MAPLETON HILL HISTORIC DISTRICT
DESIGN GUIDELINES
Adopted May 15, 1985
Revised November 2, 1994

The development of these design guidelines involved the efforts of a great number of people. Allyn Feinberg developed the first draft of the guidelines, which formed the basis for the final product. Without her contribution, the subsequent five drafts, refined through lively discussion amongst the Landmarks Board members and with the Mapleton Hill neighborhood, could not have existed. Mary Roberts and then Peter Pollock from the Department of Planning and Community Development coordinated the drafting process. Jeff Maclachlan and then Susan Ross, under the direction of Kaye Brandenburg, of the Planning Department's Graphics office created the graphic format you see before you.

The Landmarks Preservation Advisory Board takes pride in presenting these design guidelines in the hope that they will result in changes within the Mapleton Hill Historic District that demonstrate that progress can also honor the past.

Revisions to the 1985 document were undertaken in 1992, 1993 and 1994 at the direction of the Landmarks Preservation Advisory Board. A subcommittee of the board, consisting of Estella Cole, Dan Corson and Allyn Feinberg, along with a citizens committee consisting of Mapleton Hill residents Claire Walter and John Coleman, developed the first draft, which was refined by the board and City Planning Staff Ruth McHeyser. These guidelines were adopted by the Landmarks Board on November 2, 1994.

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CONTENTS

I. INTRODUCTION

The City of Boulder recognizes the Mapleton Hill Historic District as a special place to be protected as a community resource, because of its unique character and because its history is an important part of our heritage. It is the intent of these guidelines to assure that the district is preserved for future generations. These guidelines are adopted pursuant to the Landmarks Board authority to adopt rules as set forth in Paragraph 2-3-1(d)(3), B.R.C., 1981. The guidelines are to be used to interpret the standards for alteration certificate review set forth in Section 10-13-18, "Standards for Landmarks Alteration Certificates", B.R.C., 1981.

The design guidelines contained in this book are for your use when planning changes within the historic district, and for the Landmarks Board and City staff's use to remind them of issues they should consider in reviewing each project. The guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

Any alteration to a building or site in the district requires a Landmark Alteration Certificate. A certificate is granted on the affirmative vote of all three members of the Landmarks Design Review Committee, which consists of two members of the Landmarks Board and one member of the Planning Department staff. If the vote of the committee is divided, the application will automatically go forward for review by the five member Landmarks Board at a public hearing unless the applicant chooses to withdraw the application and revise and resubmit it. Any decision of the Design Review Committee may be appealed without formality to the full Landmarks Board for review --just let the committee know that you'd like a full review. The decision of the full Landmarks Board is subject to call up by City Council.

The City of Boulder Landmarks Board consists of five unpaid members appointed by City Council to consider applications and make recommendations to Council for Landmark and Historic District designations and to review proposed exterior changes to landmarks or within landmark districts. Chapter VII provides additional information about the process and submittal requirements for obtaining a Landmark Alteration Certificate.

The Landmarks Design Review Committee will decide when a project meets the Criteria for Alteration Certificates and is appropriate by balancing all of the applicable guidelines. These guidelines are intended to help:

- Identify specific issues that may affect the special character of the district; and
- Define the criteria by which the Landmarks Design Review Committee and the Landmarks Board will evaluate your design

The Mapleton Hill Design Guidelines are based on visual characteristics of the historic district as it exists today. The scale of buildings, their materials, and their site relationships are examples of the specific characteristics that were analyzed and from which the guidelines were developed.

II. HISTORY

By the early 1880's Boulder was firmly established, formally incorporated in 1882, linked by the railroad with Denver and the east and designated by the territorial legislature as the site for the State University.

The first permanent residential areas for the emerging middle and upper-class businessmen were established in the 1880's. The land was purchased for $5,500 from the Tourtellot and Squires families who had received the land from the federal government in 1858. The 1888 plat map shows that the area referred to as Mapleton was bounded approximately by present day Fourth Street, Maxwell Avenue, Broadway and Pine Street. The Boulder Land and Improvement Company designed and platted the area. These developers where H.M. Bradley, John G. Cope, Samuel C. Brown, Andrew J. Macky, Fred Lockwood, James P. Maxwell, James Cowie and Charles L. Spencer.

The recorded plat shows that most of the lots were 25 feet wide; the depth of the lots ranged from 140 feet to 170 feet. The 1888 plat shows Hill Street (now Mapleton) as 100 feet wide running west from 12th Street (now Broadway); the present Fourth Street as 6th Street; 6th Street was called 7th Street and there were no streets at the present 7th, 8th, or 9th Streets.

When platted, the hill area was wind-swept and barren. The developers planted over 200 silver maple and cottonwood trees before the lots were sold. When landscape architect Frederick Law Olmsted, Jr. studied Boulder in 1910 he indicated that the silver maple had been a poor choice because it is a brittle tree and short-lived. He recommended Norway maple, pin oak, or ash.

The Squires House at 1019 Spruce Street was built in 1865 and is thought to be the oldest house in Boulder. The first building on Mapleton Avenue was the Mapleton School, built in 1888 and opened for 250 students in September, 1889. It also held the office of the Superintendent of Schools. The first house built on Mapleton Avenue west of 9th was built in 1891 at 430 Mapleton by Robert L. Duncan, a miner. J. Alden Smith, a geologist, built his home in the 1870's at 723 Spruce before Mapleton Hill was platted.

