

MEMORANDUM

April 1, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of issuance of a demolition permit for the house and three accessory buildings located at 1035 Kalmia Ave., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00364).

STATISTICS:

1. Site: 1035 Kalmia Ave.
2. Date of Construction: c. 1913
3. Zoning: RR-2 (Rural Residential – 2)
4. Lot Size: 41,312 sq. ft.
5. Owner: Bill Cannon
6. Applicant: Carlo Gallegos, AGR Building

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 1035 Kalmia Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to further explore alternatives to demolishing the building.

Staff encourages the applicant to consider landmark designation of the accessory buildings and their incorporation into future redevelopment plans for the site. A 180-day stay period would expire on August 29, 2015.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends 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 shed.

EXECUTIVE SUMMARY:

On December 3, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house and five accessory buildings at 1035 Kalmia Ave. The buildings are not in a designated historic district or locally landmarked, but are over 50 years old and the action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On December 10, 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 building may be eligible for designation as an individual landmark.”

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 requires 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 consider the property 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 building 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 the permit application 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 (March 2, 2015, when the Landmarks Board fee was paid) and expire on August 29, 2015. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The subject property is located on the north side of Kalmia Avenue near the intersection of 9th Street and Kalmia Avenue. The property is not located in a designated historic district. The 41,312 square foot lot contains the main house and five accessory buildings.

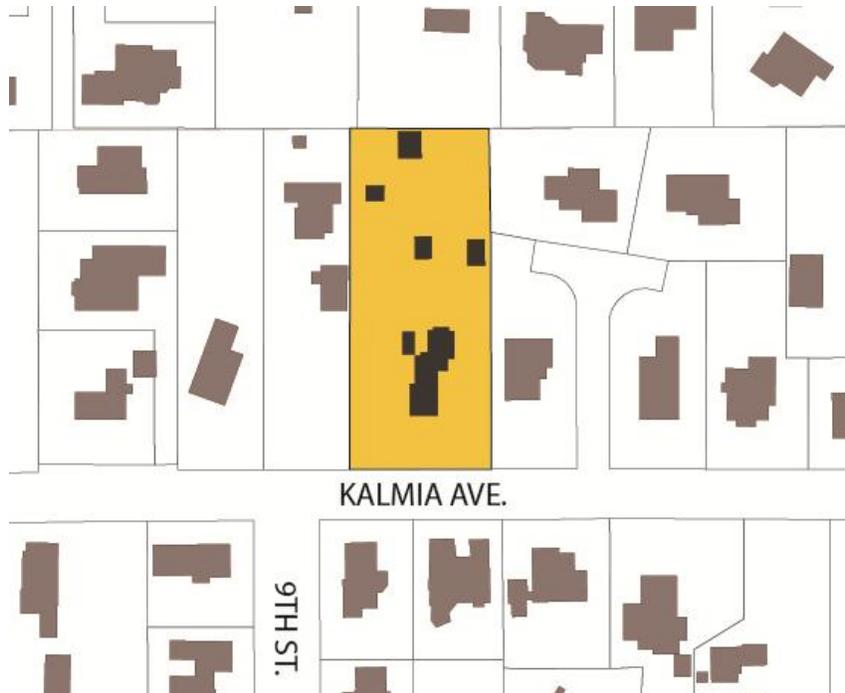


Figure 1. Location Map showing 1035 Kalmia Ave.

