



Historic Preservation Commission

Meeting

December 7, 2022

Item No. 6

Staff Report

TO: Historic Preservation Commission

FROM: Michael Mays, Community Development Director

DATE: December 7, 2022

SUBJECT: For possible action: Recommendation to the City Council on applications for Residential Historic Preservation Grants for: a. 504 Ash Street b. 1300 Colorado Street

Action Requested: That the Commission review the grant applications and make a recommendation via a motion on each grant application's compliance with the Residential Historic Preservation Grant Guidelines.

Overview: As part of the FY23 budget, the City Council approved \$100,000 for a new grant program targeting residential properties in the historic district. The City Council on February 22, 2022 adopted the Historic Preservation Residential Grant Guidelines recommended by the Historic Preservation Committee

Background Information: In the 2025 Boulder City Strategic Plan, Goal D; Promote Historic Preservation, Strategy 5: Identify financial incentives to promote historic preservation, there is an action item to explore other potential incentives to promote historic preservation.

As part of the City Council approved FY22 budget, \$100,000 was allocated to create a new grant program called Historic Preservation Residential Grant Guidelines ("Guidelines") the that would benefit residential properties within the city's historic preservation district. The grant would incentivize residential property owners in the historic district to maintain the historical character of their property.

Below is an overview of the Guidelines:

- Up to 50% reimbursement with a maximum grant of \$10,000.
- For exterior improvements only.
- All work (whether receiving funding or not) must comply with the Secretary of Interior Standards for Preservation.
- Following completion of the work, the property must contribute to the historical integrity of the historic district (either preserving its status or as a result of the work, it will be added).
- Applicants enter into a 20-year agreement to maintain the property's historical character.

The Guidelines were recommended by the Historic Preservation Committee on January 22, 2022 and adopted by the City Council on February 22, 2022.

As the Commission reviews each application, they should consider the following:

YES	NO	
		Is the application 100% complete, clear, well-organized and clearly labeled with appropriate attachments and documentation?
		Does the project have a clearly prioritized plan for building preservation?
		Does the application demonstrate long term maintenance through a detailed budget?
		Does the application articulate the architectural or historical significance of the project?
		Does the project expand or improve the use of an underutilized historic building?
		Does the project preserve the historic building features by: <ul style="list-style-type: none">• Stabilization and immediate need• Necessary repairs and corrective measures• Restoration and enhancement
		Does the application provide a reasonable budget to successfully complete the work?
		Does the project promote the long-term preservation of the building or property?
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		Does the project meet the City's plans and goals for historic preservation?
		Does the project meet historic development guidelines for that area?

Two applications have been submitted for Commission consideration:

504 Ash Street Application:

Robert and Margaret Kolar of 504 Ash Street would like to replace 18 windows in their home. Their application is provided as Attachment 2. The current windows do not

function, they let dust into their home because of gaps and their home has been impacted by UV damage. In their application, they are proposing replacing 18 windows with Pella Impervia fiberglass windows.

Courtney Mooney has evaluated the application with regard to compliance to the Historic Preservation Design Guidelines ("Guidelines") and Secretary of Interior Standards ("Standards") and provides the following evaluation below:

Guidelines:

504 Ash Street is one of 27 single-family homes constructed for employees of Los Angeles Bureau of Power and Light (Group L in the 1983 NRHP nomination) in 1937. This property is the only one of Group L to have been constructed on Ash Street with the remaining properties having been constructed on the 400 and 500 blocks of Birch Street. Because of this, the current design guidelines erroneously included this property with the Six Company Engineers' housing (Group N) constructed in 1931 and 1932 on the 400 block of Ash Street. The correct guidelines for 504 Ash are found within the Birch Street (400 and 500 blocks) guidelines that recommend "four pane double-hung sash windows." Therefore, the current application meets the Guidelines as no material is specified in the matrix.

Standards:

The application to replace the original two-over-two wood double hung windows with Pella Impervia brand windows in the same style and divided lite pattern as the original windows does not meet the Standards, specifically the following:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Per the Standards, the windows would require repair, rather than replacement, as a first step. If the windows are determined to be "deteriorated beyond repair," the windows must be replaced "like for like," which requires replacing the original wood divided lite windows

with all wood windows with real divided lites in the exact pattern and thickness of mullions and muntins as the original windows. Replacement materials that mimic wood, or wood sheathed in aluminum or other weather resistant materials, as well as snap-on muntins to emulate divided lites, do not meet the Standards.

1300 Colorado Street Application:

John Madrid and Robin Baker of 1300 Colorado Street would like to replace 10 windows in their home. Their application is provided as Attachment 3.

Courtney Mooney has evaluated the application with regard to compliance to the Guidelines and Standards and provides the following evaluation below:

1300 Colorado Street is a single-family residence within the Boulder City Historic District constructed in 1932 in the Spanish Revival style. 1300 Colorado Street was determined to be a contributing resource within the District. Despite the replacement of the original windows, the home continues to retain its original form and massing, and most of the historic fabric of the building remains intact. Additionally, it retains its integrity of location, design, feeling, association, and setting.

Guidelines Chart 3-B:

1300 Colorado Street is one of 39 single-family homes constructed in 1932 for employees of Bureau of Reclamation. These homes included Groups E, F, and O as defined by the 1983 NRHP nomination. 1300 Colorado is part of Group O which consists of nine properties on Colorado, Denver, and Utah streets, and Nevada Way. The current Guidelines Chart 3-B recommends, "multiple light paired or triple windows," but does not specify type or material. Additionally, a paired or triple window pattern appears to be more applicable to the National Folk style homes in Group E and F. A review of all other Group O properties show the original windows to be multiple light wood frame casement windows. As the Guidelines are not accurate in this instance, an evaluation of compatibility with the Guidelines is not possible.

Note: the original divided light windows were extant in 1983 and clearly visible.



Standards:

The application to replace the non-original windows with Milgard single-lite (per sash), horizontal sliding, vinyl-frame windows does not meet the Standards, specifically the following in bold:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, **the new feature will match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. **The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Per the Standards, the new windows should be compatible with the historic materials, features, size, scale, and proportion to protect the integrity of the property and its environment. This would require replacing the non-original windows with divided light casement windows with matching mullion/muntin size, profile, and pattern (three lights per sash), and matching size and proportion to the historic windows. The preferred material is wood; however, as the new windows will be replacing non-original windows, wood is not required to meet the intent of compatibility with the Standards (see also Standard 6 above).

Department Recommendation: That the Commission review the grant applications and make a recommendation via a motion on each grant application's compliance with the Residential Historic Preservation Grant Guidelines.

Attachments:

1. Residential Historic Preservation Grant Guidelines
2. Grant Application for 504 Ash Street
3. Grant Application for 1300 Colorado Street
4. 2020 North Wind Survey for 504 Ash Street
5. 2020 North Wind Survey for 1300 Colorado Street