



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: April 19, 2022

AGENDA TITLE

Call-up Consideration: Landmark Alteration Certificate to construct a rear, two-story addition at 936 Mapleton Ave., a contributing property in the Mapleton Hill Historic District

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
David Gehr, Interim Director of Planning and Development Services
Charles Ferro, Acting Comprehensive Planning Manager
Lucas Markley, Attorney, City Attorney's Office
James Hewat, Principal Historic Preservation Planner

EXECUTIVE SUMMARY

The proposal to construct a rear, two-story addition at 936 Mapleton Ave., a contributing property in the Mapleton Hill Historic District was conditionally approved (5-0), at the Landmarks Board April 6, 2022 meeting.

The decision was based upon the board's consideration that, if the conditions are met, the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981.

The board's approval is subject to a 14-day call-up period by City Council, no later than **April 19, 2022**.

ATTACHMENTS

Attachment A: Disposition for 936 Mapleton Ave, dated April 6, 2022

Attachment B: April 6, 2022 [Landmarks Board Memo for 936 Mapleton Ave. \(link\)](#)

Notice of Disposition

You are hereby advised that on April 6, 2022 the following action was taken by the Landmarks Board:

ACTION: Recommended for conditional approval by vote of **5-0**

APPLICATION: Public hearing and consideration of a Landmark Alteration Certificate application to construct a rear, two-story addition at 936 Mapleton Ave., a contributing property in the Mapleton Hill Historic District pursuant to Section 9-11-18 of the Boulder Revised Code 1981 and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981. (HIS2021-00313).

LOCATION: 936 Mapleton Ave.

ZONING: RL-1 (Residential-Low 1)

OWNER: Marybeth Emerson

APPLICANT: Elizabeth Smith, Fanas Architecture

This decision was based on the Board's consideration that the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is generally consistent with the [*General Design Guidelines for Historic Districts and Individual Landmarks*](#) and the [*Mapleton Hill Historic District Design Guidelines*](#).

Applicant's Presentation

Elizabeth Smith, Fanas Architecture presented the application to the board.

Public Comment

The following members of the public spoke regarding the application:

1. Kathryn Barth
2. Lynn Segal
3. William Bishop

The following members of the public wrote to the landmarks board regarding the application:

1. Bill LeBlanc
2. Stacy and Godard Abel

Motion

On a motion by **R. Pelusio**, seconded by **W. Jellick**, the Landmarks Board voted (**5-0**) to adopt the staff memorandum dated April 6, 2022, as findings of the board and conditionally approve a Landmark Alteration Certificate to construct a rear, one- and one-half story 1,501 sq. ft. addition to the main house at **936 Mapleton Ave.**, a contributing property in the Mapleton Hill Historic District, as shown on plans dated December 3, 2021, finding that the proposal meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is generally consistent with the General Design Guidelines provided the stated conditions are met.

Conditions of Approval

1. The applicant shall be responsible for completing the work in compliance with the approved plans, 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 final review and approval by the Landmarks Design Review Committee (LDRC) to ensure that the final design of the addition is consistent with the *General Design Guidelines*, the *Mapleton Hill Historic District Design Guidelines* and the intent of this approval:
 - a. Revised drawings showing:
 - i. A meaningful reduction in the perceived and real mass, scale, and height of the addition to ensure that it is subordinate to the historic house. This will likely require reducing its footprint and revising the two-story volume to a one and one-half story addition that is more roof dominated to better reflect the character of the historic house;
 - ii. Revised dormers to better reflect the forms of those on the historic house;
 - iii. Restoration of the east (side) screened-in porch to its pre-1964 appearance and configuration based upon the c.1949 tax assessor photograph;
 - iv. Simplification of the fenestration of the addition to better reference pattern and proportions on the historic house; elimination of the large banks of “nano doors” at rear and groupings of windows;
 - v. Minimize the extent to which regrading is necessary and limit the amount of mature vegetation that will be lost on the property;
 - b. Final architectural plans that include details including details for exterior doors, windows (including placement, style, and type), lighting, paint and roofing color, composition of walls, columns, and brick dimensions, etc.