Throughout the 1890's and 1900's, residences sprang up in the Mapleton Hill addition. One reason for the expansion of this residential area was its excellent topographic and environmental advantages. The area provided good drainage, clean air, and an excellent view.

Of the homes currently existing in the neighborhood today, approximately 28% were built in a five-year period, 1895-1900. Four percent were built before 1895 and approximately 57% were built before 1910.

III. ARCHITECTURE AND ENVIRONMENT

The architecture and environment of the Mapleton Hill area combine to create a unique neighborhood in Boulder. The mature trees which cover the neighborhood lend to the quality of the environment. Mapleton Avenue, running along the spine of the hill, is a tree-canopied boulevard providing the focal point for the area. The wide variety of homes and architectural styles reflects the western tradition of "rugged individualism". It is this variety, which also characterizes the heritage of Boulder and western settlement, that is significant in the district. The heterogenous nature of the area represents Boulder's growth over several periods. The architecture of the area demonstrates a wide combination of elements, styles, and motifs, that harmonize to create a lively environment and an animated, fresh fabric. The trees create a feeling of enclosure by providing a canopy throughout the neighborhood. The variety in lot sizes, front yards, architectural styles, scale, and building materials add texture to the neighborhood fabric.

Of significance to the unique style of Mapleton Hill is the architectural variety and blending of an assortment of designs. Preserved in the Mapleton district are representations of virtually every late nineteenth century architectural revival style. No one style predominates and many buildings are combinations of elements from a variety of historical sources. The period during which the majority of houses in the Mapleton area were built was characterized by a preoccupation with past styles as well as technological advancements in building techniques. Because of this, decorative period motifs were applied to modern buildings as a function of taste rather than of structural demands, and plans were altered as necessary for modern convenience.

The Mapleton Historic District was landmarked on October 7, 1982, by ordinance number 4702. A map of The Mapleton Hill Historic District is included and a written description of its boundaries follows.

Legal Description

The boundary of the Mapleton Hill Historic District is as follows: bounded on the south by the alley south of Spruce Street from 11th Street to and including 550 Spruce Street and along Farmers Ditch from 5th Street to 4th Street; on the west by the center line of 4th Street from Mountain View Road to the alley north of Concord Street; on the north by the alley north of Concord Street from 4th Street to 9th Street and the northern property lines of the properties facing Maxwell Street from 9th Street to and including 1111 Maxwell, including 2420 9th, 2425 10th and 2420 10th; on the east by the east boundaries of 2429 Broadway, 1111 Maxwell, 1128 Maxwell, 2305 Broadway, 1116 Mapleton, 1045 Pine, 1032-34 Pine, 1019 Spruce, and 11th Street from Spruce Street to the alley south of Spruce.

IV. PERIOD OF SIGNIFICANCE

The City Ordinance establishing the Mapleton Hill Historic District describes why the district is significant from historical, architectural, and environmental perspectives.

The District has historical significance because the area was home to many of Boulder's early, prominent citizens and because over 50% of the buildings predate World War I. The architectural significance of the area is also based on the diversity of early 20th Century architectural styles which exist in Mapleton Hill. The environmental significance includes the mature trees and the prominent bluff location of the District.

All pre-World War I buildings are significant, and most buildings constructed through the 1930's are considered as significant.

V. BENEFITS OF LIVING IN A HISTORIC DISTRICT

Historic districts provide many benefits to residents while helping to preserve the neighborhood's cultural identity. Among the direct economic advantages are state tax credits for restoring historic properties, preservation grants from the Colorado Historical Society, special consideration afforded owners of historic properties for Boulder building code issues, and the possible higher resale value of well-preserved, historic homes.

Indirect benefits accrue from the neighborhood's sense of pride in its contribution to Boulder's development, the human scale and rich detailing that historic buildings embody, an atmosphere of permanence and the character that a place acquires only after many years of being lived in.

VI. DESIGN GUIDELINES

A Landmark Alteration Certificate is required for alterations to the exterior of buildings or sites within the Mapleton Hill Historic District. The standards for Landmark Alteration Certificate applications are outlined in the Historic Preservation Chapter of the Boulder Code (Chapter 10-13, B.R.C. 1981). Because the standards apply to all landmark sites and districts throughout the city, they are necessarily broad in scope. The Mapleton Hill Design Guidelines have been adopted by the Landmarks Board to help interpret the general standards in the Historic Preservation Code for alterations within the Mapleton Hill Historic District.

The Mapleton Hill Design Guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance. Its purpose is to create awareness of the character of the District before property owners propose alterations to their properties. It is recognized that there is great variety in the architecture of Mapleton Hill and that not all guidelines will be appropriate to all properties. These guidelines identify the design elements deemed important in reviewing proposed alterations for appropriateness and are the basis for decisions made by the Landmark Preservation Advisory Board in its review of Landmark Alteration Certificate applications.

