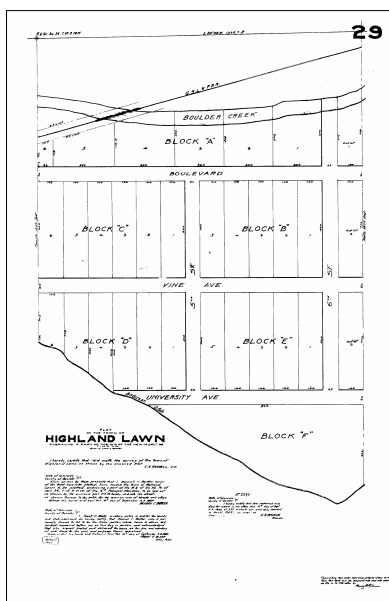


HIGHLAND LAWN HISTORIC DISTRICT DESIGN GUIDELINES



10. HIGHLAND LAWN HISTORIC DISTRICT DESIGN GUIDELINES



The Town of Highland Lawn was platted in 1884 by Hannah Barker. It was annexed by the city of Boulder in 1891.

These *Highland Lawn Historic District Design Guidelines* (the *Highland Lawn Guidelines*) are intended to assist property owners and designers as they plan changes to buildings in the Highland Lawn Historic District and to provide the Landmarks Preservation Advisory Board with a framework for making consistent decisions in its review of projects. The guidelines have been developed to recognize the unique character of the Highland Lawn Historic District and are intended to supplement the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* (the *General Guidelines*), which apply unless otherwise stated. Where the two guidelines conflict, the *Highland Lawn Guidelines* shall prevail. The *Highland Lawn Guidelines* acknowledge those aspects of the Highland Lawn Historic District that require a different approach than typically called for in the *General Guidelines*. The design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance. In some cases, unusual circumstances may allow for projects to deviate from them.

These guidelines were developed by city staff with assistance from the residents of the Highland Lawn Historic District.

10.1 District Description and History

The Highland Lawn Historic District contains a concentration of well-preserved buildings reflecting the prevailing architectural tastes at the turn of the twentieth century, including Queen Anne, Classic Cottage, and Edwardian Vernacular Styles. Hannah Barker platted the middle-class neighborhood in 1884 as the Town of Highland Lawn. The area is significant for its association with historic persons and events and as an excellent collection of buildings reflecting architectural styles of the period. The defined period of significance for the district is from 1884 (the year of the platting of the sub-division) to 1925 (the last year of construction for a primary building located on the block). While not moved to the block until 1956, the bungalow at 527 Marine St was constructed in 1925 and is considered a contributing building.

The Town of Highland Lawn included 19 large lots (100 x 400) bounded by Boulder Creek to the north, University Street at the south, and 6th and 4th Streets on the east and west respectively.

Originally located south of Boulder's city limits, the town remained an independent community until 1891. Barker's plan for the neighborhood showed foresight: each lot included water rights in the adjacent Anderson ditch and buyers were encouraged to plant trees (cottonwoods were specifically excluded), and build fences around their properties. The new town was located on a gentle slope with Flagstaff Mountain as a backdrop, and the popular sight seeing rail line from Boulder to Eldora and Ward, known as the "Switzerland Trail of America" was adjacent to the neighborhood on the north side of the Boulder Creek.

None of the original owners built in the neighborhood, choosing instead to subdivide the nearly one-acre parcels into smaller lots. Most of the lots were bisected by alleys running east - west through the district. Marine Street was originally Vine Street and was renamed Marine Street sometime in the 1890s after prominent early settler Marinus Smith.

Lots in the district are generally long and narrow with principal buildings situated close together at the front of the lots and accessory buildings oriented to the alleys. Because they contain a relatively low number of buildings from the period of significance with historic integrity, and because the district boundaries bisect the rear alleys, the alleys (located at the north and south edges of the district) are not a significant historic element of the district.

Today, the Highland Lawn neighborhood survives as a well-preserved assemblage of late-nineteenth and early-twentieth century middle-class homes with its tree lined streetscape and modest single-family houses. The district derives its significance as an early example of planned residential design, with excellent examples of early Boulder architecture, and for its association with individuals of local significance to the history of city including Jonas Anderson, Hannah Barker, Marinus Smith, and J.J. Harris.




The defined period of significance for the district is from 1884 (the year of the platting of the sub-division) to 1925, the latest year of construction for a contributing primary building in the district.

