



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

THURSDAY, DECEMBER 3, 2020 AT 6:00 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (www.boco.org/HPAB).

This agenda is subject to change. Please call ahead or check the Historic Preservation Advisory Board webpage to confirm an item of interest (303-441- 3930 / www.boco.org/HPAB). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

Information regarding how to participate in this virtual meeting will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (approximately November 26th) at www.boco.org/HPAB. There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to historic@bouldercounty.org. Please include the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information.

Notice is hereby given that a Public Hearing will be held by the Boulder County Historic Preservation Advisory Board (HPAB) at 6:00 pm to consider the following agenda:

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark:
 - a. **Docket HP-20-0005: Novak Cabin**
Request: Boulder County Historic Landmark Designation
Location: 11482 Peak to Peak Drive
Zoning: Forestry(F) Zoning District
Owner/
Applicant: Katharine Burton
Website: <https://boco.org/hp-20-0005>
5. Referral/Certificate of Appropriateness:
 - a. **Dockets SPR-20-0079: Franklin Commons/CA-20-0015: Old Town Niwot Historic District – Bader House**
Request: Site Plan Review for the deconstruction of an existing 3,690-square-foot fire-damaged structure, the new construction of a 5,236-square-foot mixed use building containing 5 residential units, and a 427-square-foot addition to the existing 1,379-square-foot Bader House/Certificate of Appropriateness for alterations to the Bader House and new construction on the parcel

Location: 210 Franklin Street, Niwot
Zoning: Niwot Rural Community District 1 (NRCD1) Zoning District
Owner: 210 Franklin LLC
Agent: Terry Palmos
Website: <https://boco.org/spr-20-0079> / <https://boco.org/ca-20-0015>

6. Other Business



Land Use

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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES
November 7, 2019
6:00 PM
Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, November 7, 2019 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:00pm and adjourning at 6:46pm.

Board Members Present: Jim Burrus- Chair, Chuck Gray Vice-Chair, Stan Nilson, Rosslyn Scamehorn, Larry Powers, Caitlin McKenna and Jason Emery.

Board Members Excused: Margo Leach and Marissa Ferreira

Staff Present: Denise Grimm, Jessica Fasick, Scott Mueller and Tyler Heyne, Land Use
Carol Beam, Boulder County Parks and Open Space

Interested Others: None

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the September 5th and October 3rd Historic Preservation Advisory Board Minutes:

MOTION: Chuck Gray **MOVED** to approve the September 5th and October 3rd minutes as submitted.

SECOND: Caitlin McKenna

VOTE: Motion PASSED unanimously

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARKS

a. Docket HP-19-0009: George Washington Webster Homestead

Request:	Boulder County Historic Landmark Designation
Location:	12104 N 61 st Street, in Section 27, Township 3N, Range 70W of the 6th Principal Meridian.
Zoning:	Agricultural (A) Zoning District
Owner:	Boulder County
Agent:	Carol Beam

Staff Member Denise Grimm gave the presentation on the application for landmark designation of the George Washington Webster Homestead, commonly known as the Ramey Homestead, which has been submitted by Boulder County Parks and Open Space. The request is to designate the 20.28-acre parcel which includes 7 contributing resources (the house, stone cellar, barn, granary, chicken house, privy and buggy shed) and 2 non-contributing resources (segments of the Clough and True Ditch and Webster McCaslin Ditch).

George Washington Webster came to Boulder County in 1861 and settled in the Pella area along the St. Vrain Creek. Webster's accomplishments are many – he is credited for being the first blacksmith and the first nurseryman in the area; he was an apiarist and served as the Vice President of the State Horticultural Society; he operated a store, served as a postmaster, was a Justice of the Peace, was a charter member of the Boulder Masonic Lodge, and served 2 terms as a County Commissioner. The house and the barn in this application were improvements done by Webster.

Sixty acres of the property passed to Charles True in 1866, and he and his family farmed the land for decades with parts of the property being carved off over time. The Trues sold the remaining 22 acres to Charles and Ellen Dawe in 1913. Although Charles died just six years later, the farm stayed in the family as daughter Dorothy bought her parent's farm with her husband Edwin Ramey in 1933. The Ramey's continued to farm the land with their children, and in the late 1990s, son Charles Ramey wrote to Parks and Open Space about conserving the land. Even though Charles passed away before arrangements were made, his nephew, David Sevier, sold the property to Boulder County in 2001.

The September 2013 flood caused major damage to the Ramey Homestead, both land and structures. The granary was washed about 133 yards to the east and the east end of the barn was undermined and nearly collapsed. The Parks and Open Space Buildings and Historic Preservation work group stabilized the buildings and, after tons of soil was replaced on the property, the granary was returned to its original location and the barn was repaired.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1, 3 and 4.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The property is significant for its association with the development of early agriculture in Boulder County.

Criterion 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The property is significant for its association with early settlers George Washington Webster and Charles Carl True.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The property is significant for the early construction date and Greek Revival style of the house and the collection of agricultural outbuildings.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-19-0009: George Washington Webster Homestead** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Staff Member Denise Grimm and Carol Beam from Parks & Open Space answered questions from board members about the structures that are in the Floodplain and FEMA related dealings because of the 2013 flood devastation in Boulder County. Board members and Staff talked about the site visit that was undertaken in Spring of 2018 and how the flood recovery project was instrumental helping the property recover.

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: Caitlin McKenna **MOVED** that HPAB **APPROVE** and recommend that the BOCC approve **HP-19-0009: George Washington Webster Homestead** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

SECOND: Chuck Gray

VOTE: Motion PASSED unanimously

5. OTHER BUSINESS

- HPAB Pop Quiz administered by Staff Member Jessica Fasick. Much fun was had by the members and staff answering question about historic districts, landmarks and general HPAB Knowledge. Staff asked if any members would like to engage in some more historic training related to the materials covered in the pop quiz and discussion generated as a result.
- Denise Grimm and Jessica Fasick asked if any members would like to attend the annual CPI Conference that is taking place in February of 2020, with Boulder County covering entrance fee costs only. Mid December is when staff would need to know who would like to attend.
- Denise Grimm introduced Scott Mueller as Angela's replacement, who will work part time.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 6:46pm.

Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 3, 2020 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-20-0005: Novak Cabin

Request: Boulder County Historic Landmark Designation
Location: 11482 Peak to Peak Drive
Zoning: Forestry(F) Zoning District
Owner/
Applicant: Katharine Burton

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the cabin has been submitted by the owner, Katharine Burton. The request is to designate only the historic cabin on the property. An undated shed and an undated outhouse are also on the property, but they are not included in this request.

The property was part of the holdings of H.G. Nowels and O.L. Dever who, together with their wives, planned to build a resort in the Meeker Park area to operate in the summer months. Construction on the Meeker Park Lodge began in 1929, and the Devers soon bought out the Nowels and continued to build or acquire cabins and outbuildings over the next few decades.

As the Meeker Park Lodge operation grew, visitors came from all over and many of them returned year-after-year. Some stayed at the lodge or rented a cabin, while some eventually bought a plot of land from the Devers to build their own summer cabin in Meeker Park with the Devers selling land to nearly 80 families. Most of the privately-owned cabins are located on the west side of the highway.

This cabin was built c. 1936, presumably by the Devers, and was sold to Janice Shaw in 1939. In 1956, Janice sold the cabin to her sister and brother-in-law, Katherine and John Novak. The property

has stayed in the family for over 80 years and is currently owned by the great-niece of Janice, Katharine Burton, and her husband Fletcher.

The cabin was constructed in a vernacular log-cabin style with seemingly butt-and-pass round corners. A large stone chimney is located on the front of the cabin. A shed-roofed addition was added on the east side in 1964, and a wraparound porch was added to the front after 1971.

In October 2019, Boulder County landmarked the Meeker Park Lodge Historic District with 26 contributing structures on six parcels that were all owned at that time by the Dever family. Although not a member in that district, the Novak Cabin would contribute to the district if added and would probably contribute to a National Register district if one were created.

On August 4, 2020, docket SE-19-0016: Novak Boundary Line Adjustment was referred to a subcommittee of HPAB. They first found the cabin to be eligible for landmark status under Criteria 4 and 8, and then reviewed the SE request. The subcommittee was reluctant to ask for landmark status for the cabin as a condition of the SE approval because they felt it was extraneous for a simple Boundary Line Adjustment. However, the representative for the owner said that they were fine with landmarking as long as it didn't hold up the SE process.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 4 and 8.

Criterion 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The cabin is significant as a good example of a vernacular, log construction.

Criterion 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

The cabin is significant for its association with Meeker Park's development as a tourist resort during the first half of the twentieth century and to Boulder County's Meeker Park Lodge Historic District.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-20-0005: Novak Cabin** under Criteria 4 and 8 and subject to the following conditions:

1. Alteration of any exterior feature of the structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



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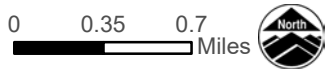
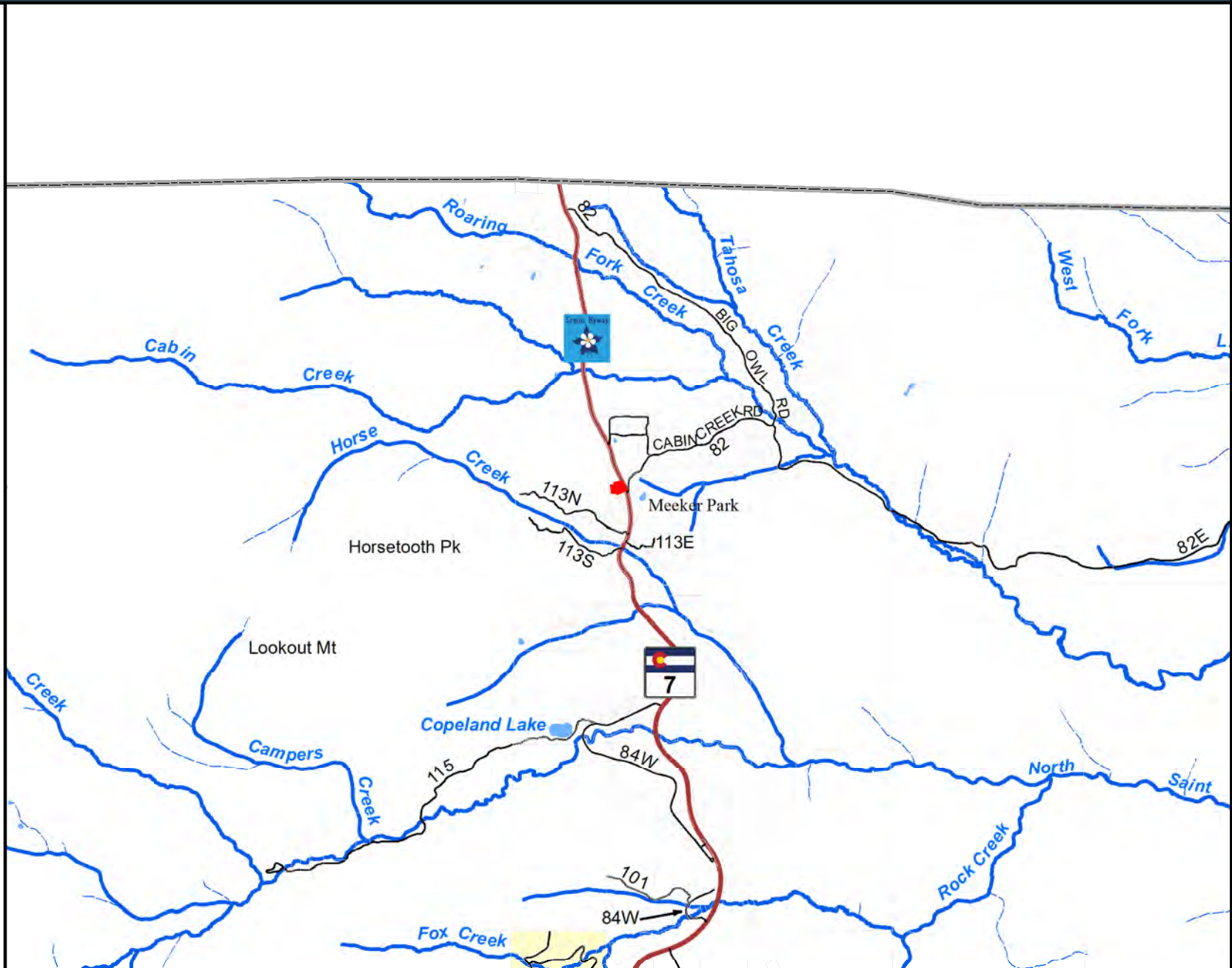
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11482 PEAK TO PEAK DR

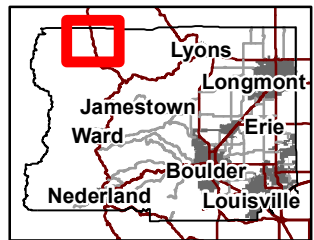
 Subject Parcel

Subdivisions

 Subdivisions



Area of Detail Date: 11/16/2020



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Aerial

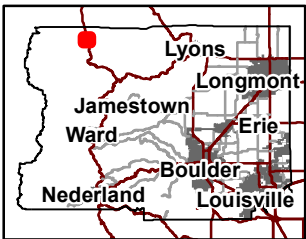
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 Subject Parcel

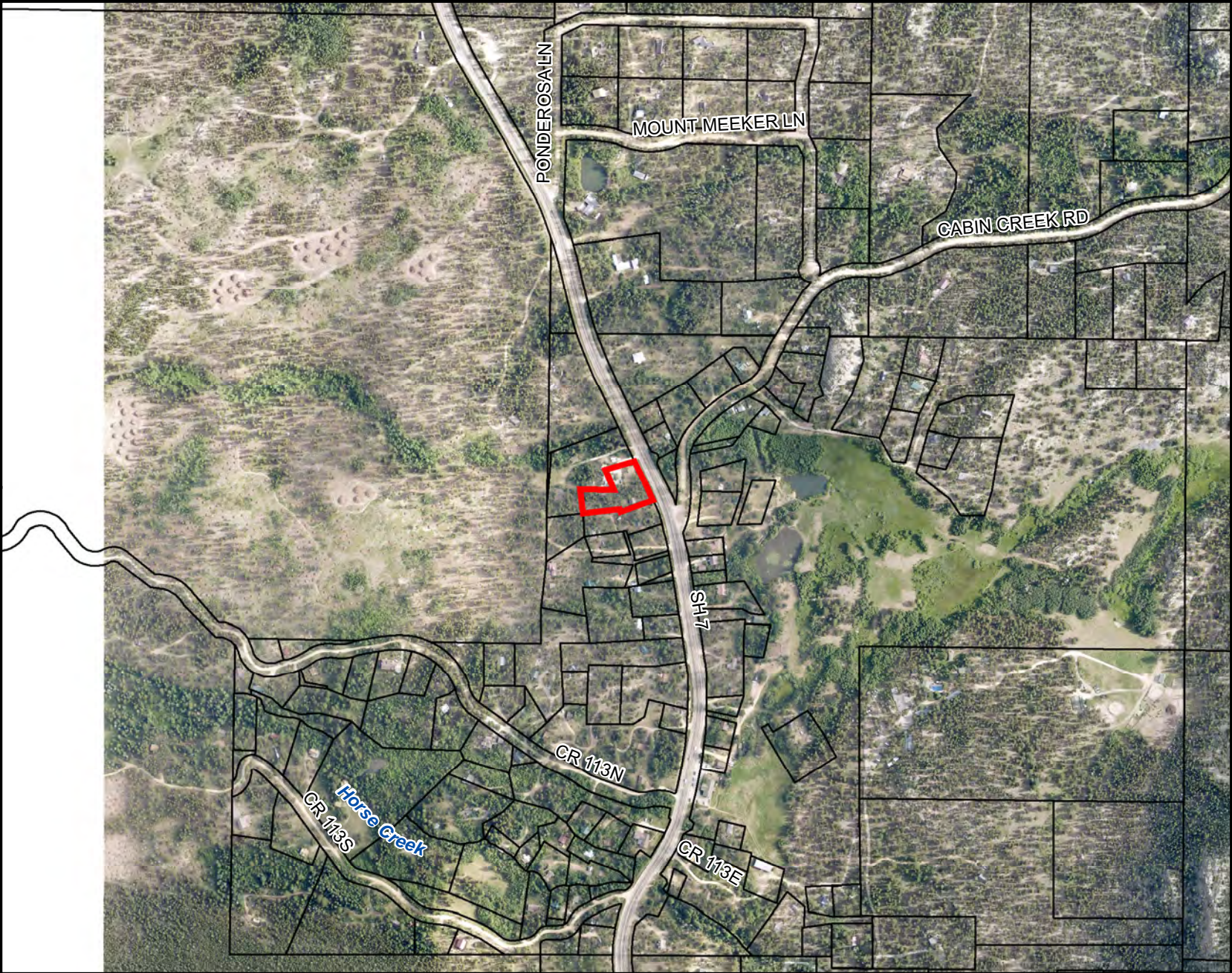
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Area of Detail Date: 11/16/2020



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Aerial

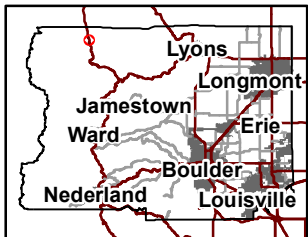
11482 PEAK TO PEAK DR

 Subject Parcel

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Miles



Area of Detail Date: 11/16/2020



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, Colorado 80306
(303) 441-3930 / Fax (303) 441-4856

Docket Number

Boulder County Historic Landmark - Nomination Form

1. Name of Property

Historic Name: *NOVAK CABIN*
Other Names:

Historical Narrative (Continuation Sheet) ☐

2. Location

Address: *11482 STATE HWY. 7, ALLENSPARK, CO. 80510*

Continuation Sheet (For Multiple Properties) ☐

3. Classification

Property Ownership: Public ☐ Private ☒ Other ☐

Category of Property: Structure ☒ Site ☐ District ☐

Number of Resources Within Property: Contributing _____ Non-Contributing _____

Continuation Sheet ☐

SEE ATTACHED ARCHITECTURAL INVENTORY FORM

4. Function or Use

Historic Functions:

SUMMER CABIN

Current Functions:

YEAR-ROUND HOME

Continuation Sheet ☐

5. Description

Continuation Sheet ☐ *LOG CABIN*

6. Statement of Significance

Boulder County Criteria for Designation:

BUILT IN 1936, LOG CABIN CONSTRUCTION

Areas of Significance: ~~NOT APPLICABLE~~

RECREATION

Significant Dates:

Period of Significance: *1936-1939*

Significant Persons: *NOT APPLICABLE*

Statement of Significance (Continuation Sheet) ☐

7. Bibliographical References

Continuation Sheet ☐ SEE ATTACHED ARCHITECTURAL INVENTORY FORM

8. Geographical Data

Legal Description of Property:

Boundary Description:

Boundary Justification:

Continuation Sheet ☒ SEE ATTACHED LEGAL DESCRIPTION

9. Property Owner(s)

Name(s): KATHARINE BURTON

Address(es): 11492 STATE HWY. 7, ALLENSPARK, CO. 80510

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

KATHARINE BURTON

11492 STATE HWY. 7, ALLENSPARK, CO. 80510

Directions for Attachments

Continuation Sheets

For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps

This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos

Photos or slides of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.

Resource Number: 5BL.14440
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: **5BL.14440**
Temporary resource number:
3. County: **Boulder**
4. City: **Allenspark**
5. Historic building name: **N/A**
6. Current building name: **N/A**
7. Building address: **11482 Peak to Peak HWY**
8. Owner name and address:
Katharine Eileen (Novak) Burton
11482 HWY 7
Allenspark
CO 80510

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township **3N** Range **73**
NW $\frac{1}{4}$ of **SE** $\frac{1}{4}$ and $\frac{1}{2}$ of $\frac{1}{4}$ of section **11**
10. UTM reference
Zone **13N**; mE **454775.7** mN **4454278.61**
11. USGS quad name: **Allenspark**
Year: **2016** Map scale: 7.5' **X** 15' _____ Attach photo copy of appropriate map section.
12. Lot(s): n/a Block: n/a
Addition: n/a Year of Addition: n/a
13. Boundary Description and Justification:
The property is approximately 0.89 acres in size and has a cabin and shed. The property is located off the west side of Colorado Highway 7 in the unincorporated community of Meeker Park. The legal description is TRACTS 2213-2214-1214 BOOK 11-3N-73 .99 AC M/L.

Official eligibility determination (OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular**
15. Dimensions in feet: Length__x Width
16. Number of stories: **1**
17. Primary external wall material(s): **Log, Lap Log Siding**
18. Roof configuration: **Side Gable**
19. Primary external roof material: **Asphalt Shingles**
20. Special features: **Stone Chimney**

General architectural description:

Cabin

The cabin is rectangular in shape with a side gable roof with asphalt shingles and ski lights. There's a stone exterior chimney on the south eave wall. The cabin has log frame construction and the addition has wood framing and lap log siding. There's a wraparound porch to the north with a portico at the entrance. The south elevation has back door and casement windows. The north elevation has the main entrance with two casement windows that flank it, there's another casement window next to the chimney to the west. The east elevation has replaced casement windows. The west elevation has two casement windows in the addition and one in the attic. Lastly, the cabin rests on a concrete and stone foundation.

21. Architectural style/building type: **Vernacular Log Cabins**
22. Landscaping or special setting features:

The property is in unincorporated Meeker Park and accessed by a dirt road off Colorado-7. The surrounding area is mountainous, and both properties have pine trees throughout and few aspen trees.

23. Associated buildings, features, or objects:

Shed

The shed is rectangular in shape and one story. The roof is front gable with asphalt shingles. The shed has log frame construction. The north elevation doesn't have any windows or doors. The south and west elevation both have a single fixed window at the center. The east elevation has the main entrance with a wood porch. The building has concrete piers for a foundation.

