

## MEMORANDUM

January 7, 2015

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
Debra Kalish, Senior Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of a demolition permit for the house and garage located at 3140 7<sup>th</sup> St., non-landmarked buildings over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00348).

### STATISTICS:

1. Site: 3140 7<sup>th</sup> St.
2. Dates of Construction: c.1912
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 6,075 sq. ft.
5. Owner/Applicant: Joyce Sandham

### STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the buildings located at 3140 7<sup>th</sup> St., for a period not to exceed 180 days, from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the buildings and adopt the staff memorandum with the findings as listed below.

Staff encourages the applicant to consider landmark designation of the house and garage and their incorporation into future redevelopment plans for the site. A 180-day stay period would expire on May 25, 2015.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Color medium format archival quality photographs of the interior and exterior of the house and garage.

**SUMMARY:**

On Nov. 18, 2014, CP&S received a demolition permit application for the house and garage at 3140 7<sup>th</sup> St. The buildings are not in a designated historic district or locally landmarked, but are over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On Nov. 26, 2014, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the buildings may be eligible for designation as an individual landmark.”

After detailed analysis, staff finds that the property meets the significance criteria for individual landmark designation as it represents a well-preserved house and garage dating from north Boulder’s agricultural and early residential period. For this reason, staff recommends the Landmarks Board issue a stay of demolition for the buildings located at 3140 7<sup>th</sup> St. for a period not to exceed 180 days from the day the permit application was accepted by the city manager. A 180-day stay period would expire on May 25, 2015.

**PURPOSE OF THE BOARD’S REVIEW:**

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 require review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is probable cause to believe that the building may be eligible for designation as an individual landmark, the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the buildings proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date it was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (Nov. 26, 2014, when the Landmarks Board fee was paid) and expire on May 25, 2015. Section 9-11-23 (g) and (h), B.R.C. 1981.

**DESCRIPTION:**

The subject property is located on the east side of 7<sup>th</sup> St., between Forest Ave. and Evergreen Ave. The property is not located in a designated or potential historic district.



*Figure 1. Location Map showing 3140 7th St.*



*Figure 2. Tax Assessor Card photo, 3140 7th St., 1938.*

The Tax Assessor card of 1938 dates the construction of the 3140 7<sup>th</sup> St. as “over 40” years old (pre-1898), although the Historic Building Inventory Record and the tax assessor records indicate the house was constructed in 1920. Since the area was located outside of Boulder’s city limits until the 1950s, the property does not appear in the city directories by address until 1926. Francisco Dellingaro purchased the property in 1898 and is first listed in the 1913 directory (no address) following the listing at 2448 7<sup>th</sup> St., located nine blocks to the south. However, a mortgage was recorded by Dellingaro for the subject property in 1912 and it is likely that the house was constructed at that time. It is likely that 3140 7<sup>th</sup> Street was constructed between 1898 and 1913, and was one of the earliest houses along 7<sup>th</sup> St. in Newlands Addition. See Attachment E: Deed and Directory Research

The house has a one-story cross gable form with half-timbering at the front gable end and slightly overhanging eaves. The newer front door features a diamond window with a pair of double hung windows located to the right of the door. A sash and transom window is located left of the entrance. The house is clad in lap siding and the gable with wood shingles. The house originally featured an open front porch, as seen in the tax assessor card, but it was enclosed in the 1940s.

See Attachment A: Current Photographs



*Figure 3. West (façade) and South Elevations of Primary House, 3140 7<sup>th</sup> St., 2014.*

A garage, constructed in 1936, is located at the northeast end of the property. The simple, 12 ft. x 24 ft. frame construction garage has a gable roof, offset garage door, wooden lap siding and corner boards.



*Figure 4. View of garage, 3140 7<sup>th</sup> St., 2014*

## **ALTERATIONS**

Alterations to the house include the enclosure of the front porch, which the applicant notes occurred in the early 1950s. The front door, paired double hung windows and siding on the south portion of the façade are not original. The building retains its original massing and the majority of its original materiality. The property features a few mature trees, but is otherwise open lawn. A concrete walkway leading to the front door, visible in the c. 1938 tax assessor photograph, still exists.



*Figure 5. Photo showing area of porch alteration (highlighted).*

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## NEIGHBORHOOD HISTORY<sup>1</sup>

Prior to World War-II, North Boulder was predominately agricultural, consisting of cropland and cattle grazing. “Truck gardens”, orchards, and fruit cultivation were undertaken in small parcels of twenty acres and less. Well-known, large farms and ranches were located in this area of Boulder in the early 1900s, such as the Maxwell ranch near Linden Ave., where cattle were raised, and the Wolff farm to the southeast where wheat, dairy cattle and fruit trees were raised.

In the late 1800s and early 1900s, most land in this area of Boulder was owned by James P. Maxwell, who had purchased the land from the U.S. Government in 1880. At that time, Maxwell acquired several thousand acres west of Broadway and north of what is now Hawthorn. These lands were primarily irrigated by Silver Lake Ditch (1888), which was constructed by Maxwell to water 1,000 acres of land in north Boulder. By the early 1900s, Maxwell began selling off the level land in small tracts of one to five acres; many of these tracts were sold with water rights to Silver Lake Ditch. Since these tracts were well outside of the city limits, there was no restriction as to the use of the land; many of the owners planted orchards and truck gardens and continued this usage until the beginning of the building boom after World War II. See *Attachment G: North Boulder Historical Background*

## PROPERTY HISTORY



Frances Dellingaro, c. 1908-1918.

Francisco Dellingaro (also spelled Dell Undgaro) immigrated to the United States from Italy in 1885. In 1898, Francisco was granted the deed of Lot 15, Block 22 in Newlands Addition from Rosa Dellingaro and Gabrella Rappa. It is unclear if and how Rosa and Gabrella were associated with Francisco. Francisco was born in Italy in 1851. After he immigrated to the United States, his name evolved to “Frank Dellingero” and he worked as a day laborer in Boulder. Frank is listed in City Directories as living on the property beginning in 1913. At this time, 3140 7<sup>th</sup> was considered a rural route and Frank’s residence is noted as “r 7<sup>th</sup> 1 n of 5<sup>th</sup> av, RFD2.”<sup>2</sup> A few occupations Frank was listed as having included a miner, a gardener, and later as a street laborer. Through City Directories and U.S. Census records, it appears that Frank

never married. His name appeared in records under several different spellings, such as

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<sup>1</sup> North Boulder Historic Overview, 1994.