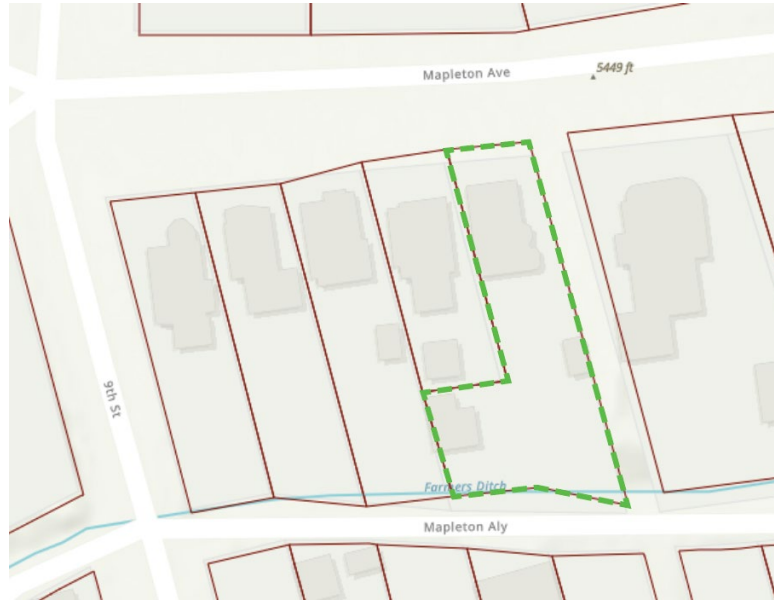


Figure 1. Location map, 936 Mapleton Ave. in the Mapleton Hill Historic District



Figure 2. 936 Mapleton Ave. (c. 1929 - 1949). Real Estate Appraisal record. Carnegie Library for Local History



Figure 3. 936 Mapleton Ave., 1973.



Figure 4. 936 Mapleton Ave., 2021.

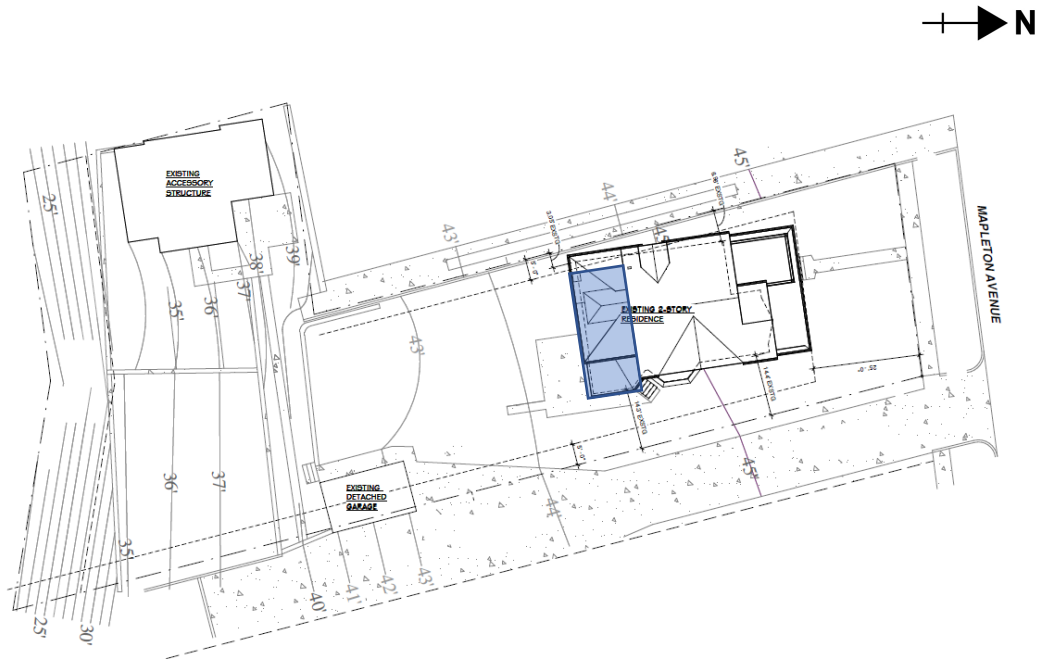


Figure 5. 936 Mapleton Ave., existing site plan (area proposed for demolition in blue).