Outhouse

To the west of the shed, there is an outhouse that is rectangular in shape with a side gable roof with asphalt shingles. It has plywood for exterior siding with a board and batten pattern. There's a wood door to the south.

Objects

There's a propane tank near the outhouse and northwest of the property there is a large steel storage container with no foundation.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: **Cabin Circa 1936; Shed and Outhouse unknown date**

Actual: **N/A**

Source of information: **Assessor Records Online**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **O.L and Crete Dever**

Source of information: **Online Assessor Cards and Deeds:90362434**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Cabin

According to the Assessor reports the cabin was constructed in 1936 and in 1964 there was an addition to the east. Sometime after the assessor cards were taken in 1971 there was a wraparound porch added to the south and east. Ski light has been added and windows have been replaced at an unknown time. Before the property was sold in 1939 it was owned by O.L and Crete Dever who may have built the cabin in 1936.

Shed

It unknown when the shed was built but the windows have been replaced at some point.

Outhouse

Unknown construction date.

30. Original location **X** Moved _____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Cabin**

32. Intermediate use(s): **Domestic / Cabin**

33. Current use(s): **Domestic / Cabin**

34. Site type(s): **Residence**

35. Historical background:

The property was once owned by H.G. Nowels and O.L. Dever in 1933. They are both known for their work done on the Meeker Park Lodge. The lodge was constructed starting in 1929 and took five years to complete. Gay Nowel made construction plans and helped O.L. Dever during construction. Mr. and Mrs. Dever continued building and buying cabins over the years and operated Meeker Park as a summer vacation lodge and cabin business.

Harry G and his wife Leota Nowels lived in Longmont for 55 years. Mr. Nowels was a cabinet maker and teacher at the local schools. He sold his interest in 1929 to O.L. Dever. Owen Leroy Dever, who went by his initials O.L., was born in 1885 in Rockville, Missouri. He got married to Crete Mildred in 1922. O.L. was a high school teacher, principal, and superintendent. Crete was a teacher over 30 years and during the summer the Devers managed Meeker Park Lodge.

The property was sold to Janice S Shaw in 1939. Crete Dever sold the other two tracts of land in 1955 to Janice Wood formerly Shaw. Nothing was found on Janice. The property then was sold in 1956 to John F and Katherine I Novak. John F Novak was born in 1899 and was an insurance agent. The property stayed in the Novak family and currently Katharine and her husband Fletcher Burton live in the cabin.

36. Sources of information:

Angela Gaudette, Boulder County Historic Landmark Nomination Form; Meeker Park Lodge Historic District; September 11, 2019

Assessor Cards Online

Boulder County Clerk & Recorder Records (online). Deeds: 90362434, 90561628, 90580063, 9049196, 90550103, 01522923, 00701727, 03201689

Louise Bernard Is Engaged to Ronald Davies; Daily Camera Carnegie Library; July 31, 1940

Obituaries; Crete Mildred Dever; Daily Camera Carnegie Library; February 26, 1993

O. L. Dever, Candidate School Superintendent; Daily Camera Carnegie Library; October 19, 1950

VI. SIGNIFICANCE

37. Local landmark designation: Yes **X** No Date of designation: **September 2019**

Designating authority: Boulder County Community Planning and Permitting.

38. Applicable National Register Criteria:

 A. Associated with events that have made a significant contribution to the broad pattern of our history;

 B. Associated with the lives of persons significant in our past;

Resource Number: 5BL14440

Temporary Resource Number:

- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☐ C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- ☐ 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. The proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☒ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **1936-1939**

41. Level of significance: National ☐ State ☐ Local ☒

Resource Number: 5BL.14440

Temporary Resource Number:

42. Statement of significance:

The cabin is historically significant for its possible association with Meeker Park's development as a vernacular tourist resort during the first half of the twentieth century.

Despite some loss of integrity, the cabin's vernacular style of architecture is relatively intact and should be considered a good example of the vernacular style of architecture. Character defining features include the log construction, the gabled roof, and the stone chimney. The cabin should also be considered a contributing resource to the local Landmark Historic District of Meeker Park.

43. Assessment of historic physical integrity related to significance:

Despite the loss of a few original windows a small addition and wraparound porch, the cabin displays a significant level of integrity relative to the seven aspects of integrity defined by the National Park Service – location, setting, design, workmanship, materials, feeling, and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ____ Not Eligible **X** Need Data ____

45. Is there National Register district potential? Yes **X** No ____

Discuss: **This inventory was conducted as a single as-needed survey and has significance integrity to qualify as part of the local Landmark Historic District of Meeker Park and potential National Register district.**

If there is National Register district potential, is this building: Contributing **X** Noncontributing **n/a**

46. If the building is in existing National Register district, is it: Contributing **n/a** Noncontributing **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers: **Photo (1) to Photo (20)**

Negatives filed at:

48. Report title:

49. Date(s): **February 21, 2020**

50. Recorder(s): **Scott Mueller**

51. Organization: **Boulder County Community Planning and Permitting**

52. Address: **2045 13th Street, Boulder, CO 80302**

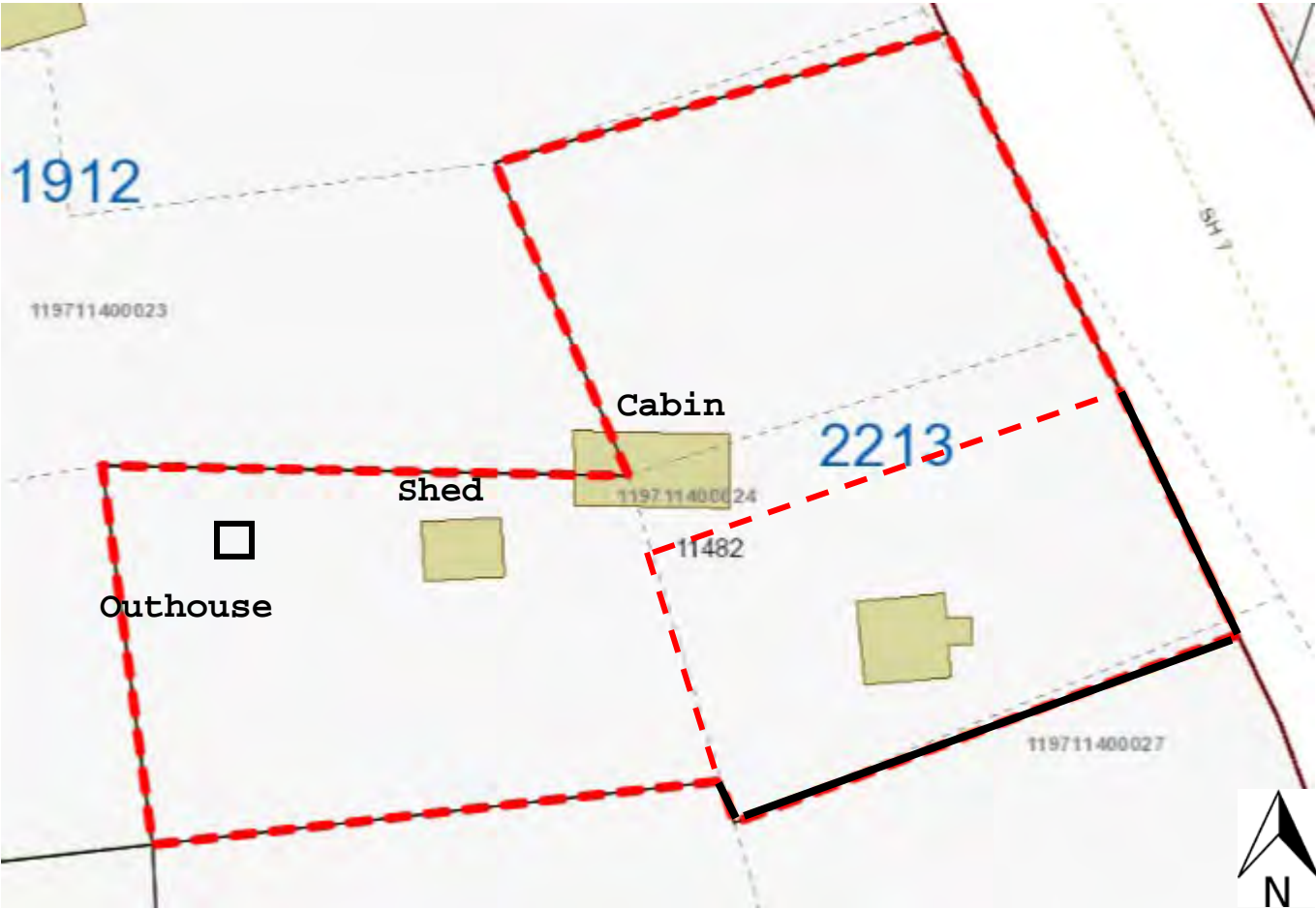
53. Phone number(s): **720-564-2880**

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Resource Number: 5BL.14440
Temporary Resource Number:

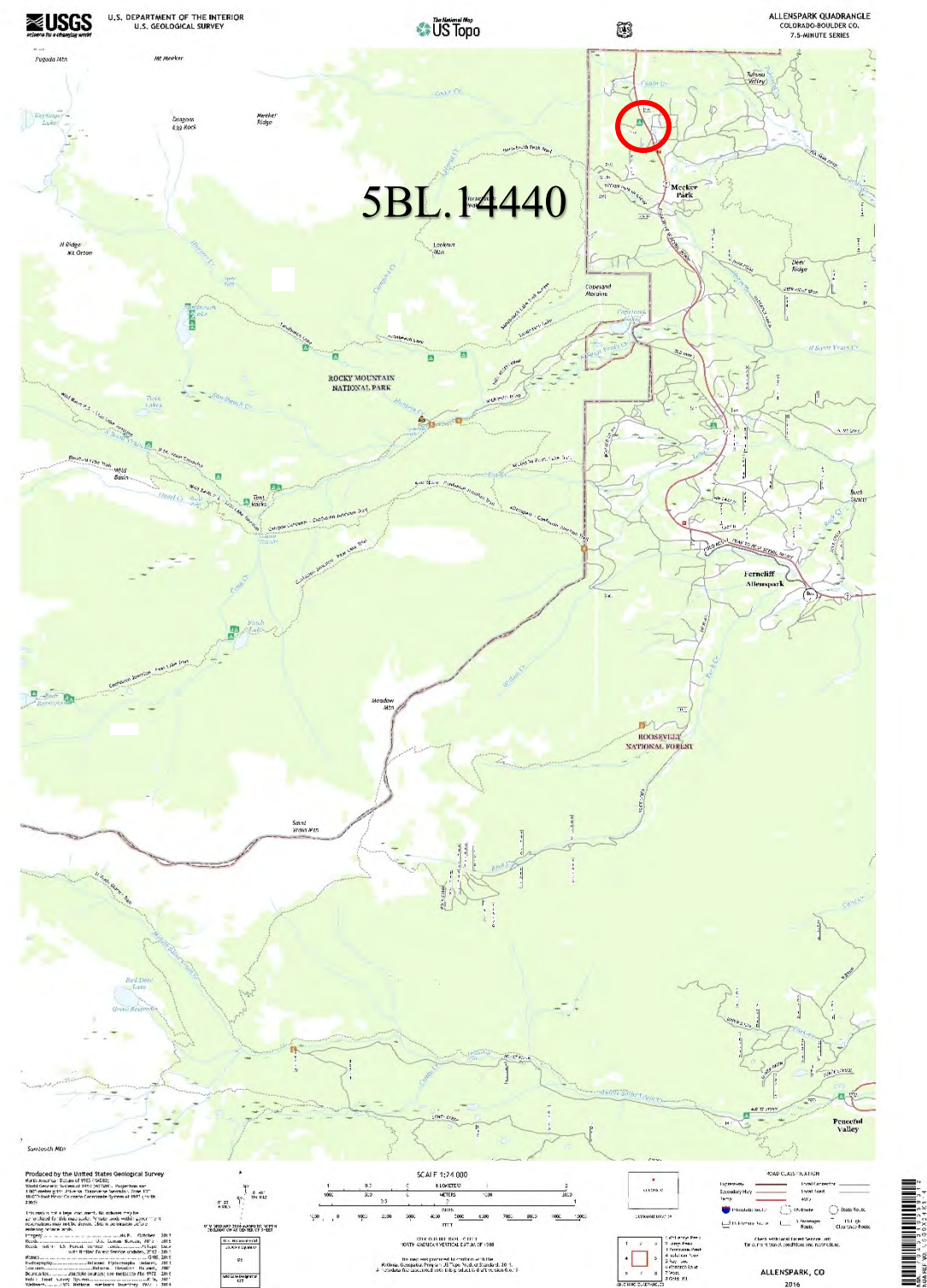
Sketch Map

Address: **11482 Peak to Peak Hwy**
Site Number: **5BL.14440**



----- 11482 Property Line

Resource Number: 5BL14440
Temporary Resource Number:
USGS TOPO Map



Resource Number: 5BL14440

Temporary Resource Number:

Photo (1)- Cabin North Elevation February 2020



Photo (2)- Cabin North Elevation February 2020



Resource Number: 5BL14440

Temporary Resource Number:

Photo (3)- Cabin North Elevation February 2020



Photo (4)- Cabin South Elevation February 2020



Resource Number: 5BL.14440

Temporary Resource Number:

Photo (5)- Cabin South Elevation February 2020



Photo (6)- Cabin East Elevation February 2020



Resource Number: 5BL14440

Temporary Resource Number:

Photo (7)-Cabin East Elevation February 2020



Photo (8)-Cabin West Elevation February 2020



Resource Number: 5BL14440

Temporary Resource Number:

Photo (9) Shed North Elevation February 2020



Photo (10)- Shed North Elevation February 2020



Resource Number: 5BL.14440

Temporary Resource Number:

Photo (11)- Shed South Elevation February 2020



Photo (12)- Shed East Elevation February 2020



Resource Number: 5BL.14440

Temporary Resource Number:

Photo (13)- Shed West Elevation February 2020



Photo (14)- Looking Southwest February 2020



Resource Number: 5BL.14440

Temporary Resource Number:



Photo (15)- North Elevation February 2020



Photo (16)- South Elevation February 2020

Resource Number: 5BL.14440
Temporary Resource Number:



Photo (17)- East Elevation February 2020



Photo (18)- West Elevation February 2020

Resource Number: 5BL14440

Temporary Resource Number:

Photo (19)- Looking East February 2020



Photo (20)- Looking Southeast February 2020



Resource Number: 5BL.14440

Temporary Resource Number:

Photo (21)- Storage Looking West February 2020





Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, December 3, 2020 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

**Docket SPR-20-0079: Franklin Commons/CA-20-0015: Old Town Niwot
Historic District – Bader House**

Request: Site Plan Review for the deconstruction of an existing 3,690-square-foot fire-damaged structure, the new construction of a 5,236-square-foot mixed use building containing 5 residential units, and a 427-square-foot addition to the existing 1,379-square-foot Bader House/Certificate of Appropriateness for alterations to the Bader House and new construction on the parcel

Location: 210 Franklin Street, Niwot

Zoning: Niwot Rural Community District 1 (NRCD1) Zoning District

Owner: 210 Franklin LLC

Agent: Terry Palmos

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) as a referral body is to review and comment on the Site Plan Review process and development proposals which could affect historic properties eligible or designated.

In addition, their role is to determine if the proposal meets the criteria for a Certificate of Appropriateness since this property is within the Old Town Niwot Historic District which has specific design criteria requiring a CA and the Bader house is a contributing historic resource as well.

BACKGROUND

The property is within the Old Town Niwot Historic District landmarked in 1993. The c. 1900 Bader House is a contributing resource and the structure behind is noncontributing. The District has detailed design criteria outlined in the Land Use Code for contributing and noncontributing structures.

The Frank Bader House has folk Victorian influences. Its roof is a medium pitched front gable. Side wings, with gable roofs of the same pitch have been added through the years. It appears as though a porch was enclosed along the front facade of the house at some point in time. The house is two stories with double-hung windows on both the first and second floors. A small covered porch emphasizes the entrance on the west side of the building. Scallop detailing under the gables gives the house its Victorian appearance. Horizontal wood siding clads the wood frame building. In 1994, this wood siding was covered by vinyl siding.

On November 6, 2019, a subcommittee of HPAB met with the Terry Palmos and gave feedback on plans for the property. Their feedback included that they were fine with the proposed residential use of the new structure; that they would like the square element of the Franklin Street elevation changed to a gable; they suggested a gable over the recessed balcony to replicate what is over the entrance to the Bader House; and they asked for the removal of the brick gable from the rubbish storage enclosure area by the alley and the replacement with something more muted. It was stipulated that the proposed addition to the southeast side of the Bader House would be discussed later and that final plans would need to be reviewed by the full HPAB.

CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA

In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

- a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.
- b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.
- c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

See attached for design criteria for the NRCDI. Pages 4-52 thru 4-57

RECOMMENDATION

On November 17, 2020, historic preservation staff gave the following feedback and requests for more information to the applicant which we recommend for further review before approving the SPR or CA:

1. **The addition to the Bader House** – We appreciate that the proposed addition is pushed back a bit from the 2nd Avenue façade, but as it is almost in line with the original elevation, we would like to see it pushed back a bit more to reveal the little window.
2. **Entrance and ADA ramp on Bader House** – We need clarification on what is being proposed for the Franklin Street entrance with the ADA ramp for the Bader House and any other changes proposed for the house. We see plans submitted with the building permit dated 8/31/20 that show the door centered; but then we see plans submitted for SPR dated 10/12/20 that have the door moved to the side. The 3D renderings that we have do not show a ramp. The recent building permit was allowed to proceed with the requirement that when this larger project came forward, a solution for ADA access was worked out. The idea worked out with (Chief Building Official) Ron Flax at the time was to allow more time for a solution to be found that would not require moving the door.
3. **The street-level windows on the new building** – As per the design guidelines for the NRCD1, windows should have a vertical emphasis to them. The proposed street-level

windows on the new building are very square and don't seem to have a vertical emphasis. We'd like to see a vertical emphasis to the windows or a kickplate below the windows, similar to several storefronts on 2nd Avenue, to give that vertical appearance.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: County Transportation, Health, and Parks Departments, FPD.
FROM: Katy Thompson, Staff Planner
DATE: November 19, 2020
RE: Site Plan Review application SPR-20-0079

Docket SPR-20-0079: Franklin Commons Site Plan Review

Request: Site Plan Review for the deconstruction of an existing 3,690-square-foot fire-damaged structure, the new construction of a 5,236-square-foot mixed use building containing 5 residential units, and a 427-square-foot addition to the existing 1,379-square-foot Bader House.

Location: 210 Franklin Street, LOTS 13-14-15 BLK 21 NIWOT, in Section 25, Township 2N, Range 70W.

Zoning: Niwot Rural Community District 1

Applicant: Soterios "Terry" Palmos

Property Owner: 210 Franklin LLC

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department via mail (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information.

Please return responses by **December 7, 2020.**

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>)).

