots with large or grand homes.</i>		

.1	<i>Retain and preserve historic fences that contribute to the historic character of the site or district whenever possible. Repair deteriorated fence components rather than replace them.</i>	No existing front yard fence and no indication of front fence historically. Existing stone ashlar retaining wall to be preserved.	Yes
.2	<i>Where fences were not traditionally found in the front yard and where the streetscape character is defined by open front yards, the introduction of new fences in the front yard is inappropriate.</i>	The 1000 and 1100 blocks of Maxwell Avenue contain few fences and this appears to be the case historically. Streetscape is defined by low retaining walls and open front yards.	Maybe
.3	<i>Introduce compatible new fences of traditional material only in locations and configurations that are characteristic of the historic district.</i> <i>New fencing should reflect the character of historic fences in height, openness, materials, and finish.</i>	Proposed location, configuration and materials characteristic of historic district, but not necessarily the 1100 block of Maxwell Avenue.	Maybe
.4	<i>Generally, historic fences were constructed of wrought iron, wood pickets, or woven wire with an open appearance and a scale that related to the main building. Cedar stockade fences or block walls are inappropriate.</i>	Proposed materiality design and scale characteristic of historic fences in Mapleton Hill.	Yes
.5	<i>Generally, historic wood fences were painted or opaque stained. Transparent stains and unfinished wood are generally inappropriate. The side of the fence facing the street, alley, and/or sidewalk must be finished.</i>	Fence is specified to be painted white.	Yes
.6	<i>Front and rear fences should have some degree of openness and spacing of slats so that the main structure on the site is visible from the street or alley. Solid wood fencing along the rear of a lot obscures much of the irregularity and variation that defines the essential character of an alley and creates an inappropriate "tunnel" effect.</i>	Main house will be visible from Maxwell Avenue. Consideration should be given to lowering proposed fence to 30" and widening space between pickets to maximize visibility of house and into front yard area. Resolve at Landmarks design review committee.	Maybe

	GUIDELINES	ANALYSIS	CONFORMS?
.7	<i>Where appropriate, fences should be no more than 36 inches high. This low height should be maintained along the side yard as far as necessary to maintain an unobstructed view of the building's main architectural features, at least to the front elevation of the house and/or porch. At that point, the fence may become gradually higher and less open.</i>	Main house will be visible from Maxwell Avenue. Consideration should be given to lowering proposed fence to 30" and widening space between pickets to maximize visibility of house and into front yard area. Resolve at Landmarks design review committee.	Maybe

MAPLETON HILL HISTORIC DISTRICT GUIDELINES

A.	Streetscapes		
	<p><i>Mapleton Avenue and South</i> <i>Many elements make up the streetscape. In the Mapleton Hill Historic District several of these elements are critical to the character of the district:</i></p> <ul style="list-style-type: none"> • <i>Alignment: blockfaces generally reflect uniform alignments</i> • <i>Spacing: the distance between houses is usually rhythmic; there are few "missing teeth" or continuous buildings.</i> • <i>Openness: the area between the street and the house is open, usually lawn. There are few fences or heavy landscaping, and where these elements exist they are recent additions.</i> • <i>Size: the buildings are generally of a variety of sizes within the streetscape of each block; whereas certain blockfaces contain buildings of similar size.</i> 		
	GUIDELINES:	ANALYSIS:	CONFORMS?
.3	<i>Maintain the openness between the street and the house. Front yard fences are not traditional and if used should be open in character and appropriate in material.</i>	Main house will be visible from Maxwell Avenue. Consideration should be given to lowering proposed fence to 30 and widening space between pickets to maximize visibility of house and into front yard area. Resolve at Landmarks design review committee.	Maybe
.5	<i>Maintain the traditional approach to the house from the street front.</i>	Traditional approach to the house will be maintained.	Yes
O.	Fences		
.1	<i>Low fences are encouraged.</i>	Because of openness of front yards on this block of Maxwell Avenue, consideration should be give to lowing height of front fence to 30". Resolve at Landmarks design	Maybe

		review committee.	
.2	<i>Although not typically found within front yards, if used, a durable material in an open design should be used for front fences. Painted iron or steel, or painted wood pickets are appropriate and might be used in conjunction with low masonry walls. There are types of wire fencing which are historic and would be encouraged. Low shrub hedges are also appropriate. Vertical board, stockade, chainlink fences and heavy brick posts are generally inappropriate.</i>	Proposed materiality design and scale characteristic of historic fences in Mapleton Hill.	Yes
.3	<i>Fences without spaces between slats can alter the character of a building site and of the streetscape and alleyscape because the historic architectural elements that contribute to the pattern of spacing, setbacks, scale, details and materials of the historic district are blocked from view.</i> <i>a. Solid or tight fences are not appropriate</i> <i>b. Every effort should be made to allow visual penetration in the design of fences visible from the street or alley. The visual impact of solid wood fencing at the rear of a lot is that the alley becomes a visual tunnel, and much of the irregularity and variation that make the essential character of an alley are changed.</i>	Consideration should be given to lowering proposed fence to 30 and widening space between pickets to maximize visibility of house and into front yard area. Resolve at Landmarks design review committee.	Maybe

.4	<i>Fences on the rear portion of corner lots should have some degree of spacing along the public right-of-way unless the fence is set back far enough to avoid a fortress effect.</i>	Consideration should be given to increasing spacing between pickets.	Yes
.6	<i>Raw wood (unfinished or unpainted) fences are inappropriate in the historic district. Fences should be either painted or coated with an opaque stain.</i>	Fence is specified to be painted white.	Yes
.7	<i>The finish side of the fence should face toward the street or sidewalk.</i>	Both sides of the fence will have the same finish.	Yes
.8	<i>Fences should have a regular pattern.</i>	Proposed fence is shown to have a pattern of regularly spaced pickets.	Yes

Historically, fences were the exception rather than the rule in Mapleton Hill. This is the case on the 1000 and 1100 blocks of Maxwell Avenue, with only six fences in that streetscape, most of which appear to have constructed out of the 1865-1946 period-of-significance. The most notable hardscaping features on the north side of these blocks are the low historic retaining walls. Staff considers that, in this case, the introduction of a low, very open fence similar in the style of the fence submitted, would not adversely affect the open character of this streetscape, provided that height of the fence be lowered to 30" in height, that space between the pickets be increased to at least 2 ½" and that the dimensions and dimensions of the posts and caps be reduced.

FINDINGS:

Subject to the conditions stated in the recommendation, staff recommends that the Landmarks Board approve the application and adopt the following findings:

This decision is consistent with the purposes and standards of the Historic Preservation Ordinance, in that:

1. The installation of a low open front yard fence on this property will not adversely affect the special character of the Mapleton Hill District (9-11-18,(b)(2), B.R.C. 1981).

2. The texture and finish of the proposed fence will be compatible with the character of the historic district (9-11-18,(b)(3), B.R.C. 1981).
 3. The installation of a low open front yard fence will generally comply with Section 2.6.3 (Fences) of the *General Design Guidelines* and Section A.3 (Site Design), K.5 (Materials) and O. (Fences) of the *Mapleton Hill Historic District Guidelines*, adopted by the Landmarks Board as Administrative Regulations, and Section 9-11-18,(b)(3), of the Boulder Revised Code 1981.
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ATTACHMENTS:

- A: Historic Inventory form for 1116 Maxwell Ave.
- B: Current Photographs
- C: Applicant's Submittal

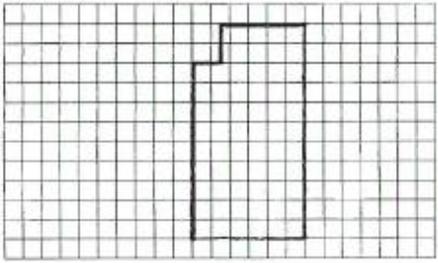
Attachment A: Historic Inventory Form for 1116 Maxwell Ave.

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

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places-Northern Mapleton Hill, 1993 Tier Evaluation, 1996		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL4042
CURRENT BUILDING NAME:		OWNER: THACKER JOHN A 1260 KALMIA AVE BOULDER CO 80304		
ADDRESS: 1116 MAXWELL AV BOULDER CO 80304		TOWNSHIP 1N RANGE 71W SECTION 25 NE 1/4 SE 1/4		
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME: Mapleton Hill		BLOCK: N/A LOT(S): 2p ADDITION: Breaths YR. OF ADDITION: 1882		
FILM ROLL NO.: 93-6 BY: Roger Whitacre	NEGATIVE NO.: 27	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1894 SOURCE: Boulder County Assessor	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residential HISTORIC: Residential	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Wrought iron railing.	
			CONTINUED YES X NO	
STYLE: Vernacular Queen Anne		STORIES: 1-1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood, Stone		SQ. FOOTAGE: 1675	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-and-a-half-story brick and shingled dwelling on stone foundation. Multi-gabled roof, with overhanging eaves; large front gable and smaller projecting front gable. Front porch features brackets, turned spindles, and decorative wood rail; wood porch floor. Center door, paneled and glazed. Double-hung windows with segmental brick arches and stone sills on ground floor; bay window with beveled corners and ornamental, Eastlake style brackets on facade. Three brick chimneys. Raised stone wall along sidewalk.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: X YES NO	
			LOCAL LANDMARK DESIGNATION: Yes NAME: City of Boul., HDB2-1 DATE: 10-7-1982	
			ASSOCIATED BUILDINGS? X YES NO TYPE: Garage IF INVENTORIED, LIST ID NOS.:	
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

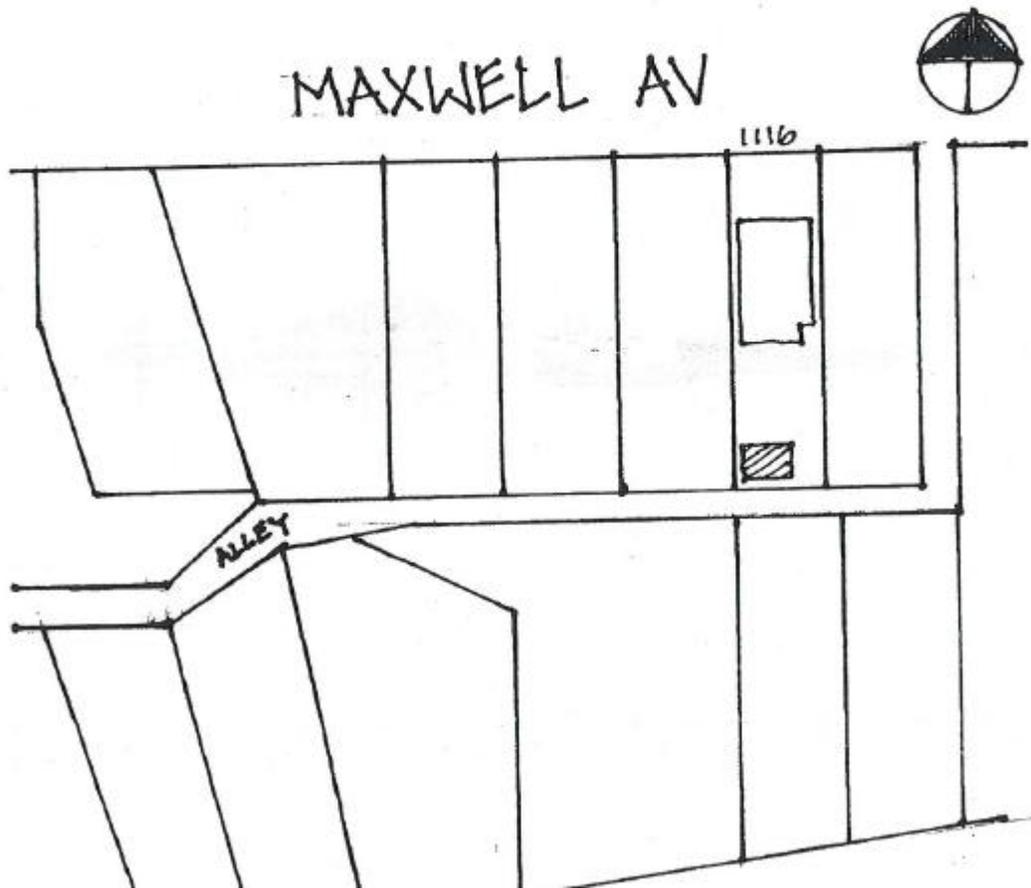
PLAN SHAPE: 	ARCHITECT: Unknown SOURCE:	STATE ID NO.: SBL4042 ORIGINAL OWNER: Unknown SOURCE:		
	BUILDER/CONTRACTOR: Unknown SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): In 1898, this was the home of Philip Harrington, a miner, and his wife and daughters. The 1901 Boulder City Directory also lists Philip and Ellen Harrington as residents. In 1913, this house is listed in the city directory as vacant. <p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION: Contributing Building				
STATEMENT OF SIGNIFICANCE: This house is a vernacular, or less detailed, example of the Queen Anne style, popular from 1880-1910. Characteristics reflected in this house include the multi-gabled roof form, projecting gables, combined use of brick and shingles on the exterior, the beveled bay window with Eastlake influenced brackets, and porch with brackets and decorative rail. <p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor information; Boulder Carnegie Library, Boulder County Assessor collection; Commonwealth Land Title Ins. Co. records; Boulder City Directories; Boulder Daily Camera biographical files. <p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: C. McLaughlin/R.L. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: Jan. 1993/Apr. 1996		