<sup>2</sup> City of Boulder directory, 1913. Pg 48.

Francisco Del Undgaro, Frances Dellungero, or even Frank Dellingro. Frank died c. 1936 and 3140 7<sup>th</sup> St. is listed as vacant in the City Directories.



Loring and Dora Pickering,  
1948.

In 1938, Loring Pickering and his wife, Dora, purchased the house after arriving in Boulder from Eldora, Iowa. Loring was listed as a carpenter at the time and the couple lived at 3140 7<sup>th</sup> St. for about two years. In 1940 they purchased the house at 735 Walnut Street and moved.

In 1940, the house was occupied by Phillip Wagner and his wife, Hannah. Phillip was born in Kutter, Russia in 1892 and worked as a carpenter in Boulder. He purchased the house for \$3500. Shortly after they moved to 2841 Broadway.



Phillip and Hannah Wagner,  
1952.

In 1941, Roy T. Winn and his wife, Helen, purchased the house. About 10 years later, Roy purchased property to the south of 3140 7<sup>th</sup> St. and had two houses constructed, 3132 and 3114 7<sup>th</sup> St. Around 1950, Roy and his family moved into 3132 7<sup>th</sup> St. The Winn family began using the house at 3140 7<sup>th</sup> St. as a rental. It has operated as a rental house for over 60 years. Roy and Helen's daughter, Joyce, currently owns 3140 7<sup>th</sup> St. The house at 3114 7<sup>th</sup> St. was demolished in 2011 and is no longer associated with the Winn family.



Roy T. and Helen Winn, 1974.

Roy was born 1912 in Canon City, Colorado and moved to Boulder around 1930. In 1934, he married Helen Lorraine in Denver. Helen was born in Erie, Colorado in 1919. Roy was employed by Mead and Mount Construction as a superintendent for nearly 40 years. He was involved in the construction of many projects in Boulder and Denver. Projects in Boulder included the Boulder County Courthouse, the Justice Center, Folsom Field, and the chemistry building and dorms at the University of Colorado. In Denver, his projects included George Washington High School, the Western Federal Building, and the Denver Art Museum.<sup>3</sup> Helen Winn was a member of the First Baptist Church, the First Christian

<sup>3</sup> "Roy Theodore Winn." Obituaries. *Daily Camera*, July 20, 1993.

Church Bell Choir and the Lady Elks. Roy and Helen had three children, Charles, Joyce, and Cal. Helen died in 1985, and Roy in 1993.

**CRITERIA FOR THE BOARD’S DECISION:**

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board “shall consider and base its decision upon any of the following criteria:

- “(1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- “(2) The relationship of the building to the character of the neighborhood as an established and definable area;
- “(3) The reasonable condition of the building; and
- “(4) The reasonable projected cost of restoration or repair.

“In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.”

As detailed below, staff considers this property eligible for designation as an individual landmark.

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**CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY**

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. *See Attachment E: Individual Landmark Significance Criteria*

**HISTORIC SIGNIFICANCE:**

**Summary:** The house located at 3140 7<sup>th</sup> St. meets historic significance under criteria 1.

**1. Date of Construction:** 1920

**Elaboration:** The tax assessor identifies the date of construction as 1920.

**2. Association with Persons or Events:** N/A

**Elaboration:** None of the occupants appear to have local, state or national significance.

**3. Development of the Community:** This is one of the earliest houses in the area.

**4. Recognition by Authorities:** Front Range Research Associates, Inc.

**Elaboration:** The 1995 architectural survey identifies the house as representing a type, period, or method of construction, noting that “this house although altered, reflects popular elements of early twentieth century architecture, including the lap and shingle siding, the gable roof with wood shingle roof, and the double-hung windows.”

#### **ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The house located at 3140 7th St. meets historic significance under criteria 1.

**1. Recognized Period or Style:** Vernacular

**Elaboration:** The front house is an example a vernacular wood frame house. The house features little ornamentation, except for half-timbering on the front gable and a multi-light window. Overall, the projecting gable, the lap and shingle siding, and wood shingle roof reflect popular elements of early twentieth century architecture. The house retains most of its original form and material. The only major modification made was the enclosed porch in the 1940s, upon which a new front door and new double hung windows were installed.

**2. Architect or Builder of Prominence:** None known

**3. Artistic Merit:** None observed

**4. Example of the Uncommon:** None observed.

**5. Indigenous Qualities:** None observed

#### **ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The house located at 3140 7th St. meets environmental significance under criterion 1.

**1. Site Characteristics:** The residential lot features an open lot and a few mature trees.

**2. Compatibility with Site:** This area of the Newlands neighborhood has changed dramatically in the last two decades. Much of the area’s historic context has been lost. This house may have been one of the earliest constructed on the block, but is now dwarfed by the adjacent houses.

**3. Geographic Importance:** None observed.

**4. Environmental Appropriateness:** None observed

5. **Area Integrity:** This property may provide historic and environmental importance or significance as a representative example of the character of this area of Boulder in the early 20<sup>th</sup> Century. However, the area as a whole has lost much of its original context.

**CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:**

This property is an interesting example illustrating the development of this area of Boulder during the first half of the twentieth century. In the early twentieth century, the area consisted primarily of farms, orchards and ranches; by the 1940s, residential development had begun in earnest. Many of the area residents worked as carpenters, shopkeepers, and for companies such as the Mountain States and Telephone Company. The area has changed dramatically from its pre-WW II rural character. This section of 7<sup>th</sup> St. retains a few intact older houses and many of the houses constructed recently are out of character with the area's modest historic character.

**CRITERION 3: CONDITION OF THE BUILDING**

The property owner has submitted information on the condition of the building, noting that the building is in poor condition. *See Attachment B: Applicant Materials.*

**CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:**

Specific information regarding the projected cost of restoration or repair has not been submitted at this time.