A. STREETSCAPES

Mapleton Avenue and South

Many elements make up the streetscape. In the Mapleton Hill Historic District several of these elements are critical to the character of the district:

- Alignment:
  blockfaces generally reflect uniform alignments.
- Spacing:
  the distance between houses is usually rhythmic; there are few "missing teeth" or continuous buildings.
- 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.
- Size:
  the buildings are generally of a variety of sizes within the streetscape of each block; whereas certain blockfaces contain buildings of similar size.

North of Mapleton Avenue

Many of the elements that make up this part of Mapleton Hill are the same as those of Mapleton Avenue and south, such as typical alignment and spacing, open lawns in front of the house, and houses of a similar size. However, the differences in this section of the district are important:

- Houses are generally smaller and simpler in detail than those south of Mapleton Avenue.
- Lots are generally smaller.
- Side yards are generally narrower.
- Houses are generally placed closer to the street.
- Streets are narrower.

<u>Guidelines</u>

1. Preserve the general alignment along the street. Porches, if appropriate to the house and designed according to the appropriate guidelines, are encouraged even if they encroach into the existing alignment. (See Section E. and Section L. for building alignment and porches)

2. Maintain the same spacing between houses. Additions to existing houses should be set back from the front facade so the visual quality of spacing is preserved.

3. 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. Wrought iron and wood pickets are traditional fence materials (see Section O. under fences).

4. Maintain the overall sense of size of the building when additions to a house are being made. When adding upper stories on smaller, one-story houses, a full second story is generally not appropriate. (See Section T. for additions)

5. Maintain the traditional approach to the house from the street front. When desirable for reasons of internal design and when the entry facing the street is still maintained, other entry points may be considered.

6. It is important in the area north of Mapleton Avenue that the same elements be preserved as outlined above, although it is most important in this case to observe, when appropriate, the smaller size and simpler detail.

B. SITE

Traditional settlement patterns generally placed houses in the center of a site, with garages, carriage houses, etc. and parking at the rear of the lot at the alley. Sidewalks parallel streets with a planting strip between, and individual sidewalks approach the center of the house at right angles to the house and the street. Landscape material is concentrated near the house with trees in the sidewalk planting strip, and as focal points of the lot.

Guidelines

1. Accessory buildings such as sheds and garages, and driveways should be located at the rear of the lot as is traditional. Adding them between existing buildings interrupts the rhythm of the spacing.

2. Accessory buildings should generally be small in scale and mass and simply detailed. They are clearly secondary in importance to the primary structure.

3. Sidewalks should be rectilinear and should maintain traditional patterns paralleling the streets.

4. Traditional landscape patterns should be maintained, with street trees, specimen trees as focal points, and massing of shrubbery near the house. (See Section C. for landscaping)

5. Satellite dishes and other mechanical devices should be located out of sight or screened.

C. LANDSCAPING

Landscape features can form a significant part of the historic character of an area. Landscape materials, such as the use of a specific street tree throughout an area, can establish part of the character of a historic district. Particular trees may be historically significant in themselves. The pattern of landscaping in an area, such as the use of street trees, planting strips and sodded front yards, are also important. Trees, shrubs, vines, and irrigation systems also may have a potential for damaging exterior building features and surfaces. (See Section B. for site)

Guidelines

1. Specific landscaping features are permitted without review when the proposed landscaping is consistent with that found generally in the historic district. That is, choices regarding the use of trees, shrubs, flowers, location and character of planting beds are not subject to review.

2. Larger scale landscaping alterations, including without limitation the replacement of sod with concrete or any hard surface, have an impact on the character of the district, and require issuance of a Landmark Alteration Certificate prior to beginning work.

3. Landscaping that has the potential for damaging a landmark structure will not be approved. In the event that a dispute exists between the applicant and the Landmarks Design Review Committee concerning whether a proposed landscape design will damage the landmark structure, the Landmarks Board will review the application.

4. Where strong retaining walls exist, they should be preserved and incorporated when introducing new wall elements. Tall, plain concrete walls should be discouraged. Railroad ties should also be discouraged.

D. ALLEYS, EASEMENTS AND ACCESSWAYS

Alleys are a strong visual element of the district, and have much variety of scale and detail. They play an important part in the development patterns that give the more visible areas their character. Alleys provide access to rear parking and garages. They have a varied edge quality, with buildings both on the property lines and set back. The size and quality of these accessory buildings varies considerably. Careful consideration should be given to changes in traditional uses.

Guidelines

1. The use of alleys to provide access to the rear of properties should be preserved.

2. Efforts should be made to protect the variety of shape, size and alignment of buildings along the alleys. Alleys should maintain a human scale and be sensitive to pedestrians.

3. Buildings such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.

4. Efforts should be made to identify and preserve easements and access ways.

5. Efforts should be made to maintain the character of the alleys in the District.

6. The Boulder Revised Code [Section 9-3.3-14, BRC., 1981] requires paving of alleys in certain circumstances in the HZ-E zoning district. A Landmarks Alteration Certificate is required for paving within the district, even when required by City Code.

7. A permeable, soft-edged surface may be a solution to control drainage and dust and should be used as an alternative to hard, non-porous paving, when not otherwise prohibited by City Codes.

8. In the case that paving is determined to be necessary, a paving material that preserves the utilitarian character of the alley will be appropriate.

