

Article 4-116



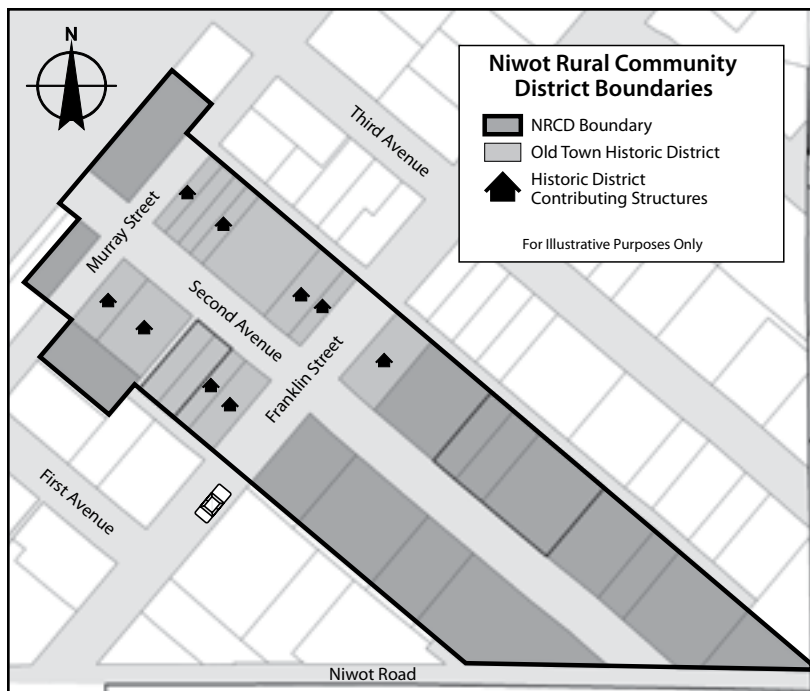
Niwot Rural Community District

Article 4-116 • Niwot Rural Community District (Fully Illustrated Version Under Separate Cover)

Introduction

The Niwot Rural Community District (NRCD) is located along Second Avenue in Old Town Niwot. A portion of the parcels zoned NRCD are also within the Old Town Niwot Historic District. Some of the following regulations and guidelines will apply to all of the parcels within the NRCD, while others will apply only to the historic district. On the other hand, some regulations and guidelines will apply only to those properties that are not in the historic district. Unless specifically stated that a regulation applies only to the historic or non-historic area, it will apply to the entire Rural Community District.

A pre-application conference with Land Use staff is required to ensure that the applicant for a new use or new construction is meeting the standards and guidelines of the NRCD and the Old Town Niwot Historic District.



In order to expedite the review process, the applicant is required to complete the Niwot Rural Community District Design Checklist, available at the Land Use Department. Prior to final approval of a site plan at the building permit stage, county staff makes sure that the applicable regulations in the *Boulder County Land Use Code*, *Niwot Rural Community District Handbook*, and *Transportation Standards* are being satisfactorily addressed. A Certificate of Occupancy for renovations or new construction will not be issued until all conditions of the site plan and building permit have been completed.

Review Boards

Old Town Niwot Design Review Subcommittee

The NRCD has a Design Review Subcommittee. The subcommittee's primary role is to act as a referral agency for proposals within the Old Town Niwot Historic District. The Subcommittee does not have legal authority to grant Certificates of Appropriateness. However, the Historic Preservation Advisory Board (HPAB) shall consider the subcommittee's recommendation as well as other public testimony in decisions pertaining to the historic district.

Occasionally, a property owner in the non-historic portion of the NRCD will propose a design which is not within the parameters of the standards and guidelines. In the cases of paint color, building materials, and temporary signs, the subcommittee shall have the authority to grant variances from the standards and guidelines.

The subcommittee shall be a referral agency for cases within the NRCD which require Special Review.

The Old Town Niwot Design Review Subcommittee will be composed of representatives of the Niwot Business Association, the Niwot Community Association, the Niwot Historical Society, and at least one member of the HPAB.

Historic Preservation Advisory Board (HPAB)

The HPAB reviews proposals only within the Old Town Niwot Historic District. For more information about design review within the historic district, refer to Section B of this handbook.