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**ANALYSIS:**

Staff considers that there is "probable cause" to consider the property at 3140 7<sup>th</sup> St. may be eligible for designation as an individual landmark based upon its historic and architectural significance with two well-preserved buildings dating from the first half of the twentieth century.

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**NEIGHBORHOOD COMMENT:**

Staff has received no comment to date from the public on this matter.

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**THE BOARD'S DECISION:**

If the Landmarks Board finds that the buildings to be demolished do not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the buildings to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on May 25, 2015.

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**FINDINGS:**

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the property at 3140 7<sup>th</sup> St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance and as a property containing a well-preserved example of a working-class house in North Boulder dating from the first half of the twentieth century.
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

**ATTACHMENTS:**

Attachment A: Current Photographs  
Attachment B: Applicant's Materials  
Attachment C: Historic Building Inventory Form  
Attachment D: Boulder County Tax Assessor Card c. 1958  
Attachment E: Deed and Directory Research  
Attachment F: Significance Criteria for Individual Landmarks  
Attachment G: North Boulder Historical Background

Attachment A: Current Photographs



Façade and south elevation.



Fac

Facade and north elevation.



Close up view of façade.



North Elevation.



Northeastcorner.



South elevation.



South Elevation, looking north.



Southeast corner.



View of 7<sup>th</sup> Street with 3140 7<sup>th</sup> St. on right, 3144 7<sup>th</sup> St. to the left.

## Attachment B: Applicant Materials

December 2014

Dear Historical Committee,

My dad and mom, Roy and Helen Winn, were married in 1933. In December, 1941, my dad purchased a house at 3140 7<sup>th</sup> Street. When he purchased this house, it had additional property with it. My oldest brother, Chuck Winn, was about three years old. I, Joyce, was born in 1944 and a younger brother in 1947. The house consisted of one bedroom, a living room with a gas heater, a kitchen that had a hot water tank, a gas stove, refrigerator, a wringer washing machine, and a VERY small bathroom. This bathroom will only allow one person in it at one time. On the enclosed back porch there now is a clothes dryer and access to the cellar. This is true today except there is a washing machine and not a wringer machine. With limited space for cabinets and drawers, the kitchen does not support the installation of a dishwasher. My older brother and I slept in the living room while my younger brother slept in my parents' bedroom in a crib. There was a front porch and my dad enclosed it to make a bedroom with bunk beds so we would not have to sleep in the living room. The bunk beds barely fit. After this change, there has been NO changes of any of the original walls.

My dad cleared the remaining property and built two houses to the south of the 3140 address. Those were 3132 and 3114 7<sup>th</sup> Street (which was recently demolished and a much bigger house was built). While my dad was finishing the last of the two houses, my mom decided that she had had enough of the crowded conditions in 3140, so one day after Dad went to work, she had my older brother and me load up the things from our house and we moved into the house at 3132 7<sup>th</sup> Street. My dad was not very happy when he got home. We moved from a one bedroom house to a house with four bedrooms!

Since 1949 or 1950, the house at 3140 7<sup>th</sup> Street has been a rental. My dad decided to turn our previous home into a rental to assist him with his finances. When my oldest brother Chuck married, my dad let him and his new wife move into this rental. They lived there about two years and during that time my nephew was born. I remember that every winter my dad would go over to the rental to work on frozen pipes.

My dad passed away in 1993 and after much deliberation, as part of my inheritance, I chose the rental house at 3140 7<sup>th</sup> Street. My family and I were living on the western slope and thought that would be best for my situation. I continued to rent the house to honor the lease that was in place. My dad did not keep any records on who lived in this house and I have not done that either! Over the years my dad could have made additions, but he felt that this house was good enough for renting. Painting was always a way to freshen up the house and Dad did put carpet in the house.

In 1997, my husband and I moved to Denver after a tragic accident in our family and wanted to be close to our daughter and our new grandson. I was able to be more involved in managing and maintaining this rental myself.

When renting this house, I have informed any potential renters that they must keep the water running at a fast drip in both the kitchen and bathroom when it is cold to prevent pipes from freezing! Every time it gets cold, I hold my breath. There is no regular crawl space and what space there is measures eight inches. To access this area and get to many of the pipes, one must tear up the floor! The water in the toilet has even frozen. The house does not have a foundation deep enough to stop the frost and that affects the plumbing. The running of water to keep the pipes from freezing certainly would not fit the upcoming "green" policies and would be too costly to fix the affected pipes. I have included a picture from the cellar showing the 8" space under the house.

My renters must cover the windows in plastic to try to keep the cold out. To meet the requirements of 2019 for rentals, I would have to replace all of the windows and that would be cost prohibitive. The large window in the front is plexiglass.

The cellar gives access to a very small portion of the floor of the only bedroom. The cellar is basically a hole 9' x 7 1/2' and 5'3" tall and the included pictures show the deterioration of the cellar. The house was constructed with 2 x 4's so even if I could blow in insulation to try to adhere to the new regulations for rentals by 2019, the walls would not be able to hold the required R factor. There is NO insulation in any of the walls in this house. The original gas heater was removed and a new heater was put into the attic, so additional insulation in the attic would not allow the heater to work, and the regulations for insulation in the ceiling could not be met.

Recently, we had an issue that required a portion of the kitchen floor to be torn up, and we discovered that the floor was built with 2 x 6 joists. (We had to do this as there is no crawl space large enough to access.) While some of the floor was removed, we addressed a portion of a sagging floor that was in the area where we were working. We shored it up but did not go any further and tear up the whole kitchen as I had renters in the house and they were displaced during this repair. We just addressed the immediate concern. Knowing this house, this is not the only area where there is a sagging problem. This house is now showing more than ever its age, and I can no longer justify financially the long term repairs!!!

I noticed the exterior was deteriorating and the original wood was exposed, so I painted and covered many gouges, areas of rotting wood and glued back many wood shingles and covered them with paint. I do not have the funds for new siding. If you look closely, you will see the damage to the wood. The paint is now chipping and peeling off again. Pictures enclosed show the condition of the wood under the paint. The interior has, also, had many layers of paint to try to keep appearances up and now the interior is showing its age.