9. Dumpsters should be screened from alley view by landscaping or a permanent enclosure.

10. Lighting in alleys should be low wattage and focussed downward.

E. BUILDING ALIGNMENT

Traditionally, regular-sized building lots were laid out along rectilinear streets, and houses were generally built the same distance back from the street. Houses on most blocks in the Mapleton Hill Historic District reflect this pattern, and the regular alignment is one of the strongest visual elements of the district. While the actual dimensions of the setback varies from Mapleton Avenue to Maxwell Street, for instance, within their own streetscape the alignment appears uniform. (See Section A. for streetscape)

Guidelines

1. The general pattern of alignment should be preserved. Decks, solid fences, or other additions should be located where they will not intrude into this space. Open front porches are elements which are encouraged, if appropriate to the style of the house, even if they encroach into the existing alignment.

2. New buildings should maintain the same alignment where it is a strong visual characteristic of the streetscape.

F. MASSING

While the specific details of the historic architectural styles of Mapleton Hill vary considerably, the most significant and identifiable feature of a building is its massing. Buildings of Italianate styling are square and vertical. Bungalows are low and rectangular, while Queen Anne styling is asymmetrical with many projections and details. Replication of stylistic detailing is not encouraged or necessary, however, the form which defines the building, should be respected.

Guidelines

1. Any addition to a building should preserve the existing symmetry or asymmetry.

2. The vertical or horizontal proportion of a building's mass should be preserved.

3. The impact of the massing of large additions should be reduced by using one story elements or minimum plate heights instead of introducing a full second story.

G. ROOF LINES, SKYLIGHTS, AND DORMERS

The variety of roof forms in the Mapleton Hill Historic District, are an important visual element. The most usual of the roof forms are steeply-pitched hipped or gable roofs, but most other types are represented.

Guidelines

1. Any alterations to roof lines should be sensitive to the form, pitch and symmetry of the existing roof. The existing roof form, pitch, and material should be used for any additions. (See Section T. for additions)

2. Rooflines on additions should generally be lower than and secondary to the roofline of the original house.

3. Roof lines interrupted by solar panels, skylights and roof decks demand sensitivity in design to be appropriate. (See Section V. for solar additions)

    a. Solar panels should be mounted flat on the roof, or on the ground in an inconspicuous location.

    b. On the historic portion of structures, skylights should be in unobtrusive locations. Bubble type skylights are inappropriate in all areas of the historic district. Flat skylights are more appropriate.

    c. Roof decks are not a traditional feature found in the District; however roof decks are generally appropriate only where they are an integral part of the design. Great care should be taken to integrate roof decks into the existing structure. (See Section M. for decks)

d. Roof appurtenances, such as swamp coolers and TV antennas, should be situated so that they are not visible from the street and the visual impact minimized from the alley.

4. Dormers are intended to be elements of secondary importance to the main roof form. Any expansion of existing dormers or additions of new dormers should preserve this relationship. Generally:

a. Dormer ridgelines should be lower than the main roof ridge.

b. The size and scale of dormer(s) should be compatible with the size and scale of the existing building. Notwithstanding the fact that one large dormer may give the greatest usable space within the roof form, smaller dormers may be the most appropriate (See Section T. for additions).

c. The roof form of dormer(s) should compatible with the main roof form (See Section T. for additions).

H. ROOFING MATERIALS

Although historical accuracy in roofing materials is not required, it will generally be most appropriate to preserve the type and unit scale of original roofing. In some circumstances, the roofing material is an important architectural feature which should be preserved. For example, shingled roofs should remain shingled, tiled roofs should remain tiled, etc.

Appropriate roofing colors include a broad range. However, the color should be subtle rather than bright.

I. WINDOWS

Windows original to buildings in the Mapleton Hill Historic District are strongly vertical in proportion, and double-hung in type. These characteristics are two very important visual elements in the district, whether used on the grandest home or the smallest. Window openings traditionally occurred at floor levels, not as clerestories or between floor levels except at stairwells.

Guidelines

1. The window opening itself should be carefully preserved. It should not be made larger or smaller to accommodate a different sized window. Every effort should be made to preserve existing windows by repairing deteriorated sashes and frames. There are methods to consolidate rotted wood members with epoxy saturation.

2. If repair is not feasible, and the window must be replaced, match the existing windows as closely as possible. Elements that should be carefully considered are size; frame material; method of operation; single or double glazing; and divided or single panes.

3. When replacing deteriorated windows or adding new windows to existing buildings, a vertically-proportioned, double-hung window which matches the existing window should be used.

4. Openings should be vertical in proportion.

5. Horizontal sliding windows are generally inappropriate.

6. Metal window frames should not be left bright, but should be anodized or painted as recommended by the manufacturer.

7. Storm windows and screens should match the existing windows as nearly as possible. Bright aluminum frames are inappropriate.

8. New construction, whether a completely new building or an addition, should reflect the window patterns of the district. Openings should indicate floor levels, and should not occur between floors. Symmetry or asymmetry of openings should be maintained. (See Section T. for additions and renovations and Section U. for new construction)

9. "Picture windows" are generally not appropriate.

10. Where a pattern of smaller scale windows in attic and accessory spaces near the roofline exists, it should be maintained.

11. Snap-in mullions or other unauthentic architectural details are generally not appropriate in the historic district.

12. Casement windows are generally inappropriate in the historic district. When used, casements should be of similar proportions to historic windows.

