



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: Tuesday, August 14, 2018

AGENDA TITLE: Call-Up Item: 531 Maxwell Ave. (HIS2018-00204)

PRESENTER/S

Jane S. Brautigam, City Manager
Jim Robertson, Director for Planning and Sustainability
Charles Ferro, Interim Comprehensive Planning Manager
Debra Kalish, Senior Counsel, City Attorney's Office
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Anthony Wiese, Historic Preservation Intern
Caleb Gasparek, Historic Preservation Intern

EXECUTIVE SUMMARY

The proposal to demolish a non-contributing building and construct a new house and garage at 531 Maxwell Ave. in the Mapleton Hill Historic District was conditionally approved by the Landmarks Board (5-0) at its Aug. 1, 2018 meeting.

The decision was based upon the Board's consideration that the proposed alteration meets the requirements in Section 9-11-18, B.R.C. 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.

The board's approval is subject to a 14-day call-up period by City Council. The approval of this Landmark Alteration Certificate is subject to City Council call-up no later than **Aug. 15, 2018**.

ATTACHMENTS

Attachment A: Disposition for 531 Maxwell Ave. dated Aug. 3, 2018

Notice of Disposition

You are hereby advised that on Aug. 1, 2018 the following action was taken:

ACTION: Approved by a vote of 5-0

APPLICATION: Public hearing and consideration of a Landmark Alteration Certificate application to demolish an existing non-contributing house and, in its place, construct a new approximately 2,200 sq. ft. house; demolish a 110 sq. ft. shed; and construct a free-standing 500 sq. ft., two-car garage at 531 Maxwell Ave. in the Mapleton Hill Historic District, pursuant to Section 9-11-18 of the Boulder Revised Code 1981 (HIS2018-00204).

LOCATION: 531 Maxwell Ave.

ZONING: RL-1 (Residential-Low 1)

OWNER: Elizabeth Garnsey

APPLICANT: Joel Smiley

This decision was based on the Board's consideration that the proposed demolition and new construction generally meets the requirements in Section 9-11-18, B.R.C. 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.

Applicant's Presentation

Joel Smiley, 521 Maxwell Ave., applicant, presented the proposal and answered questions from the board.

Public Comment

Mike Murphy, 530 Concord Ave., expressed concerns about the owner's name on the application and asked the board and staff questions.

Claudia Murphy, 530 Concord Ave., expressed concern about the existing house being demolished, the size of the proposed design, and that the size could potentially set a precedent.

Motion

On a motion by **E. Budd**, and seconded by **R. Pelusio**, (5-0) the Landmarks Board adopted the staff memorandum dated Aug. 1, 2018 as the findings of the board and approve a Landmark Alteration Certificate for the demolition and new construction at 531 Maxwell Ave., subject to the outlined conditions.

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the alterations are completed in compliance with plans dated July 2, 2018, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks Design Review Committee (Ldrc):
 - a. Revised drawings showing:
 - i. more traditional fenestration on the façade;
 - ii. a more traditional automobile garage door configuration;
 - iii. exploration of a rear porch supported by columns;
 - iv. explore reduction of the size of the garage
 - v. exploration of an increase in the pitch of the garage roof; and
 - vi. exploration an increase in the real or perceived space between the proposed house and garage.
 - b. Final architectural plans that include details including wall and roof materials, porch details and materials, door and window details, and proposed hardscaping on the property to ensure that the final design of the building is consistent with the *General Design Guidelines*, the *Mapleton Hill Historic District Design Guidelines* and the intent of this approval.



Figure 1. Location map of 531 Maxwell Ave.



Figure 2. Tax Assessor Photograph, c.1950.



Figure 3. South elevation of 531 Maxwell Ave., 2018. House constructed c.1946-1950, on the borderline of the period of significance for the historic district, and subsequently altered from its original construction. Landmarks Board concurred with staff's recommendation that the house be considered non-contributing to the historic character of the district.



Figure 4. East Elevation, 531 Maxwell Ave., 2018 (House proposed for demolition).



Figure 5. East face of post-1960 shed proposed for demolition.