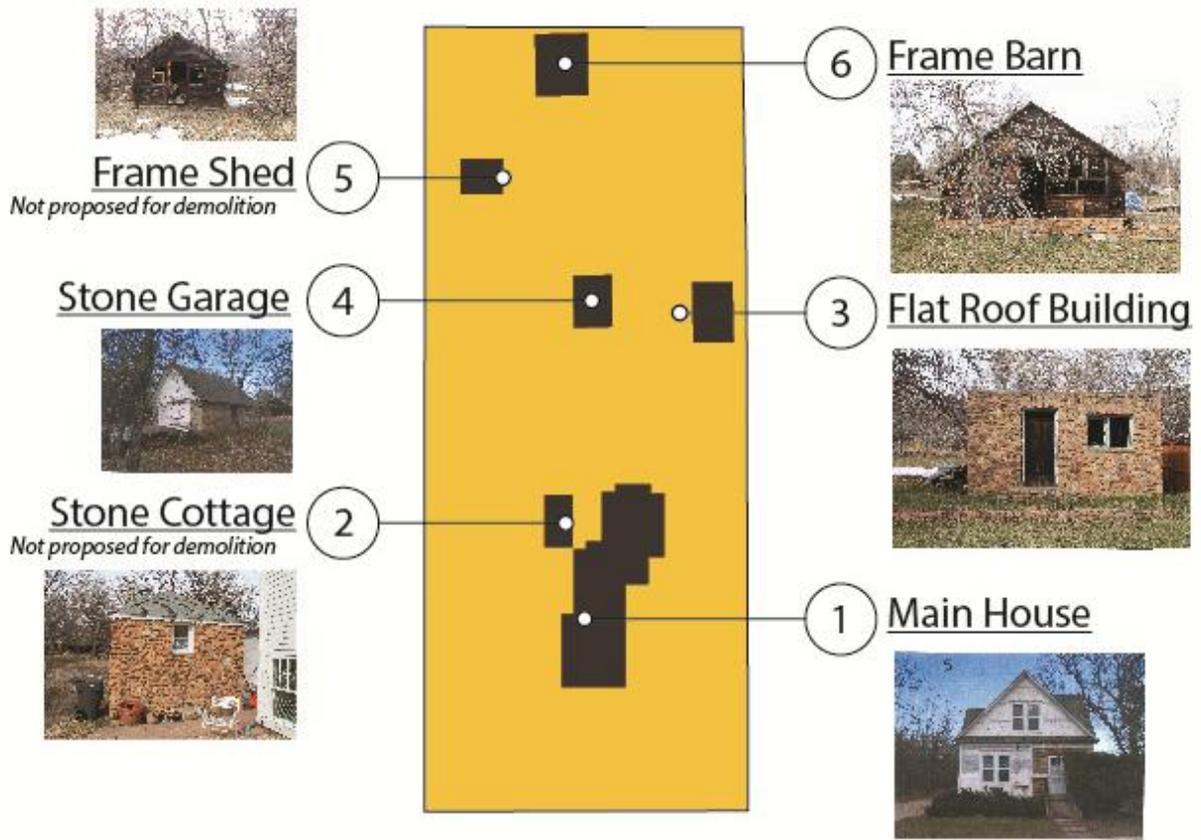


Figure 2. Site Map identifying the six buildings at 1035 Kalmia Ave.



Figure 3. Building #1, Main House, South Elevation, 1035 Kalmia Ave., 2015.

Main House

The one-and-a-half story frame house at 1035 Kalmia Avenue features cross-gable roof form with slightly overhanging eaves and a pent roof above the first story façade. The gable end has wood shingles and paired double hung windows. The walls are clad in lap siding with corner boards. The porch at the southeast corner of the façade has been enclosed and clad in faux-masonry, likely dating to the 1950s. Paired, double-hung windows with an architrave surround are located at the façade. *See Attachment A: Current Photographs*



Figure 4. Building #1, Main House, West Elevation, 1035 Kalmia Ave., 2014.

The west elevation features a second story gable with paired double-hung windows and shingle sheathing. The first level of the original house features two double-hung windows flanked by smaller, off-centers casement windows. The building rests on a rough-face stone foundation. In 1993, a rear addition was constructed. The two-story, gabled volume of the west elevation of the addition features three multi-light double-hung windows and a casement window. The second level is connected to the main house by a shed roof, which features paired casement windows. The addition is clad in lap siding. The eave depth appears similar to that of the original house.



Figure 5. Building #1, Main House, East Elevation, 1035 Kalmia Ave., 2015

The east elevation features a second story gable with paired double-hung windows. A bay window with three double-hung windows is located beneath the gable. The east elevation of the addition features a two story side-gable volume with a paired multi-light double-hung window with a multi-light arched window above and a pair of patio doors below. A one story hipped-roof volume with a gabled wall dormer extends to the east and features a symmetrical configuration of multi-light windows, including an arched multi-light window. Windows at the basement level are exposed.



Figure 6. Building #1, Main House, Northeast corner, 1035 Kalmia Ave., 2015

The north (rear) elevation features a gable roof projection with a window configuration similar to that found on the east elevation.

Integrity

The 1995 Historic Building Inventory Form notes that the main house was in good condition but with major alterations. The statement of significance notes that “Alterations to this house have diminished its historic integrity.”



Figure 7. Building #1, Main House, 1035 Kalmia Ave., Tax Assessor Photograph, c.1958.

Building #2: Hipped Roof Stone Cottage



Figure 8. Building #2, South and West Elevations, 1035 Kalmia Ave., 2015.



Figure 9. Building #2, North and East Elevations, 1035 Kalmia Ave., 2015.

A one-story, hipped roof cottage is located at the northwest corner of the addition to the main house. Its form and materiality is typical of 1920s construction with concrete sills typical of that era. Its exact date of construction is unknown. The building measures approximately 11 ft. by 20 ft. (220 sq. ft.) and is constructed of field stone. The window and doors do not have lintels, but rather the openings meet the trim board of the hipped roof and have concrete sills below. The south elevation features a single wood casement window. The west elevation features a centrally located wood door with a transom above. Single-light wood casement windows are located on either side of the door. The north elevation features a pair of single-casement windows. The east elevation mirrors the west elevation with a centrally-located wood door. A six-light casement window is located to the north of the door, and a second door is located to the south. This opening appears to be boarded up. The opening features a lintel of stacked stone.