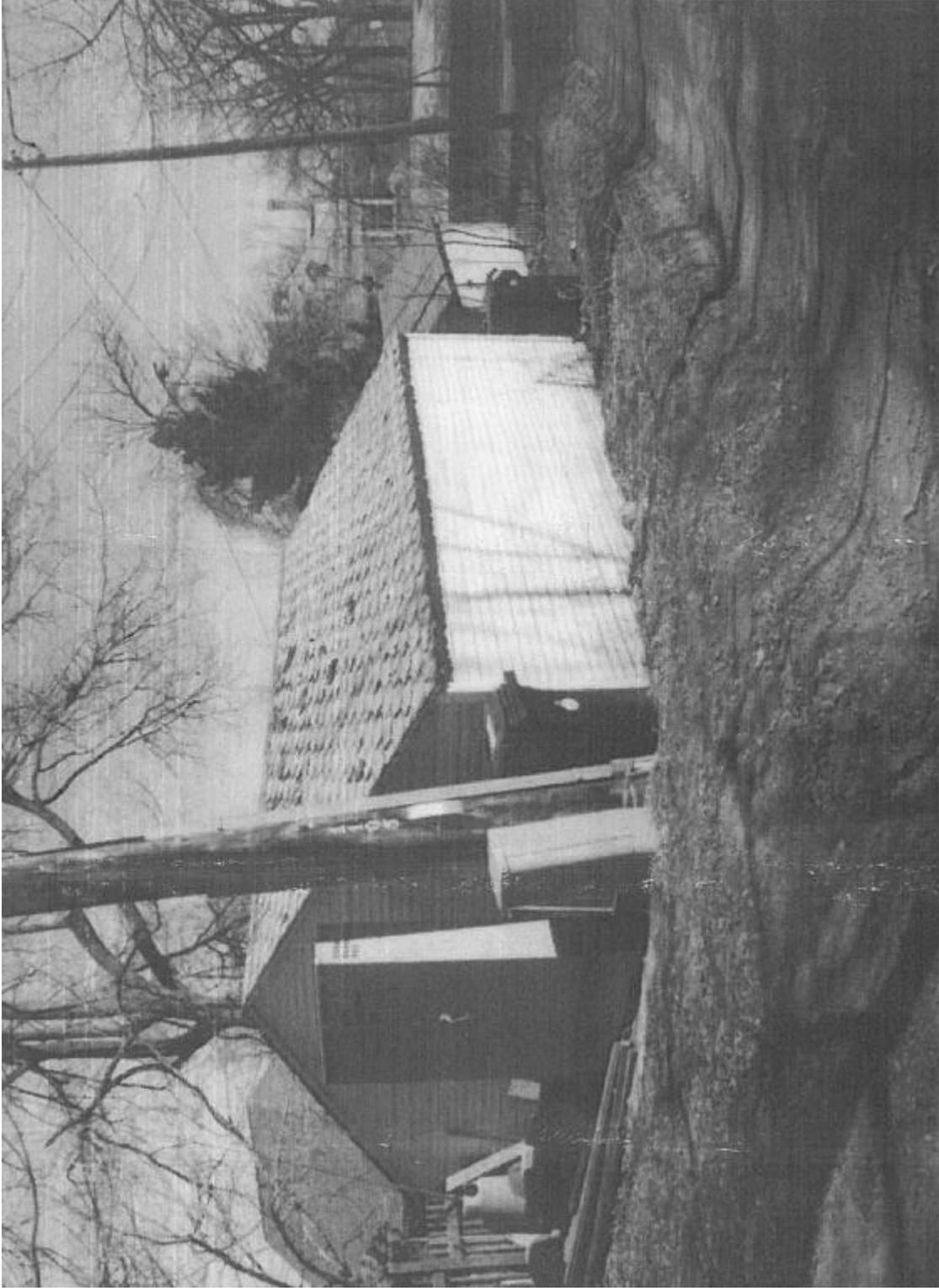


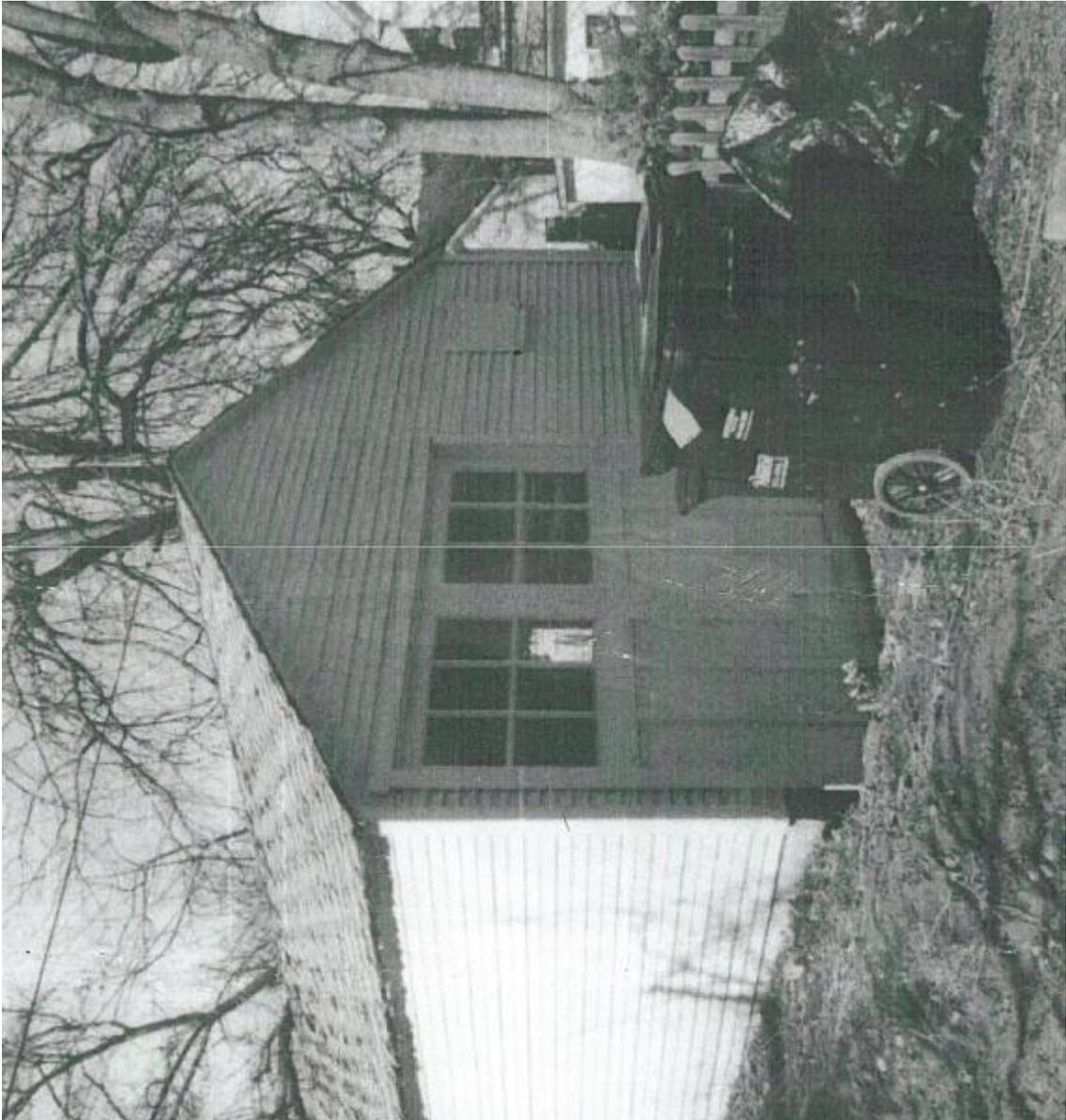
SBL4042

1116 MAXWELL AV

SITE PLAN







11. Current Ownership THACKER PARTNERSHIP LLP
3685 BUCKEYE CRT
BOULDER
CO
80304

12. Other Changes, Additions or Observations:

13. Eligibility Assesment:

Individual

District

National Register: **N/A**

National Register: **Contributing**

Local Landmark: **N/A**

Local: **Contributing**

Locally Designated Property: **NO**

14. Management Recommendations: **N/A**

15. Photograph Types and Numbers:

Type: **B&W**

Roll No: **8**

Frame No: **34A,35A**

16. Artifact and Field Documentation Storage Location **N/A**

17. Report Title: **Accessory Building Survey**

18: Recorder(s): **Kathryn Howes Barth, AIA; Lara Ramsey**

19: Date(s): **Feb. 2005**

20: Recorder Affiliation: **Kathryn Howes Barth, AIA; Ramsey Planning and Preservation**

Address: **1116 MAXWELL AV**
Boulder, Colorado

COLORADO CULTURAL RESOURCE SURVEY

Cultural Resource Re-evaluation Form: Accessory Building Survey

1. Resource Number: **5BL4042**

2. Temp. Resource Number:

3. Attachments:

(Check as many as apply)

- Photographs ✓
- Site sketch map
- U.S.G.S. map photocopy
- Other
- Other

4. Official determination:

OAHP USE ONLY

- Determined Eligible
- Determined Not Eligible
- Need Data
- Nominated
- Listed
- Contributing to N.R. District
- Not Contributing to N.R. District

5. Resource Name of Primary Building

6. Purpose of this current site visit: **Resurvey**

7. Previous Recordings: **Front Range Research Assoc. Apr. 1996**

8a. Description of Accessory Building:

Gable roofed building with composition roof, wood siding, cornerboards, and trim. Vertically paneled wood overhead garage door with two, six-light windows faces east. A small iron door, perhaps for deliveries, is located high on the east side of the building.

Outbuilding Type:

Garage

Outbuilding Material:

Wood Frame

Outbuilding Covering

Wood Siding

Outbuilding Roof Material

Asphalt

8b. Date of Construction: **pre 1929**

8c. Date of Construction Source:

1931 Sanborn Map: building appears on map.
Historic Assessor's Card, Carnegie Library: 1929 note indicates building exists.
Building Department, Boulder: 1941 permit to build a 20'x16' garage.
1996 Survey: garage is listed as an "associated building."

9. Condition: **Good**

10a. Changes to Location or Size Information:

10b. UTM Coordinates:

Attachment B: Current Photographs



1116 Maxwell Avenue (foreground)



1116 Maxwell Avenue (center)



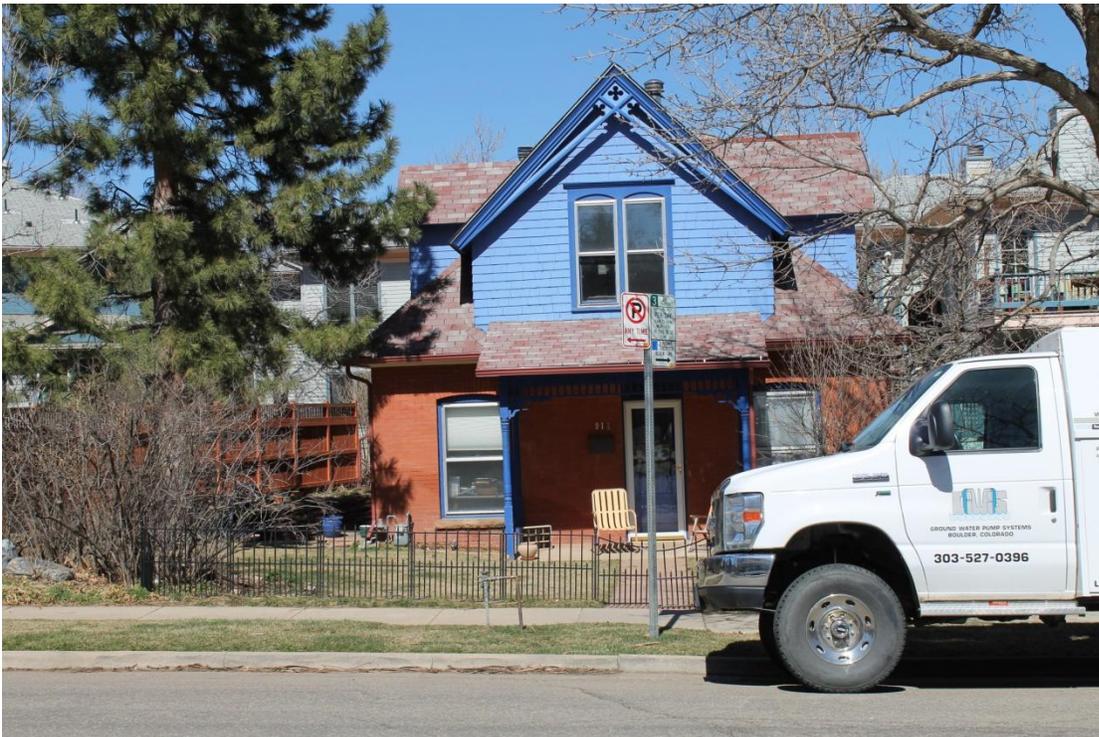
1116 Maxwell Avenue (center)



Fence at 1104 Maxwell Avenue



South side of 1000 block of Maxwell Avenue



915 Maxwell Avenue



City of Boulder Community Planning and Sustainability

Rev. 11/11

LANDMARK ALTERATION CERTIFICATE APPLICATION

Planning & Development Services – Historic Preservation Program

1739 Broadway, 3rd Floor

Boulder, CO 80302

(303) 441-1880

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

Date of application: 2/28/14

Case number: HIS 2014 - 00049

Property address: 1116 Maxwell Avenue, Boulder, CO 80304

Historic District/Landmark name: _____

Applicant's name: Alina Nisenzon Phone: 415.317.2571

Email: alina.an@gmail.com Relationship to project (e.g., architect, contractor): owner

Applicant's mailing address:

Same as above

Street	City	State	Zip
--------	------	-------	-----

Property owner's name: _____ Phone: _____

Property owner's address:

Same as above

Street	City	State	Zip
--------	------	-------	-----

Property owner's email: _____

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

We would like to build a front fence for the safety of our children. The fence will be a short, white, wooden fence, with 1.5 inches between pickets and in all respects conform to the guidelines for fences on Mapleton Hill. I have attached some pictures for reference. We were denied originally and told that homes of that time (I believe our home is built around 1898) did not have fences. Two main objections. First, if fences are just not allowed, why do guidelines for building fences on Mapleton Hill exist? Presumably because fences are allowed, as long as they meet certain criteria. Second, the statement that homes of that time did not have fences is not accurate. While some may have elected, for practical, financial or other reasons, not to erect a fence around the turn of the century, we, attached hereto, submit pictures from the Boulder archives of homes in the Mapleton Hill area around the time our home was built. You will clearly notice many instances of fences. Thank you for your consideration.