Last year during the flood, I had water in the cellar. The water table allowed 10" of water into the cellar. Even when we lived in this house there was anywhere from 6" to 8" of water every spring. Pictures are enclosed to show the condition of the cellar. Recently, I have had problems in the house which is related to having water in the cellar. I have had to remove and plane several doors so they would close.

In requesting this demolition of the house that is 637 sq. ft., I have requested that the garage be demolished, too. This space is not used as a garage and has not been used for that purpose since I lived in that house in the 40s. Due to the limited amount of space in the house, the garage has become a place for storage. This garage has no insulation in it. I only took pictures of the exterior of the garage, but I can assure you that the garage is completely full of my present tenant's possessions.

If the house would have improvements, the foundation around the front, north and east side is in question since there is no crawl space. There is also an old sprinkling system on the property that would have to be dealt with.

The Newlands has NOT been designated a historical area, and there have been eight houses within a short distance of my rental that have been demolished including the two houses immediately to the north. Most of the other houses on "my street" have changed considerably in size and some in heights, as the whole Newlands area has changed the area from its original status. All of these homes have had the okay from the city. I now feel that my house does not fit in the neighborhood due to its size. (637 sq. ft.) and structural condition.

The house that was allowed to change the neighborhood the most is the house at 3144, right next to my house. The two houses that were there when I lived at 3140 and 3132 and many years after that were demolished and one house was built in their place. It is a four level house that is well over 6,000 sq. ft. and has a garage with living quarters above it. Landscaping has further made this house incompatible to the neighborhood. Pictures of my house show how this house towers over my rental, it has a stucco wall between that property and mine, an arbor, a pizza oven, a balcony and a fireplace that is visible from my back yard. This was allowed by the city.

The driveway at my rental was dirt but is covered with crushed concrete. My house's set back is 14 1/2' from the city right of way. This does not meet requirements. If any improvements were to take

place, there is no way for equipment to get to the house. The garage would have to be torn down for any equipment like a backhoe to access the property or all of the digging would have to be done by hand.

Recently, my husband, who has been an educator for 47 years, was laid off and was forced into retirement. Our whole goal over the years in owning this rental was for it to help secure our retirement, meet our escalating medical costs, and, hopefully, to help our only grandchild achieve a college education. Well, retirement happened in November and my grandchild is now a freshman in college.

Your consideration of demolition of this rental house and garage with the information we have outlined will hopefully lead you to believe what I know; this house has provided my family its first home and a lot of different people with a place to call home. It has done its job, is worn out, and needs to be retired after being rented for 66 years since my family has owned it.

We have had interest in buying the property, but those interested do not want to upgrade the house, but want a fresh start. When putting together all of the things that need to be upgraded, many new problems might occur, and when one starts changing an older house, one runs into problems that are unforeseen. There can be many when dealing with a space of 637 square feet that was built in 1920. The cost of all the requirements to upgrade to the new regulations would be cost prohibitive and some would be difficult to implement. It is hard to justify fixing existing freezing pipes, deterioration of the existing exterior, deteriorating interior problems, and having no crawl space.

Thank you for considering my request for demolition.

Sincerely yours,

A handwritten signature in cursive script that reads "Joyce Sandham". The signature is written in black ink and is positioned above the printed name.

Joyce Sandham



Photo 1. Picture of foundation on East side of the house. What foundation that is here sites on rock!



Photo 2. Front bottom of house. Foundation not visible under window on front of the house.



Photo 3. Condition of wood under paint



Photo 4. This is how the wooden shingles look with paint



Photo 5. Condition of wood under paint



Photo 6. Paint on siding. East side.



Photo 7. Paint on north side.



Photo 8. Condition of cellar wall

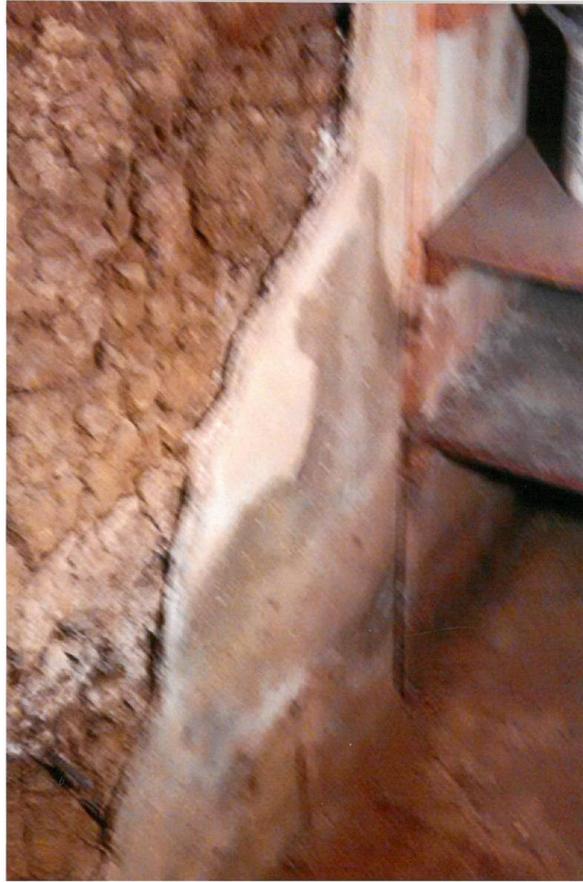


Photo 9. Cellar wall



Photo 10. Wall going out of cellar



Photo 11. This is the crawl space height – 8”