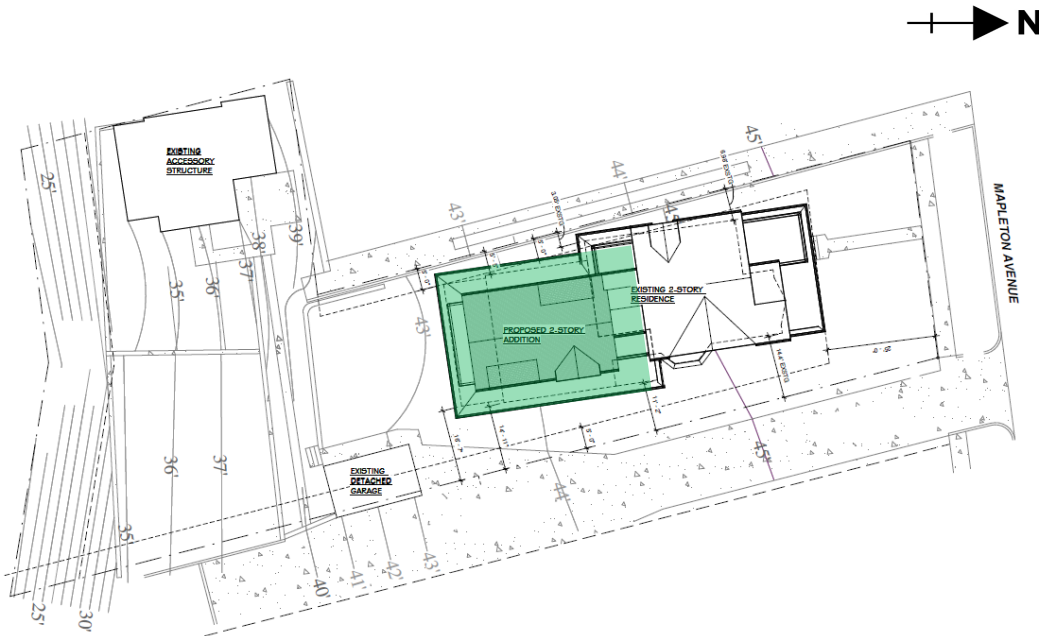


Figure 6. 936 Mapleton Ave., proposed site plan (proposed new construction in green).