J. DOORS

When replacing doors, use designs similar to those found in the district. Panel doors are typical, as are those with a vertical pane of glass. Most have single, rectilinear motifs in the decoration of the panels.

Storm doors must be selected with equal care. Painted wooden storm doors are most appropriate.

K. EXTERIOR MATERIALS

While the materials used for the exteriors of houses have not changed substantially over the years, the scale of the materials has. Narrower lap siding, smaller brick and shingles, used alone or in various combinations, distinguish older homes from newer. The use of the smaller-scale materials creates a texture which characterizes historic buildings.

Guidelines

1. Existing walls, windows and exterior features should be repaired wherever possible, rather than removed and replaced.

2. For additions or repairs, use materials similar in type and scale to those of the existing building.

3. When repairing, patching, or replacing brick or stone work, attempt to recreate joint size and color of the existing historic surface.

4. If matching materials is impossible, simplify. Generally, the simpler, the more successful.

5. Where modern materials and technologies are used, historic proportions and finishes should be matched or emulated.

6. Finish new materials to match the existing ones.

7. For additions, do not replicate historic elements; this practice creates a false image of what is historic. Rather, respect the historic context.

8. When cleaning exterior surfaces, do not sandblast exterior masonry or wood.

L. PORCHES AND RAILINGS

Porches are the predominant visual element of houses. In all parts of the Mapleton Hill Historic District, different kinds of porches accompany various styles of buildings, but there are few examples of houses without porches. The porch may have a roof supported by free-standing columns, by columns resting on masonry knee wall, or use masonry piers or wooden balustrades. Whatever the method of construction, the porch is open and because of this transparency, the facade of the house is plainly visible. The impression given by this is that the porch is an appurtenance to the house, rather than an integral part of the structure. (See Section A for streetscape)

Guidelines

1. Porches in need of repair should be repaired, not demolished. Repairs to the structure of a porch should be done in such a way that the visual character of the porch is not changed.

2. Enclosing porches has a significant impact on the visual character of both the individual house and the streetscape. The greatest care needs to be taken in the design of the enclosure to maintain the sense of transparency and separation from the structure of the house.

    a. Solid walls should not be added onto porches where none exist.

b. The design and materials should be kept as simple as possible rather than trying to match the building facade. This approach will be more effective at maintaining the transparency and original character of the porch.

3. Columns and railings in need of repair should be repaired; if repair is not feasible, replace to match the existing ones as closely as possible.

4. If replacing railings or adding railings in new locations, an attempt should be made to continue the line, spacing, and height of the historic railing.

5. Wherever open areas exist below porch floors, they should be skirted with open lattice, dense shrubbery, or the like.

M. DECKS/BALCONIES

Decks are a modern expression of porches, but do not have a visual counterpart in historic buildings. Great care needs to be taken with their design to make them fit into the historic character of the house. Areas where visual conflict arise are: size and coverage; railings; intrusion into spaces between buildings; and materials. The residential rail height requirement under Boulder's Uniform Building Code is 36 inches; however, historically railings were approximately 24 inches in height. Efforts should be made to design railings which give the appearance of lower railing heights.

Guidelines

First Floor Decks

1. Where possible, keep decks low to the ground.

2. Decks are inappropriate at the front of a house.

3. Decks should be as unobtrusive as possible.

4. Railings should continue the line and spacing of existing balustrades.

Second Story Decks/Balconies

1. Cantilevered second story decks do not appear connected to the building. Appropriately-scaled supports should be sensitively incorporated into the building.

2. Second story decks in the front of a building are generally inappropriate unless incorporated above an existing element such as a porch or a portion of the building.

3. Unpainted redwood is a material of modern use and is inappropriate for use in the district. Decks should be painted or stained to match the existing building.

Roof Decks

1. In several cases, decks have been added to roofs of houses and garages. While there are historic styles which feature "widow's walks" or belvederes, they are not common to Boulder's vernacular expressions of Victorian style and should be contemplated only where they are stylistically consistent with the existing building.

N. FIRE ESCAPE STAIRS

Fire stairs should be incorporated into the interior of the building if possible. If they must be on the exterior, locate them on rear or side walls, whichever is least visible from the street. Stairways should be designed as unobtrusively as possible.

O. FENCES

Traditionally, the appearance of a house has been more important than privacy from the street, so fences were open, for example, made of wrought iron or wood pickets. Solid wood fences are not traditional and were not used at the fronts of houses, and the present-day addition of such a fence interrupts the strong visual element created by uniform building alignment.

Guidelines

1. Low fences are encouraged.

2. 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 ~~also~~ generally inappropriate.

3. 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.

    a. Solid or tight fences are not appropriate.

    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.

4. 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.

5. Fences across the front of a house should be low (36" or less). When connecting fencing to a taller side or rear yard fence, a section which gradually increases in height should be included.

6. Raw wood (unfinished or unpainted) fences are inappropriate in the historic district. Fences should be either painted or coated with an opaque stain.

7. The finished side of the fence should face toward the street or sidewalk.

8. Fences should have a regular pattern.

P. GARAGES, CARPORTS AND ACCESSORY STRUCTURES

A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.