Photo 12. Stairs in cellar

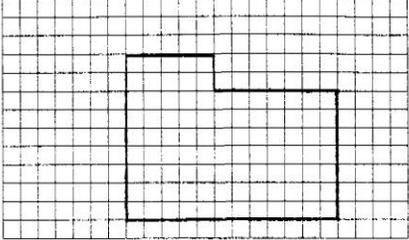
## Attachment C: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5145
		TEMPORARY NO.: 1461-24-4-16-007		
CURRENT BUILDING NAME:		OWNER: SANDHAM JOYCE K		
ADDRESS: 3140 7TH ST BOULDER, CO 80304		PO BOX 71 CEDAREDDGE CO 81413-0071		
		TOWNSHIP 1N	RANGE 71W	SECTION 24 SE 1/4 SW 1/4
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 22	LOT(S): 15-16	
		ADDITION: Newlands YR. OF ADDITION: 1891		
FILM ROLL NO.: 95-17 BY: Roger Whitacre	NEGATIVE NO.: 2	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1920 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Residence  HISTORIC: Residence
				CONDITION: X EXCELLENT                      GOOD FAIR                                      DETERIORATING
				EXTENT OF ALTERATIONS: MINOR                      X                      MODERATE                      MAJOR DESCRIBE: Porch enclosed as part of house; newer door; shingles along foundation.
				CONTINUED    YES                      X                      NO
STYLE: Vernacular Wood Frame		STORIES: 1	ORIGINAL SITE X                      MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Concrete		SQ. FOOTAGE: 637	NATIONAL REGISTER ELIGIBILITY	
		INDIVIDUAL:                      YES                      X                      NO		
		CONTRIBUTING TO DISTRICT: YES                      NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? X YES                      NO		
		TYPE: Garage		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES:                      YES                      X                      NO		CONTINUED?    YES                      X                      NO		

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown	<b>STATE ID NO.:</b> 5BL5145		
	<b>SOURCE:</b>	<b>ORIGINAL OWNER:</b> Unknown		
	<b>BUILDER/CONTRACTOR:</b> Unknown	<b>SOURCE:</b>		
	<b>SOURCE:</b>	<b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b>  <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> In 1928, Francisco Dellungaro, a laborer, lived here.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>            REPRESENTS THE WORK OF A MASTER            POSSESSES HIGH ARTISTIC VALUES  <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>            ASSOCIATED WITH SIGNIFICANT PERSONS            ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS            CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>TIER EVALUATION:</b>				
<b>STATEMENT OF SIGNIFICANCE:</b> This house, although altered, reflects popular elements of early twentieth century architecture, including the lap and shingle siding, the gabled roof with wood shingle roof, and the double-hung windows.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>REFERENCES (BE SPECIFIC):</b> Boulder County Assessor records; Boulder City Directories.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>SURVEYED BY:</b> R.L. Simmons/J.E. Broeker	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> June 1995		



*Historic Building Inventory Form Photograph, 1995*

*MOSEN*  
*AM DAY*  
*EXC. TUES A.M.*  
*Recap 1949*  
 Appraised 19 38

**BOULDER COUNTY REAL ESTATE APPRAISAL**

OWNER Roy & Helen L. Winn CITY Boulder

HOUSE No. 3140 STREET 7<sup>th</sup>

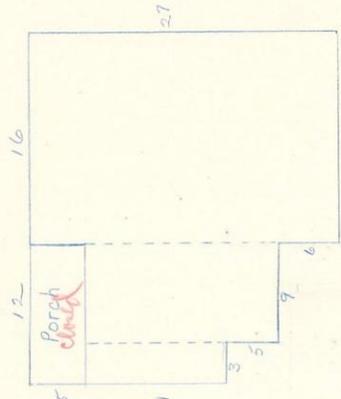
LOTS 15-16 BLOCK 22 ADDITION Newland

Year Constructed 1949 Est. Life in Years



**BUILDING PLAN**

*16 x 27 x 12 = 5184*  
*9 x 16 x 12 = 1728*  
*3 x 11 x 12 = 396*  
*7308 sq. ft.*



Height of Building 12

**ESTIMATE OF VALUATION**

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet.....	7308	7308	2880
Cost per cu. ft. <u>70</u>	511,160	533,184	202,320
Total Cost.....	\$ 511,160	\$ 533,184	\$ 202,320
Porches.....			170
Garage.....			170
Extras.....			
TOTAL.....	\$ 511,160	\$ 533,184	\$ 202,320
--- % Obsolescence ---			
3.5 % Physical Dep. <u>40</u>	17,395	18,712	7,281
Net After Deducting Depreciation.....	\$ 493,765	\$ 514,472	\$ 195,039
4.2 % Utility Dep. <u>1010</u>	16,758	17,731	6,924
PRESENT VALUE.....	\$ 477,007	\$ 496,741	\$ 188,115

**DESCRIPTION**

Class of Bldg.	Basement	Roof	Heating	Plumbing	Light	Priv. Garage	Barns or Sheds	State of Reps.	Local Imps.
Construction	✓	✓	✓	✓	✓	✓	✓	✓	✓
Char. of Const.	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior	✓	✓	✓	✓	✓	✓	✓	✓	✓
Interior Finish	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stories	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fire Resisting	✓	✓	✓	✓	✓	✓	✓	✓	✓
Foundation	✓	✓	✓	✓	✓	✓	✓	✓	✓

**ADDITIONS AND BETTERMENTS**

**SUMMARY**

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1938	\$ 180	\$ 520	\$
Original Cost, Improvements Only	\$	1939			
Additions and Betterments	\$	1940			
Owner's Estimate of Present Value	\$	1941			
Private Appraisal	\$	1942	180	520	
Insurance	\$	1943			