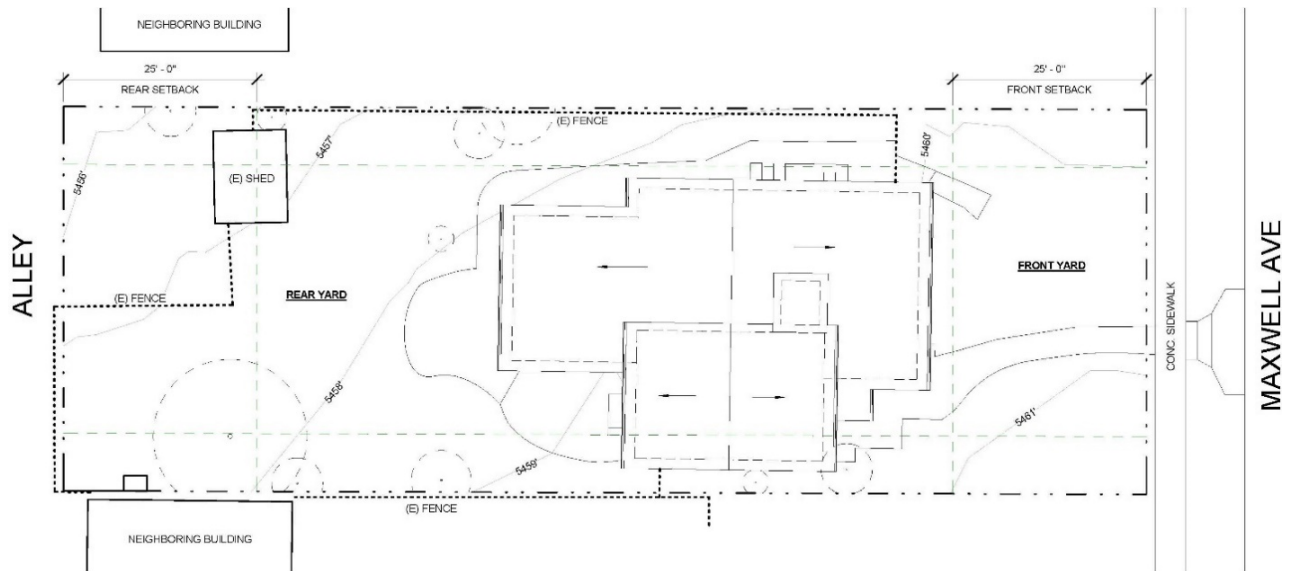


Figure 6. Existing Site Plan.

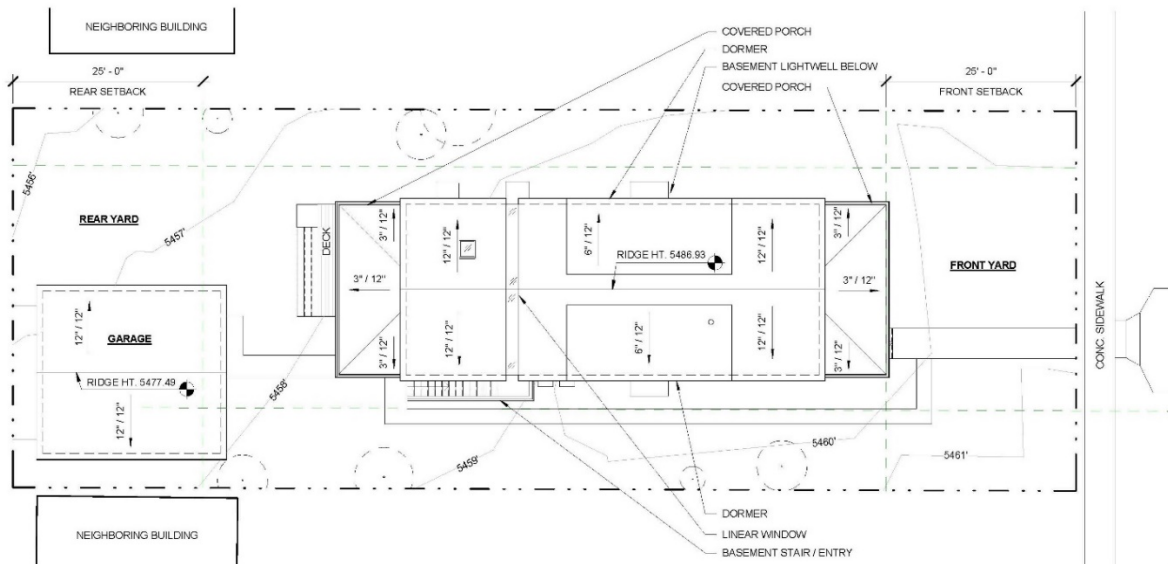


Figure 7. Proposed Site Plan.



Figure 8. Proposed south elevation.



Figure 9. Proposed north (rear) elevation.



② EAST ELEVATION - PROPOSED
1/8" = 1'-0"

Figure 10. Proposed east (side) elevation.