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

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

INITIAL CODE REVIEW

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

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

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

THIS SECTION IS FOR STAFF USE ONLY

Property Zoning: RMX-1 Does the proposal meet required setbacks? Y N SEE SITE PLAN

Compatible Development applicable? Y N N/A

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

Lot Size: 6100 SYBP: — SYWL: —

Proposed Lot Coverage: N/A Proposed FAR: N/A

Survey required: Y N SEE ILC Existing Accessory Bldg(s): GARAGE

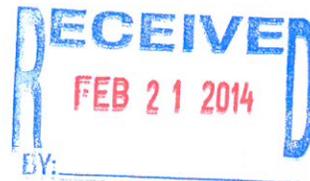
Floodplain: NO

Previous Approvals (Use Review, PUD, etc.) _____

Other Applications which may be required based on proposed application: _____

Preliminary Comments:

POST SPACING TO MEET CODE (NO MORE THAN 30 S.F. BTRN. POSTS.)



Reviewed by: S. DALEY Date: 2/21/14

The following pages contain a list of the most common types of alterations. Please check off the type of work you are proposing and follow the application requirements listed to the right.

Please note that if the proposed project is within 20% of the maximum permitted lot coverage, floor area or floor area ratio a survey may be required as part of the submittal materials.

STAFF LEVEL REVIEW

City staff reviews common types of applications involving minor alterations. Staff review typically has a quick review turn-around provided that a *completed application with documentation is received and the proposed alterations are consistent with the applicable **design guidelines**.*

A complete application submittal includes:

- Landscaping
 - Paint
 - Roofing
 - Fence (rear / side yard only if maximum 5' tall with minimum 1" spacing between pickets)
 - Restoration of Existing Features
 - Demolition, post 1940 construction
- DOWNTOWN ONLY:**
- Commercial awning
 - Commercial patios
 - Commercial signs
- This application:** Completely filled out
 - Plans and elevations:** All drawings should be scaled, preferably to a 1/4" or 1/8" scale, clearly dimensioned and detailed. **Existing conditions and proposed changes should be shown. Fences:** A scaled drawing showing dimensions and spacing between pickets.
 - Photographs:** Color photos of existing conditions and details relating to requested alteration.
 - Samples:** Color chips of paint and printed samples of roofing types are helpful.

LANDMARKS DESIGN REVIEW COMMITTEE (LDRC) REVIEW

TYPE OF ALTERATION:
(Please check all that apply)

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

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

Required documentation:

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

The following documentation is required for final review and approval:

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

The following may be requested prior to final approval:

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

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

LANDMARKS BOARD (LB) REVIEW

TYPE OF ALTERATION:

(Please check all that apply)

- New free-standing construction**
(over 340 sq. ft.)
- Demolition**
(includes primary and/or accessory buildings designated as individual landmarks or within a district)
- Application referred from DRC**

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

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

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

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

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

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

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

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

Signature of owner or authorized agent for owner

Date

2/28/14

2013 Landmark Board Meeting Dates and Application Submittal Deadlines

Landmarks Board meetings are generally held the first Wednesday of each month at 6 p.m. in the Municipal Building, Council Chambers, located at 1777 Broadway. Landmark Alteration Certificate applications scheduled for a public hearing before the full Landmarks Board are due by 4 p.m. at least 27 days prior to the meeting date. All applications must be submitted through a Project Specialist.

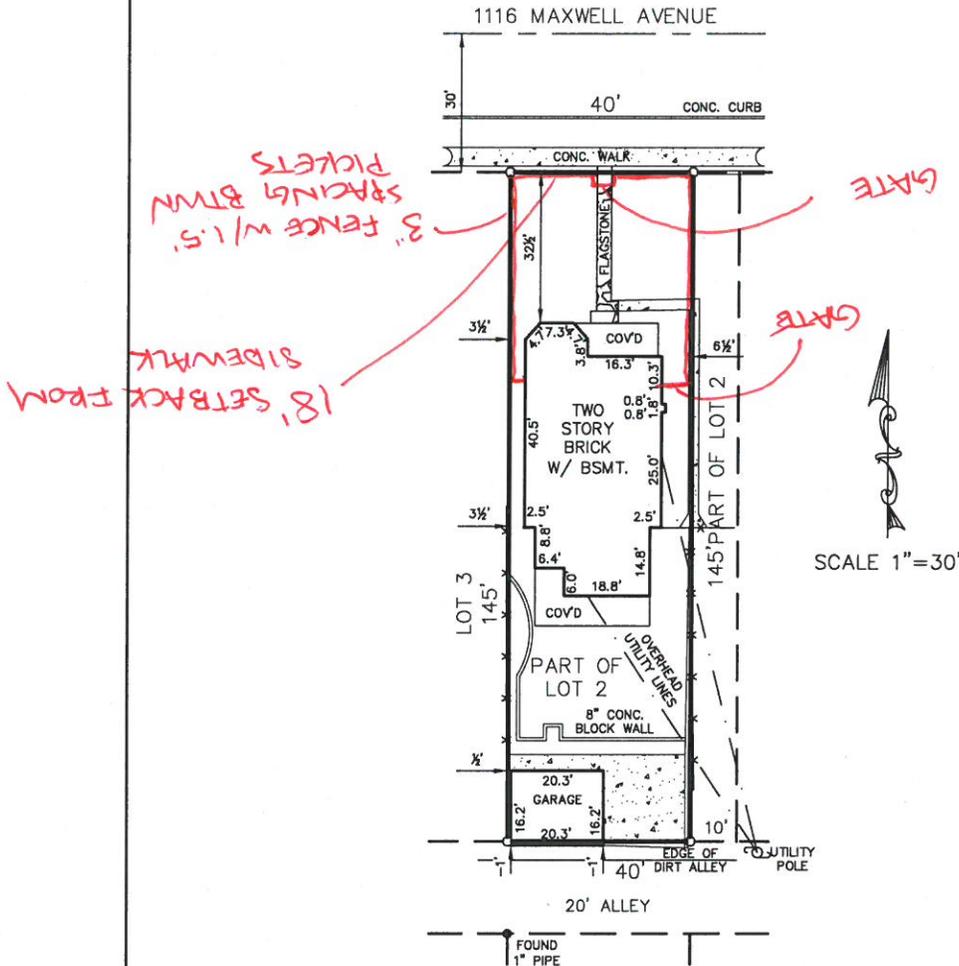
<u>Board Meeting</u>	<u>Submittal Deadline</u>
January 2	November 29
February 6	January 3
March 6	January 31
April 3	February 28
May 1	March 28
June 5	May 2
July 3	May 30
August 7	July 3
September 4	August 1
October 2	August 29
November 6	October 3
December 4	October 31

LEGAL DESCRIPTION
(provided by Client)

The West 40.00 feet of Lot 2,
BREATH'S SUB-DIVISION OF OUTLOT NO. 1 OF
SQUIRES ADDITION TO WEST BOULDER,
County of Boulder,
State of Colorado.



Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVENUE, Ste 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com



Notes:

- 1-THE CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE GARAGE APPEARS TO EXTEND INTO THE ALLEY AS SHOWN HEREON.
- 4-OVERHEAD UTILITY LINES CROSS THE AIRSPACE OF THE SUBJECT AND ADJACENT PROPERTY AS SHOWN HEREON.
- 5-THE EASTERLY CONCRETE WALK EXTENDS OVER THE LOT LINE AS SHOWN HEREON.

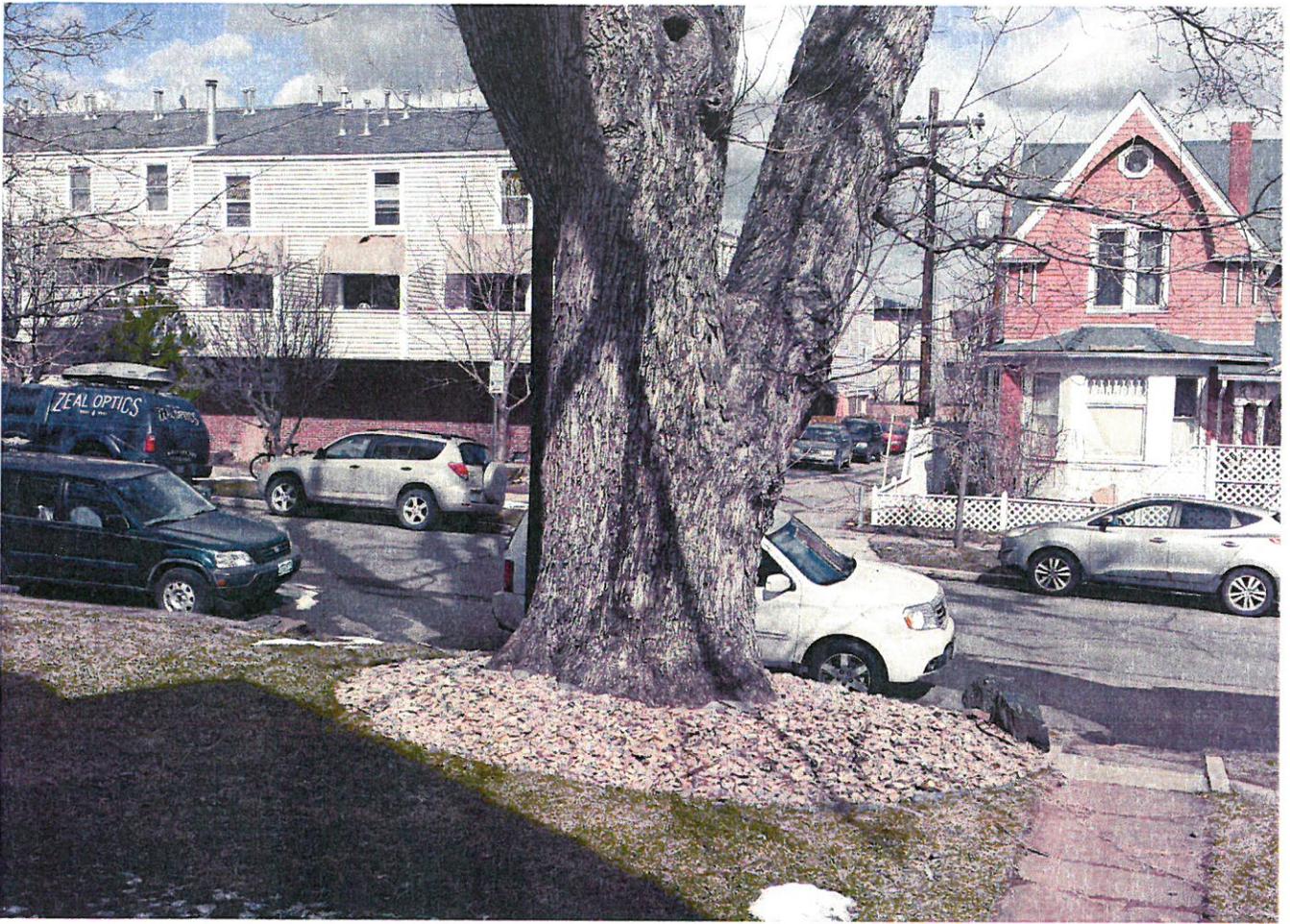
John B. Guyton
John B. Guyton, Colorado L.S. #16408

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for KELLER WILLIAMS, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, NOVEMBER 17, 2011, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. It is not a Land Survey Plat as defined by C.R.S. 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S. 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon. Flatirons No. 11-59,324 Title Co. No. Borrower: ALINA NISENZON & MICHAEL WUSSOW





View to Maxwell from front
lawn. Big condo complex
on the left. To the right of complex
is an alley way.