CLASS OF BUILDING		HEIGHT		ROOF		LIGHT		DESCRIPTION	
Check		Check		Check		Check		Give Number	
1—Single Residence	<input checked="" type="checkbox"/>	No. of Stories	<input checked="" type="checkbox"/>	CONSTRUCTION	<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	ROOMS	1 2 3
2—Duplex		FOUNDATION		Wood Shingle		Gas		Living Room	
3—Bungalow, Apt., Ctl.		Brick		Composition Shingle		Oil		Dining Room	
4—Flat or Terrace		Concrete	<input checked="" type="checkbox"/>	Tar and Gravel				Dimette	
5—Apartment House		Stone		Prepared Paper				Kitchen	
6—Hotel		Wood		Sheet Iron				Breakfast Nook	
7—Store Building		Tile		Copper				Bed Room	
8—		PRIVATE GARAGE		Concrete Tile		Size		Bath Room	
9—Office Building		CONCRETE		Clay Tile		Construction		Toilet Room	
10—Hospital or Sanitarium		BASEMENT		Slate		Floor		Shower Room	
11—Bank Building		Quarter		Asbestos Shingle		Roof		Sleeping Porch	
12—Theatre		Half		Tin		Heat		Den	
13—Warehouse		Three-Quarter		STYLE				Storage Room	
14—Factory		Full		Gable				Office	
15—Public Garage		Cement Floor		Hip		Size		Halls	
16—Private Garage		Finished Walls and Ceiling		Flat		Const.			
17—Service Station		Laundry		Gambrel		Const.			
18—Hot House or Gr. House				Mansard		LOCAL IMPROVEMENTS			
19—Poultry House				Leanto		Street Paving			
20—Barns or Sheds						Alley Paving			
						Sidewalks			
						Curbing			
						Water			
						Storm Sewer			
						Sanitary Sewer			
						Electricity			
						Gas			
						Telephone			
						MISCELLANEOUS			
						Sideboards			
						Buffet			
						Cabinet			
						Book Cases			
						Beam Ceiling			
						Incinerator			
						Sky Lights			
						Refrigerator or Cooler			
						Bay Windows			
						Dormer Windows			
						Porches			
						FUEL			
						Stove			
						Hot Air			
						Hot Water			
						Steam			
						No. Fireplaces			
						No. Dummy Fireplaces			
						Air Conditioned			
						WOOD			
						Terra Cotta			
						Stone			
						Galv. Iron			
						CONCRETE			
						CHARACTER OF CONST.			
						Cheap			
						Medium			
						Good			
						Fire Resisting			
						Non-Fire Resisting			
						STATE OF REPAIRS			
						Bad			
						Fair			
						Remarks			



*Tax Assessor Photograph, 3140 7<sup>th</sup> St., c.1958*

Attachment E: Deed and Directory Research

Deed and Directory Research – 3140 7<sup>th</sup> St.  
 Legal Description: L 15-16 Blk 22 Newlands

<b>Owner (Deeds)</b>	<b>Date</b>	<b>Occupant(s)/Directory</b>
Frances Dellingaro	1898-1936	Frank Dellingaro, a miner, laborer, gardener.
Loring and Dora Pickering	1936-1940	Loring, a carpenter and farmer, and wife, Dora.
Phillip Wagner	1940-1941	Phillip, a carpenter, and wife Hannah.
Roy T. and Helen Winn	1943-1950	Roy, superintendant for Mead and Mount Const, and wife Helen.
	1953-56	Peter Duzenack, electrician for Public Service Co., and wife Dorothy.
	1959	Charles Winn (son of Roy and Helen), chemist for Dow Chemicals, and wife Sharon.
	1964	Manuel Saragosa, construction worker, and wife Michl A.
	1974	Karl Kent, carpenter, and wife Penny.
	1980	Janice Dichsen, typesetter at Johnson Publishing.
Joyce Kay Sandham	1994-present	

**SIGNIFICANCE CRITERIA**  
**Individual Landmark**  
**September 1975**

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area. Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

## Attachment G: North Boulder Historical Background

4/94 - prepared by Front Range Research, Inc. with funding from the City of Boulder Landmarks Preservation Advisory Board

1

### **NORTH BOULDER HISTORIC OVERVIEW**

#### **Agricultural and Transportation Development**

Agriculture was the dominant pursuit in the North Boulder area prior to World War II. Truck gardens, orchards, and fruit cultivation were undertaken on small parcels of twenty acres and less. Cattle ranching was also important. The Farmers and Silver Lake ditches flow northward through the area and provide irrigation water to the region's agricultural endeavors. The Farmers Ditch (Priority Number 14) first diverted water from Boulder Creek in 1862. The Silver Lake Ditch (Priority Number 48) was developed by James P. Maxwell and George Oliver in 1888. The latter ditch supplied water to Mesa Reservoir (1893), located to the northeast, and to Mesa Park Reservoir (now Wonderland Lake), which was created about 1905.<sup>1</sup>

A natural transportation corridor northward along the hogback extended through the North Boulder area. An early wagon road connected Boulder and Lyons, extending from the end of 12th Street (Broadway) in Boulder. In the early 1880s, the Boulder, Left Hand, and Middle Park Railroad was organized by C.G. Buckingham, James P. Maxwell, and others to construct a line north from Boulder, westward up Left Hand Canyon, over Buchanan Pass, to the coal fields of Middle Park. From 1881 to 1883 a road bed was graded through North Boulder west of Broadway to the mouth of Left Hand Canyon. The project was abandoned before any rails were laid along the route.<sup>2</sup>

#### **Residents of North Boulder**

The most prominent member of the agricultural community in North Boulder was James P. Maxwell, who lived northwest of present-day Broadway and Linden. Born in Bigfoot, Wisconsin, in 1839, Maxwell came to Colorado with his father in 1859 and settled in Boulder in 1870. Maxwell, for whom the Boulder street is named, compiled a long career of public service, serving as a Colorado State Senator (1876-80 and 1896-1900), State Engineer (1888-93), mayor of Boulder (1878-80), and Boulder County Treasurer (1880-82). In private affairs, Maxwell was one of Boulder's most active pioneers. He served as president of the First National

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<sup>1</sup>Anne Dyni, **Pioneer Voices of the Boulder Valley: An Oral History** (Boulder, Colorado: Boulder County Parks and Open Space Department, 1989), 99-100 and Colorado Historical Society, Management Data Form, "Silver Lake Ditch," 5BL3813.1.

<sup>2</sup>Colorado Historical Society, Inventory Record Form, "Boulder, Left Hand, and Middle Park Railroad and Telegraph Company," 5BL417.