_____ We have reviewed the proposal and have no conflicts.
_____ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only

Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name Franklin Commons	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 210 FRANKLIN ST, NIWOT CO			
Subdivision Name NIWOT			
Lot(s) 13-14-15	Block(s) 21	Section(s) 25	Township(s) 2N
Range(s) 70			
Area in Acres .243	Existing Zoning NBCLD1	Existing Use of Property RESTAURANT	Number of Proposed Lots N/A
Proposed Water Supply LEFT HAND WATER		Proposed Sewage Disposal Method NIWOT SANITATION	

Applicants:

Applicant/Property Owner 210 FRANKLIN LLC		Email palmos@privatei.com	
Mailing Address 2775 IRIS AVE			
City BOULDER	State CO	Zip Code 80304	Phone 303-589-7061
Applicant/Property Owner/Agent/Consultant Societas Terry Palmos		Email palmos@privatei.com	
Mailing Address 2775 IRIS AVE			
City BOULDER	State CO	Zip Code 80304	Phone 303-589-7061
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>[Signature]</i>	Printed Name Societas Terry Palmos	Date 10/8/20
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Boulder County Land Use Department


2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity


210 FRANKLIN ST

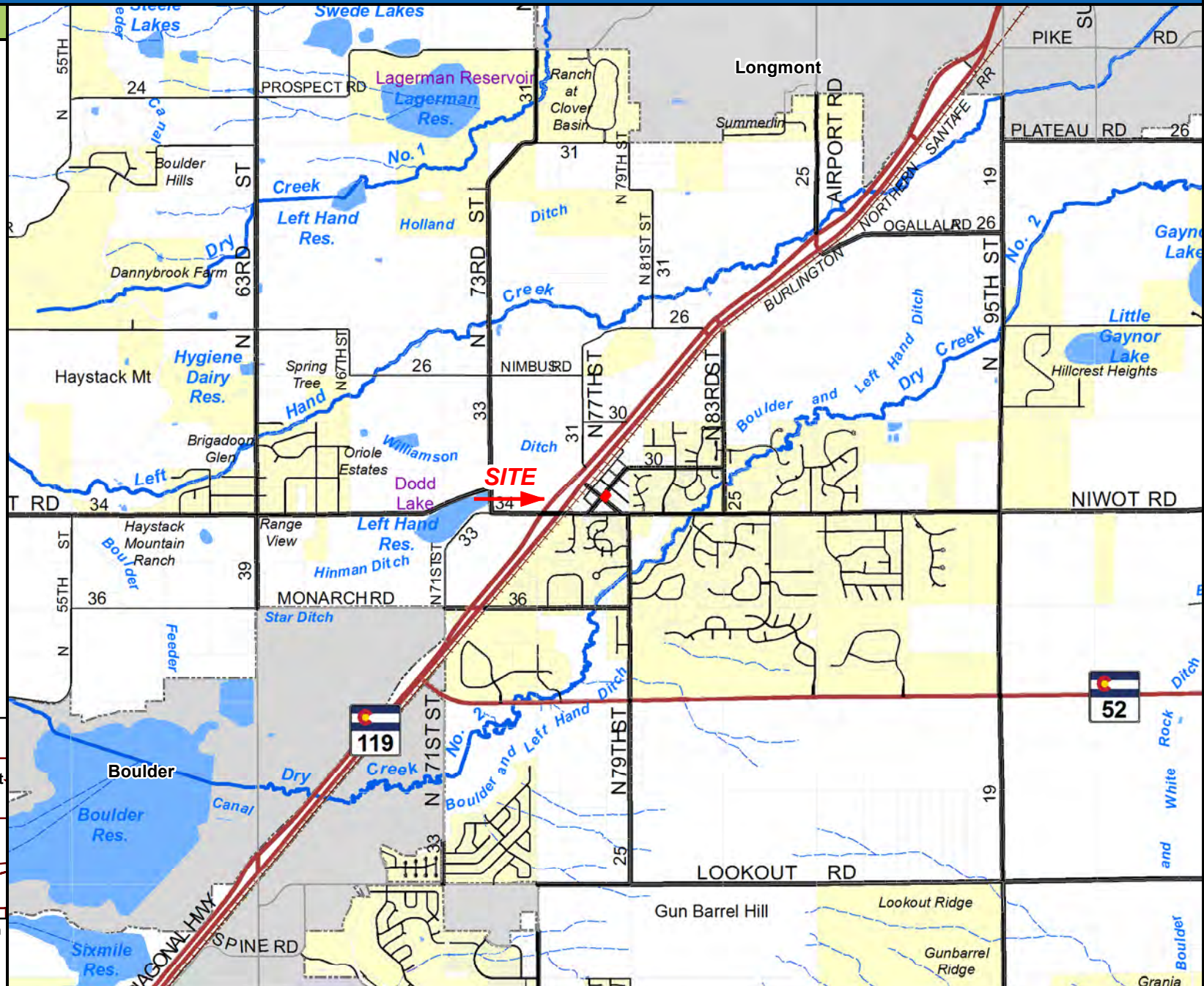
Legend

 Subject Parcel

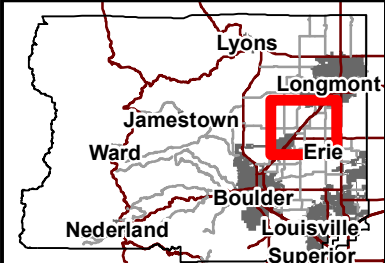
 Municipalities

Subdivisions

 Subdivisions



0 4,000 Feet
NORTH 1 inch = 4,000 feet
Area of Detail Date: 9/12/2019



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Boulder County Land Use Department

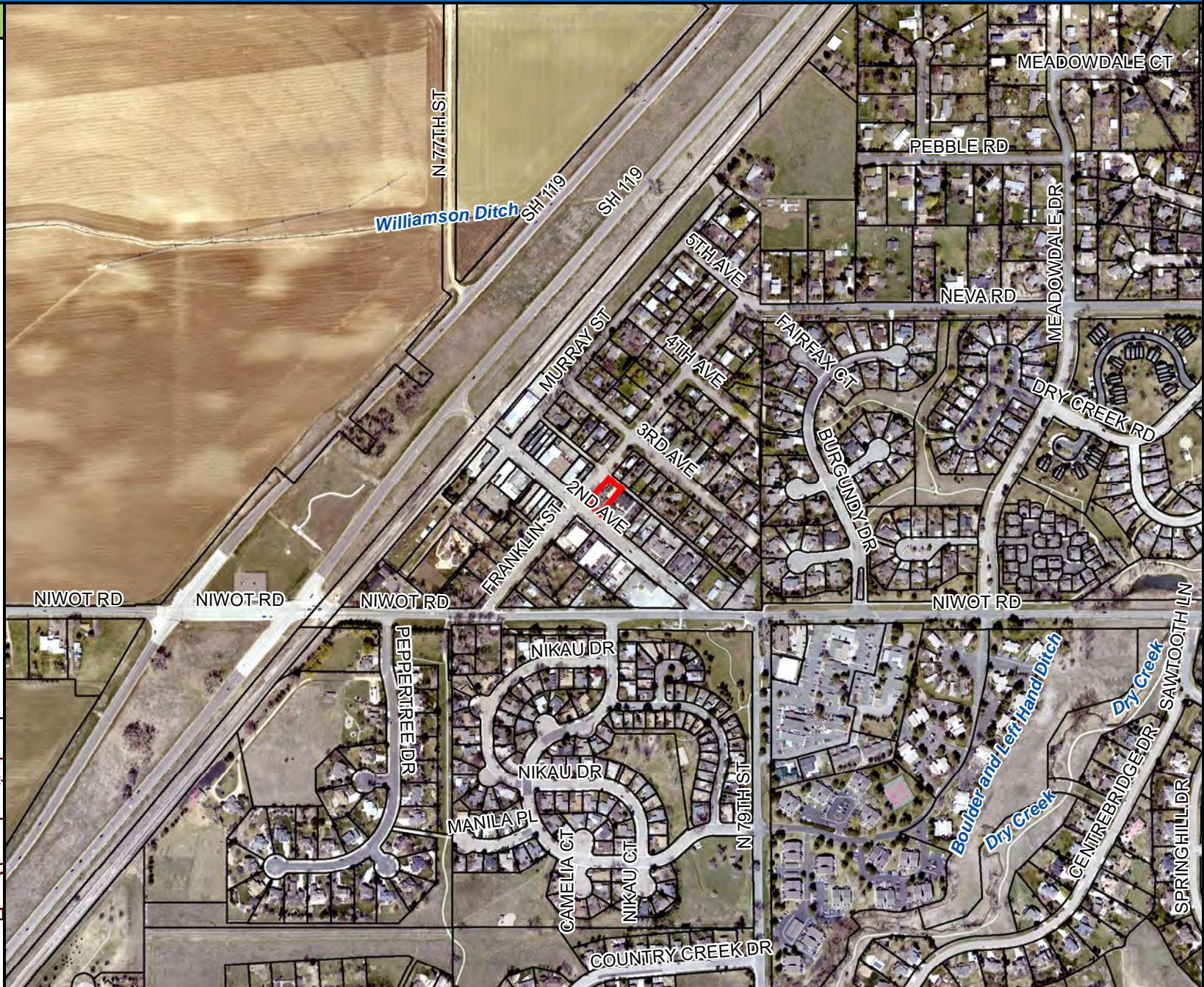
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

210 FRANKLIN ST

Legend

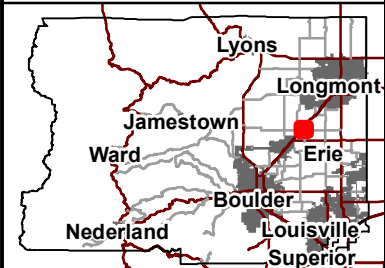
 Subject Parcel



0 600
Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 9/12/2019



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Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

210 FRANKLIN ST

Legend

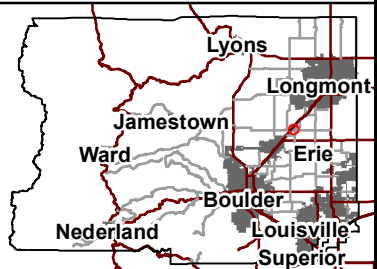
 Subject Parcel



0 50
Feet

NORTH 1 inch = 50 feet

Area of Detail Date: 9/12/2019



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Boulder County Land Use Department

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Comprehensive Plan


210 FRANKLIN ST

Legend

 Subject Parcel

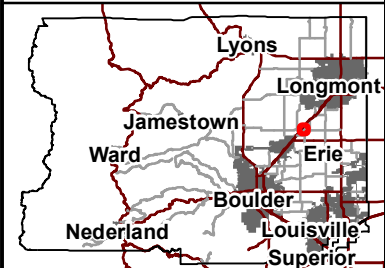
Significant Agricultural Land

 Ag of National Importance

 Ag of Statewide Importance



0 200
Feet
NORTH 1 inch = 200 feet
Area of Detail Date: 9/12/2019



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Boulder County Land Use Department

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Zoning


210 FRANKLIN ST


Legend

 Subject Parcel


Major Road Setbacks

 90 feet

 110 feet

 160 feet

Zoning Districts

 Business

 Multiple Family

 NRCD I

 NRCD II

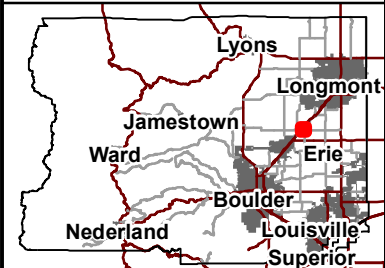
 Rural Residential

 Suburban Residential

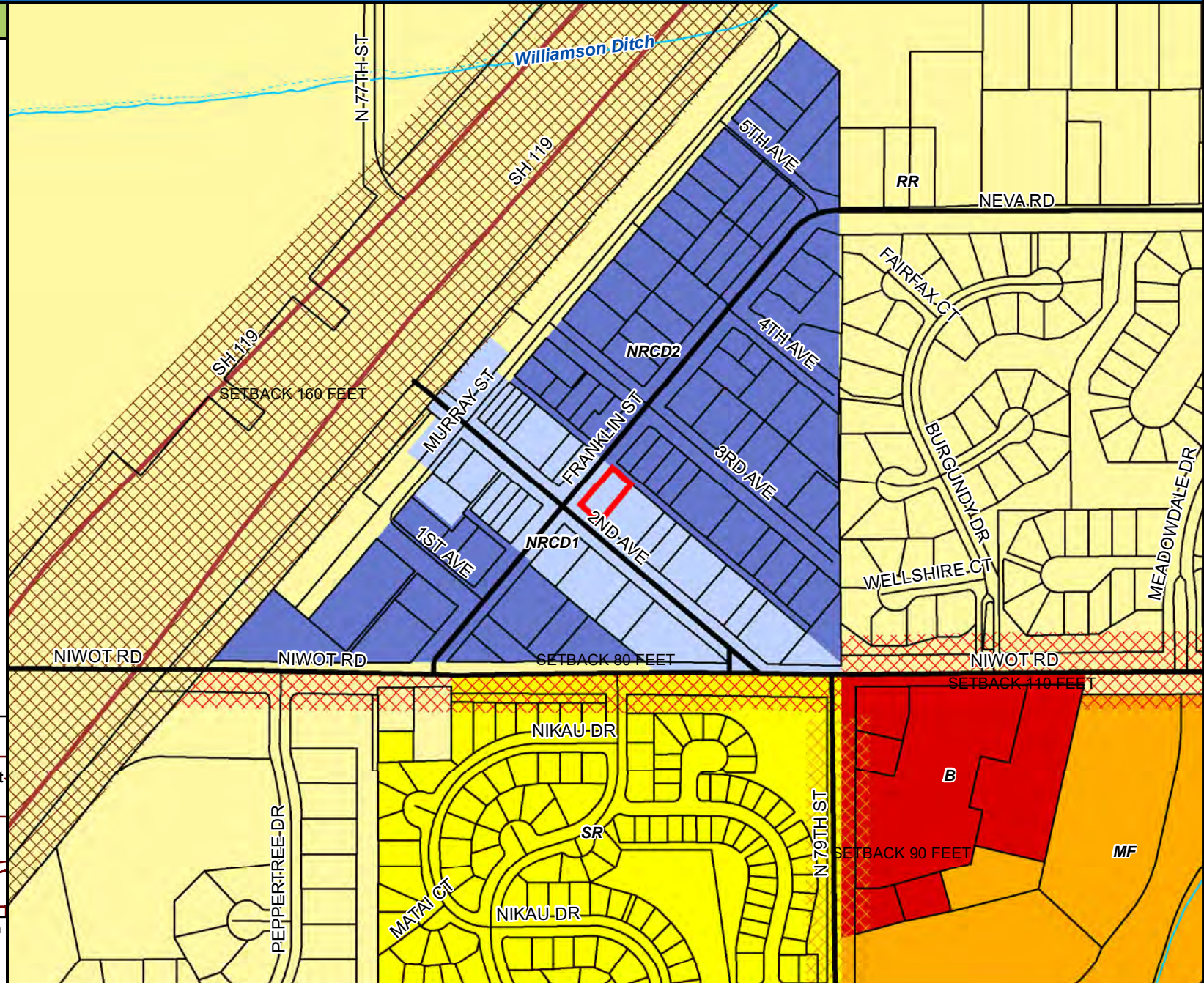
0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 9/12/2019



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Boulder County Land Use Department

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Public Lands & CE's

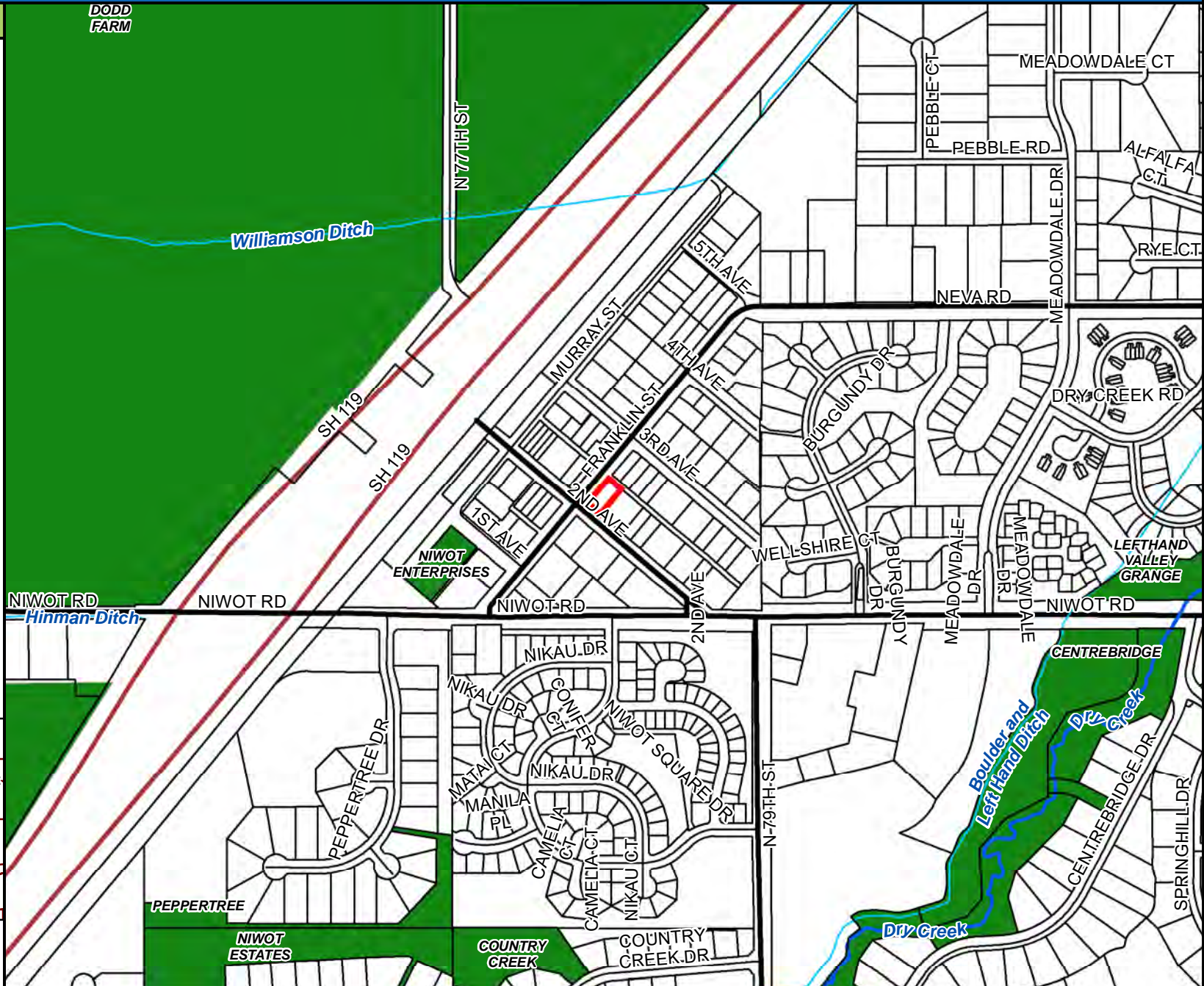
210 FRANKLIN ST

Legend

 Subject Parcel

Boulder County Open Space

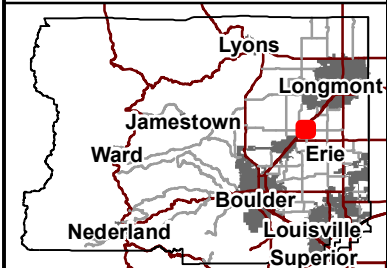
 County Open Space



0 600 Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 9/12/2019



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Site Plan Review Fact Sheet

P6-2

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information ~~EX~~ BUILDING TO BE DEMOLISHED

Type of Structure: (e.g. residence, studio, barn, etc.)	RESTAURANT, COY PATIO 2ND FLOOR OFFICE				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)	3690 sq. ft.		Deconstruction: 3690 sq. ft.		
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
EX Basement:	— sq. ft.	— sq. ft.	— sq. ft.	27'4"	
EX First Floor:	2584 sq. ft.	— sq. ft.	2584 sq. ft.	Exterior Wall Material	SIDING
EX Second Floor:	800 sq. ft.	— sq. ft.	800 sq. ft.	Exterior Wall Color	BROWN
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Material	ASPHALT SHINGLE
EX *Covered Porch:	306 sq. ft.	— sq. ft.	306 sq. ft.	Roofing Color	BROWN
Total:	— sq. ft.	— sq. ft.	3690 sq. ft.	Total Bedrooms	N/A

Project Identification:

Project Name:	FRANKLIN COMMONS
Property Address/Location:	210 FRANKLIN ST
Current Owner:	210 FRANKLIN LLC
Size of Property in Acres:	.243

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information ~~NEW~~ MIXED-USE BLDG.

Type of Structure: (e.g. residence, studio, barn, etc.)	COMMERCIAL				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)	977 sq. ft.		Deconstruction: N/A sq. ft.		
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	— sq. ft.	— sq. ft.	— sq. ft.	17'-3"	
First Floor:	977 sq. ft.	— sq. ft.	977 sq. ft.	Exterior Wall Material	BRICK
Second Floor:	— sq. ft.	— sq. ft.	— sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Material	ASPHALT SHINGLE
*Covered Porch:	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Color	match Buder horse
Total:	977 sq. ft.	— sq. ft.	977 sq. ft.	Total Bedrooms	—

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

*See Article 18-131A for definition of covered porch.

Site Plan Review Fact Sheet Pg 3

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information NEW MIXED-USE BLDG

Type of Structure: (e.g. residence, studio, barn, etc.)				RESIDENTIAL	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			Deconstruction:		
sq. ft.			sq. ft.		
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	— sq. ft.	— sq. ft.	— sq. ft.	28'-9"	
First Floor:	1348 sq. ft.	— sq. ft.	1348 sq. ft.	Exterior Wall Material	LAP SIDING
Second Floor:	1859 sq. ft.	— sq. ft.	1859 sq. ft.	Exterior Wall Color	Match Bader House
Garage:				Roofing Material	ASPHALT SHINGLE
<input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	1052 sq. ft.	— sq. ft.	1052 sq. ft.	Roofing Color	Match Bader House
BALK./STAIR		748 sq. ft.			
*Covered Porch:	— sq. ft.	54 sq. ft.	— sq. ft.		
Total:	4259 sq. ft.	802 sq. ft.	4259 sq. ft.	Total Bedrooms	2 STUDIO 3 BED

Project Identification:	
Project Name:	FRANKLIN COMMONS
Property Address/Location:	210 FRANKLIN ST
Current Owner:	210FRANKLIN LLC
Size of Property in Acres:	.243

Determining Floor Area
 Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			Deconstruction:		
sq. ft.			sq. ft.		
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage:				Roofing Material	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.		
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

Residential vs. Non-Residential Floor Area
 Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas		10	10
Berm(s)			
Other Grading		10	10
Subtotal			20 Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	637	123	514
Material cut from foundation excavation to be removed from the property			494

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
Landfill

Narrative

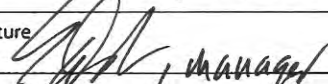
Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature 	Print Name <u>Sotirios Terry Palmos</u>	Date <u>10/8/20</u>
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August 20, 2020

Project Narrative: Franklin Commons at 210 Franklin, Niwot, CO 80503

Franklin Commons has tremendous potential to add life and vitality to Niwot's 2nd Avenue Commercial District.

History: 210 Franklin is the former site of Colterra Restaurant. A fire in 2017 damaged the restaurant beyond repair, leaving demolition of the main restaurant building the only feasible option. Thankfully, the landmarked Bader House that was used for Colterra's group events was undamaged.

Niwot's iconic Bader House: The Bader House will remain the feature of Franklin Commons. Stately cottonwoods on the site will remain and continue to surround the beautiful patio. The Bader House will likely become the main dining room for a future restaurant, after the addition of a 427 s.f. commercial kitchen and restroom space on the southeast side. Current plans for an accessible restroom within the Bader House will allow for the use of this building for mercantile and/or office until a post-pandemic restaurant is feasible.

New Mixed-use Building: A new mixed-use building on the northeast side of the site, adjacent to the alley and Franklin, will include 5 new residential units and commercial space fronting Franklin on the main level. The residential units are within an easy walk to shops, offices, restaurants, public transit, a grocery store and all the wonderful amenities that Niwot has to offer. The building has 3,207 s.f. finished residential space, 1,052 s.f. of garages, and 977 s.f. of commercial space. The new residences are all under 600 s.f., either studio or one bedroom, and will each have a private patio or balcony. Each unit also has an attached 1 car garage. These smaller units will be a welcome addition to Niwot's limited residential market. The exterior style will be compatible with other new buildings within the NRCD. The residential use along the alley provides a transition between the commercial use along 2nd Avenue and the single-family residential use across the alley. The materials are brick, lap siding, and a composition shingle roof. The garages will be accessed from the alley. The front doors will be accessed from a sidewalk that connects to Franklin.