More view from our lawn. Both homes across the street have fencing that is not particularly pleasing



many homes w/ front fences
800 block of Spruce St
1898

Boulder Public Library

Carnegie Branch for Local History

Author Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)
Photographer.
 Title 800 block of Spruce Street photographs, 1898 May 4.
 Publisher 1898 May 4.
 Reviews No reviews



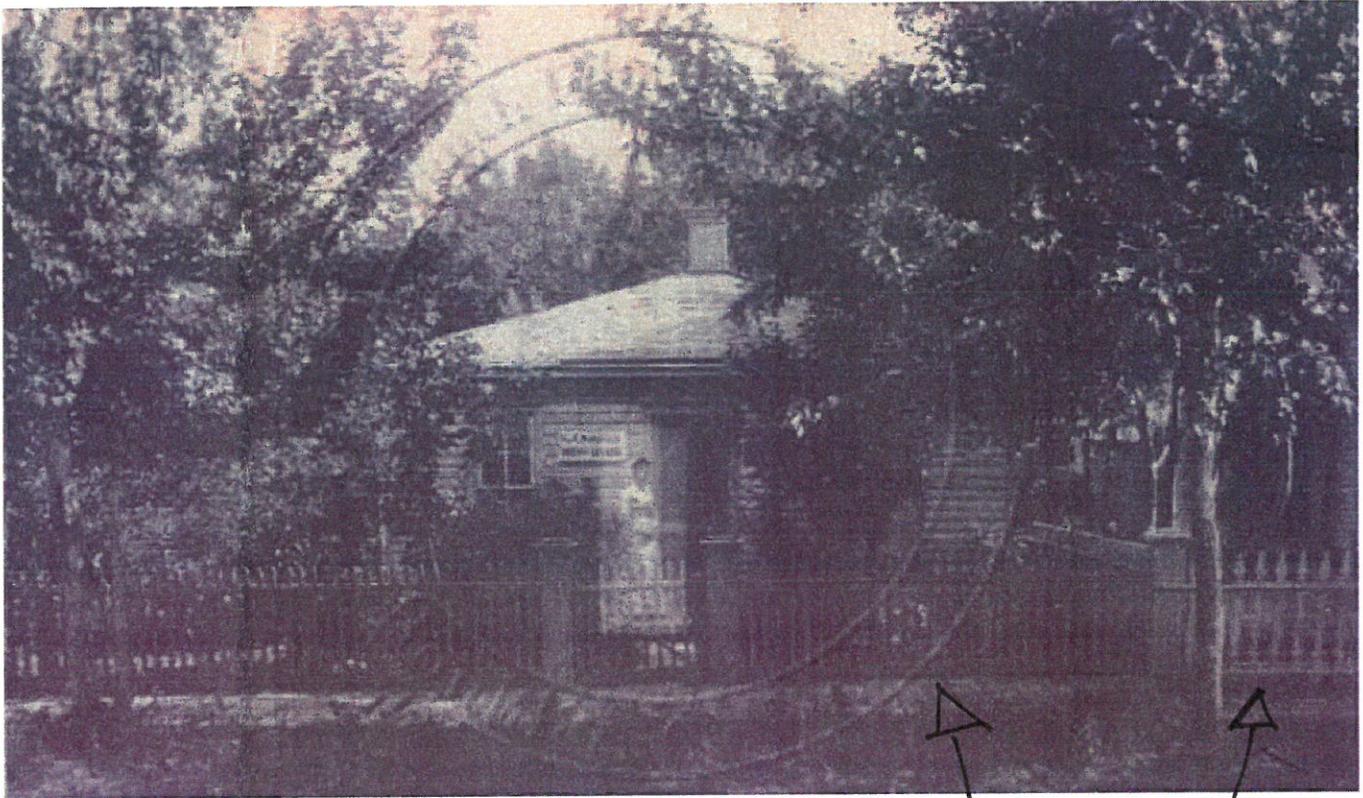
Photo 1 (S-459)



Photo 2 (S-457)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-15-10</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 5 photographs (2 views).
 Contents NOTE: To view a scan of an original negative, do a Keyword or LC Subject search on the S-#.
 Photo 1. Views of the 800 block of **Spruce Street** on a snowy spring day (S-459)
 Photo 2. House at 802 **Spruce** in the foreground (S-457)
 Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
 Subject Dwellings – Colorado – Boulder.
Weather – Winter – Snow.
 Geography Boulder (Colo.) – Buildings, structures, etc.
Tourtellot and Squires addition (Boulder, Colo.)
802 Spruce Street (Boulder, Colo.)
806 Spruce Street (Boulder, Colo.)
814 Spruce Street (Boulder, Colo.)
820 Spruce Street (Boulder, Colo.)
828 Spruce Street (Boulder, Colo.)
838 Spruce Street (Boulder, Colo.)
 Genre/Format Photographs.
S-457.
S-459.
 Other Name Parsons, Martin R., 1875-1965, Donor.



front
fences

Boulder Public Library

Carnegie Branch for Local History

Title **910 Spruce Street.**
 Publisher **[between 1882 and 1891]**
 Reviews **No reviews**



Photo 1

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-15-14</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description	1 photograph.
Contents	Photo 1. View of Ella Morgridge in front of 910 Spruce Street with a sign on the house reading "Miss E. Morgridge, Dress-Making."
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
History	NOTE: Ella Morgridge married Henry Minehold in 1873 but soon separated from him and went back to her maiden name. She was a dressmaker from 1882 until she married Joel Eastman in 1891.
Personal Name	<u>Eastman, Ella Morgridge Minehold, 1851-</u>
Subject	<u>Women-owned business enterprises -- Colorado -- Boulder.</u> <u>Dress making -- Colorado -- Boulder.</u>
Geography	<u>Tourtellot and Squires Addition (Boulder, Colo.)</u> <u>Boulder (Colo.) -- Buildings, structures, etc.</u> <u>900 block of Spruce Street (Boulder, Colo.)</u>
Genre/Format	<u>Photographs.</u>



front fence
of 516 Maxwell II

Boulder Public Library

Carnegie Branch for Local History

Author **Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)
Photographer.**
 Title **510 Maxwell Avenue.**
 Publisher **[1900-1909]**
 Reviews **No reviews**



Photo 1 (S-604)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-59</u>	(none)	LIB USE ONLY
	<u>PHOTO</u>		

Description 1 photograph.
Contents NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the S-#.
 Photo 1 - View of the house at 510 Maxwell, built around 1895. A portion of the house at 516 Maxwell is visible.
Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
Subject **Dwellings.**
Geography **Boulder (Colo.) – Buildings, structures, etc.**
Mapleton Addition subdivision (Boulder, Colo.)
500 block of Maxwell Avenue (Boulder, Colo.)
516 Maxwell Avenue (Boulder, Colo.)
Genre/Format **Photographs.**
S-604.



wood/wire front
fence in foreground

Boulder Public Library

Carnegie Branch for Local History

Title **805 Maxwell Avenue through the trees**
 Publisher **ca. 1911.**
 Reviews **No reviews**

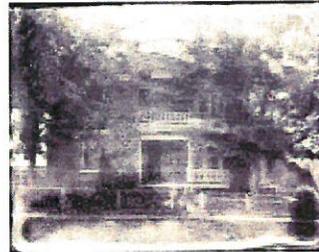


Photo 1

Location	CALL #	Last Checked In	Status
<u>BCARN Reference</u>	<u>069-1-2 Photo</u>	(none)	LIB USE ONLY

Description	1 digitized image.
Contents	View of 805 Maxwell , with a 2-story wrap-around porch viewed through the trees. A fence surrounds the corner lot.
Note	This image was created by digitizing a glass plate negative. There is no print in this collection.
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
History	This home was built in 1902, and first owned by Elbridge Green. Frank W. and Luella Alcorn purchased it in 1910, close to the time of their marriage.
Ownership	This glass plate negative is one of ninety that were found in an unknown house, given to the Boulder History Museum, and transferred to the Carnegie Branch Library on 21 May 2011. (They may have once belonged to the Frank W. Alcorn family.) The cardboard box in which they were stored was an old shipping box sent in March 1998 to the City of Longmont, Traffic Signal Shop.
Geography	<u>805 Maxwell Avenue (Boulder, Colo.)</u>
Genre/Format	<u>Glass plate negatives.</u>



Sam Brown Home, 1107 Maxwell



Boulder Public Library

Carnegie Branch for Local History

Title **1107 Maxwell Avenue.**
 Publisher [189-]1913.
 Reviews No reviews



Photo



Photo 1



Photo 2

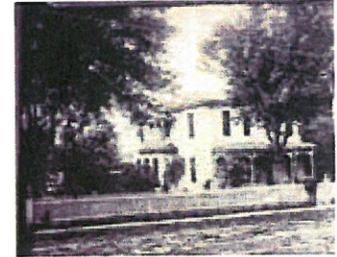
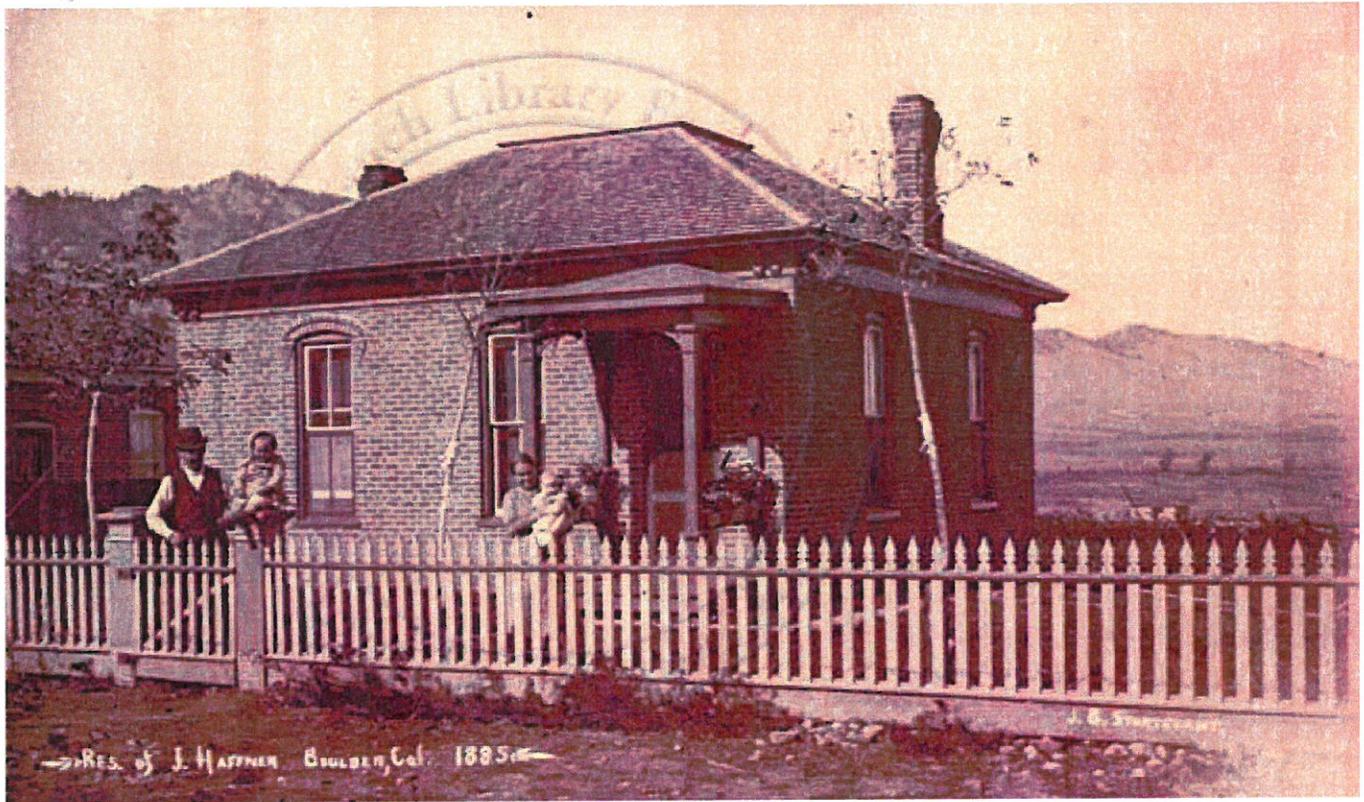


Photo 3

Location	CALL #	Last Checked In	Status ?
<u>BCARN Documents Room</u>	<u>BHS 207-7-71</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 7 photographs (3 views).
Contents Photo 1 - House with hitching post in front, with bare trees.
 Photo 2 - House with woman in front near a leafless tree.
 Photo 3 - Summer view of the house with Mr. Brown by fence. (neg. #2802/35mm)
Summary Views of the house at 1107 **Maxwell Avenue** that was built in 1883 by Samuel C. Brown. Mr. Brown appears in one view.
Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
Note Image File: AACX16790276.02.
History NOTE: Prior to 1902, **Maxwell Avenue** was called Bluff Street.
Personal Name Brown, Samuel C., 1848-1931.
Subject Dwellings -- Colorado -- Boulder.
Geography Boulder (Colo.) -- Buildings, structures, etc.
1100 block of Maxwell Avenue (Boulder, Colo.)
Subject Hitching posts -- Colorado -- Boulder.
Genre/Format Photographs.
Neg. #2802(35mm).
Other Name Brackett, J. Raymond, 1854-1922, (Boulder, Colo.) Photographer.



Boulder Public Library

Carnegie Branch for Local History

Author **Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)**
Photographer.
 Title **1019 Mapleton Avenue.**
 Publisher **1885.**
 Reviews **No reviews**



Photo 1

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-6-64</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 1 photograph.
 Summary View of the house at 1019 **Mapleton Avenue**. Posed in front of the house are Joseph, Ellen, Charles and Mary Haffner.
 Note Image File: AACW16790102.01.
 Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
 Personal Name **Haffner, Joseph, 1855-**
Haffner, Ellen, 1858-
Haffner, William Charles, 1884-
Haffner, Ellen Mary, 1885-
 Subject **Dwellings – Colorado – Boulder.**
 Geography **Boulder (Colo.) – Buildings, structures, etc.**
Mapleton Addition subdivision (Boulder, Colo.)
1000 block of Mapleton Avenue (Boulder, Colo.)
1019 Mapleton Avenue (Boulder, Colo.)
 Genre/Format **Photographs.**
Neg. #1162, 1813(35mm).