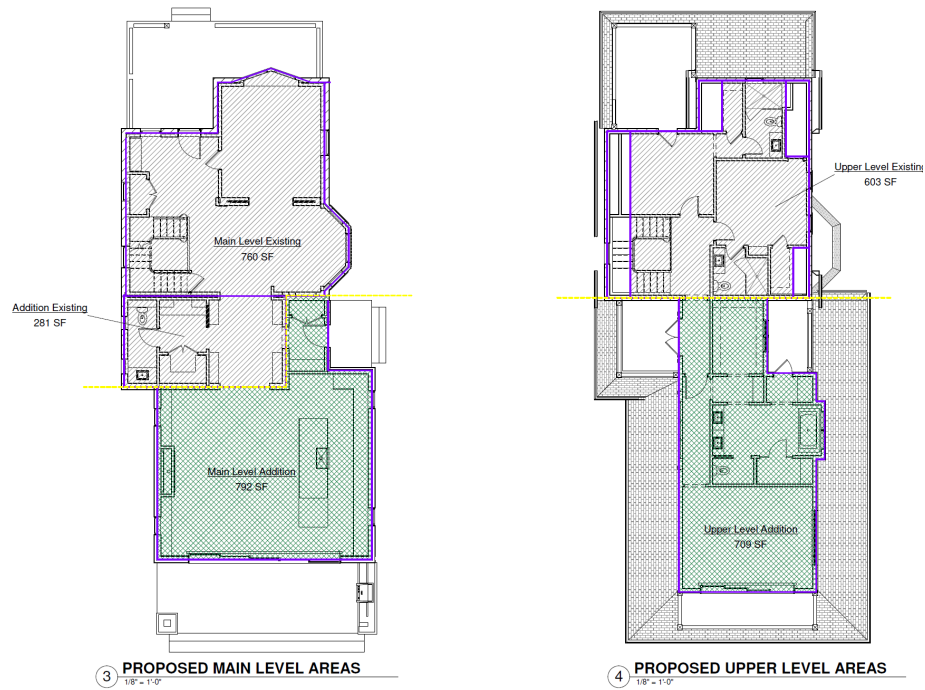


Figure 7. Proposed site main and upper level plans

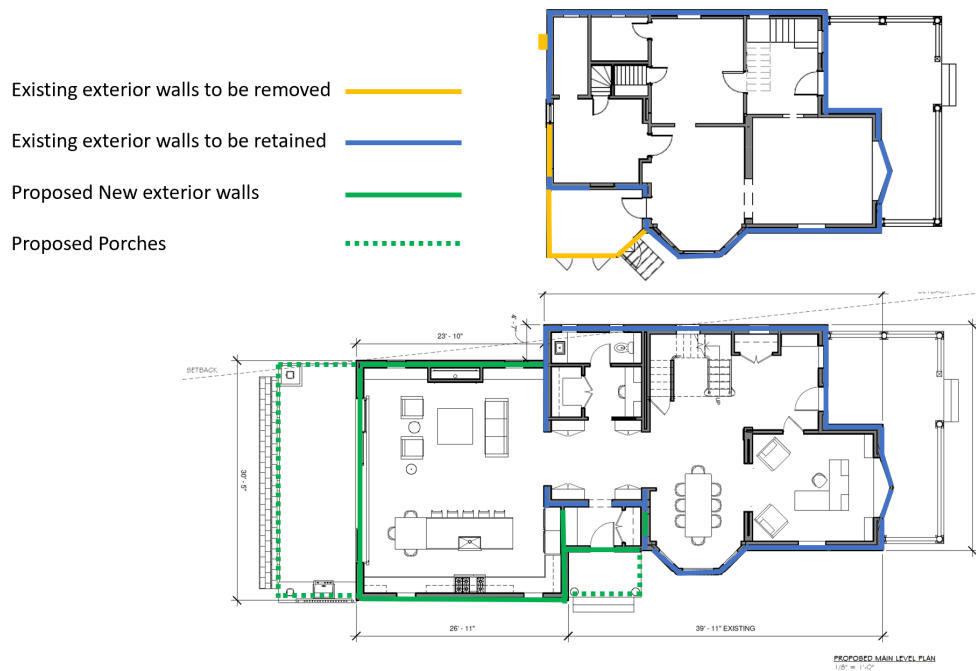


Figure 8. 936 Mapleton Ave., Existing and proposed First Floor plan

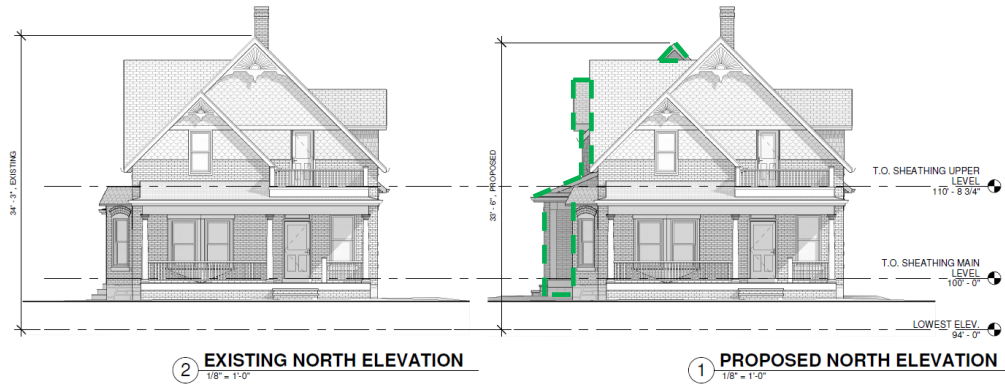


Figure 9. Existing (left) and proposed (right), new construction in green, north elevation (façade)



Figure 10. Existing façade (north elevation facing Mapleton Ave.) 2017. Google Street View.