The alley will be used for access to the residential garages and for trash service. Delivery access to the potential restaurant and commercial space will be from Franklin. Since the previous restaurant in this location accessed both employee parking and all deliveries from the alley, this should eliminate any concern from adjacent neighbors regarding additional traffic in the alley.

Multimodal transportation to the project is encouraged by the inclusion of bike racks and sidewalks.

Parking for this project is provided by on-site garages for the residential units, and ample street frontage for the commercial space. Since the residences are under 600 s.f., it is reasonable for the parking requirement for these units to be reduced to 1 space per unit. Each unit has a one car garage. The parking requirement for the commercial space is 1:500 s.f, so 6 spaces are required. The site frontage along 2nd Avenue provides 6 spaces (1 per 25' of frontage and Franklin provides 5 parking spaces (1 per 15' of frontage) for a total of 11 spaces.

The applicant has held a neighborhood meeting, met with the former Niwot Design Review Committee, met with the current Niwot Design Review Committee, and met with the Historic Preservation Advisory Board subcommittee. The submittal provided includes revisions to both the uses and the exterior elevation requested by these groups.

The proposed project has tremendous community support. See attached letters from the Niwot Future League, The Niwot Business Association Executive Committee, the Niwot Economic Development Director, and adjacent property owners, Jim and Anne Postle.

The proposed project contributes to the economic vitality of Niwot by providing both property tax and potential sales tax revenue. The new residences and businesses will contribute to the walkability, sustainability and vibrancy of Niwot's commercial and historic district.

The size of Franklin Commons is compatible with the general character of the NRCD. The location of the existing and proposed buildings and uses will not impose an undue burden on public services and infrastructure. The proposed development avoids natural hazards. The proposed development shall not alter historic drainage patterns and flow rates. The proposed development avoids significant natural ecosystems and environmental features. The development shall not have a negative visual impact on the natural features or neighborhood character of the surrounding area. The location of the development shall be compatible with the natural topography and existing vegetation and shall not cause unnecessary or excessive site disturbance. Runoff, erosion and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. The development is consistent with the Comprehensive Plan.

Franklin Commons will be an asset to the Niwot Community.

Site Plan Review Submittal Narrative: Response to Boards and Neighbors

Meetings held to date:

- Former Niwot design review committee, September 30, 2019
- HPAB subcommittee, November 6, 2019
- Neighborhood meeting, January 29, 2020
- Current Niwot design review committee, February 18, 2020

Original plan presented to the above boards and neighbors:

The original plan kept the Bader house a commercial building with the ability to convert it to a restaurant by adding a 400sf +/- kitchen on the east side, 2 ADA bathrooms and a bar area.

On the north portion of the site, the original plan was to demolish the brown fire damaged building, and replacing it with a 2 story building containing four 550sf +/- residential studio units and one larger 1635sf +/- two story townhome facing Franklin St. The original plan had 6 garage spaces accessed from the alley. The architectural look was mainly brick with a mostly flat roof line facing Franklin St.

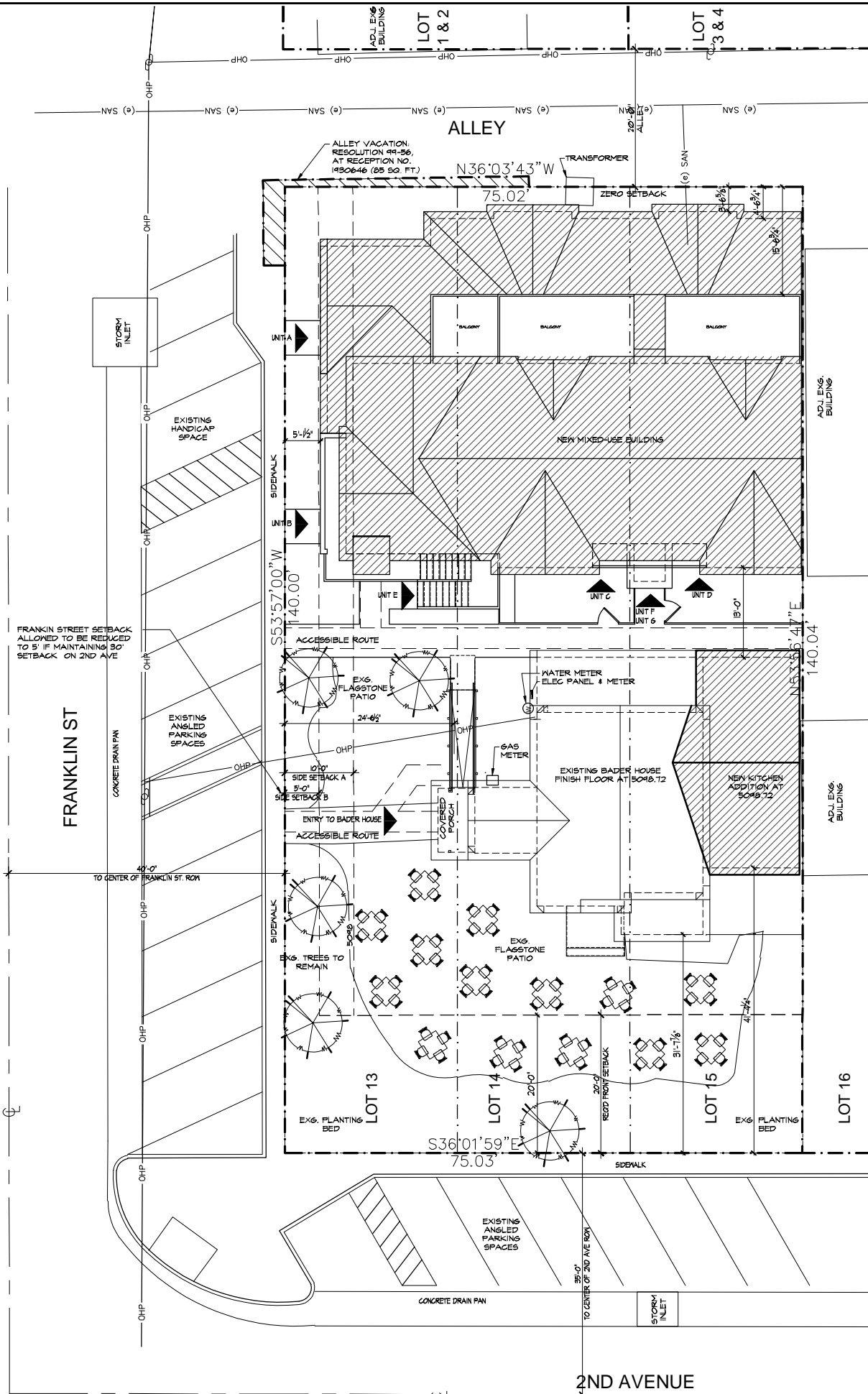
The comments were consistent from all the boards and neighbors. They wanted the Bader house to be a commercial building, and ultimately a restaurant which would utilize the corner flagstone space as an outdoor patio and community gathering area.

The feedback regarding the new north building was also consistent in that most groups supported smaller residential units, but wanted commercial space integrated at street level. Architecturally the feedback was to use more gabled roof lines and less brick to better match the Bader house.

Revised Plan:

There was support from the boards and neighbors for the Historic Bader house to be a commercial space with the goal of becoming a restaurant. Therefore, no changes were made to the original plan for the Bader House.

However, the north building was revised by eliminating the 2-story residential townhouse facing Franklin St, and replacing it with 1000sf +/- of 1st floor commercial space facing Franklin Street. The 2nd floor of the 2-story townhome was changed to a smaller 600sf +/- residential studio unit. There are now 5 alley loaded garage parking spaces. The revised building is a true residential and commercial mixed-use building. Also, per the various group's requests, the architecture was changed to incorporate more gable roofs, less brick, and yellow siding was added to better match Bader house overall historical design.



CODE COMPLIANCE/OCC.LOAD

PROJECT NAME: FRANKLIN COMMONS
PROJECT LOCATION: 210 FRANKLIN ST, NIWOT, CO
JURISDICTION: BOULDER COUNTY

CODE COMPLIANCE/OCC.LOAD

2012 Codes Adoptions & Amendments for Boulder County
International Building Code (IBC)
International Energy Conservation Code (IECC)
International Code Council Performance Code (ICCPC)
National Electric Code (NEC 2014 edition)
International Mechanical Code (IMC)
ICC/ANSI A117.1 2009 HC/ACCESSIBILITY DESIGN CODE
International Plumbing Code (IPC)
BOULDER COUNTY LAND USE CODE
International Fuel Gas Code (IFGC)
BOULDER COUNTY BUILDING CODE AMENDMENTS

OCCUPANCY CLASSIFICATION: CHAPTER 3, SECTION 303

BADER HOUSE (RESTAURANT)
B (BUSINESS) UPPER LEVEL, S-I STORAGE
A-2 (ASSEMBLY) WITH ACCESSORY USES
MIXED-USE BUILDING
R-2 (APARTMENTS)
B (BUSINESS)

TYPE OF CONSTRUCTION: CHAPTER 6, TABLE 601
TYPE V-B (NON-RATED)

FRANKLIN COMMONS

LOT 13, 14, & 15 OF BLOCK 21, NIWOT, SOUTHEAST 1/4 OF SECTION 25, T2N, RANGE 70 W OF THE 68TH MERIDIAN, COUNTY OF BOULDER, CO
PARCEL #13125407010, .234 ACRES, 10540 S.F. AS MEASURED PER SURVEY DATED 9/4/19, NRCD 1 BLOCK 5 - HISTORIC DISTRICT

SQUARE FOOTAGES

	AREA (SQUARE FEET)
MIXED USE BUILDING	
1ST FLOOR	
COMMERCIAL	417 SF
RESIDENTIAL	
UNITS	1348 SF
GARAGES	1052 SF
COVERED PORCHES	54 SF
2ND FLOOR	
RESIDENTIAL	
UNITS	1654 SF
UNCOVERED BALCONIES	656 SF
EXTERIOR STAIRS	42 SF
TOTAL RESIDENTIAL	4351 SF
TOTAL RESIDENTIAL+EXT. BAL+EXT. STAIRS	5061 SF
TOTAL COMMERCIAL	417 SF
TOTAL SQUARE FOOT MIX-USE BUILDING	5528 SF
BADER HOUSE	
1ST FLOOR	
EXISTING	1001 SF
KITCHEN ADDITION	427 SF
2ND FLOOR	
EXISTING	318 SF
TOTAL SQUARE FOOTAGE BADER HOUSE	1806 SF

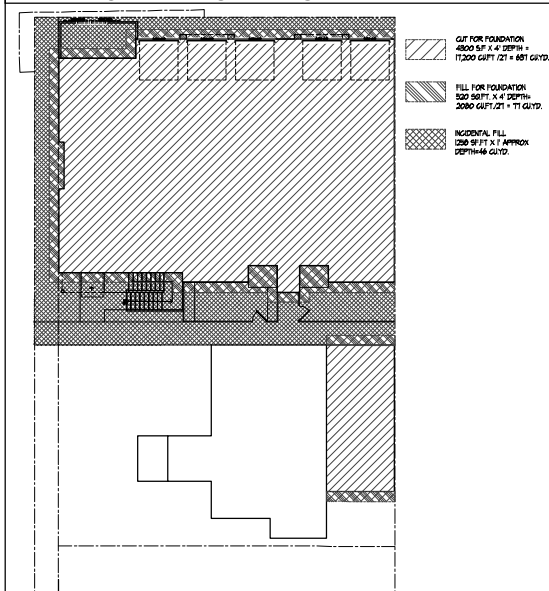
BADER HOUSE - OCCUPANT LOAD, SECTION 1004

FUNCTION OF SPACE	OCCUP CLASS	OCCUPANT LOAD FACTOR	SQUARE FEET OR AREA	OCCUP'S
ASSEMBLY WITHOUT FIXED SEATS				
UNCONSTRAINED DINING (TABLES & CHAIRS)	A-2	15 NET	456 S.F.	31
DINING AREA, BAR DINING, PRIVATE DINING	A-2	5 NET	18 S.F.	4
CONCENTRATED SEATING (WAITING AREA)	A-2	# OF STOOLS	5 STOOLS	5
BAR SEATING	A-2	200 GROSS	56	1
BACK BAR	A-2	200 GROSS	345	2
COMMERCIAL KITCHEN	B	100 GROSS	300	3
ACCESSORY BUSINESS	S-1	300 GROSS	60 ML + 60 UL	1
ACCESSORY STORAGE/MECHANICAL				47
TOTAL OCCUPANT LOAD RESTAURANT				
OUTDOOR PATIO				
UNCONSTRAINED DINING (TABLES & CHAIRS)	A-2	15 NET	1406 S.F.	94
TOTAL OCCUPANT LOAD GARDEN LEVEL + PATIO				141

MIXED-USE - OCCUPANT LOAD, SECTION 1004

FUNCTION OF SPACE	OCCUP CLASS	OCCUPANT LOAD FACTOR	SQUARE FEET OR AREA	OCCUP'S
BUSINESS/OFFICE UNIT A	B	100 GROSS	462	4.6 OR 5
BUSINESS/OFFICE UNIT B	B	100 GROSS	421	4.2 OR 5

EARTHWORK AND GRADING



NIWOT RURAL COMMUNITY DISTRICT I (NRCD I) LOT, BUILDING, AND STRUCTURE REQUIREMENTS

LOT, BUILDING, AND STRUCTURE REQUIREMENTS

- Minimum Lot Size: 3,500 square feet
- Maximum Building Height:
 - 30 feet
 - 15 feet within 25 feet of rear property line where the rear lot line is adjacent to a parcel or right-of-way outside of the nrcd i.
 - Properties that do not currently meet this requirement may rebuild the same massing as the existing structure if approved by the Land Use Director or applicable processes.
- C. 15 feet within 20 feet of the front property line in Blocks 5 and 6:
 - Front yard:
 - Blocks 1, 2, 3, 4: 0 feet
 - Blocks 5, 6:
 - 20 feet along 2nd Avenue with the ability to reduce the front setback to 10 feet as long as the front and rear combined setbacks are not less than 20 feet.
 - 10 feet along Franklin with the ability to reduce the setback to 5 feet if retaining at least 30 feet from 2nd Avenue.
 - Side yard:
 - Block 1, 2, 3, 4, 5, 6: 0 feet
 - Interior parcel lines perpendicular to 2nd Avenue shall be considered a side yard.
 - Rear yard:
 - Blocks 1, 2, 6: 10 feet
 - Blocks 3, 4: 0 feet for corner parcels and parcels where the rear lot line is adjacent to a parcel in the NRCD I, or 15 feet for interior parcels where the rear lot line is adjacent to a parcel outside the NRCD I
 - Block 5: 10 feet with the ability to reduce to 0 feet as long as the front and rear combined setbacks are not less than 20 feet.

PROPOSED BUILDING HEIGHT: 28'9"

PROPOSED SETBACKS: FRONT (EXISTING) 31'-7", SIDE (FRANKLIN) 5'-1", SIDE (INTERIOR LOT) 0", REAR: SINGLE STORY, 3'-6", 2ND STORY, 15'-6"

LOT COVERAGE, FLOOR AREA RATIO

- Lot Coverage
- Definition: The percentage of total parcel area that can be covered by structures.
 - Provisions:
 - Blocks 1, 2: 55%
 - Blocks 3, 4: 80% for interior lots and 90% for corner lots
 - Blocks 5, 6: 50%
- Floor Area Ratio (FAR)
- Definition: The ratio of the total above grade building floor area to total lot area.
 - Provisions:
 - Blocks 1, 2, 5, 6: 0.6
 - Blocks 3, 4: can propose an increase in FAR from 0.6 to a maximum of 0.7 if transferring an equal amount of square footage from another parcel in the same block. The parcel the square footage is transferred from would then be limited to the reduced FAR. The additional FAR can be approved through the review process if it is determined that:
 - The design flexibility created by transferring square footage keeps parking and driveways in the rear of the subject properties; or
 - Achieves a greater rear setback; or
 - Allows for existing structures or mature trees to be retained; and
 - The proposal does not negatively impact historic resources.
 - Blocks 5, 6: can propose an increase in FAR from 0.6 to a maximum of 0.7 if all residential square footage, with the exception of garages and carports, is located above non-residential uses. The additional FAR can be approved through the review process if it is determined that:
 - The proposal does not negatively impact historic resources.
 - Areas within the NRCD I Historic District: No FAR - Historic, Site Plan Review, setback, and lot coverage provisions to control.

PROPOSED LOT COVERAGE:
LOT SIZE 10540 SF * 50% = 5245 SF ALLOWED
PROPOSED COVERAGE: Mixed-Use Bldg footprint: 3,706 S.F. + BADER HOUSE 1,488 SF = 5194 SF.
PROPOSED FAR: NO FAR REQUIRED, AS IT'S LOCATED IN THE HISTORIC DISTRICT.

PARKING

- Parking Requirements:
- 1 parking space per 500 square feet of non-residential floor area, and residential parking
 - Number of dwelling units Parking Requirement*

1	2
2	3
3	4
4	5
5	6
6	7

* Units less than 600 sq. ft. may be granted a reduction in parking.
 - A change of use within an existing structure or the addition of at grade, uncovered outdoor seating will not require additional parking.
 - Non-residential parking may be provided on the lot or on another lot within the NRCD I, or in an approved community lot. A County approved parking agreement is required if the parking is provided on another lot.
 - Residential parking must be provided on site and on the same lot as the residential units.
 - Multi-Modal: A reduction of up to 10% of the allowed 40% reduction of required spaces may be approved for implementing multi-modal strategies such as bike racks, bus pass or ride share benefits. The applicant shall provide passenger loading and staging areas for ridesharing and autonomous vehicles. The applicants must submit evidence that the staging areas are sufficient to meet demand and transportation behaviors and technology warrant a reduction in parking.
 - Credit will be given for on-street parking at a ratio of 1 space per 15 feet of street frontage in the area west of Franklin; 1 space per 25 feet of frontage for parcels with curb-cuts on 2nd Avenue; and, 1 space per 15 feet of street frontage for parcels without curb-cuts on 2nd Avenue in the area east of Franklin Street.

PARKING REQUIREMENTS

Non-Residential Floor Area 1/500 = 1806+447 = 2203/500=5.6
Residential Floor Area= # of dwelling units *6=8 parking* parking reduction allowed for units under 600 sf. *REQUESTING 1 SPOT/RESIDENCE
TOTAL PARKING REQUIRED 5.6 + 8 = 13.6 OR 14 SPOTS REQUIRED REQUESTING ONSITE PARKING REDUCTION FROM 8 TO 5 FOR A TOTAL OF 6 STREET PARKING REQUIRED AND 5 ON-SITE PARKING CREDIT: 1/25 OF FRONTAGE (FRANKLIN)=140/25 = 5.6
1/15 OF FRONTAGE (2ND AVE) = 13.03/15 = 0.87
PARKING CREDIT: 11

Other ON-SITE Parking:
FIVE 1-CAR GARAGES: 5 * PARKING REDUCTION ALLOWED FOR UNITS UNDER 600 SF.

TOTAL PARKING PROVIDED + PARKING CREDIT: 16 SPOTS

Currently, there are 19 striped parking spots on 2nd avenue and Franklin.