County Board of Adjustment

The Board of Adjustment has the authority to grant variances from the bulk requirements of all of Boulder County's zoning districts. Bulk requirements are those that address structure height and setbacks. More information pertaining to the Board of Adjustment can be found in Article 4-1200 of the Boulder County Land Use Code.

Development Standards

A. Amendments

1. Proposed amendments to the boundary of the Niwot Rural Community District shall be referred to all property owners within the NRCD as well as the Old Town Niwot Design Review Subcommittee. Referral comments from NRCD property owners and the Subcommittee 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 as shown in Map 1 of this handbook.

B. Permitted Uses

1. Entire district:
 - Bank
 - Church
 - Eating or drinking place
 - Emergency care facility
 - Furniture restoration
 - Overnight lodging (not more than 14 rooms)
 - Professional office
 - Public or quasi-public facility other than listed
 - Residential provided it is part of a mixed-use development (i.e. an apartment above a store)
 - Retail or personal service facility
 - Veterinary clinic without outside pens
 - Commercial Bakery (see 4-503D) 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.
2. Nonhistoric district only:
 - Agricultural products retail outlet
 - Day care center
 - Mortuary
 - Single family dwelling
 - Vehicle sales and service
3. 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.
4. 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 1000 square feet. A full site plan review process is required when building on a vacant parcel or adding 1000 square feet or more to a property.

C. Lot, Building, and Structure Design and Dimension Requirements

1. Minimum lot size - 3,500 square feet
2. Maximum building height - 30 feet
3. Minimum setback:
 - a. Front yard - 0 feet in block one (between the Diagonal Highway and Franklin Street); 20 feet in block two (between Franklin Street and Niwot Road);
 - b. Side yard - 0 or 12 feet
 - c. Rear yard - 0 with an alley; 10 feet without an alley
4. Supplemental Setbacks:
 - a. Within the NRCD, no supplemental setback from the center line of Second Avenue is required.
 - b. Along Niwot Road, within the NRCD, 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.

D. Parking Requirements

1. Any additional square footage built over that which legally existed on July 1, 2012 will require 1 parking space per 500 square feet of floor area. Existing square footage is grandfathered in as the property is currently configured and is not recalculated at the rate of one space per 500 square feet of floor area.
2. A change of use within an existing structure or the addition of at grade, uncovered outdoor seating will not require additional parking.
3. Parking may be provided on the lot or on another lot within the NRCD. A county approved parking agreement is required if the parking is provided on another lot.
4. 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 and 1 per 25 feet of frontage in the area east of Franklin Street.
5. 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 percent of the required on-site parking spaces.
6. No loading space is required unless determined to be necessary through the zoning review or site plan review process.

E. Design Guidelines

1. Parking
Parking shall not occur in the front yard within 7 feet of the front property line.
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 Old Town Niwot Design Review Subcommittee. Such objects shall not obstruct pedestrian traffic on sidewalks.
3. Landscaping
 - a. With the exception of a driveway, paving shall not be permitted in the front yard within 7 feet of the front property line.
 - b. Only deciduous trees shall be permitted in the front yards. Any type of shrub shall be allowed.
 - c. Grass, turf-block, or organic mulch are permitted; gravel is not permitted in the front yard within 7 feet of the front property line
 - d. The grade may be raised no more than 2 feet above existing grade to create a berm within the first 7 feet of the front property line
 - e. Any lighting shall be low intensity - no greater than 50 watts per light fixture
 - f. Freestanding lighting shall be no more than 12 feet in height with the exception of street lights
 - g. Lighting attached to a building must be directed at the building facade or directed down
4. Building materials in the nonhistoric 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 Old Town Niwot Design Review Subcommittee
 - b. Preapproved paint colors listed in Appendix A may be used; If a color not listed in Appendix A is requested, approval by the Old Town Niwot Design Review Subcommittee is required.
 - c. Fences shall be wood or wrought iron and shall be no higher than 4 feet in the front yard
5. Building form
 - a. Roofs should conform with the existing roof forms on Second Avenue
 - b. Expanses of building facade longer than 25 feet shall incorporate design variations to break up the continuity of the facade in an attempt to reduce the possibility of a long monotonous wall
 - c. Service areas and rooftop mechanical equipment shall be screened.