Boulder Public Library

Carnegie Branch for Local History

Title **1105 and 1123 Spruce Street photographs**, [189-]-[1974].
 Publisher [189-]-[197-].
 Reviews **No reviews**



Photo 1
(S-464)

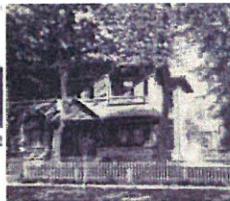


Photo 2



Photo 3



Photo 4



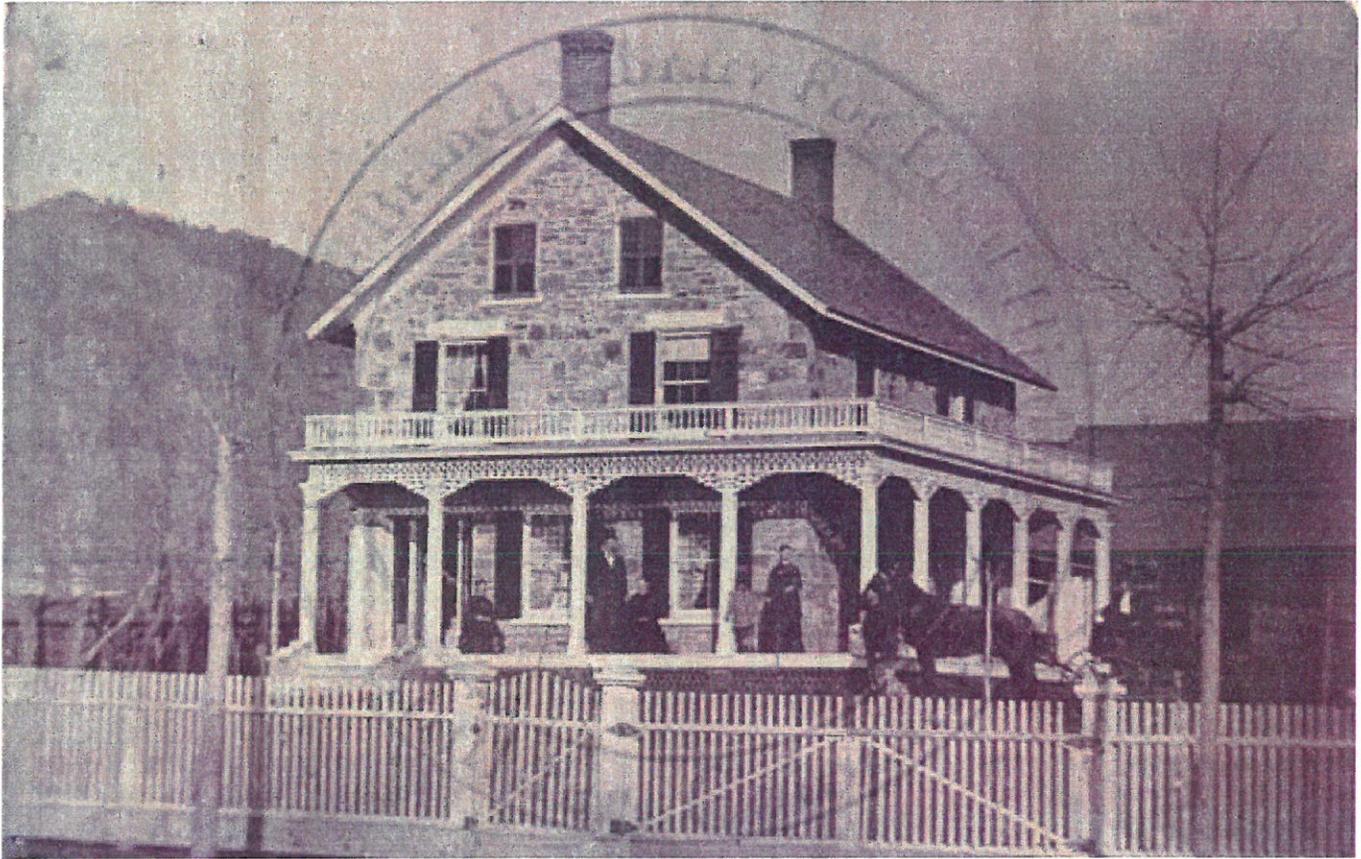
Photo 5

Available online:

[Photo 12](#)
[Photo 14](#)
[Photo 15](#)
[Photo 16](#)
[Photo 17](#)

Location	CALL #	Last Checked In	Status
BCARN Documents Room	BHS 207-15-27 PHOTO	(none)	LIB USE ONLY

Description	24 photographs, 17 views (10 digitized).
Contents	Photo 1. House at 1105 Spruce with Mrs. Butsch on porch and fire hydrant at the corner of the street (S-464) Photo 2. House at 1105 Spruce from the right in the 1920s. Photo 3. House at 1105 Spruce about 1974, with two people on steps. Photo 4. Undated view of the house at 1105 Spruce Street . Photo 5. House at 1105 Spruce Street with snow c. 1975-76. Businesses at this address include United Boulder Realty and Investment, and Union Claim Projects. Photo 6. Interior close-up of stained glass window in house at 1105 Spruce Street . 1975. Photos 7-9. Remodeling of house at 1105 Spruce . 1975. Photo 10. Workers painting interior of house at 1105 Spruce . 1975. Photo 11. Close-up of old doorknob during remodel of house at 1105 Pearl. 1975. Photo 12. Remodeled interior office at 1105 Spruce Street . 1975. Photo 13. Pavement outside house at 1105 Spruce Street during remodeling. 1975. Photo 14. House at 1123 Spruce Street . One man and three women standing in front of the house. Undated, but ca. 1890s-early 1900s. Photo 15. Front view of house at 1123 Spruce Street . July, 1972. Photo 16. Angled front view of house at 1123 Spruce Street , with trees and bushes. July, 1972. Photo 17. View of roof and chimneys on house at 1123 Spruce Street . July, 1972. NOTE: To view a scan of an original negative (if available), do a Keyword or LC Subject search on the (S-#).
Summary	Views of the house at 1105 Spruce Street that was built by Valentine Butsch in 1894. One view, ca. 1890s, shows his wife Lena Butsch on the porch. Also views of the Soule-Coates house at 1123 Spruce Street .
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
History	From 1921 to 1940, the house at 1105 Spruce Street was the home of Lucius Carver Paddock and his wife Lena who was the daughter of Valentine Butsch. After Paddock's death the house was sold and remodeled into apartments and later into offices. There is an "Over the Shoulder" article by Jane Barker in the July 30, 1972 issue of the Focus magazine about Lucius Carver Paddock and this house. There is also a copy of this article at 328-48-22.
Personal Name	Butsch, Lena, 1834-
Corp. Name	Butsch Paddock house (Boulder, Colo.)
Subject	Dwellings -- Colorado -- Boulder. Hydrants -- Colorado -- Boulder. Original town plat (Boulder, Colo.) 1105 Spruce Street (Boulder, Colo.) 1123 Spruce Street (Boulder, Colo.) 1100 block of Spruce Street (Boulder, Colo.) Boulder (Colo.) -- Buildings, structures, etc.
Genre/Form	Photographs. S-464.
Other Name	Parsons, Martin R., 1875-1965, Donor. Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.) Photographer.



Boulder Public Library

Carnegie Branch for Local History

Title **1019 Spruce Street.**
 Publisher **1877.**
 Reviews **No reviews**



Photo 1



Photo 2

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-15-21</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 7 photographs (2 views)

Contents Photo 1 - View of the Squires-Tourtellot house at 1019 **Spruce Street** with a carriage in the yard and people posed on the porch, left to right: Abigail Phillips, Frederick A. Squires, Miranda Squires, Frederick V. Squires, Maria Tourtellot, Frank Pound, George Squires. The two Squires men are wearing top hats. The carriage is described as antique, and the barn as being on Pine **Street**.

Photo 2 - 1019 **Spruce Street** with a young man sitting in the front yard and an elderly couple on the porch. On the back is written: "Grandfather & Grandmother Squires."

Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.

History Frederick A. and Miranda were the parents of George and the grandparents of Frederick V. Squires. Miranda Squires and Maria Tourtellot were twin sisters.

Personal Name Phillips, Abigail Richardson Haines, 1820-1913.

Squires, Frederick V., 1869-
Pound, Frank.

Squires, Frederick A., 1819-1893.

Squires, Miranda Wade, 1819-1892.

Tourtellot, Maria Wade, 1819-1889.

Squires, George C., 1842-1904.

Corp. Name Squires-Tourtellot house (Boulder, Colo.)

Subject Dwellings – Colorado – Boulder.

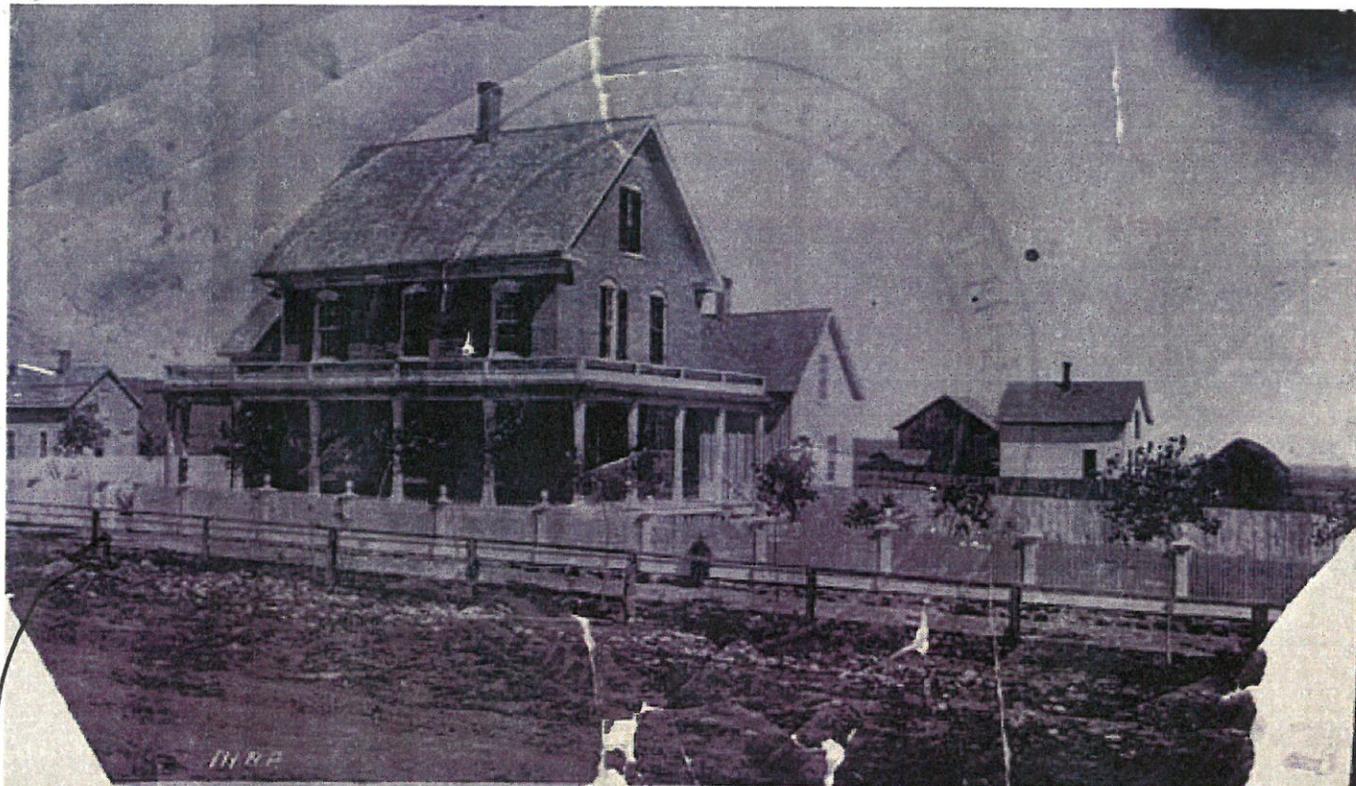
Geography Tourtellot and Squires Addition (Boulder, Colo.)

Boulder (Colo.) – Buildings, structures, etc.

1000 block of **Spruce Street** (Boulder, Colo.)

Genre/Format Photographs.

Agenda Item #5A Page 52



The Squires' home at Broadway and Spruce about 1885.
Later remodelled into Boulder club.

*front
entryway
on front fence*

Boulder Public Library

Carnegie Branch for Local History

Author **Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)**
Photographer.
 Title **1201 and 1209 1/2 Spruce Street photographs, [188-].**
 Publisher **[1880-1889]**
 Reviews **No reviews**

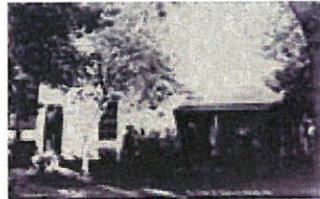


Photo 1 (S-433)



Photo 2

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-15-31</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 6 photographs (2 views).

Contents Photo 1. View of the residence of the George H. Tourtellot family at 1209 1/2 **Spruce Street**. The house was built on the rear half of the lot. George and Mehitabel Tourtellot and an unidentified woman are posed in the yard. To view a scan of the original negative, do a Keyword or LC Subject search on the (S-#): S-433.