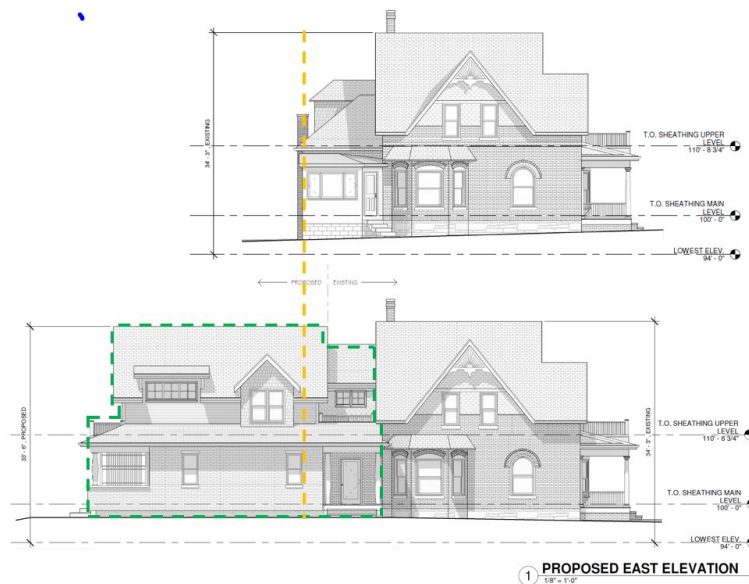


Figure 11. Existing above (area to be demolished in blue) and proposed below (new construction in green) east elevation



Figure 12. Existing east elevation, 2017



Figure 13. Existing east elevation, 2017

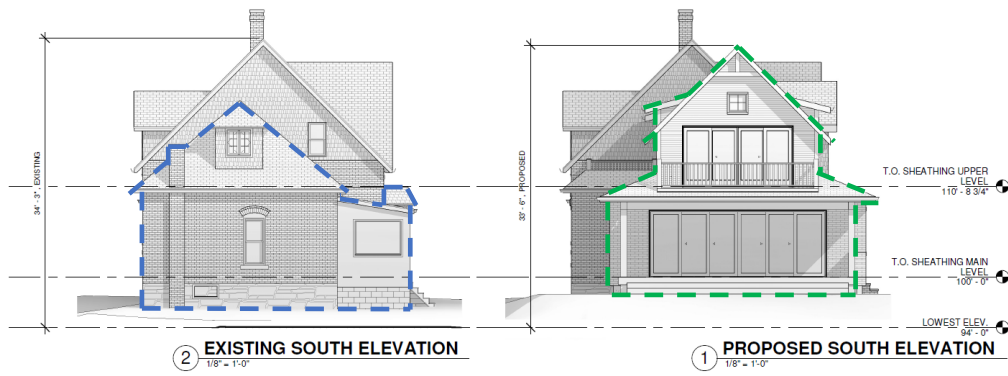


Figure 14. Existing left (area to be demolished in blue) and proposed right (new construction in green) south elevation



Figure 15. Existing south elevation, 2021.

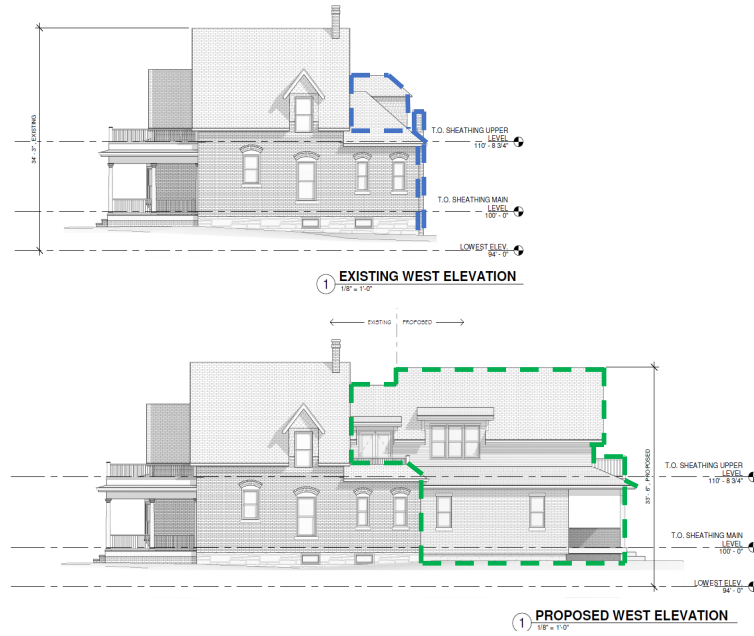


Figure 16. Existing above (area to be demolished in blue) and proposed below (new construction in green) west elevation



Figure 17. West elevation, 2021.