Historic District • Old Town Niwot Historical Narrative

by Anne Dyni

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.

Historic District Review Process

Introduction

By designating Old Town Niwot as a Historic District, the Niwot community and Boulder County officials have the opportunity to preserve Niwot's heritage as an agriculturally based commercial center. This task is accomplished through design guidelines that address Niwot's appearance in the past, present, and future.

In order to prevent arbitrary design review decisions, written guidelines provide standards for which decisions must be based. Guidelines also:

- Improve the quality of growth and development;
- Protect the value of public and private investments;
- Increase public awareness of design issues related to their community.

The guidelines on the following pages express a standard of appropriateness for alterations to existing structures and sites. While new buildings must meet certain criteria for compatibility with historic buildings, a design that gives the new building its "own place in time" is encouraged. Replication of historic buildings is inappropriate as it creates historical confusion and is often an undue burden on the owner or developer of the new building.

Design Review Process

The intent of design review is not to stifle individuality or creativity, but to encourage a cooperative process between the property owner and the Boulder County Historic Preservation Advisory Board (HPAB). The following review process applies only to the historic district encompassed by the Niwot Rural Community District.

The Land Use Department will be happy to answer any questions as to what types of projects need building permits and what types of projects will need Certificates of Appropriateness (CA). Feel free to contact the department at 441-3930 with any questions.

The following is an outline of the design review process. The time necessary to complete the review process will vary depending on the complexity of the proposed work. County staff will make the process as expedient as possible.

Step 1 Pre-application conference

A property owner wishing to make alterations must first contact the Land Use department to talk to a planner about the proposed changes. The planner can assist the property owner in determining if design review is needed, and if so, what types of information must be submitted to aid in the review.

Step 2 Application Submittal

Once the applicant has submitted the complete application, the Land Use Department staff will forward one copy of the application materials to the Old Town Niwot Design Review Subcommittee. A hearing will be scheduled for the next possible HPAB meeting. Applications for Certificates of Appropriateness are due no later than the second Thursday of each month, for review at the next regularly scheduled meeting. This deadline allows time for staff review and Old Town Niwot Design Review Subcommittee referral.

Step 3 Old Town Niwot Design Review Subcommittee

A subcommittee of the HPAB will meet to discuss the proposed alterations. Recommendations will be forwarded to the HPAB.

Step 4 HPAB Review

The HPAB will consider the recommendations of the Old Town Niwot Design Review Subcommittee as well as any other pertinent information at a public hearing. At the hearing, the HPAB will decide to issue or deny a Certificate of Appropriateness. The HPAB may also decide that more information is needed before making a decision.

Step 5 Appeals

In cases where the applicant disagrees with the decision of the HPAB, the applicant may appeal the decision to the Board of County Commissioners.

Step 6 Building Permit Application or Issuance

Many types of projects do not require a building permit. An example of a project not requiring a building permit would be painting. If a building permit is required, the property owner may apply for a building permit before or after obtaining a CA. However, a building permit will not be issued until the CA is obtained.

Step 7 Completion of Project

After obtaining the necessary permits, you may begin work on your project.

Design Review Boards

Old Town Niwot Design Review Subcommittee

The Old Town Niwot Historic District has a Design Review Subcommittee. This group acts in an advisory role to the HPAB. The Old Town Niwot Design Review Subcommittee does not have legal authority to grant Certificates of Appropriateness. However, the HPAB shall consider the subcommittee's recommendation as well as other public testimony in decisions pertaining to the historic district.

County Historic Preservation Advisory Board

The HPAB shall consider an application for a Certificate of Appropriateness at any regularly scheduled meeting for which the public notice requirements of the Historic Preservation Regulations can be met. The Boulder County Historic Preservation Regulations give the HPAB the decision making authority to grant or deny a Certificate of Appropriateness. This decision can, however, be appealed to the Board of County Commissioners.