Photo 2. An elaborate white picket fence stands around the large brick home owned by the Squires family at 1201 **Spruce**. The much smaller Tourtellot home at 1209 1/2 **Spruce** stands behind.

Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.

Personal Name **Tourtellot, George H., 1839-1894.**

Tourtellot, Mehitabel, 1841-

Subject **Dwellings – Colorado – Boulder.**

Geography **Original town plat (Boulder, Colo.)**
Boulder (Colo.) – Buildings, structures, etc.
1200 block of Spruce Street (Boulder, Colo.)
1201 Spruce Street (Boulder, Colo.)
1209.5 Spruce Street (Boulder, Colo.)

Genre/Format **Photographs.**

S-433.

Other Name **Parsons, Martin R., 1875-1965, Donor.**



Boulder Public Library

Carnegie Branch for Local History

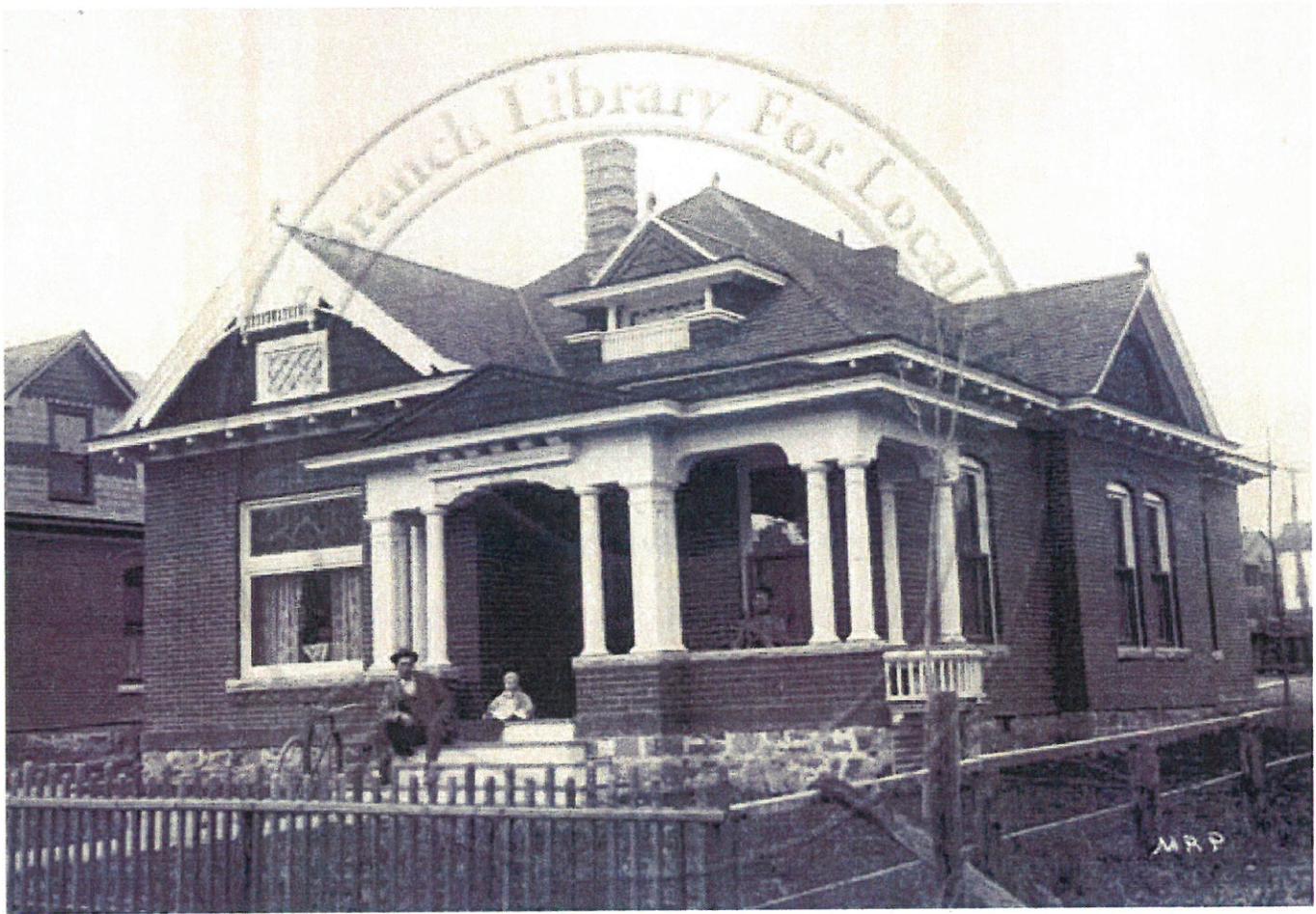
Author Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)
Photographer.
Title 1836 Mapleton Avenue.
Publisher [1898]
Reviews No reviews



Photo 1 (S-476)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-8 PHOTO</u>	(none)	LIB USE ONLY

Description 1 photograph.
 Contents NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the S-#.
 Photo 1 - View of an unidentified family posed in front of the house at 1836 Mapleton Avenue.
 Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
 Note Image File: AACW16790223.01.
 Subject Dwellings.
 Geography Boulder (Colo.) – Buildings, structures, etc.
1800 block of Mapleton Avenue (Boulder, Colo.)
1836 Mapleton Avenue (Boulder, Colo.)
East Boulder subdivision (Boulder, Colo.)
 Genre/Format Photographs.
S-476.
 Other Name Parsons, Martin R., 1875-1965, donor.



Boulder Public Library

Carnegie Branch for Local History

Author Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)
Photographer.
 Title 2045 Mapleton Avenue.
 Publisher c[ca. 1900]
 Reviews No reviews



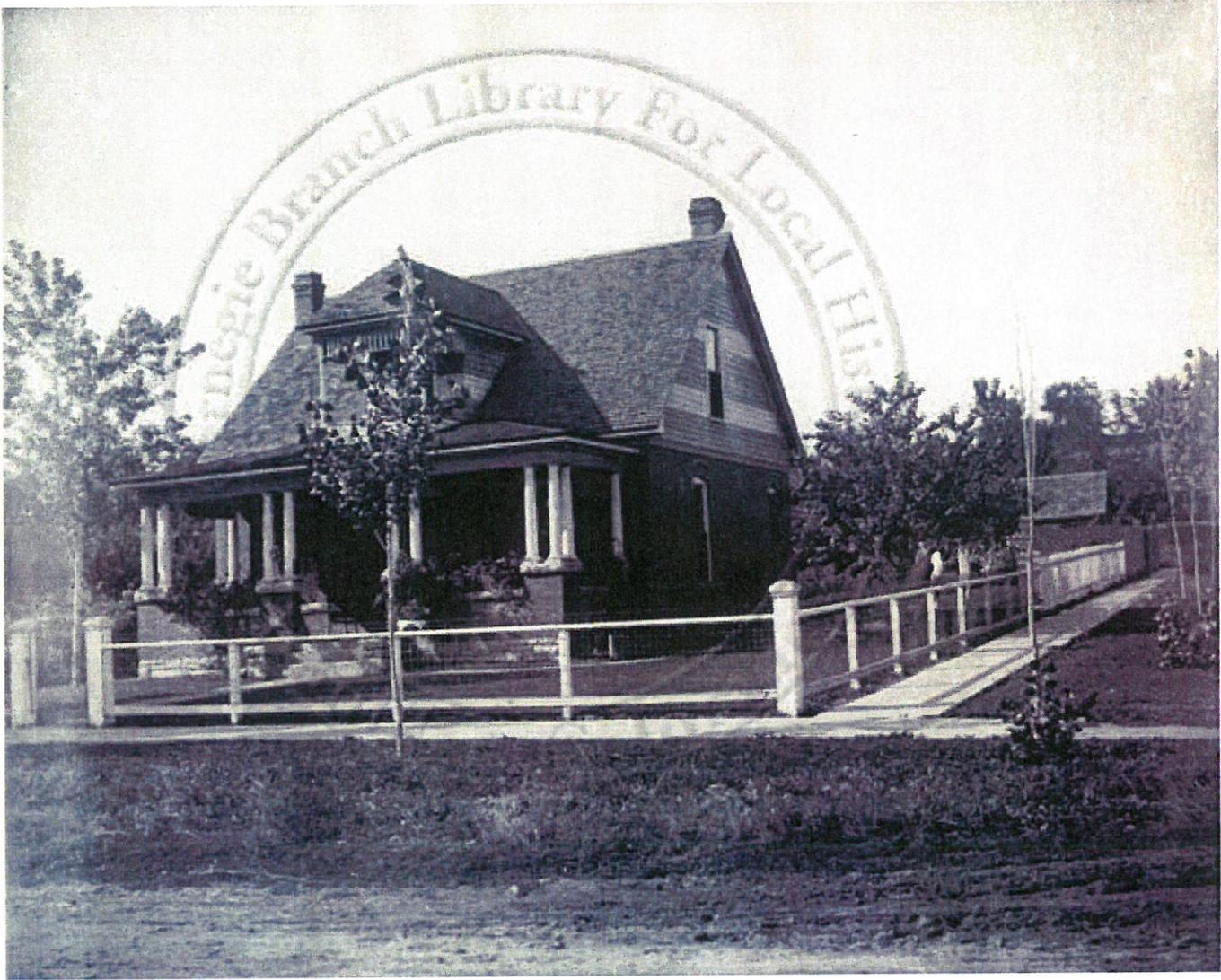
Photo



Photo 1 (S-511)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-10</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 1 photograph.
 Contents NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the S-#.
 Photo 1 - View of an unidentified family posed in front of the house at 2045 Mapleton Avenue.
 Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
 Note Image File: AACW16790225.01.
 Subject Dwellings.
 Geography Boulder (Colo.) – Buildings, structures, etc.
2000 block of Mapleton Avenue (Boulder, Colo.)
2045 Mapleton Avenue (Boulder, Colo.)
East Boulder subdivision (Boulder, Colo.)
 Genre/Format Photographs.
S-511.
 Other Name Parsons, Martin R., 1875-1965, donor.



Boulder Public Library

Carnegie Branch for Local History

Title **2345 Mapleton Avenue.**
 Publisher **1900-1910**
 Reviews **No reviews**



Photo 1

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-13</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 2 photographs (1 view).
 Summary View of the house at 2345 **Mapleton Avenue.**
 Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
 Note Image File: AACX16790229.01.
 Subject **Dwellings.**
 Geography **Boulder (Colo.) – Buildings, structures, etc.**
East Boulder subdivision (Boulder, Colo.)
2300 block of Mapleton Avenue (Boulder, Colo.)
 Genre/Format **Photographs.**
Neg. #2217(35mm).



Boulder Public Library

Carnegie Branch for Local History

Title **2218 Mapleton Avenue.**
 Publisher **1900-1915.**
 Reviews **No reviews**



Photo 1



Photo 2



Photo 3

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-12</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description	3 photographs.
Contents	Photo 1 - View of front of house. Photo 2 - View of front of house with woman standing by the gate. Photo 3 - Five people on or by the porch. Bicycle leaning against porch.
Summary	Views of the Frank W. Marshall house at 2218 Mapleton Avenue . One photo shows five people posed on the porch. Residents of the house in 1900 were Warren, Annie, Fred and Frank Marshall.
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
Personal Name	<u>Marshall, Frank W., 1872-1952.</u> <u>Marshall, Anna, 1840-1922.</u> <u>Marshall, Warren P., 1841-1921.</u> <u>Marshall, Fred H., 1871-</u>
Subject	<u>Dwellings.</u> <u>Bicycles – Colorado – Boulder – Photographs.</u>
Geography	<u>Boulder (Colo.) – Buildings, structures, etc.</u> <u>East Boulder subdivision (Boulder, Colo.)</u> <u>2200 block of Mapleton Avenue (Boulder, Colo.)</u> <u>2218 Mapleton Avenue (Boulder, Colo.)</u>
Genre/Format	<u>Photographs.</u>



front fence
in foreground



Boulder Public Library

Carnegie Branch for Local History

Title **1002 Mapleton Avenue.**
 Publisher **[1900-1909]**
 Reviews **No reviews**



Photo 1 (S-367)