Bank of Boulder and was active in many development projects in Boulder County, including surveying, real estate, irrigation development, road building, and cattle raising.<sup>3</sup>

Maxwell became involved in cattle ranching in the North Boulder area around 1893. In 1906, he built a large, two-story brick home on Maxwell Hill north of Linden (addressed as 3737 Broadway). The home was surrounded with orchards (See Figures 1 and 2). Maxwell died in 1929 but his sons, Mark N. ("Marc") and Clinton J., continued to live at the homestead. They formed the Maxwell Brothers Registered Hereford Company and engaged in the cattle business for many years. Clinton died in 1958 and Mark in 1960. Other members of the Maxwell family were also involved in the development of the North Boulder area.<sup>4</sup>

South and southwest of Maxwell Hill, in the area today bounded by Broadway west to 4th Street and Linden south to Juniper, was an area of agricultural parcels. One of the better known farms here was the Cunningham place at 3703 4th Street, which consisted of a portion of the Maxwell Ranch sold to Oscar and Lottie Johnson in 1916. The site featured a two story house and barn (both with fieldstone first stories) and assorted outbuildings (See Figure 3). The farm was sold to Walter and Minnie Wamser in 1944. Minnie (Wamser) Cunningham lived on the farm until her death in 1984. Ms. Cunningham ran a large herd of goats, and the tendency of the goats to stray onto adjoining lands led Mark Maxwell to seek an injunction and damages against her in 1952.<sup>5</sup>

Other agricultural settlers in the area south of Maxwell Hill included: William G. and Mildred S. Sutherland (a landscape gardener and nurseryman); Everett M. and Belle D. McCaslin (a farmer); Walter H. and Ella Wilson (a fruit grower); John M. and Jennie Conley (a market gardener); Burns R. and Emma Glidden (a farmer); and Quinsy A. and Mabel F. Zimmerman (a gardener).<sup>6</sup>

William W. and Anna J. Wolf owned twenty acres at the northeast corner of Broadway and Iris. Wolf, a stockman, came to the site

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<sup>3</sup>Boulder Daily Camera, 7 April 1929 and 4 May 1954.

<sup>4</sup>Jane Valentine Barker, **76 Historic Homes of Boulder, Colorado** (Boulder, Colorado: Pruett Publishing Co., 1976), 76-77 and **Boulder Daily Camera**, 7 January 1960.

<sup>5</sup>Boulder Daily Camera, 16 August 1952.

<sup>6</sup>Henry A. Drumm, "Drumm's Wall Map of City of Boulder and Vicinity" (Boulder, Colorado: Henry A. Drumm, 1915) and R.L. Polk, **Boulder City Directory** (Boulder, Colorado: R.L. Polk and Co., 1913-26).

in 1891 and developed a large orchard of apple trees. A large house surrounded by maple trees (see Figure 4) and a barn were among the improvements at the farm.<sup>7</sup> Farms were more scattered east of the Wolf farm along present-day Iris Avenue and the quarter section roads extending northward (present-day 19th and 26th streets). For example, Adam C. Fye was located northeast of 19th and Iris, while Carl G. and Johanna Johnson lived northwest of 26th and Iris. A slaughterhouse owned by E.P. Euler and Charles Voegtle was located south of the Farmers Ditch just east of 19th Street. Euler operated a meat store at 1425 Pearl Street.<sup>8</sup>

#### Development Activity

A few historic subdivisions were platted in the north Boulder area. The 1910-era Wellington Gardens subdivision was one component of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. Wellington Gardens embraced more than four square miles, including most of North Boulder north of present-day Norwood, as well as lands to the northeast (See Figure 5). The property was purchased from James P. Maxwell and the Tyler estate and reportedly had hundreds of acres of alfalfa under cultivation. The subdivision was planned as irrigated fruit and garden tracts, bringing "the agricultural center of the county right to the doors of Boulder, where it can be marketed with the least expense and the greatest return." The Wellington Terrace subdivision, platted on sixty acres purchased from W.W. Wolf in 1908, was also developed by Degge. Located immediately north of Wolf's homestead on Broadway, the subdivision was laid out in a more typically residential manner with smaller lots.<sup>9</sup>

In 1918, the Boulder County Hospital and Poor Farm relocated to the North Boulder area on William W. Wolf's twenty acre site. The original Wolf residence was used by the institution, additions constructed, and new buildings added to the site (See Figure 6). The facility stopped functioning in 1962 and was subsequently used by the County Health Department and other county governmental activities.<sup>10</sup>

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<sup>7</sup>Anne Quinby Dyni, "History of the Boulder County Poor Farm and Hospital," 7, in the files of the Carnegie Library for Local History, Boulder, Colorado.

<sup>8</sup>Drumm and R.L. Polk.

<sup>9</sup>Boulder Daily Camera, Industrial Number, 4 January 1910; Drumm; and Boulder Daily Camera, 30 March 1908.

<sup>10</sup>Dyni, "History of the Boulder County Poor Farm and Hospital."

### Post World War II Developments

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until fairly recent times. The first annexation of land in North Boulder north of Iris Avenue occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed.<sup>11</sup>

Post World War II developments in the area have included the emergence of a commercial strip along North Broadway and the construction of the 28th Street Bypass, extending diagonally from the vicinity of 28th and Jay Road to Broadway north of Lee Hill Road. Maxwell Reservoir, a city water distribution facility west of Maxwell Hill, was completed in June 1953. A National Guard Armory and the Holiday Twin Drive-In Theater were constructed in the area southeast of Broadway and Lee Hill Road. Mobile home parks and townhome developments have also occurred in the area.

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<sup>11</sup>City of Boulder Planning Department, "Annexation Map, Boulder, Colorado."

Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s. SOURCE: Barker, *76 Homes*, p. 76.

Figure 2. The Maxwell family poses in the orchard surrounding their house, with the house and barn visible in background, circa 1910s. SOURCE: Carnegie Library for Local History, Thomas C. Black photograph (damaged negative), call number BHS 207, b04, e56.

Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.

Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

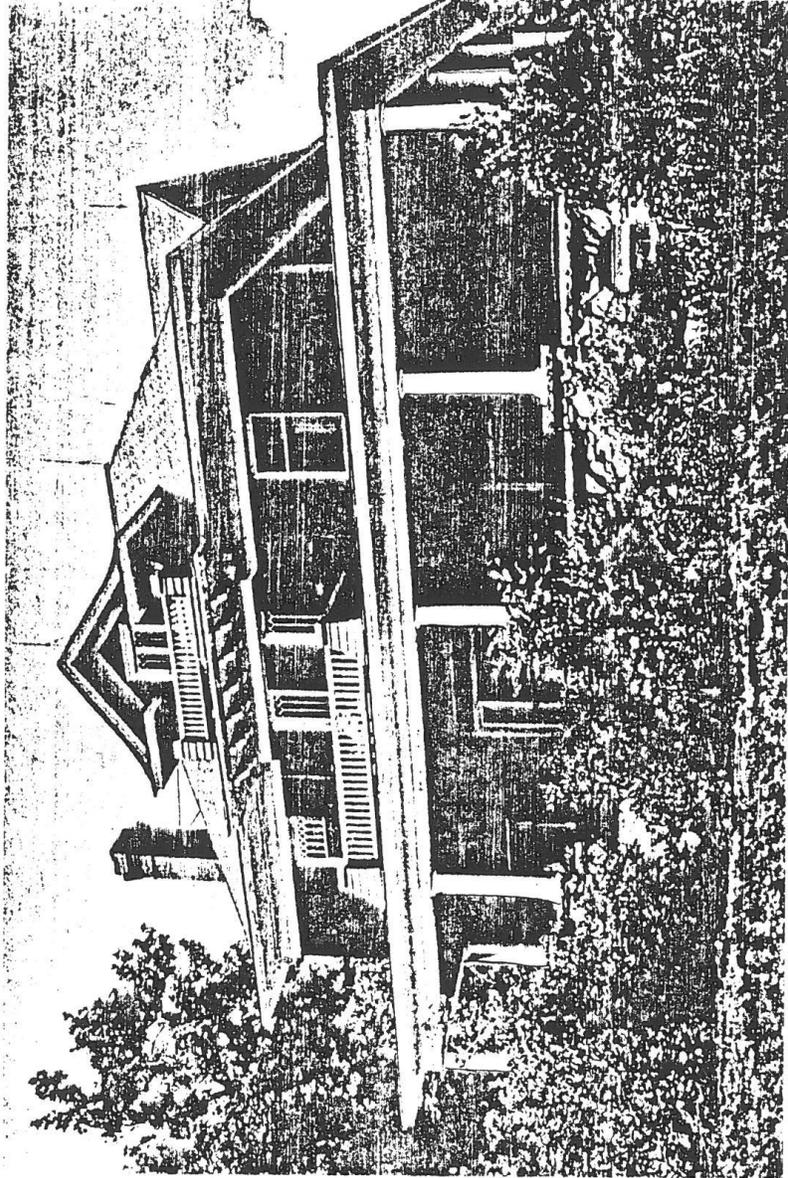


Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s.  
SOURCE: Barker, 76 Homes, p. 76.

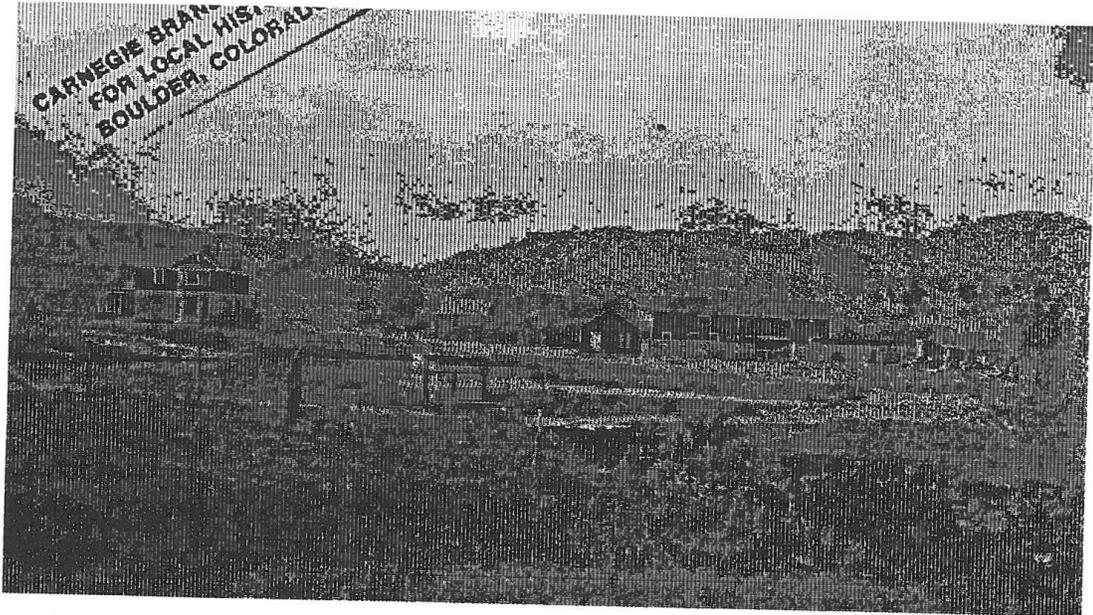


Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

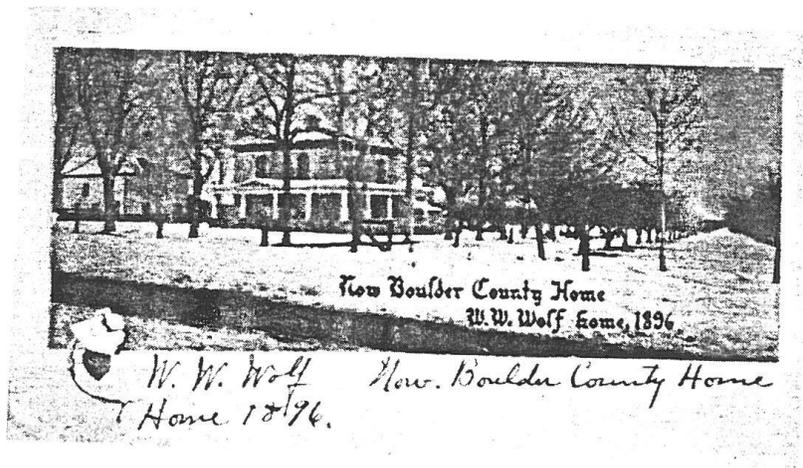


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.





Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dymi, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.