Large two-story garages in the historic district are rarely appropriate; they are typically only seen on large lots with large houses. New garages should be sensitive to both the lot size and the size of the house, and should be clearly secondary in importance to the primary structure. Garages that are one to one-and-a-half stories are generally more appropriate.

Guidelines - Garages

1. If an existing structure is to be used as a garage the historic character of the building should be respected. As few changes as possible should be made.

2. When garage doors are added to a building they should be wood. Different types will be appropriate for different buildings. Two smaller doors may be more appropriate than one large door.

3. If a new structure is to be constructed, design ideas might be found in existing historic accessory buildings located nearby.

4. The new building should be secondary in nature to the main house and smaller in scale.

5. Accessory buildings should be small in scale and mass, and constructed in a manner which is complimentary to the character of the house and alley. They are clearly secondary in importance to the primary structure. Typically, prefabricated sheds are discouraged.

Guidelines - Carports

1. Free-standing carports are extremely difficult to fit into the district since their form has no historic precedent. Other solutions for sheltering vehicles should be sought.

2. The most visually appropriate carports take the form of a shed roof addition to another structure, with a low knee wall giving definition to its form.

3. When making such an addition to a house or an accessory building, care should be taken not to damage the materials of the existing structure. Connections should be made with a minimum of damage.

Q. PARKING

Parking is provided on the street, with on-site parking generally limited to the rear of the lot with access from an alley. These parking patterns have contributed to the character of the District. Because drives did not extend from the main street to the rear of the lot, and because there was seldom parking at the sides of the houses, the rhythm of equal spacing became an important element of the district's character.

Guidelines

1. On-site parking should be limited to the rear of the lot, except in unusual cases.

2. Access to parking should be from the alley. Drives should not be introduced between structures.

3. When adding a garage on the alley, any front curb cut should be vacated and closed.

4. Parallel-parking along the street helps to maintain a strong edge, which is an important visual element. Angle-parking should be discouraged.

R. PAINT SCHEMES AND COLORS

The Landmark ordinance as amended on December 7, 1982, requires a Landmark Alteration Certificate if a significant change in color is proposed. Paint removal from masonry also requires a Landmark Alteration Certificate. More information is being published regarding the use of historic paint colors. Generally, the earliest houses were simple with plain paint schemes. Later houses were larger with more elaborate schemes. Many schemes use one body color, a contrasting trim color, and a small amount of a bright accent color. Though a wide variety of choices are possible, the following are some considerations for choosing paint schemes:

Where possible, research the "pallet" of the house to discover the historic paint colors and consider using this pallet;

Historic colors depended upon readily-available pigment sources, with few of our very bright modern colors available;
Some pigments are more unstable under the ultraviolet concentrations of Colorado's high altitude;

Colorado's architectural expressions were conservative, emphasizing muted shades or tones rather than pure hues. Color choices should not be bright or garish.

A color on a 1" x 1" paint chip will take on a life of its own on a whole house. It is suggested that quart samples of the color scheme should be applied to a section of the building as a test before making a final selection. A good reference for color schemes is A Century of Color, 1820 -1920, published by The American Life Foundation. This book is available at the main library and at Historic Boulder, Inc., 646 Pearl Street.

Guidelines

1. Color choices should not be bright or garish.

2. Unpainted masonry surfaces should not be painted except in circumstances where the brick has been structurally damaged or is unsightly. Masonry with historical significance should be left unpainted.

3. A single body color with a brighter and/or lighter accent color is usually the best choice for most houses in a historic district. A good rule of thumb when one desires to use a bright color is "one light, one dark, one bright," the bright color being used sparingly as the accent.

S. MISCELLANEOUS

In any area of the heterogeneity and complexity of the Mapleton Hill Historic District there are bound to be properties which do not fit any of the traditional patterns of the area. In such cases, preservation of the character of the individual property could be more important than trying to make alterations fit into the more typical character of the neighborhood.

Guidelines

Carefully study the building and determine which elements contribute to its character. These elements should be preserved and used as individualized design guidelines for alterations.

T. MAJOR EXTERIOR RENOVATION, ADDITIONS AND SECOND STORIES

Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.

One-and-a-half story structures that were built prior to World War I present the most challenge. Additional stories, using non-traditionally sized dormers, and raising the existing roof are not appropriate unless the character of the structure is not compromised. Additions to the rear, or in some situations, to the side of the building, are more likely to preserve the original character of the structure and may be the most appropriate design response. Every

attempt should be made to address the existing fabric of the Mapleton Hill Historic District and meet the specific Mapleton Hill Design Guidelines.

One story structures built after 1940 may lend themselves more appropriately for renovation. Whether a traditional (full) second story is appropriate will depend upon the building's context with neighboring structures and the streetscape as a whole. The addition of a third story on a two story building should follow the same principles. (See Sections G. and I. for roofs and windows)

Guidelines

1. Major renovation or the addition of a full or partial story that affects the character of a historic structure is not appropriate. An addition to the rear, or in some cases to the side, of a historic structure is generally more appropriate than raising the height of the building.

2. Although oversized dormers may make the best use of interior space, they are usually not appropriate. More than one smaller dormer is usually more appropriate.

3. Major exterior renovation or additions to post-1940 structures should respect the existing structure insofar as possible. Specific Mapleton Hill Design Guidelines should be consulted when considering design elements.

4. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.

5. New design and construction should always be differentiated from older portions of a building; however, the addition should respect the existing roof forms, and building scale and massing.

U. NEW CONSTRUCTION

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

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

New buildings on the rear of a lot (including house behind a house developments) should be of a lesser mass and scale than the original structure and more simply detailed. New accessory buildings on the rear of a lot should be consistent with the existing pattern of small structures that are simple and utilitarian in design.

New construction on corner lots requires an especially thoughtful approach. Each corner lot will present a unique design challenge for a highly visible building that does not disrupt the historic context.

Guidelines

1. New construction should incorporate the elements contributing to the historic character of the Mapleton Hill Historic District as identified by the Design Guidelines.

2. Building elevations visible from streets and alleys need the greatest sensitivity. Front porches are an important visual element and should be incorporated into new construction except in unusual situations.

3. New construction should not imitate historic buildings, but should be an expression of its own time. Contemporary expression of traditional architectural elements is encouraged. Simplicity is an important aspect of creating compatible new construction.

4. The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole. Site layout, porch size and placement, entry level and location, roof line, and door and window sizes and patterns should harmonize with the historic context rather than compete with or copy it.

5. A house behind a house should be of lesser mass and scale than the original structure.

6. New accessory structures should be secondary in nature to the main house and smaller in scale.

7. New construction should utilize a roof form found in the district.

8. Use building materials that are familiar in their dimensions and that can be repeated. This helps to establish a sense of scale for new buildings. Whenever possible, use familiar building components in traditional sizes. Avoid large featureless surfaces.

V. SOLAR ADDITIONS

Historically, solariums and conservatories were passive solar elements of residences, but were found only in larger, grander homes. Many other attempts to incorporate solar concepts to historic buildings introduce inappropriate visual elements.

Guidelines

1. Generally, solar greenhouses on the street facade are inappropriate. Porch enclosures designed to be passive solar elements should observe the guidelines for porches. (See Section L for porches)

2. Changes to windows, such as storm windows, screening devices, or glazing films make a significant impact, and are appropriate only when the visual character of the windows are preserved.

3. Solar panels should be mounted on the ground, in an inconspicuous location, or flat to the pitch of the roof and out of sight. Solar panels mounted so that they are visible from the street are inappropriate.

4. No metal should be left bright, but rather should be finished to relate to the surrounding material.

W. PUBLIC IMPROVEMENTS

Public improvements help to establish the historic character of the Mapleton Hill Historic District. Such features as street light standards, utility poles, street and alley paving, fire hydrants, tree planting, ditches, parkways and sidewalks are all important aspects of the District's character.

Guideline

Consistent with the needs of public health, safety and welfare and the considerations of cost, any public improvements in The District should maintain and reinforce the historic character of the District.

VI. REVIEW PROCESS

Any alteration to a building or site in the Mapleton Hill Historic District requires a Landmark Alteration Certificate. While such items as changing the paint color, major landscaping projects and the addition of storm windows do not require a building permit, they do require a Landmark Alteration Certificate. If you are in doubt about whether a certificate is required, do not hesitate to call the Planning Department at 441-3270.

A Landmark Alteration Certificate is granted on the affirmative vote of all three members of the Landmarks Design Review Committee. The Design Review Committee consists of two members of the Landmarks Board and one member of the Planning Department staff. If the vote of the committee is divided, the application will automatically go forward for review by the five member Landmarks Board at a public hearing unless the applicant chooses to withdraw the application and revise and resubmit it. Any decision of the Design Review Committee may be appealed without formality to the full Landmarks Board for review --just let the committee know that you'd like a full review. The decision of the full Landmarks Board is subject to call up by City Council. The City of Boulder Landmarks Board consists of five unpaid, volunteer City residents appointed by City Council to consider applications and make recommendations to Council for Landmark and Historic District designations and to review proposed exterior changes to landmarks or within landmark districts.

Please note: In addition to meeting the guidelines, design and building plans must meet all requirements of the City of Boulder Revised Code, including without limitation the Land Use and Structure Regulations of Titles 9 and 10, B.R.C. 1981. The Land Use Regulations include limitations on building setbacks from property lines, maximum building heights, and minimum solar access requirements; building, fire, mechanical and plumbing requirements are covered in the Structure section. Please contact the Development Information Office in the Planning Department at 441-3290 with questions regarding the Land Use Regulations, and direct questions regarding the building requirements to Development and Inspection Services at 441-3280.

Now you are ready for your design and building plans. You will need to bring the Planning Department a completed Landmark Alteration Certificate application form and two sets of plans that include:

1. The Site - This plan should be drawn to scale, which may vary depending upon the size of your property. It should show the property boundaries, existing buildings, significant landscape features, and your proposed changes. It should also include a north arrow, and the location of adjacent buildings, streets and alleys.

2. Floor Plans - Floor plans should be drawn at a scale of not less than 1/8" = 1'0", and should also include a north arrow. Your floor plans should show the existing building, and how your alteration relates to it. It should be complete enough to show any exterior stairs, porches, decks, etc.