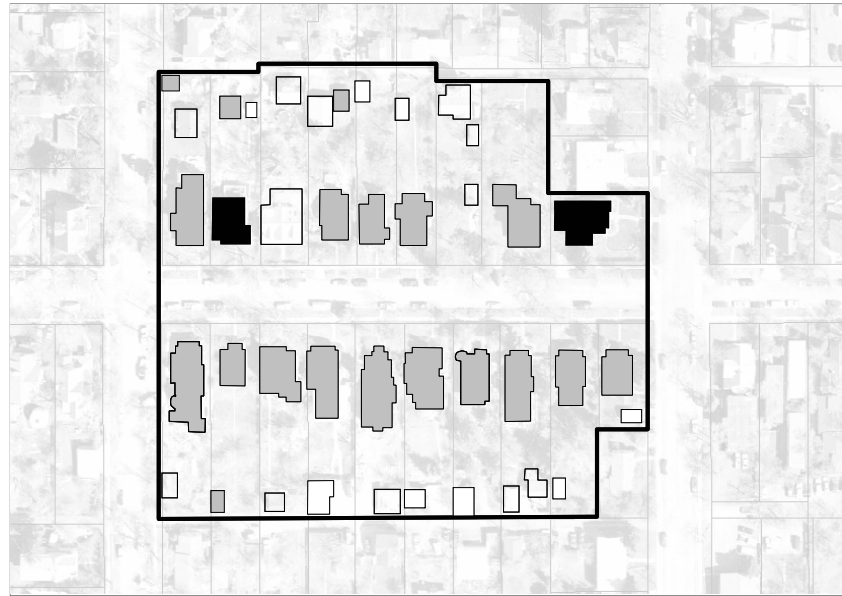


Hannah Connell Barker
*Carnegie Branch Library for Local History
Boulder Historical Society Collection*

10.2 District Boundaries.

The Highland Lawn Historic District boundaries encompass both sides of Marine Street between 5th and 6th Streets and extend to the center of the alleys at the rear of those properties, as shown in the map below. These boundaries correspond with the National Register of Historic Places eligible district identified as part of a 1989 historic resource survey of the area.

-  **Landmark Building**
Buildings officially designated as city of Boulder Individual Landmarks
-  **Contributing Building**
Buildings constructed between 1884 and 1925 that relate to the historic significance of the district.
-  **Non-contributing Building**
Buildings constructed outside the period of significance, or buildings that have been altered to the point that they lack historic integrity.



10.3 District Specific Guidelines

The following guidelines are intended as a supplement to the *General Guidelines* for the Highland Lawn Historic District. These guidelines control when they conflict with the *General Guidelines*.

GUIDELINES

Alleys & Accessory Buildings

Alleys in the district were created when the original 400 x 100 lots were bisected to create smaller building parcels. While alleys play an important role in most of Boulder's historic districts, the alleys that form the north and south boundaries of the Highland Lawn Historic District are not character-defining features because of their loss of historic integrity.

There are a small number of historic accessory buildings dating from the period of significance that are considered contributing features to the district, as shown on the map above. As such, their preservation is strongly encouraged. Tax credits and other incentives are available to help offset the costs of the appropriate rehabilitation of these buildings.

- .1 It is highly recommended, though not required, that contributing accessory buildings be treated consistent with the guidelines of Section 7.1 of the *General Design Guidelines*.
- .2 Additions to non-contributing accessory structures should be compatible with the mass and scale of the existing building.
- .3 The construction of new accessory buildings should occur only at the rear of the lot, taking access from the alley when possible.
- .4 In general, new accessory buildings constructed in the district should be modest in scale and detailing and clearly secondary to the primary building on the lot.
- .5 Two-car garages are appropriate, when scaled and located consistently, from the rear of the alley, with other garages in the district.
- .6 One and one-half story garages are appropriate, so long as they are lower than the primary building on the lot.

Fences

Original 1884 covenants for the neighborhood provided for property owners to delineate lots through the construction of non-wire fences in front yards.

- .7 Retain and preserve historic fences and retaining walls that contribute to the character of the neighborhood, including historic wire fences.
- .8 New front yard fences should be low, open, and constructed of wood picket or wrought iron. Chain link, wire, stockade fences, and concrete or concrete block walls are inappropriate.
- .9 Given the limited focus on reviewing alterations in the rear of lots, the construction of more solid fences up to 6' in height is appropriate along side and rear yards. Such fences should not extend forward beyond the front wall plane of the house and should transition gradually to lower and more open front yard fences.



10.4.1

While not required, it is recommended that historic accessory buildings dating from the period of significance be retained when possible. Such buildings are eligible for tax incentives to help offset appropriate rehabilitation costs.



10.4.3

This side yard fence appropriately transitions from a taller and more opaque fence to a lower and more open one as it approaches the front facade of the home.

Trees

Original covenants for Highland Lawn specified that owners should plant trees at the front of the property, provided they were not cottonwood trees. Trees on the streetscape are an important and character-defining feature of the district and are included as contributing features of the District.