Building #3: Parapet-roof Stone Building



Figure 10. Building #3, South and West Elevations, 1035 Kalmia Ave., 2015.



Figure 11. Building #3, North and East Elevations, 1035 Kalmia Ave., 2015.

A one-story, parapet-roof stone building is located approximately 190 ft. from the south property line, on the eastern edge of the property. The vernacular masonry building is similar in construction to the hipped roof stone cottage (Building #2), with rough faced stone laid in irregular courses and concrete sills. The building features decorative lintels above the doors and windows and the parapet roof is capped in concrete. Although the exact date of construction is unknown, its construction and style is typical of the 1920s.

The entry is located on the south elevation (façade), and is accessed by the low, concrete stoop with rough faced stone cladding. A pair of casement windows (glazing missing) is located to the east. Both openings feature decorative stone lintels.

The west elevation features a stepped parapet roof and three openings. Two four-light wood casement windows (glazing and muntins missing) are located toward the front of the building, with a door located at the rear. The wood panel door has two lights above and a wooden screen door. A mantel element/shelf is located between the door and casement window. Its original purpose is unknown.

The north (rear) elevation appears to have sustained long-term moisture issues, as the roof drains to the north and the building does not have gutters. The rear elevation features two window openings. The original configuration of the windows is unknown, but likely matched the four-light casement window on the west elevation.

The east elevation features three window openings with four-light casement windows and concrete sills and decorative lintels. An original wooden screen window exists on this elevation.

The building's stone elevations are in fair condition, save for some water damage on the north elevation. The roof, however, is in poor condition due to a large opening and substantial water damage.

Building #4: Gable Roof Stone Garage



Figure 12. Building #4, South and East Elevation, 1035 Kalmia Ave., 2015.



Figure 13. Building #4, North and West Elevation, 1035 Kalmia Ave., 2015.



*Figure 14.
Portion of
Building #4.,
c.1958.*

A one-and-a-half story gable roof stone garage is located west of the stone parapet building toward the middle of the property and approximately 200 feet from the south property line. The building is constructed of heavy masonry with a frame gable roof and overhanging eaves. The gable ends are clad in horizontal wood lap siding. Due to its method of construction and style, the building was likely constructed around the same time as the main house in the 1910s. A portion of the building appears in the 1956 tax assessor photograph (Figure 14).

The south elevation (façade) features a tri-folding wooden door with diagonal bead board. All materials, including the hardware, appear original. The east elevation features a single door opening that has been boarded over. The north (rear elevation) does not have any openings and a single divided light, wood double-hung window is located on the west elevation. The upper light is damaged and has been boarded over. The lower light contains six lights; some of the panes of glass are missing. The original window was likely a six-over-six configuration. The building appears to be in good condition.

Accessory Building #5: Wood Frame Accessory Building



Figure 15. Building #5, South and East Elevation, 1035 Kalmia Ave., 2015.

A wood frame accessory building is located at the western edge of the rear of the property, approximately 250 feet from the south property line. The date of construction of the building is unknown, but was likely constructed before 1940. It appears in the 1956 tax assessor photograph. The simple, one-story building has a gable roof and horizontal siding and rests on a stone foundation. The east elevation (façade) features a centrally located door opening flanked by two square window openings. The east elevation does not have any openings and one door and one window opening are located on the south elevation. The west elevation features two four-light casement windows. The building is in a state of disrepair and does not appear to have been maintained.



Figure 16. Building #5, South and East Elevation, 1035 Kalmia Ave., 2015.(Left)



Figure 17. Building #5, Tax Assessor Photograph, c. 1958.(Right)

Accessory Building #6: Wood Frame Barn with Stone Foundation



Figure 18. Building #6, South and East Elevations, 1035 Kalmia Ave., 2015.

A large, gable-roofed frame barn is located at the rear of the property at the north property line. The one-and-a-half story building rests on a stone foundation. The stone walls continue to the east and likely were the foundation for an attached enclosure. The south elevation (façade) features a centrally located door opening, flanked by window openings. The openings are covered with chicken wire and the original door does not exist. The east elevation has a small, animal door but otherwise the north, east, and west elevations do not have openings. The building is in a state of disrepair and does not appear to have been maintained.



Figure 19. Building #6, West Elevation, 1035 Kalmia Ave., 2015.



Figure 20. Demolished Barn, 1035 Kalmia Ave., Tax Assessor Photograph, c. 1958.
The tax assessor card includes a photograph of a two story barn that has since been demolished.

NEIGHBORHOOD HISTORY¹

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 1900's, such as the Maxwell ranch to the north 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 Hawthorne. 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.²

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

¹ North Boulder Historic Overview, 1994.