3. Elevations - Elevations of all relevant views of the alteration should be shown at the same scale to which the floor plans are drawn. They should be accurately labeled, and the existing building should be included in the elevations with as much detail as necessary to show how the old and the new relate to each other.

4. Building Section - A building section through the alteration to show the method of construction and the materials to be used. This should also be drawn to scale. Any details or sections necessary to understand how the construction will be accomplished should be included.

5. Materials - List the visible exterior materials and describe them as fully as possible. Samples of these materials are always helpful.

6. Color - If your plans include paint or stain, describe the color and include a sample of the colors. A good way to show the color scheme is to color one or more of the elevations.

7. Photographs - Provide some photographs that show all the views of the existing building and, if possible, include at least a portion of the neighboring buildings in your photographs.

Keep in mind that the information you give to the Planning Department for use by the Design Review Committee of the Landmarks Preservation Advisory Board is the only description they will have of your design. It therefore must illustrate what you have in mind very precisely. If you are not sure exactly how you want your alteration to look, the Design Review Committee will be happy to schedule a pre-submittal conference to discuss your project.

Conceptual Review requests, as well as final design plans (with the information outlined above), should be submitted to the appointed Landmarks Board staff liaison in the Planning Department. This person will arrange for the Design Review Team to review the plans or, for Conceptual Reviews, to meet with you. In the case of a formal submittal, the Design Review Committee will evaluate the design and either grant a Landmark Alteration Certificate, request revisions to the proposed plans, or deny the request. You may request a public hearing before the entire Landmarks Preservation Advisory Board if you are dissatisfied with the decision of the Design Review Committee.

Once a Landmark Alteration Certificate has been granted, you may proceed with your application for a building permit. The plans submitted for the design review may be used in your building permit or fence permit application. You must also present a copy of the Landmark Alteration Certificate at the time you submit your plans for a building permit. When the building permit has been approved, you may proceed with your project.

For further information or to schedule a review by the Landmarks Design Review Committee, please contact the Planning Department, 1739 Broadway, Suite 300, (303) 441-3270.

VIII. GLOSSARY OF TERMS

The terms listed below have been defined to assist the reader in more fully understanding the design guidelines.

alteration: Any addition or modification of any portion of the exterior of a building or designated feature that changes the architectural style, arrangement, texture, or material of the building or feature or significantly changes the color, if such change, addition, or modification is visible from the public street, sidewalk, alley, or park.

balustrade: A railing consisting of a series of small columns connected at the top by a coping; a row of balusters surmounted by a rail.

belvedere: A rooftop pavilion from which a vista can be enjoyed; a structure designed to command a view.

building alignment: A line usually parallel to a property line beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, porches, terraces, or steps.

cantilever: A projecting beam or part of a structure supported only at one end.

casement window: A window which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

chain link fence: A fence made of heavy steel wire fabric, which is interwoven in such a way as to provide a continuous mesh without ties or knots, except at the selvage; the wire fabric is held in place by metal posts.

clerestory: The portion of a multi story room extending above the single story height. It contains windows for exterior lighting and ventilation purposes.

dormer: A vertically set window on a sloping roof; the roofed structure housing such a window.

double-hung sash window: A window with an upper and lower sash arranged to slide vertically past each other.

gable roof: A roof having a gable at one or both ends; a ridged roof that slopes up from only two walls. A gable is the triangular portion of the end a building from the eaves to the ridge.

half story: A finished space in a pitched-roof structure having some side wall.

hipped roof: A roof with four uniformly pitched sides; a roof which rises by inclined planes from all four sides of a building.

knee wall: Partitions of varying heights used to support roof rafters.

lap siding: A wood siding commonly used as an exterior covering on a building of frame construction; applied horizontally and overlapped, with the grain running lengthwise; thicker along the lower edge than along the upper.

lattice: A framework or structure of crossed wood or metal strips; any open work produced by interlacing of laths or other thin strips.

massing: Refers to the building shape; the combination of the different elements of the resulting bulk and shape of the building.

mullion: A vertical member separating (and often supporting) windows, doors or panels set in a series.

opaque: Blocking the passage of light.

picture window: A large window whose bottom ledge is not more than waist high, which includes a dominant fixed sash area, though movable sash may also be enclosed by the frame. The fixed sash area is usually wider than it is high.

pitch (or slope): The angle, or degree, of slope of a roof from the plate to the ridge. The pitch can be found by dividing the height, or rise, by the span; for example, if the height is 6 feet and the span 12 feet, the pitch is 6/12 equals 1/2; then the angle of pitch is 22.5 degrees.

plat: A plan, map, or chart of a city, town, section, or subdivision indicating the location and boundaries of individual properties.

plate height: The distance between the foundation or the topmost horizontal piece of framing at the top of a wall and where the next floor framing begins or where the roof form starts.

rectilinear: Characterized by straight lines.

ridgeline: The horizontal line at the junction of the upper edges of two sloping roof surfaces.

roofdecks: The flat portion of a roof, used as a terrace.

roofline: The contour or shape of a roof.

scale: Refers to the building size; the size of a structure relative to the size of the surrounding structures.

setback: The minimum distance between a property line and a building, or portion thereof, as required by ordinance or code.

widow's walk: A walkway or narrow platform on a roof.

window panes: A flat sheet of glass, cut to size for glazing a window, door, etc.; often of small size.