Alterations Which Do Not Require HPAB Review

- A. The following alterations shall be permitted within the historic district without obtaining a CA from the Boulder County Historic Preservation Advisory Board.
 1. 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.
 2. 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.
 3. Landscaping
 4. Interior alterations which do not affect the exterior appearance of the structure.
 5. Although these alterations do not require Old Town Niwot Design Review Subcommittee 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.

Applying for a Certificate of Appropriateness

A property owner seeking a Certificate of Appropriateness can apply in two ways. If the owner needs a building permit for the proposed work, the building permit application automatically forwards the proposal to Certificate of Appropriateness review. However, information beyond that submitted for the building permit may be required. Property owners also may apply for a CA prior to submitting a building permit application. An owner proposing work that does not require a building permit will need to complete an application form available at the Land Use Department. In order to effectively consider the proposal, detailed information about the proposal will be required. Historical review does not require an application fee.

Submittal Requirements

Depending on the type of work being proposed, the Land Use Department may request the following information. Two sets of application materials will be required from the applicant in order to forward one set to the Niwot Subcommittee for review. Although preparing the application materials will be the responsibility of the applicant, the HPAB and the Land Use department will help the applicant through the process as much as possible. If the proposed alteration involves a new use or an expansion of an existing use, the NRCD Design Review Checklist must also be completed.

1. Application Form

An application form including the name and address of the owner of the property; the legal description of the property; and the name and address of the agent for the property owner, if applicable (i.e. the architect) shall be submitted. The form is available at the Boulder County Land Use Department Offices. In the case of an alteration that requires a building permit, the application form for the building permit may serve as the application form for a CA.

2. Site Plan

The site plan must be drawn to scale, which may vary depending on the size of the lot. The plan shall show property boundaries, existing buildings, significant landscape features, and the proposed changes. It shall also include a North arrow, and the location of adjacent buildings, streets, and alleys.

3. Floor Plans

Floor plans must be drawn to scale, at a minimum of 1/8" = 1'0" and shall include a North arrow. The floor plans should show the existing building and how the alteration relates to it. It should be complete enough to show any exterior stairs, porches, decks, or similar improvements.

4. Elevations

Elevations of all relevant views of the alteration shall be shown at the scale necessary to show building detail. They should be accurately labeled, and the existing building should be included in the elevations with as much detail as necessary to show how the old and the new relate to each other. Adjacent buildings may be drawn on the elevations to clearly show the relationship between the proposed alteration and adjacent structures.

5. Materials

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

6. Color

If your plans include paint or stain, describe the colors and provide a sample. A good way to show the color scheme is to color one or more of the elevations. Since the appearance of paint color varies with the size of the painted surface and the combination of color, the property owner may want to paint a large swatch on the least visible part of the building to test the appearance of the scheme under actual conditions.

7. Photographs

Provide photographs that show all the views of the existing building and include at least a portion of the neighboring buildings. The context in which your building sits is as important as the building itself.

Once two copies of these application materials have been received, the Land Use department will refer the application to the Old Town Niwot Design Review Subcommittee. At the same time, the application will be scheduled for a hearing before the HPAB. The Niwot Subcommittee will review and prepare a written recommendation of the application prior to the HPAB hearing and forwarding that recommendation back to the Land Use Department.

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:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Rhythm, Pattern, Alignment, & Massing

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.

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.

Guidelines

- 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.
- 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.
- 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.
- 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.
- 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 Second Avenue.
- 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.
- 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.

Architectural Details

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.

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.

Guidelines

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

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.

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

Guidelines

- Materials typical to or compatible with the district shall be used for renovations and new construction.
- 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.
- Bright, intense colors shall be reserved for small areas, such as window and door trim, cornice details, kick plate, and clerestory details.

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.

- Brick
- Horizontally-oriented wood lapboard siding of a scale typical to the district.
- 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.
- Sandstone
- Decorative detailing in wood or cast iron, or a facsimile material.
- Fabric awnings
- Wood shingles
- 3-tab asphalt shingles
- Non-reflective metal roofing products
- Window and door frames made of wood, anodized aluminum, or other material provided it is non-reflective.