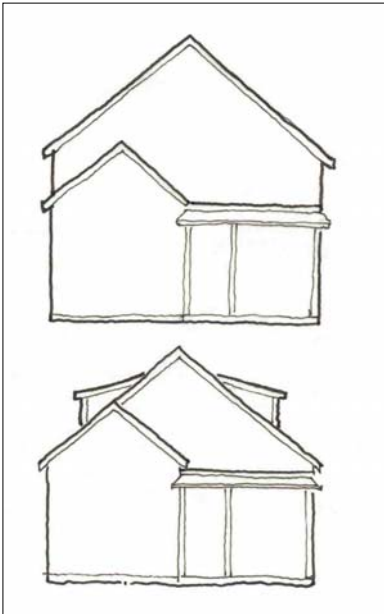
- .10 Mature trees in front yards and the tree lawn should be retained whenever possible.
- .11 If a mature tree must be removed from other portions of the lot, it is recommended though not required, that two new trees should be planted to replace it.

Alterations

Alterations will be reviewed using the guidelines in Section 3, Alterations of the General Design Guidelines. The primary focus in reviewing alterations will be on changes that are visible from Marine Street. More flexibility will be allowed for rear elevations, non-contributing buildings, and areas largely screened from public view, including accessory buildings on the alleys.

Additions to Historic Structures

The original houses in the Highland Lawn Historic District were generally modest in size and detailing, reflecting middle-class housing of the period. Many of the buildings have evolved over time through compatible additions and alterations. New additions to contributing houses are appropriate, so long as the scale of the addition does not visually overwhelm the existing structure and site when viewed from Marine Street and is compatible with the general range of building sizes found in the district.



10.4.6 / 10.4.8

Raising the roof of a historic building is generally inappropriate. (upper image) Instead, consider appropriately scaled dormers to increase usable space in an existing upper story (lower image).

- .12 Raising the roof height on the historic portion of contributing and landmark buildings is generally not appropriate.
- .13 Additions should be located at the rear of the building.
- .14 If consistent with the architecture of the building, dormers may be an appropriate way to provide additional upper-story space on contributing and landmark buildings.
- .15 Raising the height of an addition above the height of the historic house is permissible, provided that the visual effect of this increase from Marine Street is minimized and the increased height does not overwhelm the character of the historic house from the street view.

.16 In all other respects, additions to contributing or landmark buildings should be consistent with *Section 4, Additions to Historic Structures of the General Design Guidelines*

Additions to Non-Historic Structures

See Section 5, Additions to Non-Historic Structures of the General Design Guidelines and V. Accessory Buildings

New Primary Buildings

See Section 6, New Primary Structures of the General Design Guidelines and V. Accessory Buildings).

10.4 Building Descriptions

Photos below are from Boulder County Assessor Records taken in 1929 or 1949. More detailed information on the history of each primary building is available through the Carnegie Library or the Planning Department.



504 Marine Street (Contributing)

Built: 1900

Historic Name: John J. Harris House

Description: This one and a half story Edwardian vernacular house has a front gabled roof with red brick exterior walls and a decorative front porch with a flat roof.

Accessory Structures:

Garage built ca. 1920 converted to an accessory unit in 1981 (non-contributing)



505 Marine Street (Contributing)

Built: 1902

Historic Name: Snyder-Beam House

Description: This one and a half story Edwardian vernacular house has a front gabled roof, brick and wood exterior with a decorative porch and bay projections on either side.

Accessory Structures:

Brick Garage built ca. 1902 (contributing)

Wood frame accessory unit built in 1937 (non-contributing) (addressed as 1624 5th Street)



511 Marine Street (Landmark)

Designated as an individual landmark (Lotus House) in 1994

Built: 1895

Historic Name: Henry Sahm House (Lotus House)

Description: This one and a half story Edwardian vernacular house has a flared hipped roof with brick exterior. There is a decorative porch and unique front gabled dormer.

Accessory Structures

Wood frame garage built ca. 1900 (contributing)

Small wood frame shed (non-contributing)

Wood frame carport (non-contributing)



512 Marine Street (Contributing)

Built: 1899

Historic name: Samuel and Sarah Snyder House

Description: This one and a half story Queen Anne front gabled house has a red brick exterior with a decorative porch and front gable dormer.

Accessory Structures:

Wood frame garage built ca. 1920 (contributing)

517 Marine Street (Non-Contributing)

Built: 1911

Historic Name: John C. Skinner House

Description: This one-and-a-half story bungalow has a side gabled roof with beige brick exterior. Significant changes to the structure have been made, including the enclosure of the front porch, and addition of front dormers which alters the historic character of the house. Nonetheless, the building is generally consistent with the mass, scale and detailing of contributing buildings in the district.

Accessory Structures:

Brick accessory unit built ca. 1911 converted from a garage in 1979 (Non-contributing)



520 Marine Street (Contributing)

Built: 1899

Historic Name: Jacob B. and Olive Teagarden House

Description: This one-and-a-half story Dutch Colonial Revival house has a gambrel roof and red brick exterior. There is a distinctive two-story tower with an onion shaped roof and front gambrel dormer opening onto a balcony and porch.

