



Historic Preservation Commission

Meeting

December 7, 2022

Item No. 5

Staff Report

TO: Historic Preservation Commission

FROM: Susan Danielewicz, City Planner
Community Development Department

DATE: November 17, 2022

SUBJECT: For possible action: Recommendation on proposed changes at 651 Avenue B, relative to the adopted exterior design guidelines for that area

Note: The permit submittal for this request was submitted prior to the effective date of the new Historic Preservation ordinance (November 3, 2022). Therefore this review occurs under the provisions of the prior Historic Resources ordinance and no Certificate of Appropriateness is required (compliance with adopted guidelines is voluntary).

Information: The new owners of 651 Avenue B (Lumberjacks LLC, being Timothy & Joelle Washburn) plan to completely remodel and expand this house; see attached plans.

As a reminder, under the prior code the following items do not have to come before the Commission for review:

- Remodels and additions which comply with adopted guidelines.
- Changes which do not require a building permit.
- Changes to sides/rear of buildings (not visible to street).

As per prior Section 11-27-7.A, for properties with adopted guidelines and for work which requires a permit, the permit shall be delayed for HPC review if the proposed work does not comply with the adopted guidelines. Thereafter, compliance with the adopted guidelines or any recommendation of the HPC by the owner is voluntary, per prior Section 11-27-5.C.

With regard to the adopted exterior design guidelines for the Avenue homes and the requirements for HPC review, the only items which trigger review by the HPC are 1) adding a second story or 2) changing the roof type (pitch) for the house or an enclosed addition visible to the street. In this case the roof pitch will be altered and visible to the street. The guidelines state the roof type as "double pitched," which for this area generally means a gable-roofed house with a front porch with a different roof pitch projecting from the house. In this case the remodeled house will still have gable roof with the front porch at a different roof pitch than the house, but it will be a different roof pitch than what exists now, with a wider porch.

Survey: The 1983 Nomination to the National Register of Historic Places (NRHP) listed this home as having original architectural integrity and listed the context as contributing to the historic district. In 2020 the City contracted for an updated survey of buildings in the historic district. The updated survey form (attached) indicates the property remains a contributing resource of the district.

The City's historic preservation consultant, Courtney Mooney (North Wind Resources Consulting), provided the following comments regarding the proposed changes:

"The National Folk style property at 651 Avenue B has been determined eligible for listing in the NRHP as a contributing resource of the Boulder City Historic District due to the fact that the property retains its integrity of location, setting, workmanship, feeling, and association despite changes to the building's windows and enclosure of the screen porch.

Per the City of Boulder City Historic Guidelines 5-C, circumstances that would trigger a permit delay include (but are not limited to): changing the roof type (pitch) for the existing house, and enclosing an addition visible to the street. The proposed work includes altering the existing, original, symmetrical gable roof pitch by extending the north slope of the primary gable so as to provide an asymmetrical roof massing, and constructing an addition on to the front façade. This work is considered incompatible with the original historic architectural features of the property and will result in changing the property's contributing status to non-contributing."

SOI Standards: Attached is a copy of the Secretary of the Interior's (SOI) Standards for Rehabilitation. Per prior Section 11-27-7.B of the City Code and relative to the City's Certified Local Government (CLG) status, the City and Commission are to use the SOI Standards as a guide relative to the review of buildings with adopted guidelines. Compliance with the standards is voluntary under prior Ch. 11-27 of the City Code.

Attachments:

Current information specific to 651 Avenue B:

- Location map, site plan, floor plan, roof plan, elevations
- Photos

Guidelines information for homes, including 651 Avenue B:

- Chart 5C
- Photo for Chart 5C, Six Companies Housing

ARA (Architectural Resource Assessment Short Form) 651 Avenue B
Nomination to the National Register of Historic Places:

- Six Companies Inc. Employees housing information
- Inventory sheet for #29-13

Secretary of the Interior's (SOI) Standards for Rehabilitation