Materials appropriate for NON-CONTRIBUTING structures only:

- Decorative concrete block
- Precast or poured concrete (if it is not the principal material)

The following materials are inappropriate for use within the historic district:

- Vertically-oriented siding
- Stucco
- Shiny metallic window and door frames
- Tinted or mirrored glass
- Terra Cotta/Ceramic Tiles

Signs

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.

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 each other. These guidelines shall be used in conjunction with the sign regulations in the Boulder County Land Use Code.

Guidelines

- Signs shall not be positioned so as to cover architectural details.
- Flush mounted or projecting signs are preferable in the district. With the exception of the Bader House, freestanding signs should not be used.
- Internally lit signs are inappropriate except for small neon signs in a store window.

NRCD Appendix A

Old Town Niwot Colors

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.

NRCD Pre-Approved Colors

The following pre-approved colors may be used within the NRCD without the review of the Old Town Niwot Design Review Subcommittee 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 subcommittee (non-historic portion) or the HPAB (historic district).

Pre-approved colors

- Repainting with the same color as the existing color
- White
- Off-white

Base Colors (Relates to Uncoated Pantone Chart)

- 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

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 subcommittee.

Trim Colors (Relates to Uncoated Pantone Chart):

- Reds: 181, 1815, 1817, 194, 1945, 195, 1955, 201, 202, 209, 216, 229, 491, 492, 4985, 4995, 505, 506, 696, and 697
- Purples: 262, 2622, 2695, 276, 511, 5115, 5125, 5185, 5195, 5205, 668, and 669
- Blues: 282, 289, 534, 5405, 5415, 5425, 5435, 5445, 548, 646, 647, 648, 653, and 655
- Greens: 3292, 3298, 5477, 5487, 5497, 5507, 5517, 555, 5545, 5555, 5565, 5575, 5585, 5615, 5625, 5635, 5645, 625, and 626
- Blue Greens: 5473, 5483
- Browns: 437, 438, 439, 463, 4635, 464, 4645, 465, 4655, 466, 4665, 467, 469, 470, 477, 478, 728, 729, 1405, 1545
- 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

Niwot Rural Community District - Design Checklist

The Niwot Rural Community District Design Checklist is available from the Land Use Department. Each project is unique, so the information necessary to review the project will vary.

Site Plan

- The following information may be necessary:
- The location of your building and those structures next to you.
- The location of any curb cuts, parking spaces
- The location of landscape features such as existing large trees, fencing
- The location of freestanding signs/lights
- A professionally engineered drainage plan
- A typical cross-section of the proposed parking lot surface
- As required by the Americans with Disabilities Act, the location and dimension of handicap accessible parking spaces per the Boulder County Building Code and Transportation Standards.
- Any other information that you feel is important to your design.

Elevations

The elevations, or views of your building from the side, help staff determine how tall the building will be and what steps have been taken to meet the NRCDC design guidelines which states that long expanses of facade should have design features that break up the length. Elevations are also good for showing windows, building materials and color.

Color Chips

If you submit color chips, staff will be able to determine if the color is within the pre-approved color range. We need to know colors for elements such as signs and light posts as well as the main building.

Check List

The checklist will help you determine what types of information you need to consider when designing your proposal. Staff will use this checklist and your site plan, elevations, and color chips to make sure that your proposal is in conformance with the design standards and guidelines in the Niwot Rural Community District Handbook as well as the Transportation Standards. Please note that there may be county standards and regulations that apply to your property that are not in the NRCDC Handbook. For example, projects must conform to building codes and transportation standards.

The following describes how the NRCD complies with the criteria for approval of an RCD:

1. A public need exists for the amendment.

The existing commercial zoning allows some uses, such as tire vulcanization, that would be detrimental to the character of Old Town Niwot. Additionally, the setback requirements of the commercial zoning and the height allowance of 50 feet are not compatible with the historical character of the district. The NRCD will establish regulations that have been individualized to preserve the pattern and scale of building that is typical to the area.

2. The amendment is consistent with and in furtherance of the stated intent and purposes of the Boulder County Zoning Resolution.