② WEST ELEVATION - PROPOSED
1/8" = 1'-0"

Figure 11. Proposed west (side) elevation.



Figure 12. Proposed perspective south (front).

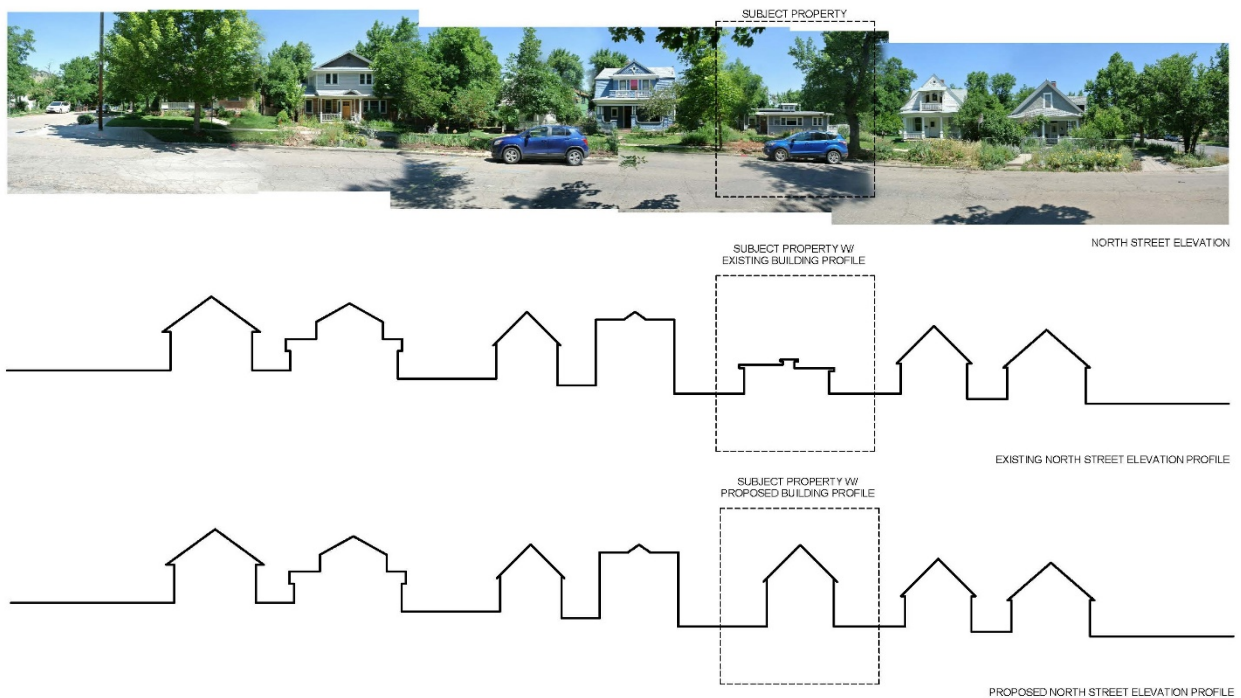


Figure 13. Existing and proposed street massing. Not to scale.



Figure 14. Location of proposed garage (white fence, right center) at alley looking east



Figure 15. Proposed garage north (left) and south (right) elevations. Not to scale.

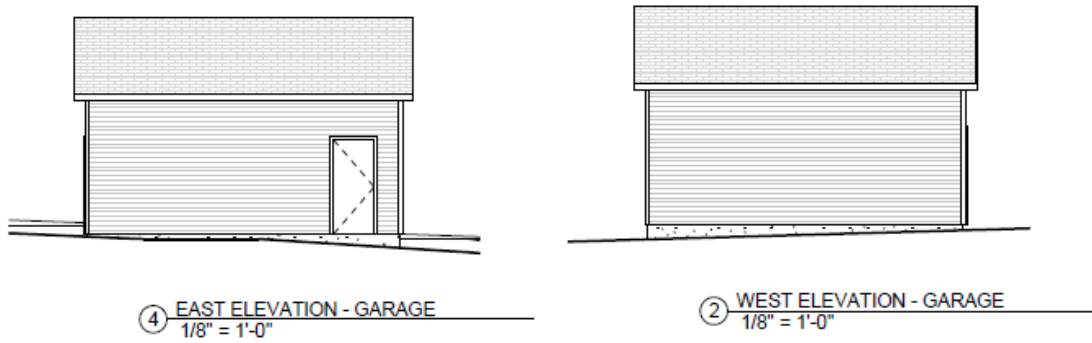


Figure 16. Proposed garage east and west (side) elevations. Not to scale.



Figure 17. Proposed perspective garage. Not to scale.