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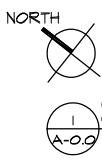
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A-0.0



SITE PLAN

SCALE: 1" = 10'



MIXED-USE BUILDING
SOUTH ELEVATION (FRANKLIN)
2
A-4.0
SCALE: 1/4" = 1'-0"



BADER HOUSE
SOUTH ELEVATION (FRANKLIN)
1
A-4.0
SCALE: 1/4" = 1'-0"

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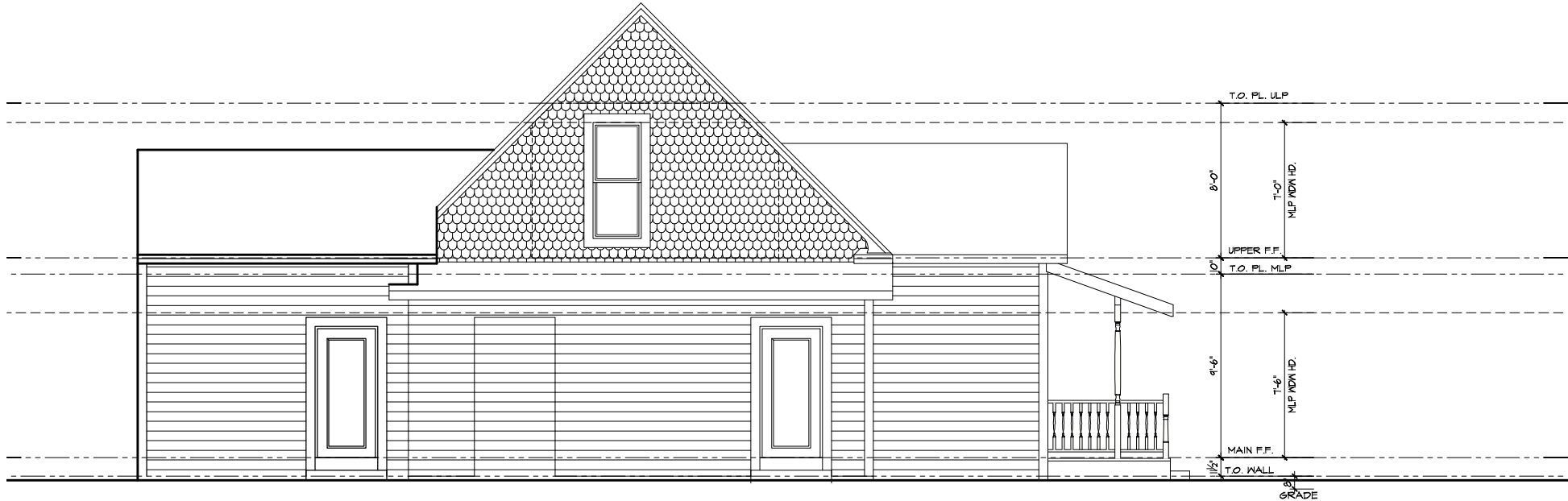
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A-4.0



MIXED-USE BUILDING
NORTH ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"



BADER HOUSE
NORTH ELEVATION (ALLEY)
SCALE: 1/4" = 1'-0"

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A-4.1



MIXED-USE BUILDING
SOUTH ELEVATION (2ND AVE)
SCALE: 1/4" = 1'-0"



BADER HOUSE
SOUTH ELEVATION (2ND AVE)
SCALE: 1/4" = 1'-0"

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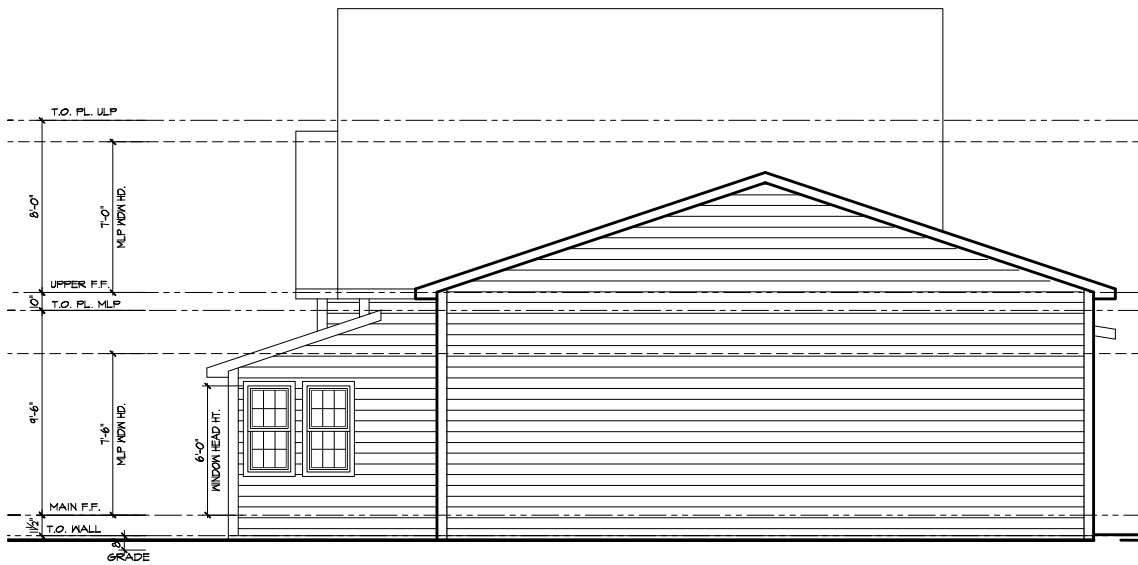
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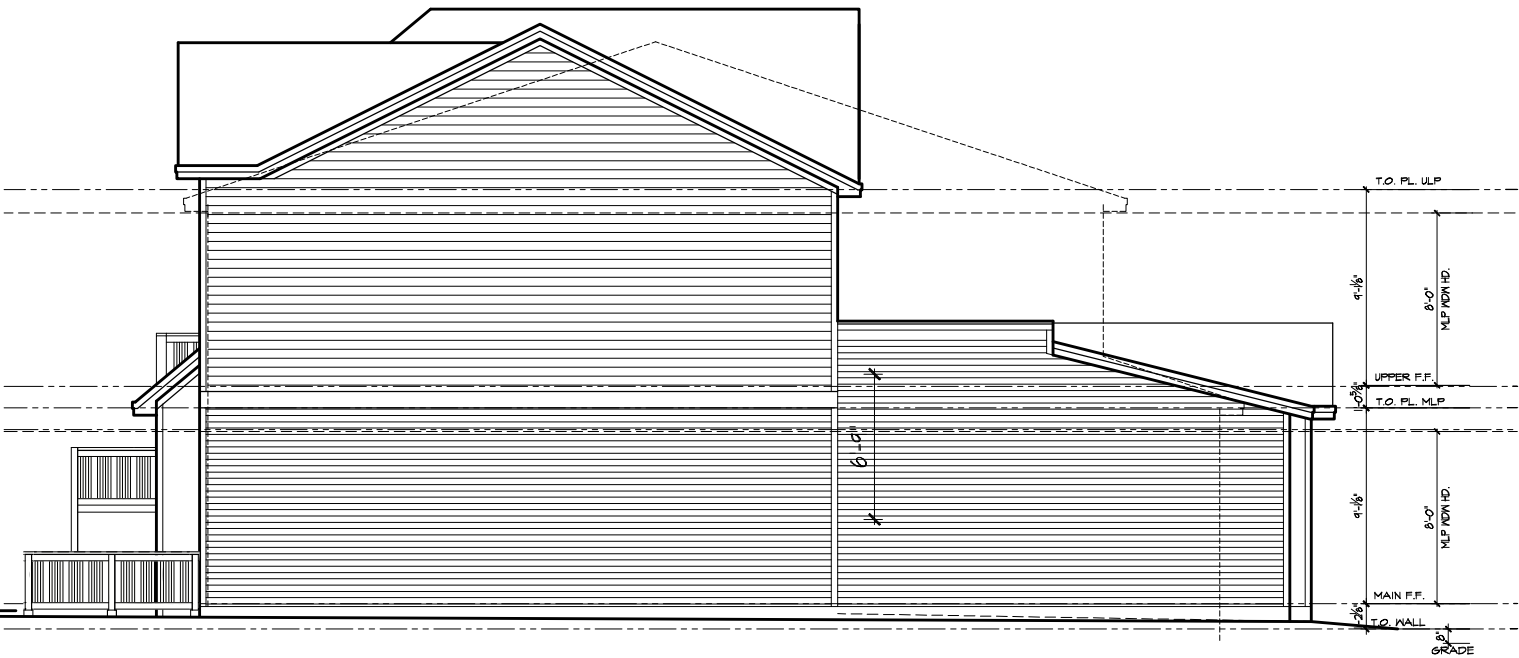
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A-4.2



2
A-4.3
BADER HOUSE
EAST ELEVATION (INTERIOR LOT LINE)
SCALE: 1/4" = 1'-0"



1
A-4.3
MIXED-USE BUILDING
EAST ELEVATION (INTERIOR LOT LINE)
SCALE: 1/4" = 1'-0"

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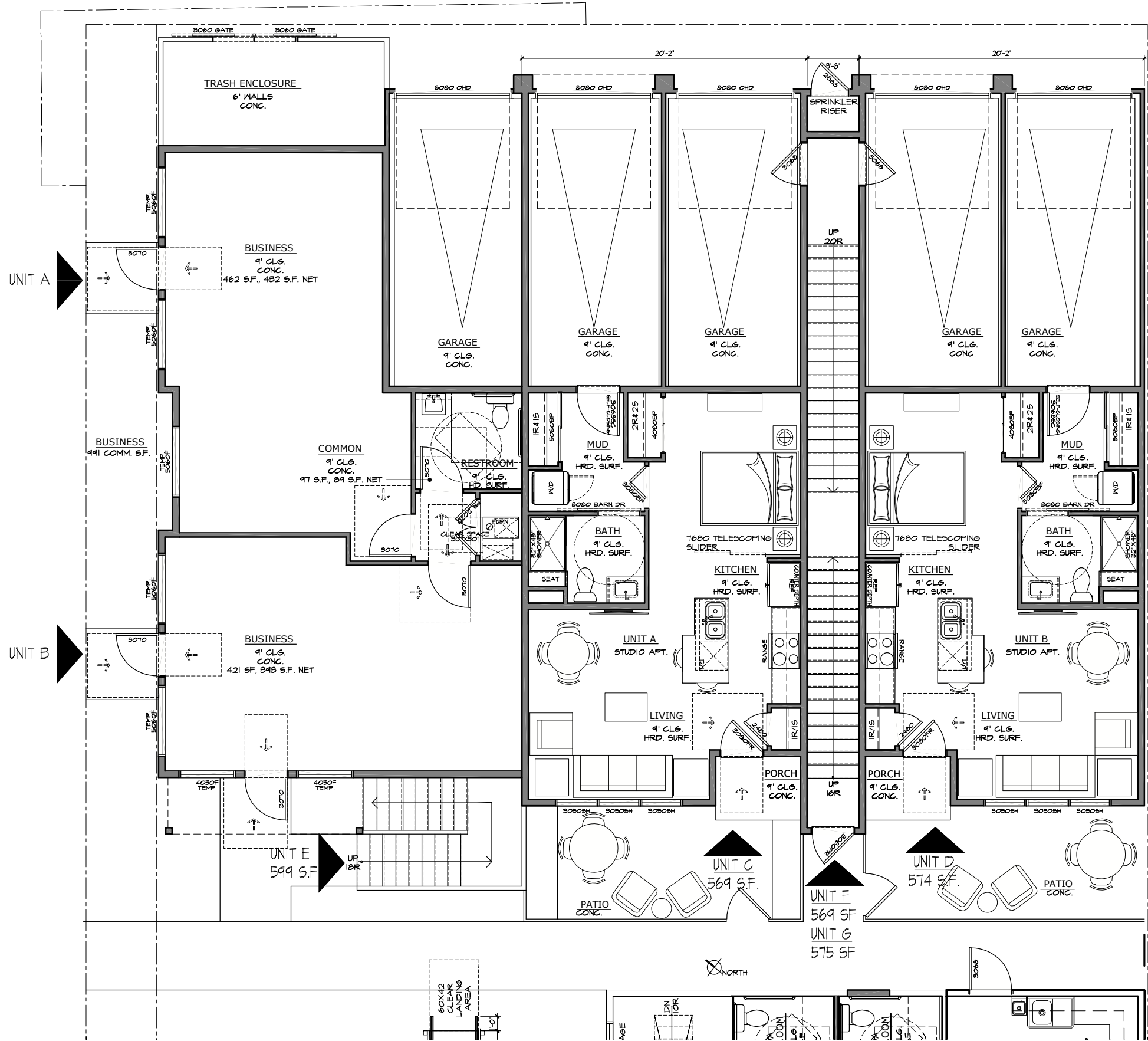
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A-4.3



1ST FLOOR PLAN - MIXED-USE BUILDING
SCALE: 1/4" = 1'-0"

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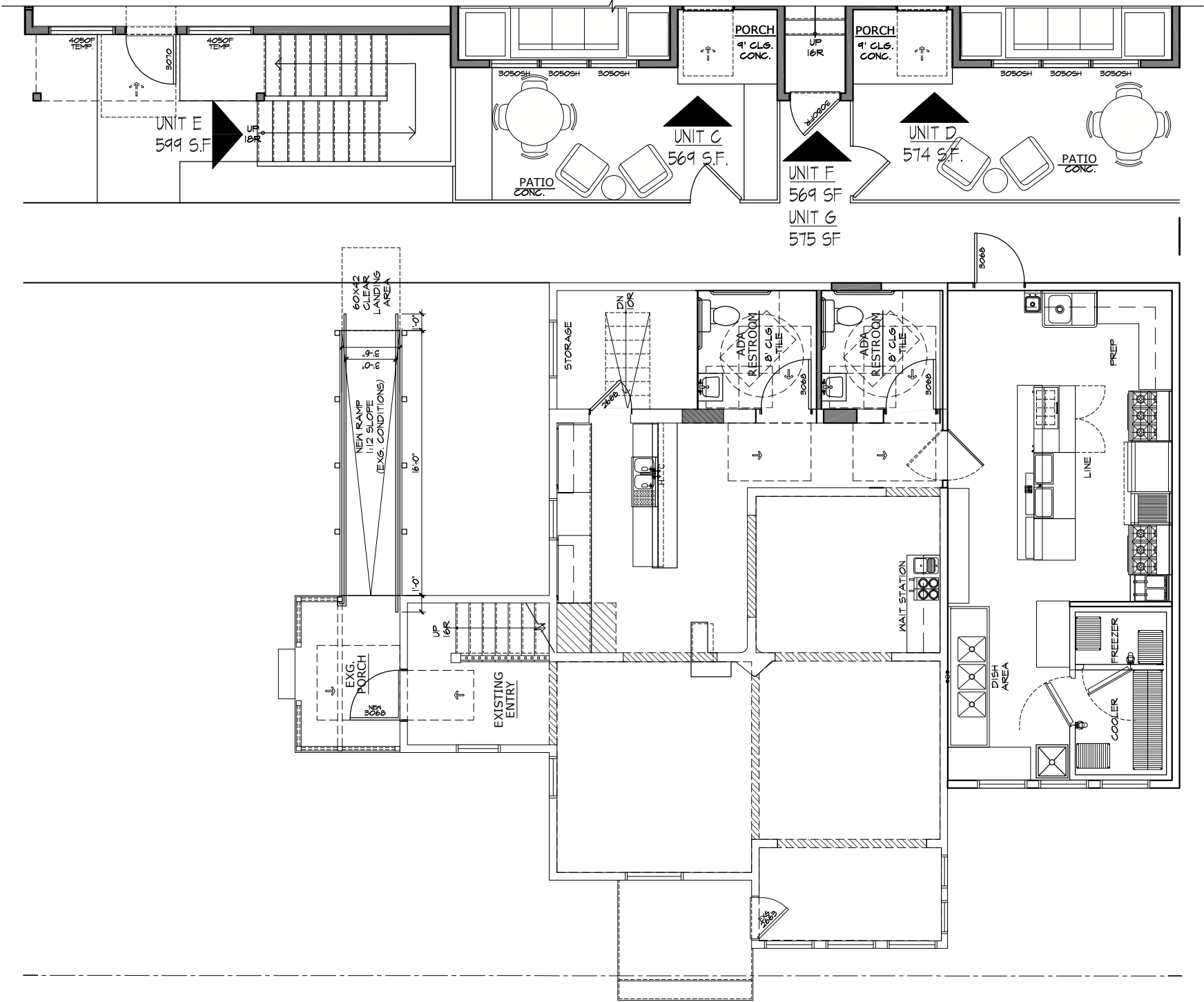
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  **1ST FLOOR PLAN - BADER HOUSE**
SCALE: 1/4" = 1'-0"

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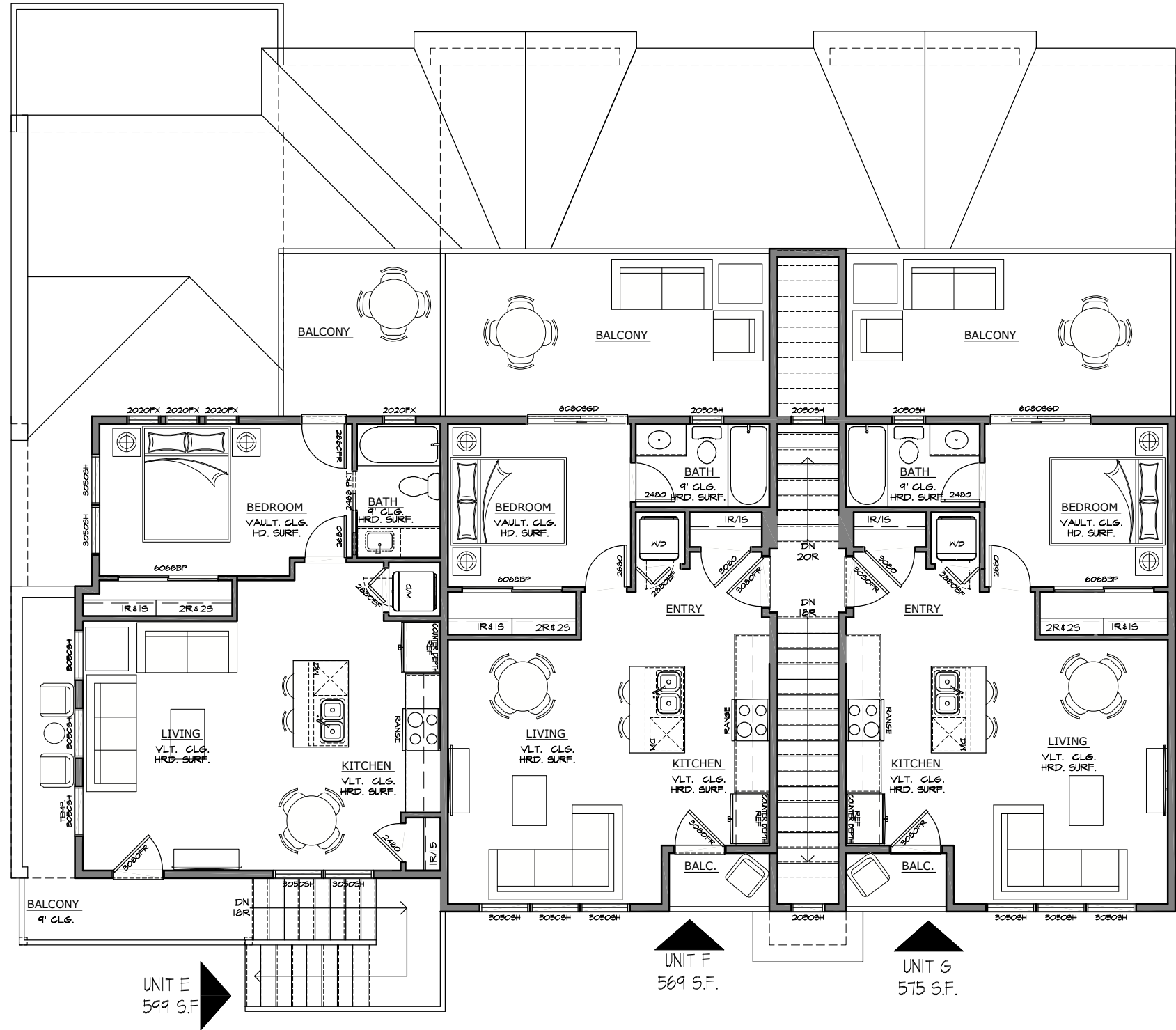
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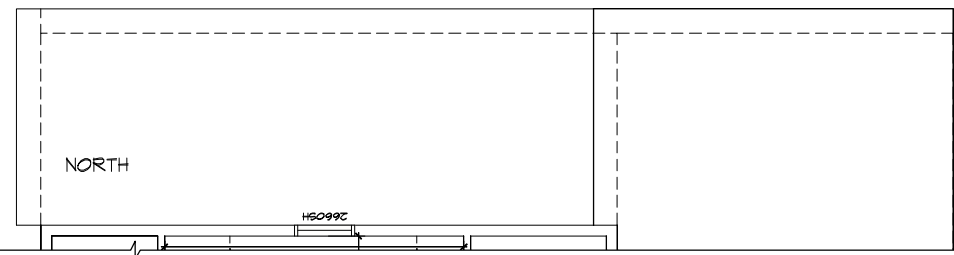
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2ND FLOOR PLAN - MIXED-USE BUILDING
SCALE: 1/4" = 1'-0"



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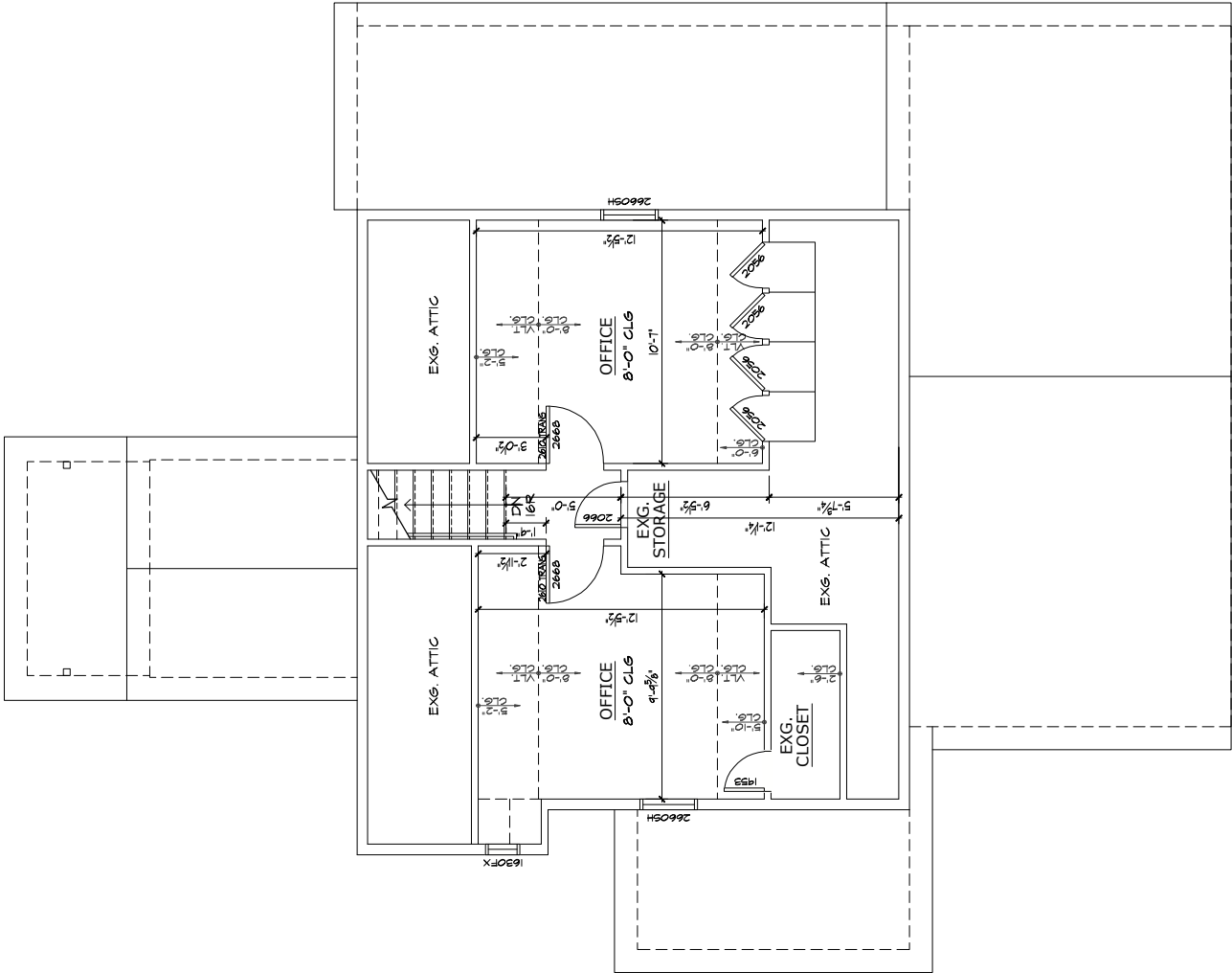
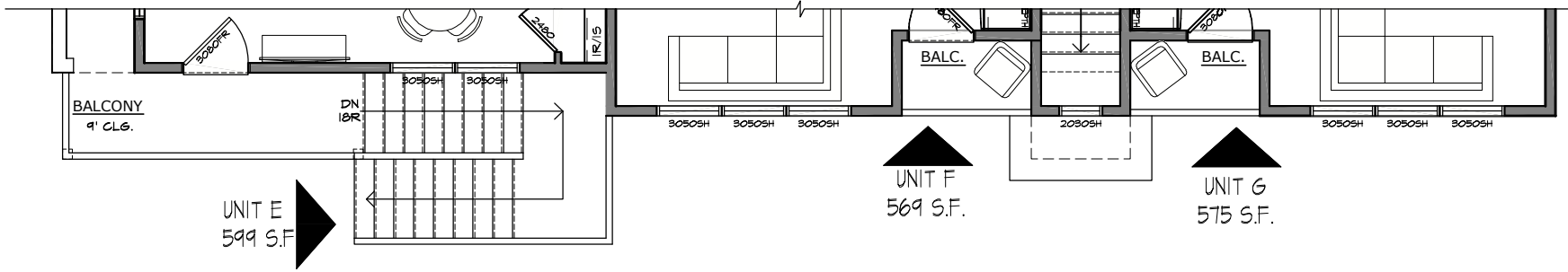
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2ND FLOOR PLAN - BADER HOUSE (NO WORK)