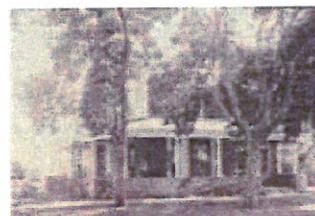
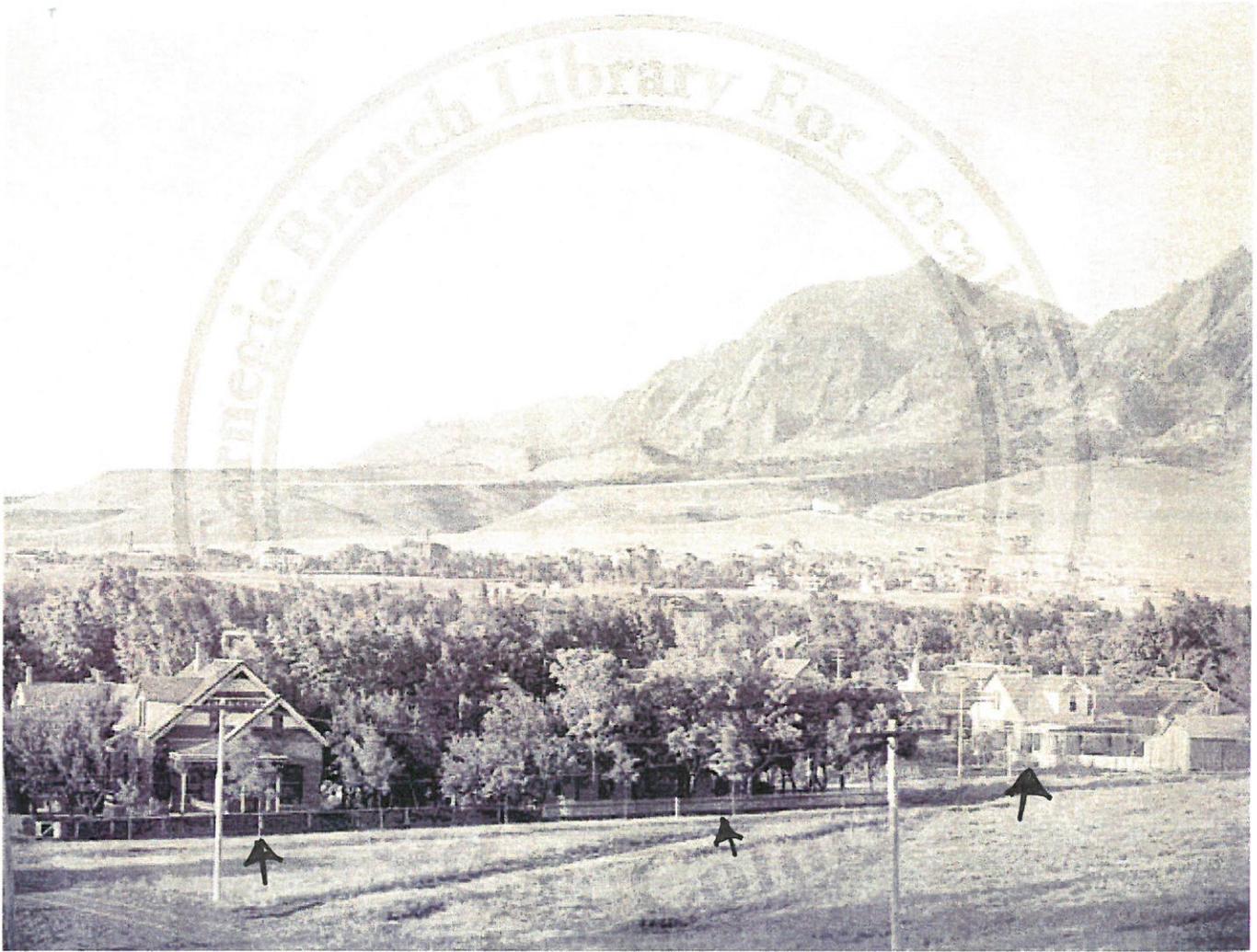


Photo 2

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-6-62</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 4 photographs (2 views).
Contents Photo 1 - View of five members of the William H. Allison family posed in front of their house at 1002 **Mapleton Avenue**. An unidentified child is on the porch. (S-367)
 Photo 2 - House with trim painted white.
Note NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the (S-#).
Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
Personal Name Allison, William H., 1852-1910.
Allison, Antoinette Cheney, 1861-1920.
Allison, Lewis C., 1879-1933.
Allison, Edith, 1881-
Allison, Jean, 1891-
Subject Dwellings -- Colorado -- Boulder.
Bicycles -- Colorado -- Boulder -- Photographs.
Geography Boulder (Colo.) -- Buildings, structures, etc.
Squires Addition subdivision (Boulder, Colo.)
1000 block of **Mapleton Avenue** (Boulder, Colo.)
1002 **Mapleton Avenue** (Boulder, Colo.)
Genre/Format Photographs.
S-367.



visible front fences

Boulder Public Library

Carnegie Branch for Local History

Title **Sunset Hill** views south.
Publisher [ca. 1907].
Reviews No reviews



Photo 1



Photo 2



Photo 3

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 208-1-32</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description 6 photographs (3 views).

Contents Photo 1 - Overview to the southwest. (neg. # 1057)
Photo 2 - Black photo overview with "rich foliage". (neg. # 1586)
Photo 3 - Overview of town with light snowfall.

Summary View of Boulder taken from **Sunset Hill** looking over the downtown toward the University of Colorado campus and University **Hill** beyond. The buildings at Chautauqua are visible.

Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.

Corp. Name University of Colorado Boulder.

Geography Boulder (Colo.) – Pictorial works.
University Hill (Boulder, Colo.)
Chautauqua Park (Boulder, Colo.)
Flatirons, The (Colo.)

Genre/Format Cityscapes.
Photographs.

Neg. #s 1057, 1586.

Add Title Thomas C. Black (Boulder, Colo.), photographer.



Post of
wood/wire
fence

Boulder Public Library

Carnegie Branch for Local History

Author **Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)**
Photographer.
 Title **665 Maxwell Avenue.**
 Publisher **[1902-1909]**
 Reviews **No reviews**



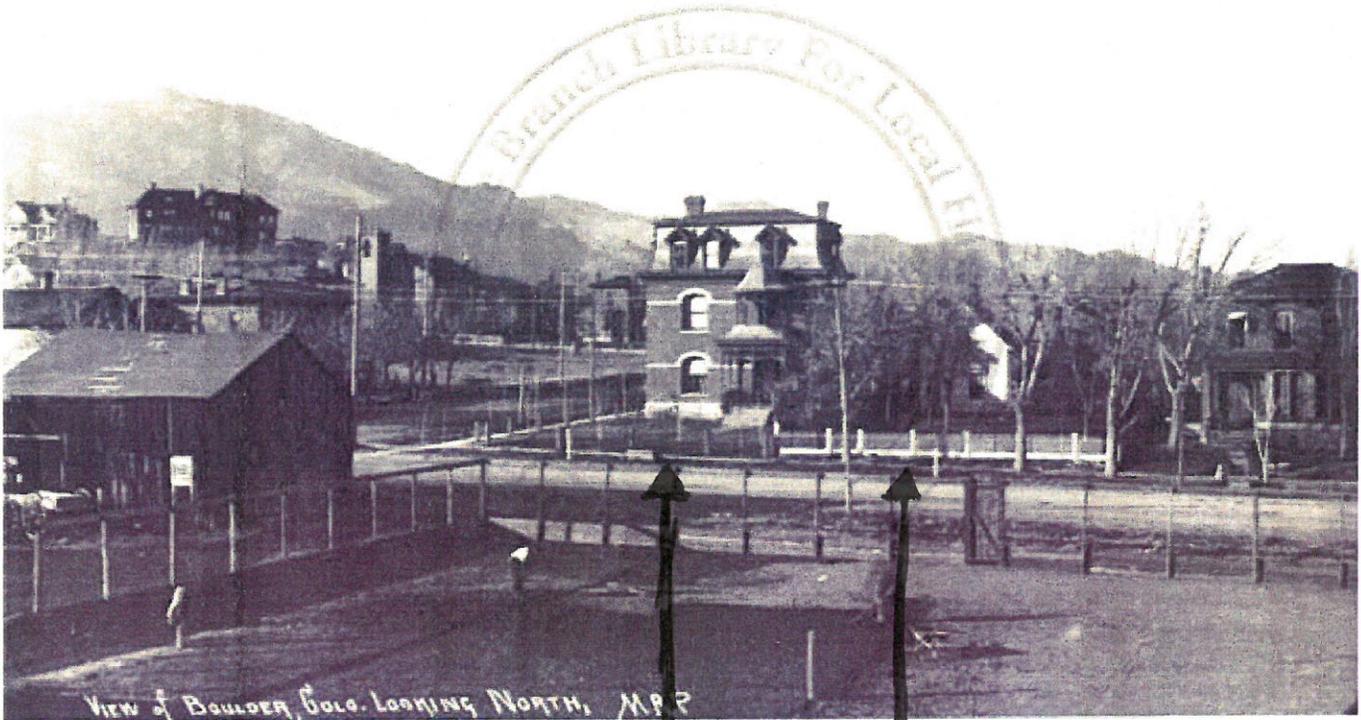
Photo



Photo 1 (S-581)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-7-63</u>	(none)	LIB USE ONLY
	<u>PHOTO</u>		

Description 1 photograph.
Contents NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the S-#.
Summary View of the house at 665 Maxwell, built in 1902. A group of five women, three men and a child are posed in front.
Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/ Boulder Public Library.
Subject **Dwellings.**
Geography **Boulder (Colo.) – Buildings, structures, etc.**
Maxwell's Addition (Boulder, Colo.)
600 block of Maxwell Avenue (Boulder, Colo.)
665 Maxwell Avenue (Boulder, Colo.)
Genre/Format **Photographs.**
Neg. #2728.
S-581.



VIEW of BOULDER COLO. LOOKING NORTH, M.P.P.

front fences

Spruce & Broadway
1890-1900

Boulder Public Library

Carnegie Branch for Local History

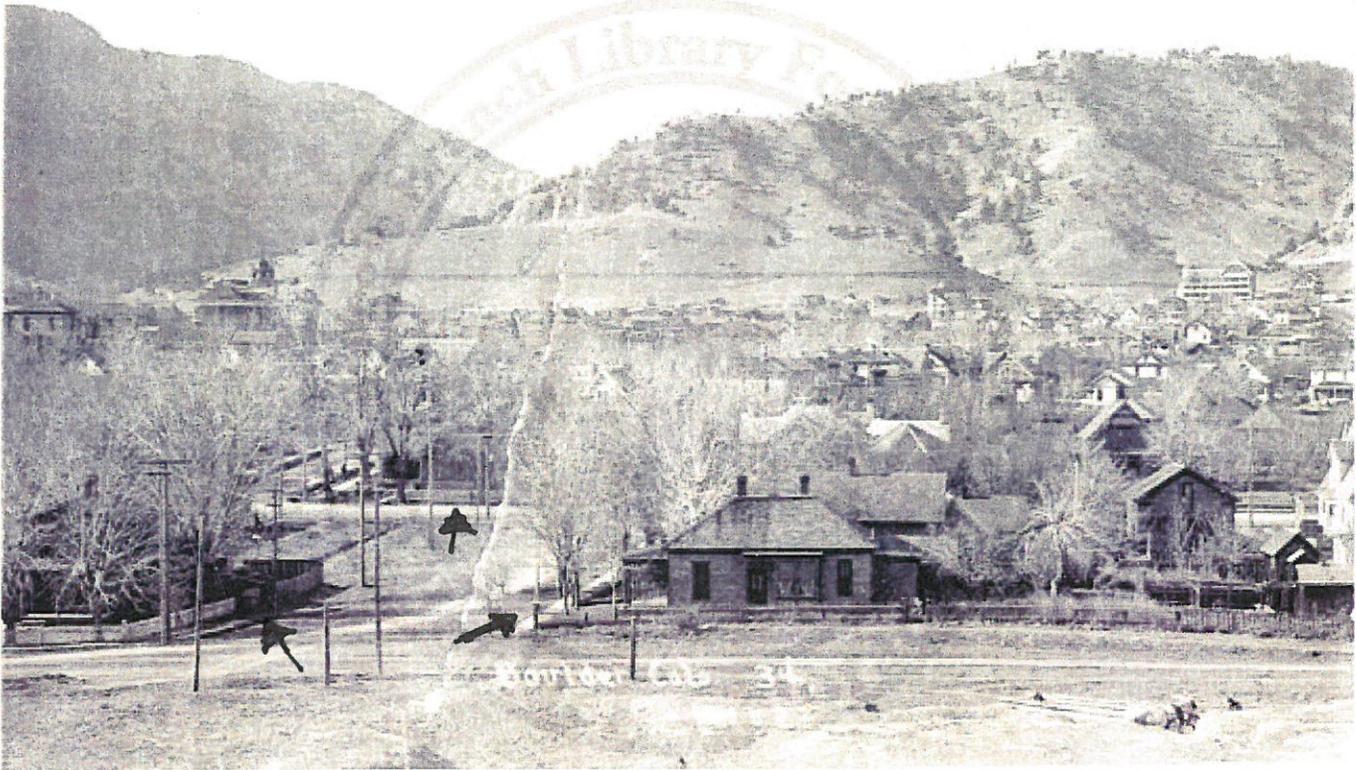
Title **Spruce Street** at Broadway, looking north.
 Publisher [1890-1900]
 Reviews No reviews



Photo 1 (S-706)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>208-2-23 PHOTO</u>	(none)	LIB USE ONLY

Description	2 photographs (1 view).
Contents	NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the S-#. Photo 1. View of Mount Sanitas, with Giffin-Klingler house, First Congregational Church, 1201 Spruce , later the Boulder Club and other buildings nearby. Men working in yard on Spruce (S-706)
Summary	<u>Views of the 1200 block of Spruce Street at the corner of Broadway Street.</u>
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
Corp. Name	<u>Boulder Club (Boulder, Colo.)</u> <u>First Congregational Church (Boulder, Colo.)</u> <u>Giffin-Klingler house (Boulder, Colo.)</u>
Geography	<u>Boulder (Colo.) – Pictorial works.</u> <u>Mount Sanitas (Boulder, Colo.)</u> <u>1200 block of Spruce Street (Boulder, Colo.)</u> <u>1201 Spruce Street (Boulder, Colo.)</u>
Genre/Format	<u>Photographs.</u> <u>Cityscapes.</u> <u>Neg. #F-29.</u> <u>S-706.</u>
Other Name	<u>Parsons, Martin R., 1875-1965, Donor.</u> <u>Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)</u> <u>Photographer.</u>



Several visible
front fences

Boulder Public Library

Carnegie Branch for Local History

Title **Sunset Hill view west.**
 Publisher [ca. 1897].
 Reviews **No reviews**



Photo 1

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 208-1-22</u> <u>PHOTO</u>	(none)	LIB USE ONLY

Description	2 photographs (1 view).
Contents	Photo 1. View of Boulder taken from Sunset Hill looking towards Mapleton Hill . The homes at 1227, 1241, and 1245 High Street are in the foreground.
Terms Of Use	Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
Geography	<u>1227 High Street (Boulder, Colo.)</u> <u>1241 High Street (Boulder, Colo.)</u> <u>1245 High Street (Boulder, Colo.)</u> <u>Boulder (Colo.) – Pictorial works.</u> <u>Mapleton Hill (Boulder, Colo.)</u>
Genre/Format	<u>Cityscapes.</u> <u>Photographs.</u>

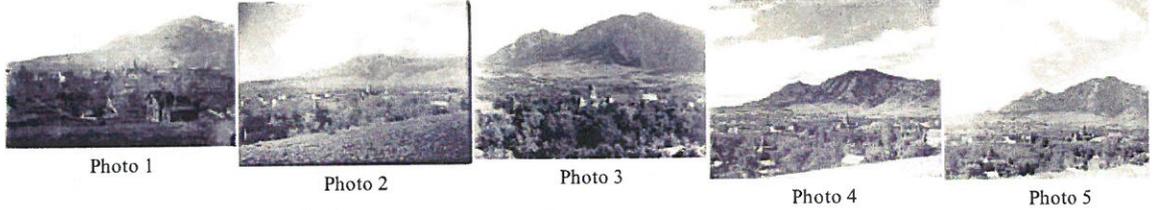


↑
lots of
Front fences

Boulder Public Library

Carnegie Branch for Local History

Title **Sunset Hill** views south.
 Publisher [ca. 1915].
 Reviews **No reviews**



Available online:

Photo 6

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 208-1-34 PHOTO</u>	(none)	LIB USE ONLY

Description 11 photographs (6 views).