The NRCD protects the health, safety, and welfare of the Old Town Niwot community members because several uses that are now allowed in commercial zoning that would be over intensive have been eliminated as allowable uses in the NRCD. These uses could have presented a nuisance to surrounding properties.

3. The amendment is in accordance with the Boulder County Comprehensive Plan.

Goal A.3 of the BCCP states that "Diverse, compatible, and functional land use patterns should be established and, when necessary, revised to prevent urban and rural decay." The NRCD meets this goal by providing a mechanism for compatible design and development of the Second Avenue area.

Policy 13.08 states, "It shall be County policy to recognize the desired character of the Niwot Community Service Area as being semi-rural and encourage additional future development be compatible to the semi-rural character." The proposed permitted uses in the NRCD include service-oriented uses that are specifically useful to the Niwot community; specialty retail uses such as antique shops; and residential uses.

It is the intent of the BCCP to maintain the semi-rural character of the Niwot Community Service Area. The NRCD complies with this intent because the district is not an expansion of the area in which commercial-type uses are allowed. Additionally, if a use was not originally allowed by the Commercial zoning, it cannot be a use by right in the NRCD. However, the uses permitted in the NRCD may be more limiting than those uses allowed in the Commercial zoning district.

Old Town Niwot is an important part of Boulder County's history. The NRCD is in conformance with policy 3.02.2, which states, "The Boulder County Land Use Plan and attendant regulations shall insure that historic sites shall be protected through the planning of compatible surrounding land uses and the passage of a County-wide resolution aimed at the preservation of such sites."

4. The subject property is an appropriate site for the amendment, and is a reasonable unit of land for such reclassification.

The proposed NRCD covers the same land area as the existing Commercial zoning.

5. The amendment will not have a material adverse effect on the surrounding area.

The provisions in the NRCD have to ability to lessen impacts to surrounding areas by permitting only uses appropriate to the district, creating guidelines that will encourage quality site and architectural design, and creating flexible parking standards.

6. The amendment will not result in an overintensive use of the land.

The current Commercial zoning district does not specifically list a minimum lot size. The minimum lot size in the NRCD is proposed at 3,500 square feet, the size of the historical townsite lots. Additionally, the maximum building height is proposed at 30 feet, 20 feet less than the maximum height now allowed (the tallest existing building, the Left Hand Grange, is approximately 31 feet in height). The combination of a minimum lot size and the maximum building height will prevent higher density development, while insuring that any new buildings are compatible in a scale with the existing area. No new lots are created by the NRCD and the proposed uses are not overintensive.

7. The amendment will not have a material adverse effect on community capital improvement programs.

The Boulder County Transportation Department is currently involved, with the Niwot community, in a streetscape project on Second Avenue. At this time, the ultimate design of the Second Avenue streetscape is unclear. However, the provisions of the NRCD are compatible to Second Avenue's existing conditions, or with the proposed design transmitted to the Land Use department on June 28, 1993. Actual construction of this streetscape may not begin until Spring of 1994. At that time, if inconsistencies with the streetscape and the NRCD are revealed, minor changes to the NRCD design guidelines are feasible.

8. The amendment will not require a level of community facilities and services greater than that which is available.

Public water and sewer service currently serves the proposed district. The proposed NRCD will not change the level of service required.

9. The amendment will not result in undue traffic congestion or traffic hazards.
Because the NRCD does not allow more intensive uses than are already in existence along Second Avenue, traffic congestion and traffic hazards are not expected to increase.
10. The amendment will not cause significant air, water, or noise pollution.
Because the NRCD does not allow more intensive uses, and public utilities service the district, the amendment will not cause significant air, water, or noise pollution.
11. If geologic conditions on the site are such that they present moderate or severe limitations to the construction of structures or facilities to be permitted on the property by reason of the amendment, it has been demonstrated that such limitations can be reasonably overcome.
No geological hazards exist within the proposed district.
12. The amendment will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County.
The primary purpose of the NRCD is to improve upon the existing urban form along Second Avenue by preserving the historical area, implementing flexible design standards and guidelines, and insuring that future uses area compatible with Niwot's semi-rural character. The amendment will benefit the present and future inhabitants of Boulder County.

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