SCALE: 1/4" = 1'-0"

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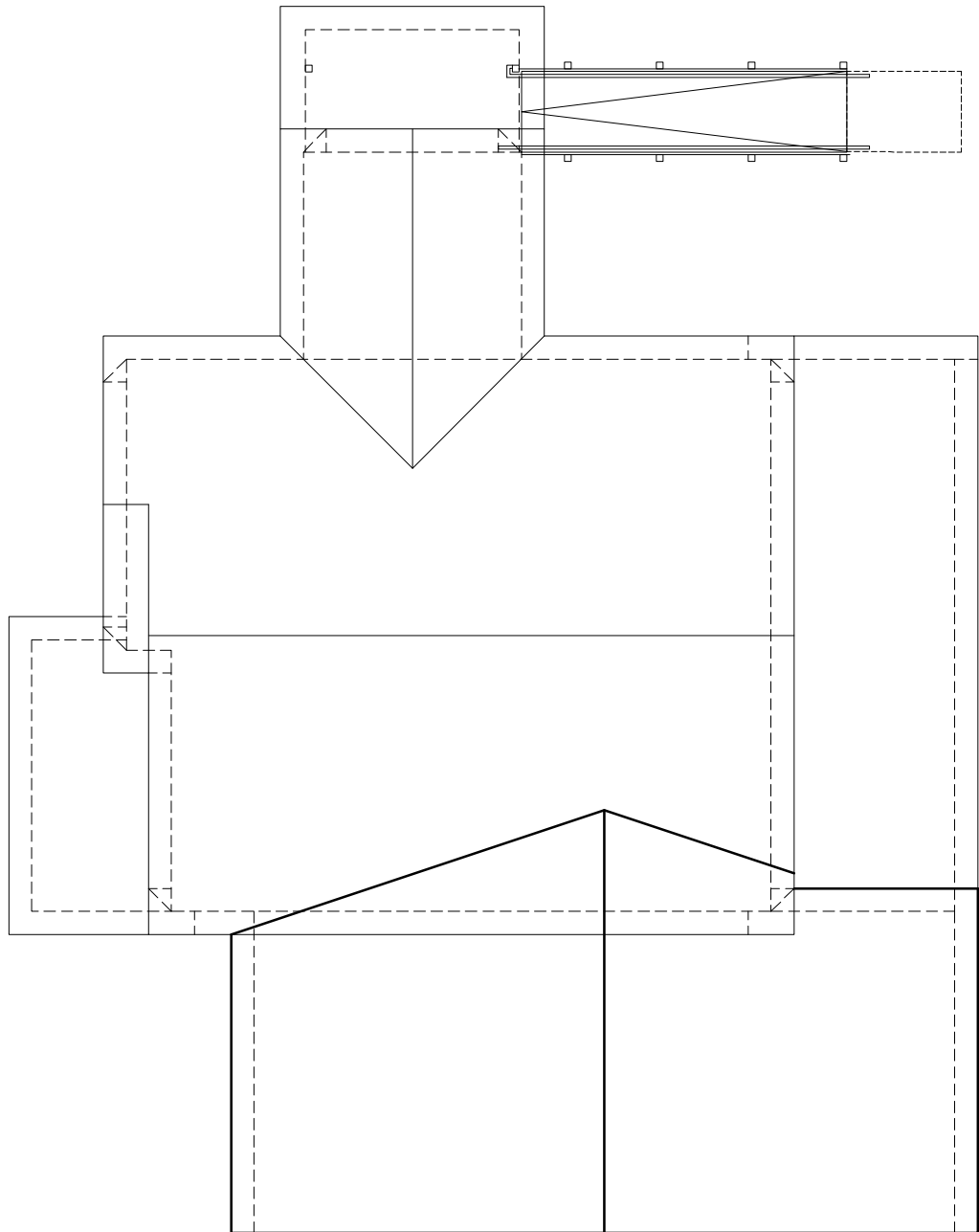
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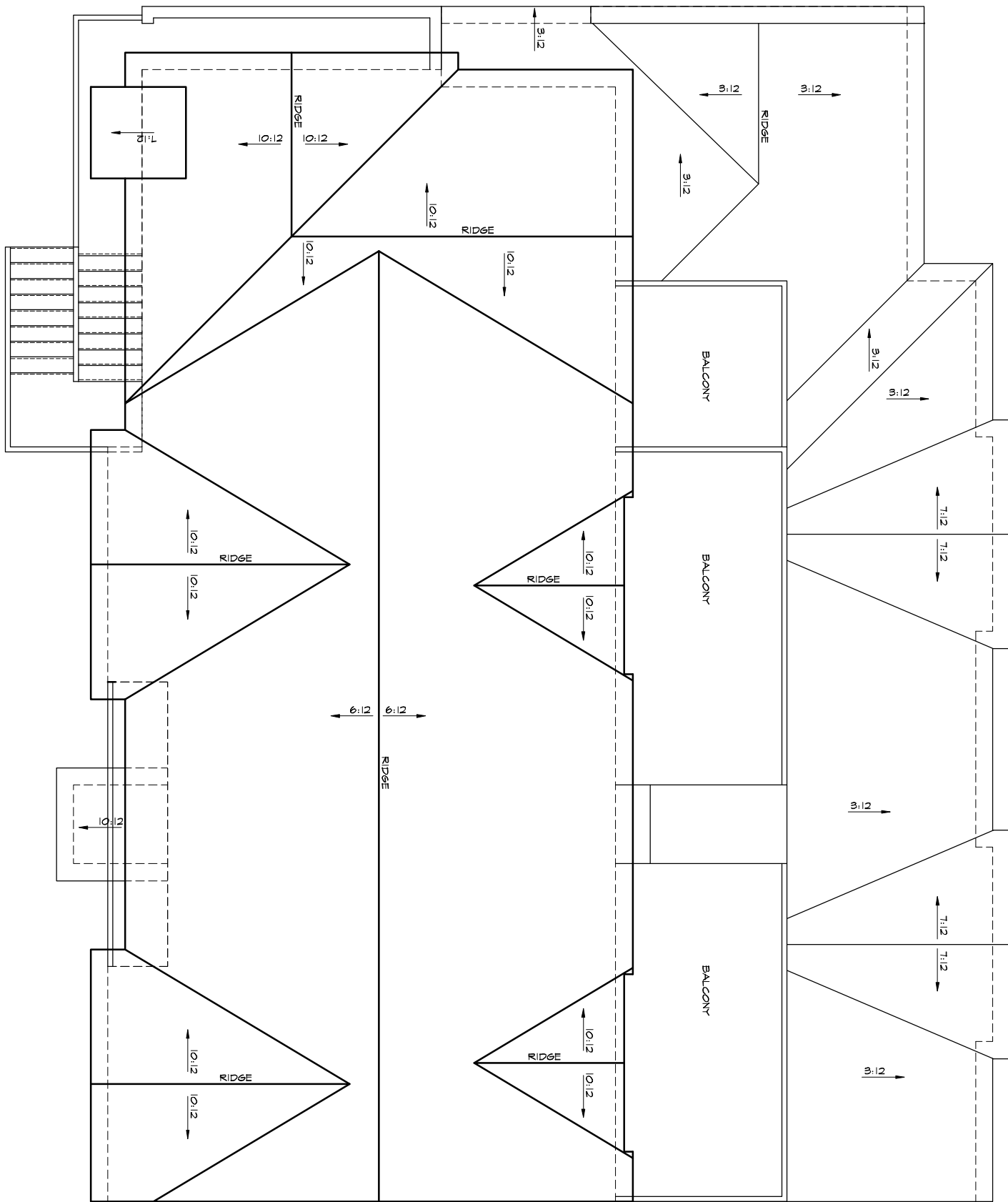
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2 ROOF PLAN - BADER HOUSE
SCALE: 1/4" = 1'-0"



1 ROOF PLAN - MIXED-USE BLDG.
SCALE: 1/4" = 1'-0"

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DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034



August 24, 2020

Boulder County Transportation Department
2525 13th Street, P.O. Box 471
Boulder, CO 80304

To Whom It May Concern:

This Transportation Pre-Application Methodology Letter (TP-AML) addresses the proposed methodology for the transportation system impact analysis per the Boulder County Multimodal Transportation Standards for a change of use at 210 Franklin Street in Niwot, Boulder County. The project is known as Franklin Commons. This TP-AML addresses the difference in the trip generation as well as other elements.

EXISTING LAND USE

The site location is provided in Appendix A. The subject property is east of the 2nd/Franklin intersection in/near the commercial area of Niwot. The property has two buildings that front on Franklin Street. The south building is known as the Bader House, a historic landmarked structure. It has a floor area of approximately 1,400 square feet. The north building has a floor area of 3,384 square feet. The north building will be razed as an element of this change of use. There is on-street parking on 2nd Avenue and Franklin Street. The former and/or current uses in both buildings are considered to be sit-down restaurants. Using **Trip Generation, 10th Edition**, ITE, as the reference document, the current land uses generate: 538 daily trip ends, 48 morning peak hour trip ends, and 47 afternoon peak hour trip ends, as shown in Table 1.

PROPOSED LAND USE

The site plan is provided in Appendix B. The building to the south (Bader House) is proposed to continue as a restaurant with a small addition (kitchen). The building to the north will have approximately 1,000 square feet of commercial/retail space and five small apartment units. The apartment units will have garages with access to/from the alley. The existing on-street parking will remain. Using the cited reference document, the calculated trip generation of the proposed land uses is shown in Table 2. The calculated trip generation is: 280 daily trip ends, 21 morning peak hour trip ends, and 25 afternoon peak hour trip ends. The difference in the calculated trip generation is: 258 less daily trip ends, 27 less morning peak hour trip ends, and 22 less afternoon peak hour trip ends.

There are no available recent traffic count data on Franklin Street and 2nd Avenue near the site. However, based upon some historic peak hour counts on 2nd Avenue, it is likely that the traffic on the subject segments of Franklin Street and 2nd Avenue are less than 1000 vehicles per day. The trip distribution for the subject property is a function of trip production/attraction locations in the general vicinity of the site (5+ mile radius). Preliminary trip distribution is estimated at: 35-40 percent to/from the west, 35-40 percent to/from the east, and 20-25 percent

to/from the south. Given this trip distribution, the relative impact of this change of use will not be significant on the adjacent roads/streets.

TRAVEL MODES

The primary travel mode will be by private automobile. However, alternative modes could be utilized by both residents and customers. There are 3-4 foot bicycle lanes on Niwot Road. The nearest transit stop is on SH119, which is approximately 0.4 miles to the west of the site.

CONCLUSION

The change in the trip generation will be less than that for the current/former land uses on this site. Therefore, it is requested that no further transportation analyses be required for this change of land use proposal at 210 Franklin Street (Franklin Commons).

Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,



Matthew J. Delich, P.E., PTOE

File: 2059 LT01



TABLE 1 Trip Generation for the Existing/Historic Land Uses								
Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
932	Sit-down Restaurant (Bader House)	1.40 KSF	112.18	158	9.94	14	9.77	14
932	Sit-down Restaurant (north building)	3.384 KSF	112.18	380	9.94	34	9.77	33
Total				538		48		47

TABLE 2 Trip Generation for Proposed Franklin Commons Land Uses								
Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
932	Sit-down Restaurant (Bader House)	1.83 KSF	112.18	206	9.94	18	9.77	18
820	Retail	1.00 KSF	37.75	38	0.94	1	3.81	4
220	Multifamily Residential	5 DU	7.32	36	0.46	2	0.56	3
Total				280		21		25













COLOR SELECTIONS
Paint color to match historic bader house

4-116 Niwot Rural Community District

4-116A Niwot Rural Community District I (NRCD I)

A. Purpose, Scope, and District Description

The Niwot Rural Community District I (NRCD I) was created under Article 4-115 to recognize the unique semi-rural character of the community, and to apply planning tools to help maintain that character. The NRCD I includes a historic district (HD) and a non-historic district (NH), each with a distinct character (see Figure 1). Article 4-116, as amended in March 2019, is intended to provide clear guidance for development that will help maintain community character while accommodating changes associated with preserving and enhancing the community as a thriving, semi-rural village center.

All provisions of the Boulder County Land Use Code apply to proposed development within the NRCD I unless otherwise noted in Article 4-116. Provisions in Article 4-116 identify the maximum allowed development footprint for the NRCD I. The applicable review process will evaluate all development proposals and may further restrict development based on the characteristics of a given property and proposal and review criteria, with particular attention to historic conditions in the district.

NRCD I includes: Block 1 north of 2nd Avenue and west of Murray Street; Block 2 south of 2nd Avenue and west of Murray Street; Block 3 north of 2nd Avenue between Murray Street and Franklin Street; Block 4 south of 2nd Avenue between Murray Street and Franklin Street; Block 5 north of 2nd Avenue between Franklin Street and Niwot Road; Block 6 south of 2nd Avenue between Franklin Street and Niwot Road.

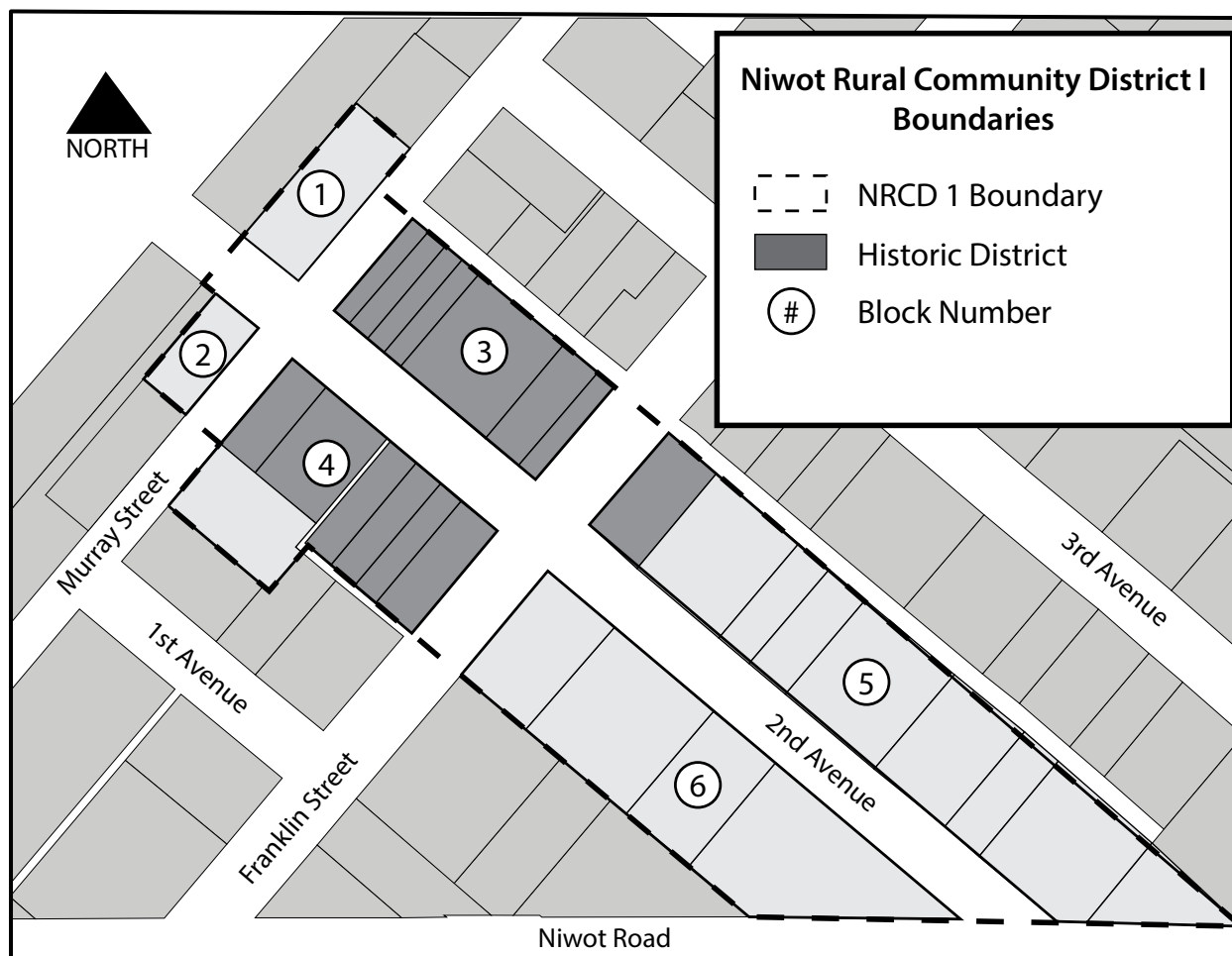


Figure 1: Niwot Rural Community District I

B. Principal Uses Permitted [NH = Nonhistoric district only]

1. Agricultural Uses
 - a. Farm Store [NH]
2. Commercial / Business Service Uses
 - a. Carpentry, Woodworking, or Furniture Making Facility
 - b. Commercial Bakery (see 4-503.D.) provided it is limited to no more than 2,000 square feet of floor area and is located on the second floor or in the rear of the property.
 - c. Vehicle Sales/Rental Lots [NH]
3. Community Uses
 - a. Church
4. Lodging Uses
 - a. Overnight Lodging Facility (not more than 14 rooms)
5. Office Uses
 - a. Professional Office
6. Residential Uses
 - a. Single Family Dwelling [NH]
7. Retail and Personal Service Uses
 - a. Bank
 - b. Day Care Center [NH]
 - c. Eating or Drinking Place, without drive through service
 - d. Emergency care facility
 - e. Mortuary [NH]
 - f. Retail or Personal Service Facility
 - g. Veterinary Clinic without outside holding facilities
8. Utility and Public Service Uses
 - a. Public or quasi-public facility other than listed
9. Mixed Use

Table. 1 NRCD I Residential Unit Allowance

Parcel Size	Dwelling Units Allowed as part of a Mixed Use	
< 10,000	2	3 if one is 600 sq ft or less
10,000-15,000	4	5 if one is 600 sq ft or less
>15,000	5	6 if one is 600 sq ft or less

C. Lot, Building, and Structure Requirements

1. Minimum Lot Size
 - a. 3,500 square feet
2. Maximum Building Height
 - a. 30 feet
 - b. 15 feet within 25 feet of rear property line where the rear lot line is adjacent to a parcel or right-of-way outside of the NRCD I.
 - (i) Properties that do not currently meet this requirement may rebuild the same massing as the existing structure if approved by the Land Use Director or applicable processes.
 - c. 15 feet within 20 feet of the front property line in Blocks 5 and 6.
3. Minimum setbacks
 - a. Front yard
 - (i) Blocks 1, 2, 3, 4: 0 feet
 - (ii) Blocks 5, 6:
 - (A) 20 feet along 2nd Avenue with the ability to reduce the front setback to 10 feet as long as the front and rear combined setbacks are not less than 20 feet.
 - (B) 10 feet along Franklin with the ability to reduce the setback to 5 feet if retaining at least 30 feet from 2nd Avenue.

- b. Side yard
 - (i) Block 1, 2, 3, 4, 5, 6: 0 feet
 - (ii) Interior parcel lines perpendicular to 2nd Avenue shall be considered a side yard.
- c. Rear yard
 - (i) Blocks 1, 2, 6: 10 feet
 - (ii) Blocks 3, 4: 0 feet for corner parcels and parcels where the rear lot line is adjacent to a parcel in the NRCD I, or 15 feet for interior parcels where the rear lot line is adjacent to a parcel outside the NRCD I
 - (iii) Block 5: 10 feet with the ability to reduce to 0 feet as long as the front and rear combined setbacks are not less than 20 feet.

4. Supplemental Setbacks

- a. No supplemental setback from the center line of 2nd Avenue is required.
- b. Along Niwot Road, the minimum yard requirements for all structures, with the exception of signs, shall not be less than 80 feet from the center line of the roadway.