² Landmarks Preservation Advisory Board Memo: 1035 Kalmia Ave., July 25, 1995.

present-day Norwood, as well as lands to the northeast. The property was purchased from James 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.” 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.

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until 1959. The first annexation of land in North Boulder north of Iris Ave. 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. See Attachment E: North Boulder Historical Background

PROPERTY HISTORY

James P. Maxwell first sold the plot of land identified as “Tract 353” along Kalmia Avenue (then known as 9th Avenue) to James and Iva McKee in 1905. According to the 1910 U.S. Census, the McKee family operated a poultry farm at this location. James McKee was born in Michigan around 1873. In 1901, he married Iva Southworth in Weston, Michigan and the couple and their two sons, Donald and Roger, arrived in Boulder by 1905. The McKee family lived in Boulder for a brief amount of time. In 1912, they sold their land and by 1920 the U.S. Census showed the McKee family living in Riverside, California.

The 1915 Drumm Map shows Tract 353 measuring approximately 550 ft. by 337 ft. with a building footprint in the approximate location of the existing main house. Joseph and Mary Gould are shown as the owners.

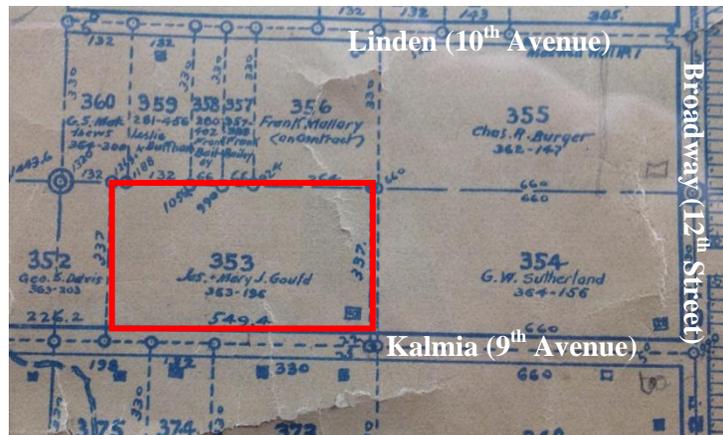


Figure 21. Photo of 1915 Drumm Map showing Tract 353 outlined in red.

James Gould and his family moved to Boulder from Wheeling, Missouri in 1912 and purchased the property from the McKees in the same year. James and his wife, Mary J., first appear in city directories in 1913 as living at “9th near 12th.” James Gould was born in England around 1844 and immigrated to the United States in 1850 with his parents. James and Mary J. were married about 1866 in Michigan, and in the 1880s, records show they worked as farmers in Livingston County, Missouri. The Gould’s residence was referred to in the city directories as “near 9th avenue” from about 1913 to 1928. In 1930, the property is referred to as 909 – 9th Avenue. The main house currently on the property was most likely constructed during the residence of the Gould family. Throughout the 1920s and 1930s, James Gould is listed as a rancher and farmer. The 1920 U.S. Census notes that their property included a “truck and chickens.”

James and his wife lived on the property until James died in 1934 and Mary in 1936. Boulder *Daily Camera* articles show that Mrs. Mary Gould was often thrown birthday parties in her later years that many friends and family members would attend. A 1929 article describes Mrs. Gould as “a woman of refinement and culture. To the children of the neighborhood, she is known as a ‘cookie jar lady,’ with a cookie jar that is never empty.”³

James and Mary had nine children, only five of whom survived to adulthood: Fred J. Gould of St. Louis, MO, Edwin J. Gould of Wheeling, MO, Louis H. Gould of Wichita Falls, TX, Mrs. Frank Moffitt of Mill Grove, MO, and Mrs. Grace Evelyn Green of Boulder, CO.

James Gould of 1035 Kalmia Avenue is not to be confused with the early Boulder pioneer by the same name that was born in Colorado in 1876 and lived on a farm near Niwot. This James Gould was the son of Jerome F. Gould and was married to Bertha Paulus.

After James and Mary Gould’s deaths, the property passed to their daughter, Grace Evelyn Green. Grace was married to George Green and they lived at 905 8th Avenue (now known as Juniper Avenue). In 1932, George Green is listed in the city directory as a rancher. George and Grace Evelyn rented the house at 1035 Kalmia for a couple of years, and then sold it in 1938 to Arnett and Anna Ruth Snyder.