Accessory Structure:

Wood frame garage built 1973 (non-contributing)



527 Marine Street (Contributing)

Built: 1925 (Moved from 935 Regent Drive in 1956)

Historic Name: Thomas and Margaret Ritter House

Description: This one story craftsman style bungalow has a front gabled roof with exposed rafter ends, stucco walls and front-gabled porch.

Accessory Structures:

Wood frame garage built 1978 (non-contributing)

Wood frame garage built ca. 1925 (noted moved onto property, likely at the same time as the house - contributing)



540 Marine Street (Contributing)

Built: 1898

Historic Name: Grace Caley House

Description: This one and a half story Queen Anne house has a front gable roof with red brick exterior walls, a decorative porch, and a recessed balcony on the gable end.

Accessory Structure:

Wood frame garage built 1948 (non-contributing)





541 Marine Street (Contributing)

Built: 1899

Historic Name: King House

Description: This one and a half story Queen Anne house has a front multi-gable roof, decorative brackets, horizontal wood siding and a small wood porch.

Accessory Structures:

Wood frame barn built post 1952 (non-contributing)



542 Marine Street (Contributing)

Built: 1896

Historic Name: Uriah C. Walsh House

Description: This one and a half story Queen Anne house has a front-gabled roof, horizontal wood siding, side gable additions, and a small decorative wood porch.

Accessory Structures:

Wood frame garage built in 1988 (non-contributing)



543 Marine Street (Contributing)

Built: 1896

Historic Name: Frank A. and Emma Marquardt House

Description: This one and a half story Queen Anne house has a front multi-gable roof, red brick exterior walls, and a decorative wood porch.

Accessory Structures:

Wood frame garage built ca. 1950 (non-contributing)



544 Marine Street (Contributing)

Built: 1903

Historic name: Edgar T. and Bertie E. Pate House

Description: This one and a half story Classic Cottage has a hipped roof with a dominant front gable dormer, red brick exterior walls, and large wrap-around wood porch.

Accessory Structures:

Wood frame garage built in 1940 (non-contributing)



550 Marine Street (Contributing)

Built: 1903

Historic Name: Minnie S. Hall House

Description: This one and a half story Classic Cottage has a hipped roof with flared ends, small gabled front and side dormers, unique one story tower with a cone roof, red brick exterior walls, and a small wood porch.

Accessory Structures:

Wood frame garage built in 1945 (non-contributing)

551 Marine Street (Non-Contributing)

Built: 1905

Historic Name: Saunders-Teets House

Description: This one story side gabled house has an intersecting shed roofed bay, horizontal wood siding, and an enclosed porch. This house has undergone significant changes and does not contribute to the historic character of the neighborhood.

Accessory Structures:

Wood frame garage built ca. 1905 (non-contributing)

Wood frame accessory unit built ca. 1905 (non-contributing)



558 Marine Street (Contributing)

Built: 1900

Historic Name: Henry and Eva Seineke House

Description: This one and a half story Queen Anne house has a front multi-gabled roof, side gable dormer, red brick exterior walls, and a partially enclosed front porch.

Accessory Structures:

Wood frame garage built ca 1970 (2nd-story added in 1977- non-contributing)

Stucco accessory unit built ca. 1900 (converted from garage in 1972 - non-contributing)



559 Marine Street (Contributing)

Built: 1906

Historic Name: Arthur E. and Carolyn Saunders House

Description: This one and a half story Edwardian Vernacular house has a front gabled roof with a large gabled roof bay, red brick exterior walls, and a large wood porch.

Accessory Structures:

None



568 Marine Street (Contributing)

Built: 1898

Historic Name: Adolphus F. and Elmira J. Roberts House

Description: This one and a half story Classic Cottage has a hipped box roof with front gabled dormers on the front and side, red brick exterior walls, and a large decorative porch.

Accessory Structures:

Wood frame garage built in 1935 (non-contributing)





576 Marine Street (Contributing)

Built: 1899

Historic Name: Pleasant T. and Melissa Cobbs House

Description: This one and a half story Classic Cottage has a hipped box roof with small front gabled dormers on the front and side and brick exterior walls. The decorative front porch was constructed in 2004, based on historic photos.

Accessory Structures:

Wood frame garage built in 1939 (non-contributing)



1607 6th Street (Landmark)

Designated as an Individual landmark (Webb House) in 1998

Built: 1895

Historic Name: James M. and Sue Dumm (Webb House)

Description: This one and a half story Queen Anne house has an irregular roof plan with dormers on the front and side, brick exterior walls with a distinctive round arched window on the front, and a small wood porch.

Accessory Structures:

None