5. Lot Coverage

- a. Definition: The percentage of total parcel area that can be covered by structures.
- b. Provisions:
 - (i) Blocks 1, 2: 55%
 - (ii) Blocks 3, 4: 80% for interior lots and 90% for corner lots
 - (iii) Blocks 5, 6: 50%

6. Floor Area Ratio (FAR)

- a. Definition: The ratio of the total above grade building floor area to total lot area.
- b. Provisions:
 - (i) Blocks 1, 2, 5, 6: 0.6
 - (ii) Blocks 5, 6: can propose an increase in FAR from 0.6 to a maximum of 0.7 if transferring an equal amount of square footage from another parcel in the same block. The parcel the square footage is transferred from would then be limited to the reduced FAR. The additional FAR can be approved through the review process if it is determined that:
 - (A) The design flexibility created by transferring square footage keeps parking and driveways in the rear of the subject properties; or
 - (B) Achieves a greater rear setback; or
 - (C) Allows for existing structures or mature trees to be retained; and
 - (D) The proposal does not negatively impact historic resources.
 - (iii) Blocks 5, 6 can propose an increase in FAR from 0.6 to a maximum of 0.7 if all residential square footage, with the exception of garages and carports, is located above non-residential uses. The additional FAR can be approved through the review process if it is determined that:
 - (A) The proposal does not negatively impact historic resources.
 - (iv) Areas within the NRCD I Historic District: No FAR – Historic, Site Plan Review, setback, and lot coverage provisions to control.

D. Parking Requirements:

- 1. 1 parking space per 500 square feet of non-residential floor area, and residential parking at:

Number of dwelling units	Parking Requirement*
1	2
2	3
3	5
4	6
5	8
6	9
* Units less than 600 sq. ft may be granted a reduction in parking.	

- 2. A change of use within an existing structure or the addition of at grade, uncovered outdoor seating will not require additional parking.
- 3. Non-residential parking may be provided on the lot or on another lot within the NRCD I, or in an approved community lot. A County approved parking agreement is required if the parking is provided on another lot.

4. Residential parking must be provided on site and on the same lot as the residential units.
5. Reduction in Parking Requirement
 - a. The County Engineer and Zoning Administrator may approve up to a maximum 40% reduction total in required spaces if the applicant can demonstrate in a Parking Reduction Plan.
 - b. The applicant must demonstrate that the project will meet the following criteria:
 - (i) The proposed use(s) do not generate as much parking demand as the standards were designed to accommodate;
 - (ii) The reduction in parking will not increase the demand for on street parking in the adjacent residential neighborhood;
 - (iii) The applicant commits to obtain additional parking spaces (Contingency Parking) at such point in time as a County-led parking study of the NRCD I finds that, due to cumulative growth in NRCD I parking demand, on-street parking in the NRCD I is no longer sufficient to meet demand, as described in 4-116 D.4.b; and,
 - (iv) The reduction in parking shall not be contrary to the purpose of this Code.
 - c. Methods that can be used to achieve the maximum 40% reduction include:
 - (i) Use of Current Surplus Parking. A reduction of up to 10% of the allowed 40% reduction of required spaces may be approved if an applicant proposes to utilize the current surplus of district parking with a commitment to utilize the common parking area when and if it is constructed, or utilize other approved on-site or shared parking.
 - (A) The Niwot Transportation and Connectivity Plan (NTCP) recognizes the potential future need for additional parking within the district. At the time of adoption of 4-116, as amended, parking demand does not warrant the construction of a common parking area as there is adequate supply to accommodate existing uses and a surplus to accommodate a moderate level of additional use. When a parking study finds that surplus parking no longer exists, property owners must implement commitments to obtain Contingency Parking.
 - (B) Commitment to Contingency Parking. The following provisions apply to applicants relying on surplus parking capacity in the NRCD I to gain approval of a Parking Reduction Plan:
 - (1) The applicant must commit to obtaining additional spaces in an amount equivalent to the amount of parking reduction (number of spaces) for which the property was previously approved.
 - (2) Additional spaces can be obtained either on-site or through a parking agreement.
 - (3) The applicant must commit to obtain additional parking spaces within 1 year of completion of the County-led parking study. This period may be extended for up to 1 year if the applicant can show additional spaces will be obtained in a parking lot or other project under construction.
 - (ii) Multi-Modal: A reduction of up to 10% of the allowed 40% reduction of required spaces may be approved for implementing multi-modal strategies such as bike racks, bus pass or ride share benefits. The applicant shall provide passenger loading and staging areas for ridesharing and autonomous vehicles. The applicants must submit evidence that the staging areas are sufficient to meet demand and transportation behaviors and technology warrant a reduction in parking.
 - (iii) Shared Parking: A reduction of the required spaces may be approved for implementing a shared parking agreement with one or more other properties located within the NRCD I or within a County approved lot. The property owner shall submit sufficient data to demonstrate that the parking demand associated with the properties holding the shared parking agreement is complementary and the timing of peak demand for the uses on the properties is not coincident. Said data to include either information on standard parking demand associated with the use(s) in question from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI) or a professionally prepared parking study.
 - (iv) The property owners involved in an approved shared parking request shall submit a written agreement approved by the Land Use Director requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless and until the required parking is provided elsewhere in accordance with the provisions of this article. Prior to the issuance of a building permit or, for existing buildings, prior to the issuance of a Certificate of Occupancy, such written agreement shall be recorded by the property owners with the Boulder County Clerk and Recorder and a copy filed with the Land Use Department.
6. Credit will be given for on-street parking at a ratio of 1 space per 15 feet of street frontage in the area west of Franklin; 1 space per 25 feet of frontage for parcels with curb-cuts on 2nd Avenue; and, 1 space per 15 feet of street frontage for parcels without curb-cuts on 2nd Avenue in the area east of Franklin Street.
7. Small car spaces may be used to meet on-site parking requirements provided they are designated for employee parking. In no case shall the designated small car spaces exceed 40% of the required on-site parking spaces.

8. No loading space is required unless determined to be necessary through the zoning review or site plan review process.
 9. Parking must be located in rear or side of the lot. There must be no parking within the front building line of the property.
 10. All parking must be adequately screened from views from 2nd Avenue. Where properties abut the alley, parking must be screened from the alley. Acceptable screening tools include, but are not limited to, fences and vegetation.
- E. NRCD I Design Requirements. The following requirements apply to the entire NRCD I, including the Historic District.
1. Access and Mobility
 - a. Safety and pedestrian experience shall be considered during review. Additional curb cuts along 2nd Avenue should be discouraged and when possible reduced through shared access. Where alley access is available, curb cuts should not be permitted unless it utilizes an existing curb cut and by keeping and improving consolidates curb cuts providing a safer and more efficient access. Access permits are required per Article 2.3.3.2 of the Boulder County Multimodal Transportation Standards and the alley shall be designed per the following specifications:
 - (i) Definitions
 - (A) "Alley" shall refer to the platted alley east of Franklin Street between Second Avenue and Third Avenue as shown on the townsite plat of Niwot, CO, and as currently altered by County approved vacations and deeds.
 - (B) "Property owners" shall refer to all property owners of deed adjoining the alley.
 - (C) "Residential" shall refer to those property owners adjoining the north boundary of the alley.
 - (D) "Commercial" shall refer to all property owners adjoining the south boundary of the alley.
 - (E) "Curb Cuts" shall refer to vehicular access points and driveways which traverse across existing sidewalks along 2nd Avenue.
 - (ii) Study
 - (A) The County will conduct an initial traffic count within 3 months of the adoption of this amended Code section.
 - (B) Within one year after the first new commercial development in Block 5 receives a Certificate of Occupancy, the County will conduct a new traffic count and public input survey to determine if additional counts and surveys will be required in the future, and what, if any, additional improvements and safety mitigation measures must be incorporated into future alley design.
 - (iii) Physical Dimensions
 - (A) Width – based on directional use
 - (1) One-way – 9-12 feet
 - (2) Two-way – 15 feet
 - (B) Pedestrian features – a designated path will be incorporated into the design of the alley.
 - (C) Pullouts and turnarounds shall be incorporated into the alley design as stated by the study.
 - (1) Turnaround may take place on existing parking areas with associated easement granted to the County for the public's use.
 - (2) Pullouts may be aggregated for multiple properties.
 - (iv) Drainage
 - (A) Drainage shall be evaluated and designed to positively flow to Franklin Avenue, where storm flows would be intercepted and conveyed to existing storm drainage features to the extent feasible based on the drainage study and storm system capacity.
 - (B) Drainage shall not be allowed to flow off alley onto adjacent NRCDII or RR zoned properties except during a One Percent Chance (100-yr) storm event.
 - (C) Utilizing all or a portion of permeable pavement should be considered.
 - (v) Adjacent Properties
 - (A) Alley shall be constructed with features to buffer visibility to adjacent properties, including residential properties to the north of the alley (such as fences or plantings).
 - (B) Vehicular access to the alley shall be maintained for all properties north of the alley.
 - (C) Vehicular access to the alley shall only be allowed per approved access plans for properties south of the alley.
 - (D) Vehicular access to the alley off Franklin Avenue (and 2nd Avenue if one way) shall be designed to promote safety for pedestrians crossing perpendicular to the alley.
 - (E) Pedestrian access to the alley shall be promoted and maintained for all properties adjoining the alley.

(F) Pedestrian access between the alley and 2nd Avenue shall be promoted during development of Commercial properties.

(vi) Design and Construction

(A) The design and construction of all physical improvements to alley and associated areas shall be funded by Commercial property owners. Residents on 3rd Avenue wishing to obtain new vehicular access to their parcels will fund any additional costs for their share of pavement and access cut to their parcel.

(B) Design of improvements shall be approved by the County prior to construction.

(C) All construction work will be inspected and accepted by the County.

(vii) Interim use of the alley shall be limited to historic use except where final improvements are complete and accepted by the County.

(viii) Curb cuts across the sidewalk along 2nd Avenue shall be reduced in number as the approved study will indicate and at such time alley improvements are completed.

(ix) Should the use of the alley be limited to one-way direction of travel, additional access to 2nd Avenue or Niwot Road shall be accommodated for all vehicular traffic, with pedestrian use also incorporated into the design.

(x) Maintenance of the alley shall be approved by the County.

(A) Scope and performance of maintenance shall be approved by the County via a Maintenance agreement

(B) Maintenance shall be the responsibility of those who use its services. The County will not maintain the alley.

Variations from this part of the code may be approved by the Director and County Engineer

b. Building design and scale should enhance the walkability and pedestrian experience.

c. Streetscapes and public areas, including alleys, shall be improved and landscaped to enhance the pedestrian experience and to help buffer residential areas.

2. Signs

a. Wall mounted signs per building face shall not exceed 32 square feet total.

b. Wall mounted perpendicular signs may not exceed 12 square feet per sign face.

c. One ground sign (not raised on a pole) per building lot of no more than 32 square feet or 16 square feet per sign face is permissible.

d. Items may be displayed outside of a structure provided they are displayed for no more than 48 hours and not more than once per week or have received the approval of the Niwot Design Review Committee. Such objects shall not obstruct pedestrian traffic on sidewalks.

3. Landscaping

a. In Blocks 5 and 6 - paving shall not be permitted in the front yard within 10 feet of the front property line with the exception of a driveway, patios, and walkways.

b. Deciduous trees are preferred in the front yards. Any type of shrub shall be allowed.

c. In Blocks 5 and 6, a minimum of 20% of the area within each parcel must consist of landscaping, which may include hardscaped plazas, outdoor seating/serving areas, walkways within on-site open space areas, and other similar hardscaped on-site amenities. Hardscaped elements shall account for no more than two-thirds of the minimum landscaped area requirement.

d. Low-water use landscaping approaches are encouraged, along with use of green roofs on non-historic structures.

4. Outdoor Lighting

a. Any lighting shall be low intensity to provide for safety and security where needed. Install recessed lights, footlights, lights on posts of human scale, or directional lights in unobtrusive locations.

b. Freestanding lighting not visible to adjacent to property zoned NRCD II or RR shall be no more than 12 feet in height with the exception of street lights.

c. Exterior lighting adjacent to property zoned NRCD II or RR shall be the minimum required by adopted Building Code and located no higher than 6 feet above grade when on a structure and no higher than 3 feet (such as bollard type lighting) when ground mounted.

d. Second floor entrances requiring lighting should be situated such that it is not visible to adjacent areas in the NRCD II or RR zones.

e. Lighting operation/hours may be further limited through applicable review process to assure neighborhood compatibility and safety.

f. The above conditions are in addition to the outdoor lighting requirements set forth in Article 7-1600; developments shall comply with both this section and Article 7-1600.

5. Building Materials in the Non-Historic area
 - a. Front facades shall be composed of brick, wood or a non-organic wood facsimile siding, stucco, or stone; or, a material approved by the Niwot Design Review Committee.
 - b. Preapproved paint colors listed in Appendix A may be used; if a color not listed in Appendix A is requested, approval by the Niwot Design Review Committee is required.
 - c. Fences shall be wood or wrought iron and shall be no higher than 4 feet in the front yard.
6. Building Form
 - a. Roofs should conform with the existing roof styles on 2nd Avenue within the same block.
 - b. Expanses of building façade on any side that are longer than 25 feet may, depending on site conditions and visibility, be required to incorporate design variations to break up the continuity of the wall in an attempt to reduce the possibility of a long monotonous wall.
 - c. Second-story windows, patios, and decks shall be designed to minimize adverse impacts on the privacy of adjacent properties zoned NRCD I and Rural Residential.
7. Mix of Uses
 - a. For properties supporting both commercial (any allowed nonresidential uses) and residential uses on the same lot; residential uses should be located on the second floor or behind any commercial units on the first floor.
8. NRCD I Colors
 - a. Bright, multi-hued color schemes are often associated with historic architecture. The Pearl Street mall in downtown Boulder, Colorado exemplifies the successful use of a variety of trim colors in combination with brick and painted board siding. The “Painted Ladies” of San Francisco, California is another example of successful color use. Both of these examples, however, are not representative of Niwot. Niwot’s agricultural roots have led to a more conservative use of color. While a wide variety of colors may still be acceptable, bright hues used on large surfaces will stand out within the district, disrupting the continuity of the streetscape. The architecture of downtown Niwot is not Victorian, and as a result, complex Victorian color schemes should be avoided. A color that looks appropriate for the district on a small chip may not be appropriate when painted on a large surface. In addition, combining colors that are opposites on the color wheel may result in the appearance of an intensification of each individual hue. Using opposite colors (complementary colors) often has attractive results but is dependent on each individual situation.
 - b. NRCD I Pre-Approved Colors-
 - (i) The following pre-approved colors may be used within the NRCD I without the review of the NDRC or HPAB. Colors not included in this list may be acceptable but will require review and approval. Use of more than two trim colors shall also require review and approval by the NDRC (non-historic portion) or the HPAB (historic district).
 - (ii) Pre-approved colors:
 - (A) Repainting with the same color as the existing color
 - (B) White
 - (C) Off-white
 - (D) Other Base Colors (Relates to Uncoated Pantone Chart) (Note: The list of pre-approved base colors is very limited to pale, neutral hues. Applicants should not feel they have to stay within the pre-approved color range, as darker base colors would often be appropriate with the approval of the NDRC or HPAB.)
 - (1) Neutral Greys: 406, 407, 413, 420, 421, 427, 428, 454, 468, 726, 4685, 5455, 5527, 5655, Warm Grey 1, Warm Grey 2, Warm Grey 3, Cool Grey 1, Cool Grey 2, and Cool Grey 3
 - (E) Other Trim Colors (Relates to Uncoated Pantone Chart)
 - (1) Reds: 181, 1815, 1817, 194, 1945, 195, 1955, 201, 202, 209, 216, 229, 491, 492, 4985, 4995, 505, 506, 696, and 697
 - (2) Purples: 262, 2622, 2695, 276, 511, 5115, 5125, 5185, 5195, 5205, 668, and 669
 - (3) Blues: 282, 289, 534, 5405, 5415, 5425, 5435, 5445, 548, 646, 647, 648, 653, and 655
 - (4) Greens: 3292, 3298, 5477, 5487, 5497, 5507, 5517, 555, 5545, 5555, 5565, 5575, 5585, 5615, 5625, 5635, 5645, 625, and 626
 - (5) Blue Greens: 5473, 5483
 - (6) Browns: 437, 438, 439, 463, 4635, 464, 4645, 465, 4655, 466, 4665, 467, 469, 470, 477, 478, 728, 729,
 - (7) Greys: Warm Grey 1 through 11, Cool Grey 1 through 11, 403, 404, 405, 408, 409, 410, 411, 414, 415, 416, 417, 418, 422, 423, 424, 429, 430, 431, 442, 443, 444, 445

- F. Additional Design Requirements for Historic District.** The following requirements apply only to the Historic District of the NRCD I.
- 1. Rhythm, Pattern, Alignment, Massing**
 - a. Historical Precedent** - The existing buildings within the historic district are varied. The underlying 25' lot width of the original townsite plat influences the pattern and scale of the buildings, many of which are 25' wide, or combinations thereof.
 - b. Intent** - Patterns come in many different scales. The arrangement of building set-backs or facade elements, such as; windows, columns, porches, and the arrangement of bricks in a wall are all examples of patterns that occur at different scales. New construction and renovations shall contribute to the patterns that occur in the new construction's surroundings.
 - c. Guidelines:**
 - (i)** Contributing structures should not be demolished or moved off of the site, unless the owner of the structure is granted an economic hardship by the Historic Preservation Advisory Board or the Chief Building Official determines that the structure presents a hazard to the health and welfare of the general public. In cases where demolition is necessary, the facade of the building should be retained.
 - (ii)** New additions or alterations to contributing structures shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. Additions to the rear of a structure are more appropriate than those made to the side. Additions to the front of a structure are not appropriate because of the importance of the facades in the historical architecture.
 - (iii)** Break up the monotony of building facades longer than 25' by incorporating design variations along the facade. Variation may take the form of a change in building material, color, or the use of vertical elements such as columns or pilasters.
 - (iv)** The appearance of a continuous pedestrian walkway along the fronts of the buildings should be maintained. The appearance of a continuous walkway may be achieved through zero lot line set-backs of the buildings themselves; or the placing a low open style of fence, planters, or some other decorative element at the edge of the walkway.
 - (v)** Alleys should be retained to provide access to the rear of buildings and to provide a service area for the building that is not highly visible from 2nd Avenue.
 - (vi)** The patterns created by second story windows should be maintained. The second story windows in the historic district are typically vertically oriented with a height approximately two times the width.
 - (vii)** The distinction between upper and lower story floors should be maintained. Window style and size are important elements in separating the first and second floors. Columns that exceed one story in height would create an imbalance in the scale of the architecture in the district.
 - 2. Architectural Details**
 - a. Historical Precedent** - The commercial buildings found along Niwot's Second Avenue during the early 1900s were simple styles that reflected the rural character of the community. Buildings often had false fronts with elements that were reminiscent of the neoclassical style, common in the United States between 1895 and the 1950s. Cornices were simple, such as the Livingston Hotel cornice, or may have had more detail, such as the pedimented cornice found on Nelson Hall. A wide band of trim beneath the cornice, representative of the classical entablature, was common. A one story, flat-roofed entry porch was also common in the Neoclassical style. This architectural detail was the most significant element of the Livingston Hotel. The windows in the commercial buildings were typically rectangular and vertically oriented. Upper story windows were double-hung and commonly had a height two times the width. First floor windows were also vertically oriented and rectangular. The building's entrance was typically centrally located between two first floor display windows and may have had a transom. The Frank Bader house is of the Folk Victorian style that was associated with the period of time when railroads were inspiring the creation of small western and mid-western towns. The house has simple Victorian detailing as found in cornice details and scallop forms. Vertically oriented double-hung windows were typical on the first and second stories of the Bader house. The Bader House is the only structure within the district with primarily Victorian characteristics. As such, Victorian elements such as arched windows, bay windows, scallops, and dormers do not define the character of the Old Town Niwot commercial area.
 - b. Intent** - The facade elements that gave the historic buildings of Old Town Niwot their original character had a style and proportion that established the building's place in time. New buildings and renovations of existing buildings should allude to that historical place in time while identifying with their own time period.
 - c. Guidelines:**
 - (i)** The facade elements of the contributing structures, such as awnings, cornice details, pilasters, and columns are timeless elements of architectural detail and should not be removed or altered. Using these elements on new construction strengthens the historic character of the district.
 - (ii)** Inappropriate roof forms in the commercial architecture of the district include; side gable, mansard,

and hipped. Flat roofs and false fronts are not appropriate for residential architecture within the district. Front gabled roofs hidden behind a false front are most common for commercial architecture, and are encouraged.

- (iii) The roof shape of the contributing buildings shall not be permanently altered.
- (iv) Efforts shall be made to make solar panels, skylights, and rooftop mechanical equipment as unobtrusive as possible.
- (v) Wall-mounted light fixtures are appropriate to provide lighting of signage or building entrances.
- (vi) Typical window openings did not include circular, arched, or triangular windows.