Arnett Snyder was born in Glidden, Iowa in 1884. He married Anna Ruth Bamford in Guthrie, Oklahoma in 1908. From 1912 to 1938 Arnett and Anna Ruth lived in Neosho, Missouri, where he owned and operated a men’s clothing store. Once they moved to Boulder, Arnett and Anna purchased the property at 1035 Kalmia Ave (9th Avenue was

³ “Mrs. Gould celebrates Her Eightieth Birthday.” *Daily Camera*. December, 2 ,1929 (the date is hard to read and may not be exact).

re-named to Kalmia in 1953) and lived there from 1938 to 1963. Arnett is first listed in 1949 as a repairman at Perry's Shoe Shop that was located at 1227 Pearl Street. By 1953, Arnett was employed as a salesman at Eads News located at 1847 Broadway. In 1956, Arnett is listed as a repairman and clerk at Anglen's Shoe Shop (George Warren operated Perry's Shoe Shop for 37 years passing it to Lee Anglen in 1953). Arnett and Anna are never listed as ranchers or farmers, so it is unknown how they used the outbuildings at 1035 Kalmia Avenue.

Arnett and Anna had two children, Nina and William. Nina married John O'Laughlin and she worked as a seamstress at Graham Furniture in Boulder during the 1940s and 1950s. Arnett and Anna's son, Dr. William Snyder, worked as member of the faculty of the department of agriculture at Cornell University beginning in the late 1940s. In 1963 Arnett and Anna moved to Commerce City to go live with their daughter. Anna Ruth died in 1971 and Arnett died in 1978 at the Mesa Vista Sanatorium.

In 1968, the Snyder's sold their portion of Tract 353 known as 1035 Kalmia Avenue to John and Miriam Birmingham. During the 1970s, Dr. John Birmingham worked as the assistant director of research at the Arapahoe Chemicals located at 2855 Walnut. Birmingham was a member of the Rocky Mountain Railroad Club and was owner of the small "Cripple Creek and Victor Narrow Gauge Railroad," a short tourist line in operation during the summers at Cripple Creek. He owned at least four historic Colorado locomotives and several train cars.

According to city directories, John was employed at Arapahoe Chemicals during the 1970s. Before they purchased the house, John is listed in 1960 as a group engineer at Beech Aircraft Corp. located at 1424 Pearl Street.

In 1988, William Kamin and Darcy Benson-Kamin purchased the property and currently own it today.

According to deed research, the Snyders were most likely responsible for dividing tract 353 into separate lots. Exactly how it was divided is unclear, but the 1949 city directory is the first year two new residences (811 and 1033 Kalmia) appear in addition to 1035 Kalmia on tract 353. Presently there are eight lots within tract 353.

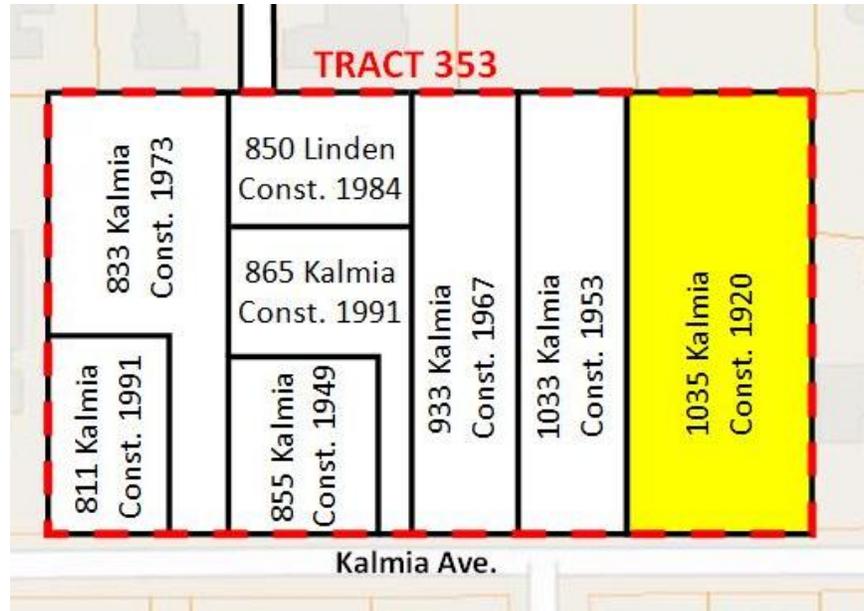


Figure 22. Current map of tract 353 with 8 divided lots showing address and year of construction of the main house.

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 potentially eligible for designation as an individual landmark.

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 D: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 1035 Kalmia Avenue meets historic significance under criteria 1 and 3.

1. Date of Construction: c. 1913

Elaboration: The Goulds first appear in city directories in 1913 and the building appears on the 1915 Drumm Wall Map. The Boulder County Tax Assessor estimates the date of construction to be 1920.

2. Association with Persons or Events: James and Mary Gould, Arnett and Anna Snyder

Elaboration: James and Mary Gould traveled to Boulder from Wheeling, Missouri in 1912. The Goulds lived at 1035 Kalmia from 1912 until their deaths in the 1930s. They operated the property at 1035 as a small farm with a "truck and chickens" during their residence. The Snyders lived at 1035 Kalmia Avenue from 1938 to 1963. Arnett was primarily a retail man, employed at Perry's Shoe Shop, Eads News, and Anglen's Shoe shop.