Contents **Photo 1 - View from corner of 15th Street and Mapleton Avenue.**
 Photo 2 - View with downtown buildings visible in center.
 Photo 3 - Snow photo with Courthouse and Lily White Mill visible.
 Photo 4 - Black photo of the city from **Sunset Hill** (neg. #2508).
 Photo 5 - Panaramic view.
 Photo 6 - View with bare trees.

Summary View of Boulder taken from **Sunset Hill** looking over the downtown toward the University of Colorado campus and University **Hill** beyond.

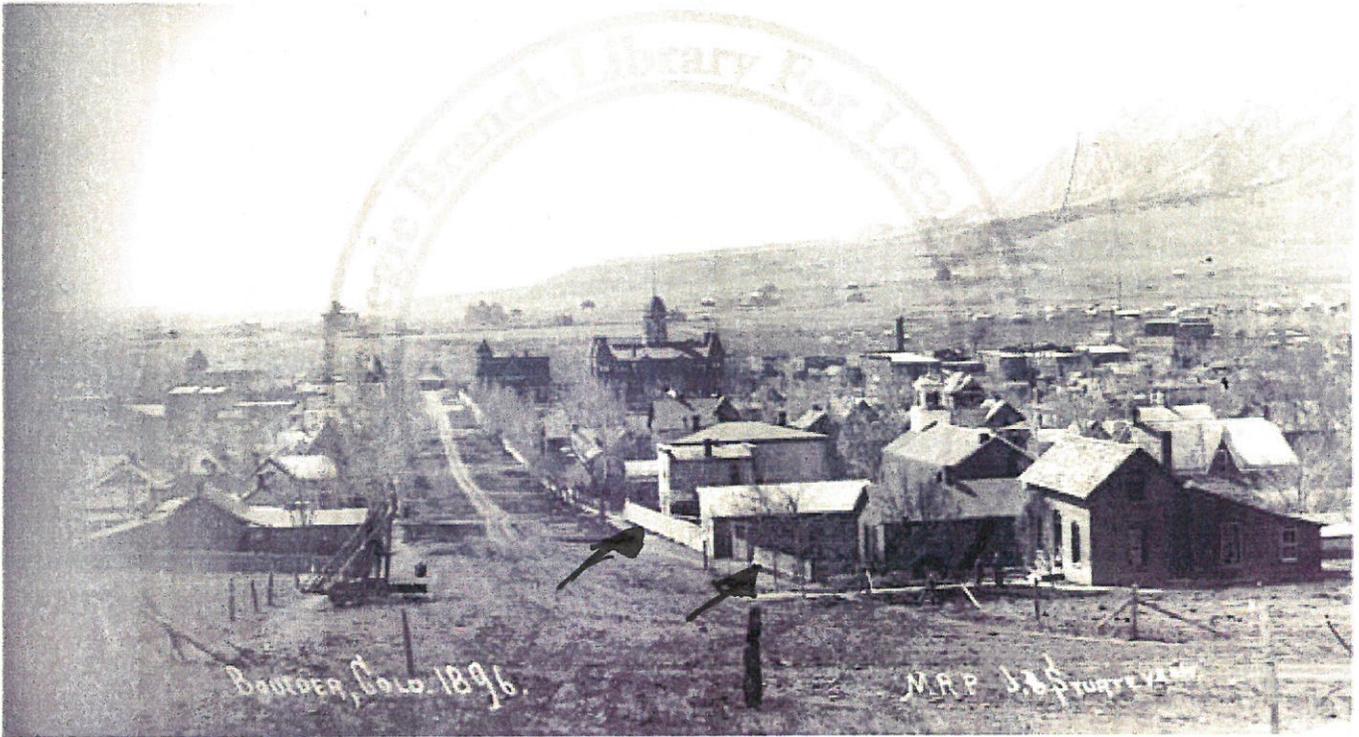
Terms Of Use Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.

Corp. Name University of Colorado Boulder.

Geography Boulder (Colo.) - Pictorial works.
University Hill (Boulder, Colo.)
Chautauqua Park (Boulder, Colo.)
Flatirons, The (Colo.)

Genre/Format Cityscapes.
Photographs.
Neg. #2508.

Other Name Black, Thomas C., 1877-1941 (Boulder, Colo.) Photographer.
Snow, Charles F., 1886-1964 (Boulder, Colo.) Photographer.



front
fences
agree to

Boulder Public Library

Carnegie Branch for Local History

Title: **Sunset Hill views south.**
 Publisher: 1896.
 Reviews: **No reviews**



Photo 1 (S-722)

Photo 2 (S-705)

Photo 3 (S-708)

Photo 4

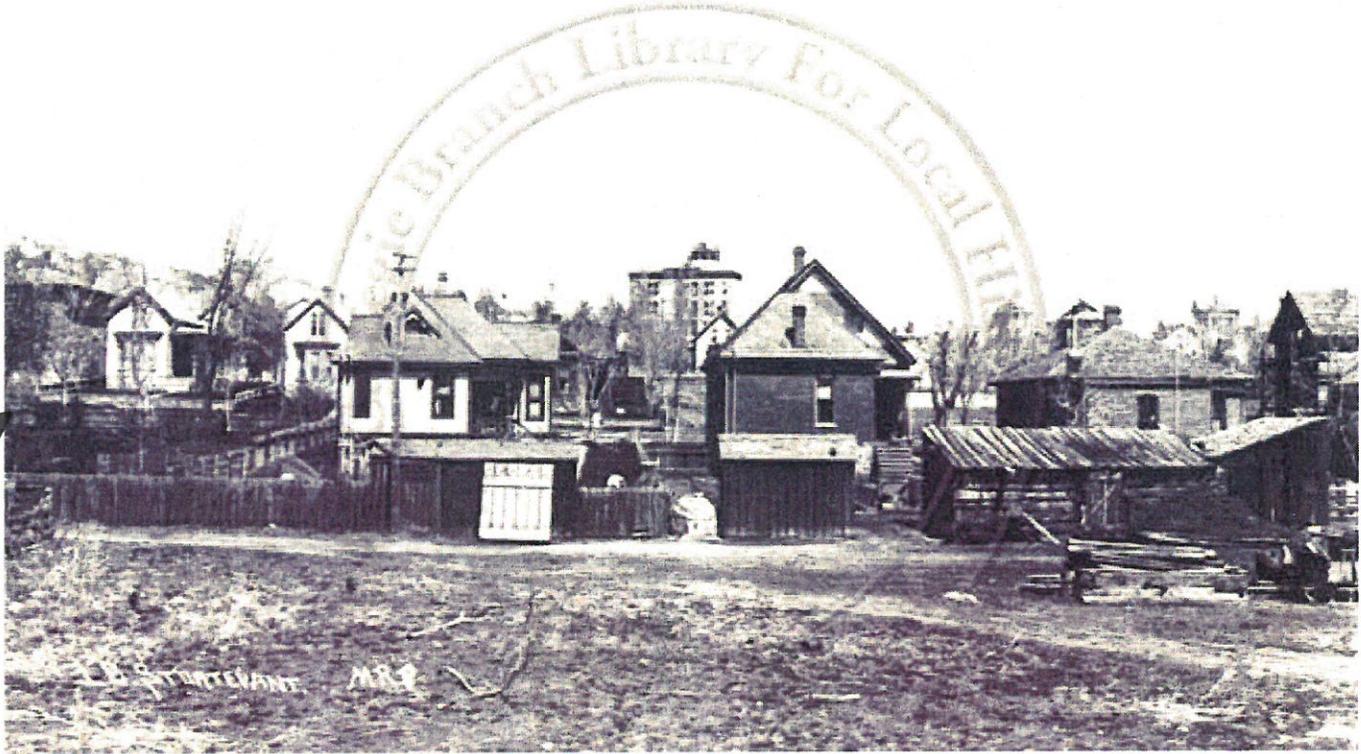
Photo 5 (S-755)

Available online:

[Photo 6 \(S-734\)](#)

Location	CALL #	Last Checked In	Status
BCARN Documents Room	BHS 208-1-19 PHOTO	(none)	LIB USE ONLY

- Description** 18 photographs (6 views).
- Contents** NOTE: To view a scan of an original negative (if available), do a Keyword or LC Subject search on the S-#. [Photo 1 - South down 14th Street. \(S-722\)](#)
[Photo 2 - Southwest from Sunset Hill.](#)
 Photo 3 - View down 14th Street, with people. (S-708)
 Photo 4 - Looking south southwest down 15th Street.
 Photo 5 - View to the south along 16th Street. The back of the two-story house (gray with white trim) at 1619 Pine Street is visible to the left and behind the white house in the foreground. (S-755)
 Photo 6 - View to the southwest toward the Flatirons. (S-734)
- Summary** Views of Boulder taken from **Sunset Hill** looking over the downtown toward the University of Colorado campus and University **Hill** beyond, 1896.
- Note** One copy of Photo 2 was once part of Betty Steinbaugh Skaats' collection.
 Image File: AACF16792400.02.
- Terms Of Use** Restrictions applying to the use or reproduction of images are available from the Carnegie Branch Library for Local History/Boulder Public Library.
- Corp. Name** [University of Colorado Boulder.](#)
- Geography** [Boulder \(Colo.\) -- Pictorial works.](#)
[2245 15th Street \(Boulder, Colo.\)](#)
[1619 Pine Street \(Boulder, Colo.\)](#)
[University Hill \(Boulder, Colo.\)](#)
[Flatirons, The \(Colo.\)](#)
- Genre/Formal** [Cityscapes.](#)
[Photographs.](#)
[Neg. #s F-380, F-581, F-705, 89, 120, 1402.](#)
[S-708.](#)
[S-722.](#)
[S-734.](#)
[S-755.](#)
- Other Name** [Parsons, Martin R., 1875-1965, donor.](#)
[Sturtevant, J. B. \(Joseph Bevier\), 1851-1910 \(Boulder, Colo.\) Photographer.](#)
[Meile, Louis B., 1858-1935 \(Boulder, Colo.\) Photographer.](#)



front
fences
on both
houses

Boulder Public Library

Carnegie Branch for Local History

Author Sturtevant, J. B. (Joseph Bevier), 1851-1910 (Boulder, Colo.)
 Photographer.
 Title 800 block of Spruce Street photograph, [189-].
 Publisher [1890-1899]
 Reviews No reviews



Photo 1 (S-736)

Location	CALL #	Last Checked In	Status
<u>BCARN Documents Room</u>	<u>BHS 207-15-11</u>	(none)	LIB USE ONLY
	<u>PHOTO</u>		

Description 1 photograph.

Contents NOTE: To view a scan of the original negative, do a Keyword or LC Subject search on the (S-#).
 Photo 1. View of the 800 block of **Spruce Street** taken from vacant land between Pearl and **Spruce** Streets. Shows rear views of 820, 828, 838, and part of 844 **Spruce Street** and front views of 807 and 815 **Spruce** and 835 Pine. Mapleton School is in the background. (S-736)

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Note Image File: AACD16791658.01.

Subject Dwellings – Colorado – Boulder.

Geography 820 Spruce Street (Boulder, Colo.)
Boulder (Colo.) – Buildings, structures, etc.
Tourtellot and Squires addition (Boulder, Colo.)
828 Spruce Street (Boulder, Colo.)
838 Spruce Street (Boulder, Colo.)

844 Spruce Street (Boulder, Colo.)
807 Spruce Street (Boulder, Colo.)
815 Spruce Street (Boulder, Colo.)
835 Pine Street (Boulder, Colo.)

Genre/Format Photographs.
S-736.

Other Name Parsons, Martin R., 1875-1965, Donor.