3. Materials and Color

- a. Historical Precedent - Horizontal wood siding and bricks in red hues are the two most common building materials used in Niwot. Both of these materials are similar in scale and pattern because each wood board is similar in width to a brick course. Wood and sandstone were used as accent materials around window and door frames, and sandstone was occasionally used at building corners (quoins) as an accent. Larger scale, rough-hewn blocks were used in the Niwot Mercantile. Glass was widely used for display windows on the first floor of the commercial buildings. Brightly painted buildings were not found in Old Town Niwot. The colors used for large building expanses were generally lighter colors, such as light grey or off-white; or the red color of brick. Accent colors may have been found in architectural details and awnings.
- b. Intent - The main intent of these guidelines is to prevent the use of a material that stands out in the district because of characteristics that identify the material as modern. An example would be the use of mirrored glass. Mirrored glass was not typical of Niwot and is commonly associated with large, modern office buildings. The color schemes used on the commercial buildings of Old Town should be compatible with the district as a whole. The intent of these guidelines is to allow a variety of colors, providing they are used in a manner that contributes to the overall character of the district
- c. Guidelines:
 - (i) Materials typical to or compatible with the district shall be used for renovations and new construction.
 - (ii) Whenever possible, replacement of existing roofing, siding, or masonry units in a contributing building shall be done with a material that matches the original material in scale, color, and texture.
 - (iii) Bright, intense colors shall be reserved for small areas, such as window and door trim, cornice details, kick plate, and clerestory details.
 - (iv) The following materials are suggested for CONTRIBUTING and NON-CONTRIBUTING structures. A variety of materials are acceptable and property owners are not limited to the following list, provided the HPAB approves the material through the Certificate of Appropriateness process.
 - (A) Brick
 - (B) Horizontally-oriented wood lapboard siding of a scale typical to the district
 - (C) Horizontally oriented siding (of a material other than wood) that replicates the scale and texture of the lapboard siding typical of the district (boards are typically four or five inches in width). A variety of materials are available that replicate wood siding. Examples include painted composite pressed board, vinyl, wood clad aluminum, and non-reflective aluminum siding.
 - (D) Sandstone
 - (E) Decorative detailing in wood or cast iron, or a facsimile material
 - (F) Fabric awnings
 - (G) Wood shingles
 - (H) 3-tab asphalt shingles
 - (I) Non-reflective metal roofing products
 - (J) Window and door frames made of wood, anodized aluminum, or other material provided it is non-reflective.
 - (v) Materials appropriate for NON-CONTRIBUTING structures only:
 - (A) Decorative concrete block
 - (B) Precast or poured concrete (if it is not the principal material)
 - (C) The following materials are inappropriate for use within the historic district:
 - (D) Vertically-oriented siding
 - (E) Stucco
 - (F) Shiny metallic window and door frames
 - (G) Tinted or mirrored glass
 - (H) Terra Cotta/Ceramic Tiles

4. Signs

- a. Historical Precedent - Photos of Old Town Niwot show many of the commercial buildings having painted wooden signs just under the cornice line of the roof, just above the door and first floor windows (architrave), or incorporated into awnings.
- b. Intent - The purpose of sign is to identify the location of a business, to promote the merchandise or service within, and to attract customers. When carefully done, the building and sign become part of the overall design, each supporting the other. These guidelines shall be used in conjunction with the sign regulations in the Boulder County Land Use Code.
- c. Guidelines:
 - (i) Signs shall not be positioned so as to cover architectural details.
 - (ii) Flush mounted or projecting signs are preferable in the district. With the exception of the Bader House, freestanding signs should not be used.
 - (iii) Internally lit signs are inappropriate except for small neon signs in a store window.

G. Process and Review Requirements

1. Special Review will be necessary for any use which:
 - a. Generates traffic volumes in excess of 500 average daily trips; or
 - b. Has a total floor area greater than or equal to 35,000 square feet.
2. Site Plan Review is required when building on a vacant parcel or adding 1,000 square feet of floor area or more to a property. Site Plan Review is not required for a change of use. A Site Plan Review waiver process is required when demolishing any square footage or adding less than 1,000 square feet.
3. A Certificate of Appropriateness will be necessary for any alterations to the exteriors of structures or development within the Historic District with the following exceptions:
 - a. Pre-approved color changes as listed in Appendix A of these guidelines, or repainting of a structure with the identical color as the existing color.
 - b. Regular maintenance and repairs to structures that retain the existing materials. Examples include, repointing mortar joints; replacing damaged wood siding with new wood siding which is identical in scale, color, and pattern as the existing siding; replacing damaged roofing material with identical roofing material; and window pane replacement, provided the mullions and muntins of the existing window are being retained and the glass is not tinted or mirrored.
 - c. Landscaping
 - d. Interior alterations which do not affect the exterior appearance of the structure.
 - e. Although these alterations do not require Niwot Design Review Committee review or HPAB review, the owner proposing these changes must inform the Land Use Department prior to undertaking the change to insure that it does in fact fall within one of the above four categories.
4. Community Engagement
 - a. Boulder County requires applicants to schedule and hold a meeting with the local community, residents, and other stakeholders prior to submitting the application to the Land Use Department for development, which triggers Site Plan Review, Special Review, or other planning review process. The purpose of this engagement is to provide sufficient opportunity for public comment on development plans, and for the applicant to listen to and address, as reasonable, the community's concerns and recommendations related to the proposed development. Applicants shall:
 - (i) notify property owners within the NRCD I and NRCD II areas and Land Use staff of public meeting at least seven days prior to the meeting which shall be held at least 14- days and not more than six months prior to application;
 - (ii) hold meeting at a location readily accessible to those properties affected by the proposed development;
 - (iii) prepare a final report summarizing comments and information received and how any concerns are being addressed; and
 - (iv) submit the report with the application
5. Niwot Design Review Committee and Historic Preservation Advisory Board Engagement -Boulder County requires applicants to schedule and hold a meeting with the Niwot Design Review Committee and, if applicable, the Historic Preservation Advisory Board prior to submitting the application to the Land Use Department for any development that triggers Site Plan Review, Special Review, or another planning review process. These meetings may be combined or separate from the community engagement meeting.
6. Referral
 - a. As part of any development application in the NRCD I the following will be included as additional referral agencies:
 - (i) Niwot Design Review Committee

- (ii) Property owners and residents within 1,500' of the proposed development
- (iii) The Local Improvement District Advisory Board
- (iv) Niwot Downtown Business Association
- (v) Niwot Community Association
- (vi) Niwot Historical Society
- (vii) Historic Preservation Advisory Board if in the Historic District or if the property has structures 50 years of age or greater.

7. Amendments

- a. Proposed amendments to the boundary of the Niwot Rural Community District shall be referred to all property owners within the NRCD I and NRCD II as well as the Niwot Design Review Committee. Referral comments from the NRCD I and NRCD II property owners and the Committee shall be considered by the Planning Commission and the Board of County Commissioners when reviewing rezoning requests in or adjacent to the current boundary of the NRCD I as shown in Figure 1 of 4-116.

H. Review Boards

1. Niwot Design Review Committee

- a. Duties and Responsibilities. The committee's primary role is to act as a referral agency for proposals within the NRCD I. The committee does not have legal authority to grant Certificates of Appropriateness. However, the Historic Preservation Advisory Board (HPAB) shall consider the committee's recommendation as well as other public testimony in decisions pertaining to the historic district.
- b. Selection. Niwot Design Review Committee will consist of 5 members. Members will be appointed by the Board of County Commissioners, and the selection process will be completed with the intent to include representatives of the Niwot Business Association, the Niwot Community Association, the Niwot Historical Society, at least one member of the HPAB, and members of the community who have lived or worked in the community for more than five years.
- c. Term. Members shall serve three-year terms, and no member may serve more than three consecutive terms.
- d. The Niwot Design Review Committee is authorized to hold meetings on an as needed basis and may adopt official bylaws for the conduct and procedures of its meetings.
- e. Historic Preservation Advisory Board (HPAB)
- f. The HPAB reviews proposals within the Historic District of the NRCD I and on parcels with structures 50 years of age or greater if staff finds there is any potential for landmark eligibility.

I. Historic Landmark Designation

1. Narrative Description:

- a. The Niwot Historical District represents a significant collection of buildings dating from the early 1900s, typical of the County's early agricultural communities. Within the County, only two such communities (Hygiene and Niwot) remain today, basically unchanged since the turn of the century. Of the two, Niwot perhaps best represents the typical commercial aspects of an agricultural district linked to the railroad for distribution of its products. Niwot was platted along both sides of the Colorado Central Railroad track at the site of an existing section house lying halfway between Boulder and Longmont. When Porter T. Hinman helped to lay out the town in 1875, the surrounding region was being settled by men whose names are still associated with the area. Hinman himself had arrived in 1860 and his name is still affiliated with Hinman Ditch, which runs through the town.

Niwot's commercial district of the 1880s lay on the west side of the track near the depot, while most of the town's residents lived on the east side. By 1896, businesses included a blacksmith shop and mercantile. To the west stood the United Brethren Church, and beyond that was the Left Hand Grange Hall. The one-room Niwot schoolhouse had been built on Dan Burch's place at 81st and Oxford Road, and the Batchelder School at 63rd and Monarch Road served children living southwest of town. Railroad activity continued to revolve around the depot, but by the turn of the century, stores and services also began to appear across the track as well.

When the Hogsett family opened their lumberyard and hardware store just east of the track in 1911, the community seemed to experience renewed energy. There was even talk of laying concrete sidewalks along both sides of Main Street. A band shell was built across from the bank, where 18 local musicians held concerts on weekends and holidays. The bank was prospering and a weekly newspaper reported all of Niwot's social and business activities every Friday. In the lot next to the bank stood a shack housing the town's fire wagon. John Nelson's hall stood at the east end of the block, housing various businesses on the first floor and a meeting room upstairs for the Odd Fellows, Rebekahs, Royal Neighbors, and Modern Woodmen. The post office stood next to Nelson Hall, and across the street was a drugstore where the town doctor dispensed drugs and advice. Next to the drugstore was a pool hall and barber shop, favorite social gathering places after ballgames and band concerts. The Livingston Hotel stood in the middle of the block, its front porch extending all the way to the street. It catered to travelers as well as several local citizens and oilfield personnel working in the oil fields to the west of town. The United Brethren Church, recently hauled across the track from its original location west of town, now sat on the corner of Third and Franklin. Diagonally from the church was the new cooperative creamery. The Seventh Day Adventists worshipped in the only other church in town in the second block of Main Street (Second Avenue). The old one-room school was gone now and Niwot had just completed a two story schoolhouse at the north end of town. Along Murray Street, between Main Street and Third Avenue, stood the beet dump which drew farmers from great distances to town each October with beets to be shipped to Longmont for processing. A sidetrack had been laid next to the dump where Great Western cars could be parked to collect the loads of beets. Teams pulling beet wagons passed down Main Street continually during beet harvest, making deep ruts in the muddy street.

On the west side of the track, in 1912, stood an alfalfa mill and a grain elevator. The grangers were meeting closer to town now with a grange hall next to the elevator. The depot was still the hub of shipping activity with a stock pen to the north and feed mills to the south. Seven trains also stopped daily for passengers and mail on a line which was now owned by the Colorado and Southern Railroad.

2. **Contributing Structures:** Historic districts are important in part because of specific buildings within the district, but also because of how each building relates to all of the other buildings. For example, one or two great players on a sports team cannot guarantee a championship. It takes the whole team to make a winning combination. Historic districts are no different. Some buildings have had very little changes throughout history and were sites of important events, while others have qualities that contribute to the district without being individually significant. Within the Old Town Niwot Historic District, the majority of the buildings were constructed prior to 1925. The changes that have occurred to these buildings over the years show the natural progression of Niwot as an evolving community. Vacant lots in Old Town are also very important parts of the natural progression of the town, and any new construction should be sensitive to the surrounding environment. The district has several buildings constructed since 1970 that are part of the character of the district. However, these structures need not be protected for historical purposes. There is not sufficient justification to prevent an owner of a newer building from demolishing or changing their building, provided the end result does not detract from the district. The following structures have had the least alterations since their construction in the early 1900s:
 - a. **Nelson Hall - 195 Second Avenue (Constructed 1907)** - In 1993, Nelson Hall is occupied by the Left Hand Grange. The building is a two story vernacular style that was typical of mid-western and western towns in the early 1900s. The footprint of the building is a simple rectangle with a front gable roof. A false front hides the gable roof and gives the appearance of a flat roof with a triangular pediment as an accent at the center of the building. Two double hung windows are symmetrically oriented on the second floor facade. Vertically- oriented windows are irregularly placed along the sides and back of the building on the second and first floors. A smaller, rectangular attic window also is centered under the pediment, on the main facade. The door and horizontally-oriented first floor windows have been altered since the early 1900s. The building is wood frame with horizontal wood siding with drop joint construction.
 - b. **Old Post Office - 165 Second Avenue (Constructed 1909)** - The old post office building, located adjacent to Nelson Hall, is a one story vernacular building with several additions to the back. The roof of the original building is flat and the additions have a gently sloping shed roof. A simple cornice tops the main facade of the building, and a small overhang covered in wood shingles is located above the windows. The windows themselves are quite detailed, with muntins dividing the main portion of the window into 24 separate lights. A transom of three lights is directly above the main window. A single wood door with three lights is centered between the windows. There are very few windows located on the sides or back of the building. The building is a frame construction with horizontally oriented wood siding with drop joint construction.
 - c. **The White House - 121 Second Avenue (Constructed 1914)** - Like Nelson Hall, The White House is a simple rectangular plan with a front gable roof hidden behind a false front with a simple cornice. The structure is two stories and has had additions on the side and back that make the building more conducive to restaurant use. Two, double-hung second story windows are vertically aligned with elements from the first floor. The first floor windows are symmetrically located on either side of a double-door entrance. The windows are divided by muntins into smaller lights. Historic photos show that the original windows were not divided by muntins. An awning, which incorporates a sign, has been added onto the front of the building. This building is of frame construction with horizontally-oriented wood siding with drop joint construction.

- d. **Niwot State Bank - 102 Second Avenue (Constructed 1909)** - This building is unique within the Niwot community. The building is basically a square plan with a corner entrance. The brick masonry construction is typical of a financial institution, in that it portrays permanence and solidness. Decorative corbelling along the cornice line tops a wall that has varied brick coursing to provide visual interest. Windowsills are made of sandstone. The roof of this building is flat and the building is one story. The windows of the building are tall and vertically oriented. Windows have been removed and a door has been added on the west side of the structure. There is evidence that the face brick has been replaced at some point, as the brick at the back of the building appears older and of a different quality.
- e. **Niwot Tribune Building - 198 Second Avenue (Constructed 1909)** - The Niwot Tribune building is a one story wood frame building with a simple rectangular plan. The main facade has a false front with a very simple cornice line. Perhaps the most important element of the building is its covered porch. The roof of the porch is sloped and covered with wood shake shingles. The roof is held up by decorative columns that have some folk Victorian influences. Balustrades line the front of the porch. The entry to the building is centered between two display-type windows. The southeast side of the structure has an entrance and a window with a decorative canopy. The building is clad in horizontal wood siding with drop joint construction.
- f. **Frank Bader House - 210 Franklin Street (Ca. 1900)** - The Frank Bader House has folk Victorian influences. Its roof is a medium pitched front gable. Side wings, with gable roofs of the same pitch have been added through the years. It appears as though a porch was enclosed along the front facade of the house at some point in time. The house is two stories with double-hung windows on both the first and second floors. A small covered porch emphasizes the entrance on the west side of the building. Scallop detailing under the gables gives the house its Victorian appearance. Once again, horizontal wood siding clads the wood frame building. In 1994, this wood siding was covered by vinyl siding. The roofing material is light grey asphalt shingles. The house is a light grey, with a darker shade accenting window frames.
- g. **101 Second Avenue (Constructed 1911)** - Originally constructed in 1910, this was the site of one of Niwot's mercantile stores. The building at 101 Second Avenue has been altered significantly since the early 1900s. However, portions of the original structure are still in existence and the alterations that have been made have been done in a scale and with materials that allude to the early 1900s. This corner lot is very visible in Old Town and contributes to the district.
- h. **124 Second Avenue (Constructed 1921)** - The structure at 124 Second Avenue was the site of Niwot's blacksmith shop. Throughout out the years, the structure has undergone renovations, however, the facade of the building is typical of the town in 1913.
- i. **190 Second Avenue (Constructed 1907)** - 190 Second Avenue was an important social spot in Niwot. A pool hall and barbershop were located on this site. Historical photographs show that most of the facade has not been significantly altered since the building's construction.
3. **Non-Contributing Structures**-The term "non-contributing structure" does not mean that a building is not an important part of the community. Non-contributing structures may have been newly constructed, or may be older buildings that have had major alterations that do not allude to Old Town Niwot's historical progression. The following structures are considered non-contributing.
 - a. **112 Second Avenue** - The structure at this address was originally constructed in 1927. Major alterations were made to the structure in 1950. The building itself is of a scale that typical to the district. However, many of the facade details are modern in character. Because the building does not need protection for historical purposes, it is considered non-contributing within the district. The site itself is an important part of the visual quality of the district.
 - b. **136 Second Avenue** - The structure at this site was constructed in 1974. Many of the facade elements of this structure do allude to Niwot's history. However, because of the building's age it is not important to protect the structure for historical purposes. As with all of the non-contributing structures, this site is an important part of the overall visual character of the district.
 - c. **210 Franklin** - Although the Frank Bader House located on this property is a contributing structure, the remaining buildings on the site are newly constructed and non-contributing. The newer buildings (all but the Bader House) on this site do play a role in the visual character of the Frank Bader House but do not require the protected status of a contributing structure.
 - d. **195 Second Avenue** - The Left Hand Grange, a contributing structure, shares its site with a small fire station. The station is located southwest of the Grange, is of recent construction, and is non-contributing within the district.
 - e. **143 Second Avenue** - At one time, this site was the location of a filling station. Since that time, the building has been converted into a residence. The residence does not have any architectural features or historical significance that would justify a contributing status in the district.

4-116B Niwot Rural Community District II (NRCD II)

- A. The purpose of this district is to allow for more flexible setback requirements on the residential parts of the original Niwot Townsite while otherwise remaining consistent with the Rural Residential Zoning District requirements.
- B. Setbacks Requirements:
 - 1. Front: 15 feet from the original surveyed townsite lot line with the ability to reduce that setback to a lesser amount if the residences on either side are less, in which case the average of those front yards can be calculated and used.
 - 2. Side: Can be reduced to 5 feet if adequate separation from neighboring structures exists according to the building code.
 - 3. Rear: 15 feet
 - 4. Supplementary requirements may apply, refer to Article 7-1400.
- C. On a corner lot only one lot line will be considered a front lot line for setback purposes.
- D. The supplemental setback from the centerline of Niwot Road will be 80 feet within the NRCD II District, unless the road classification in the future further reduces that requirement.
- E. All other provisions of the Rural Residential (RR) District as amended remain consistent with that district.

Undated photo
of Bader House



West corner of
Bader House



Southwest elevation
of Bader House



South corner
of Bader House



Southeast side
of Bader House



Southeast side
of Bader House



Northwest side
of Bader House



Addition to be
removed and replaced
with new building



Addition to be
removed and replaced
with new building



Addition to be
removed and replaced
with new building –
view of alley



Addition to be
removed and replaced
with new building –
alley view



November 2019 plans
as reviewed by
HPAB subcommittee



2 ALLEY ELEVATION
A-4
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/4" BARY



1 FRANKLIN ELEVATION
A-4
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"
AT 1/4" BARY

- ELEVATION NOTES:
- 1. TYPICAL ROOF - COMPOSITION SHINGLE ROOFING MATERIAL ON 7/16" ROOF SHEATHING ON PRE-FAB ROOF TRUSSES
 - 2. TYPICAL SIDING - LAP SIDING PER ELEVATIONS OVER WEATHER BARRIER OVER 7/16" O.S.B. SHEATHING, SEE ELEVATIONS FOR EXPOSURE
 - 3. TYPICAL STONE VENEER - SYNTHETIC STONE VENEER PER ELEVATIONS, INSTALL PER MANUF. SPECS, OVER WEATHER BARRIER OVER 7/16" O.S.B. SHEATHING
 - 4. TYPICAL STUCCO - HARDCOAT STUCCO PER ELEVATIONS, INSTALL PER MANUF. SPECS, PROVIDE FLASHING AT ALL TRIM PIECES ABOVE AND BELOW, OVER WEATHER BARRIER OVER 7/16" O.S.B. SHEATHING
 - 5. 6:1 FLASHING, AT ALL ROOF TO WALL LOCATIONS, SADDLE AND CRICKET LOCATIONS, AND WINDOW AND DOOR HEAD OPENINGS - TYP.

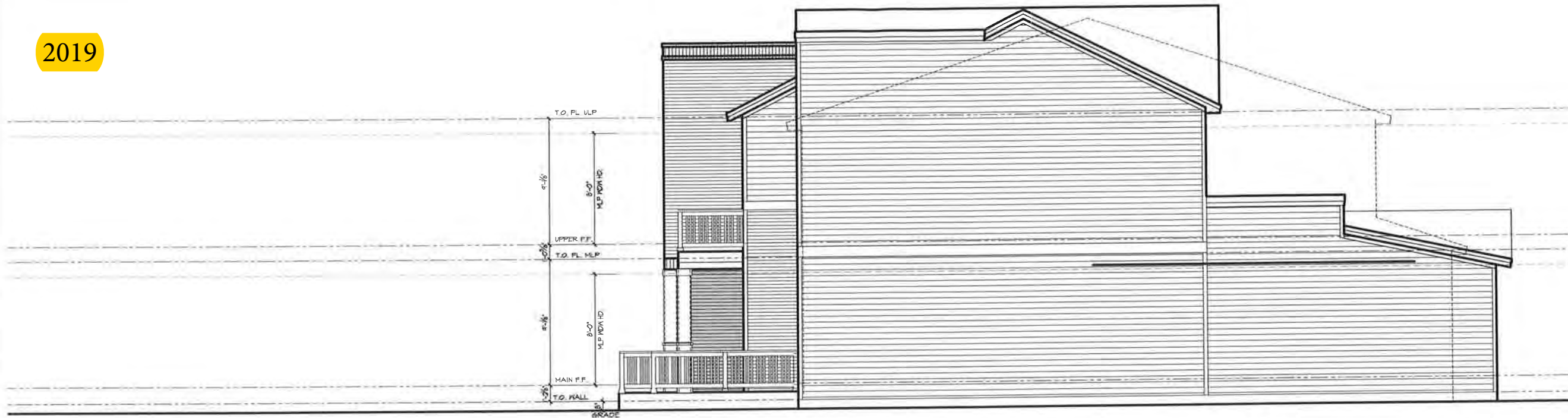
09/10/2019

FRANKLIN COMMONS
210 FRANKLIN
NIWOT, COLORADO

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A-4

2019



2 A-5 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"
SCALE UP = 1'-0"
AT SIX FEET



1 A-5 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"
SCALE UP = 1'-0"
AT SIX FEET

09/10/2019

FRANKLIN COMMONS
210 FRANKLIN
NIWOT, COLORADO

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