3. Development of the Community: Agriculture

Elaboration: Throughout the early 20th Century, this area of Boulder, which was outside of the City limits until 1959, was primarily agricultural, with its earliest residents listed as farmers, gardeners, or nurserymen. Many more well-known, large farms and ranches were located in this area of Boulder in the early 1900's.

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

Elaboration: The 1995 architectural survey notes the extent of alterations to main house have diminished the historic integrity of the building. The accessory buildings were not surveyed at that time.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 1035 Kalmia Ave. meets historic significance under criterion 4, 5.

1. Recognized Period or Style: Vernacular

Elaboration: The house is an example of Edwardian Vernacular style, evidenced through the cross-gabled roof form, shingled gable ends and double-hung windows.

The accessory buildings are typical of early 20th century vernacular masonry and frame construction. The masonry accessory buildings remain largely intact. The frame buildings are in a state of disrepair.

2. **Architect or Builder of Prominence:** None known
3. **Artistic Merit:** None observed
4. **Example of the Uncommon:** This property is one of the few intact agricultural complexes in north Boulder.
5. **Indigenous Qualities:** Buildings #2, #3 and #4 are constructed of native stone. Buildings #1, #5 and #6 rest on stone foundations.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 1035 Kalmia Ave. meets environmental significance under criterion 1, 2, 3, and 5.

1. **Site Characteristics:** The house sits on a large lot, retaining its rural context.
2. **Compatibility with Site:** Although the original site was reduced in size, the house remains compatible with its site and the surrounding neighborhood.
3. **Geographic Importance:** This property is an example of the area's open and agricultural character from the late 19th Century through the late 1950s. This area of Boulder was annexed into the city in 1959. While a sense of openness remains in this neighborhood, the area's earliest structures have been altered to the point where historic integrity no longer remains or they were demolished and replaced with larger, more modern buildings.
4. **Environmental Appropriateness:** The surroundings are complementary and is situated in a manner particularly suited to its original agricultural setting.
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 20th Century.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

This house is one of the few remaining houses associated with North Boulder’s agricultural past. The area has become more residential in nature; however, this property has retained its rural character.

CRITERION 3: CONDITION OF THE BUILDING

An inspection by staff indicates the house and accessory buildings #2 and #4 remain in good condition. Accessory buildings #3, #5 and #6 are in various states of disrepair.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information has been submitted regarding the cost of restoration or repair.

NEIGHBORHOOD COMMENT:

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

THE BOARD’S DECISION:

If the Landmarks Board finds that the building to be demolished does 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 building 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 August 29, 2015.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house and accessory buildings at 1035 Kalmia Ave. 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;

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: Site Plan
- Attachment C: Historic Building Inventory Form
- Attachment D: Boulder County Tax Assessor Card c. 1956
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: North Boulder Historical Background



Photo 1. View looking north, 1035 Kalmia Ave, 2015.



Photo 2. Southwest corner of property, 1035 Kalmia Ave, 2015.



Photo 3. East elevation of house, 1035 Kalmia Ave, 2015.



Photo 4. Northeast corner of house, 1035 Kalmia Ave, 2015.



Photo 5. Northwest corner of house and stone cottage, 1035 Kalmia Ave, 2015.



Photo 6. Northeast corner of stone cottage, 1035 Kalmia Ave, 2015.



Photo 7. North elevation of stone cottage, 1035 Kalmia Ave, 2015.



Photo 8. Northwest corner of stone cottage, 1035 Kalmia Ave, 2015.



Photo 9. South elevation of stone cottage, 1035 Kalmia Ave, 2015.



Photo 10. South (façade) elevation of stone garage, 1035 Kalmia Ave, 2015.



Photo 11. East elevation of stone garage, 1035 Kalmia Ave, 2015.



Photo 12. West elevation of stone garage, 1035 Kalmia Ave, 2015.



Photo 13. North elevation of stone garage, 1035 Kalmia Ave, 2015.



Photo 14. East (façade) elevation of frame shed, 1035 Kalmia Ave, 2015.



Photo 15. North elevation of frame shed, 1035 Kalmia Ave, 2015.



Photo 16. Northwest corner of frame shed, 1035 Kalmia Ave, 2015.



Photo 17. South (façade) elevation of frame barn, 1035 Kalmia Ave, 2015.



Photo 18. East elevation of frame barn with stone foundation in foreground, 1035 Kalmia Ave, 2015.



Photo 19. Frame barn interior, 1035 Kalmia Ave, 2015.



Photo 20. South elevation of flat roof building, 1035 Kalmia Ave, 2015.



Photo 21. West elevation of flat roof building, 1035 Kalmia Ave, 2015.



Photo 22. North elevation of flat roof building, 1035 Kalmia Ave, 2015.



Photo 23. Northeast corner of flat roof building, 1035 Kalmia Ave, 2015.



Photo 24. Southeast corner of flat roof building, 1035 Kalmia Ave., 2015



Photo 25. Interior of flat roof building, 1035 Kalmia Ave., 2015.



Photo 26. Neighborhood context, view to the east (main house on right), 1035 Kalmia Ave., 2015.



Photo 27. View looking north into property, 1035 Kalmia Ave., 2015.

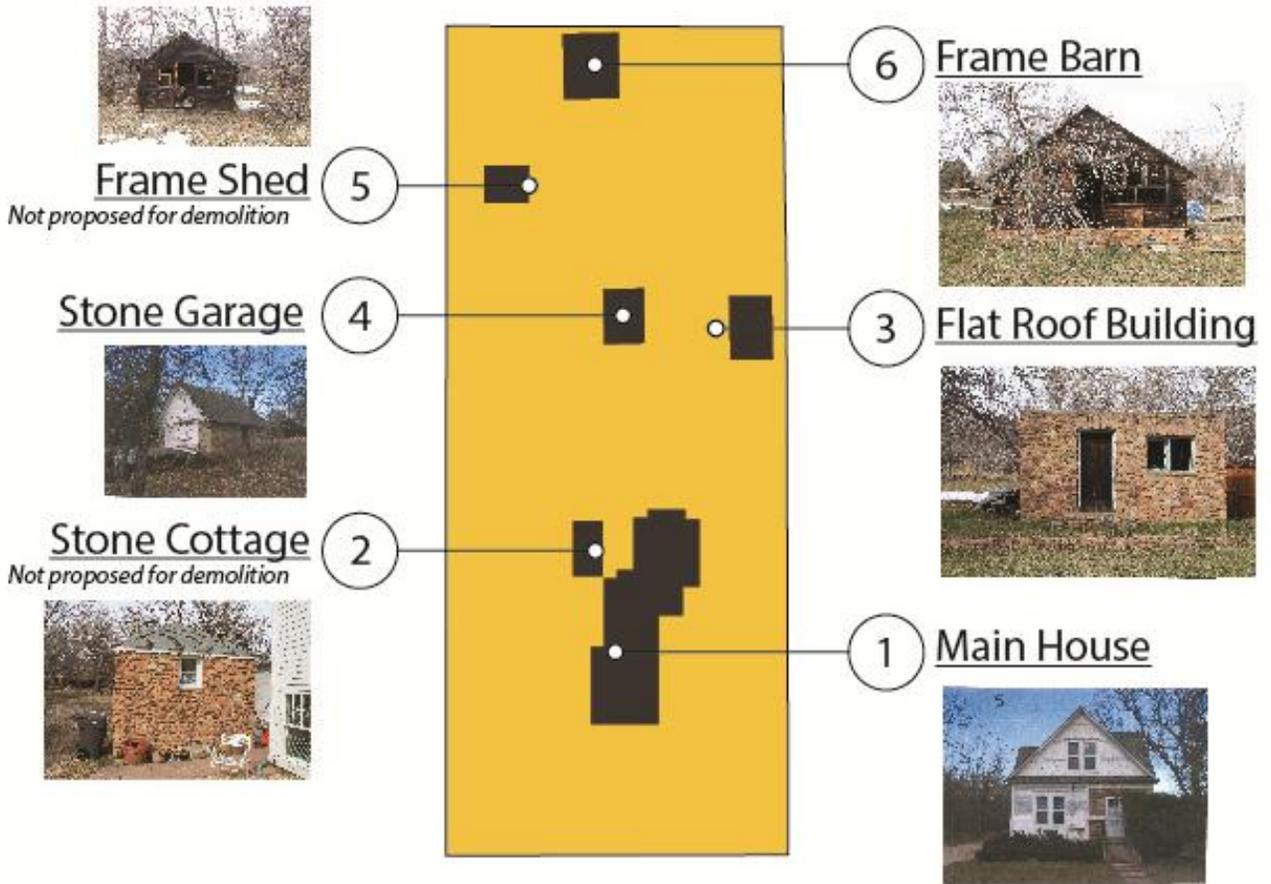


Photo 28. View facing northwest, 1035 Kalmia Ave, 2015.



Photo 29. View facing south, 1035 Kalmia Ave., 2015.

Attachment B: Site Plan



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.: 5BL5427
		TEMPORARY NO.: 1461-24-1-00-022		
CURRENT BUILDING NAME:		OWNER: KAMIN WILLIAM B & DARCY D BENSON- KAMIN 1035 KALMIA AVE BOULDER CO 80304-1743		
ADDRESS: 1035 KALMIA AV BOULDER, CO 80304		TOWNSHIP 1N RANGE 71W SECTION 24 NE 1/4 SE 1/4		
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: N/A LOT(S): Tr. 353p ADDITION: N/A YR. OF ADDITION: N/A		
FILM ROLL NO.: 95-21 BY: Roger Whitacre	NEGATIVE NO.: 21	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: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR DESCRIBE: Front porch has been enclosed; wrought iron railings; rear addition.	
			CONTINUED YES X NO	
STYLE: Vernacular Wood Frame		STORIES: 1 1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Stone		SQ. FOOTAGE: 3169	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Cross-gable roofed frame dwelling with slightly overhanging eaves; pent roof above first story facade. Upper gable face has wood shingles and paired double-hung windows. Walls clad with lap siding; corner boards. Porch at southeast corner has been enclosed with stone laid in layers of varied size; door with multiple lights. Paired, double-hung windows with architrave surround on facade.		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		

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5427		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): Previous owners of this residence have included Arnett and Ruth B. Snyder.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: Alterations to this house have diminished its historic integrity.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		



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 F: 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 1905.¹

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.²

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

¹Anne 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.

²Colorado 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.³

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.⁴

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 1952.⁵

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).⁶

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

³Boulder Daily Camera, 7 April 1929 and 4 May 1954.

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

⁵Boulder Daily Camera, 16 August 1952.

⁶Henry 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.⁷ 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.⁸

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.⁹

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.¹⁰

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

⁸Drumm and R.L. Polk.

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

¹⁰Dyni, "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.¹¹

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.

¹¹City 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.

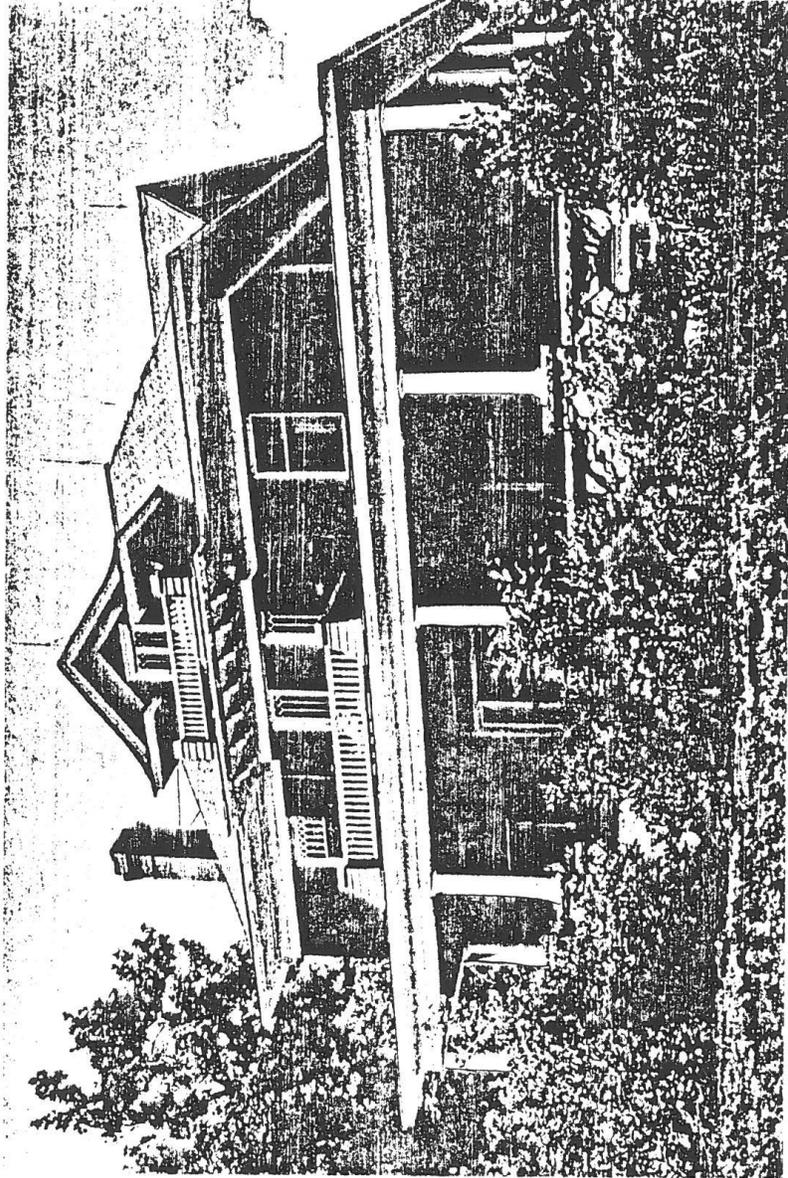


Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s.
SOURCE: Barker, 76 Homes, p. 76.

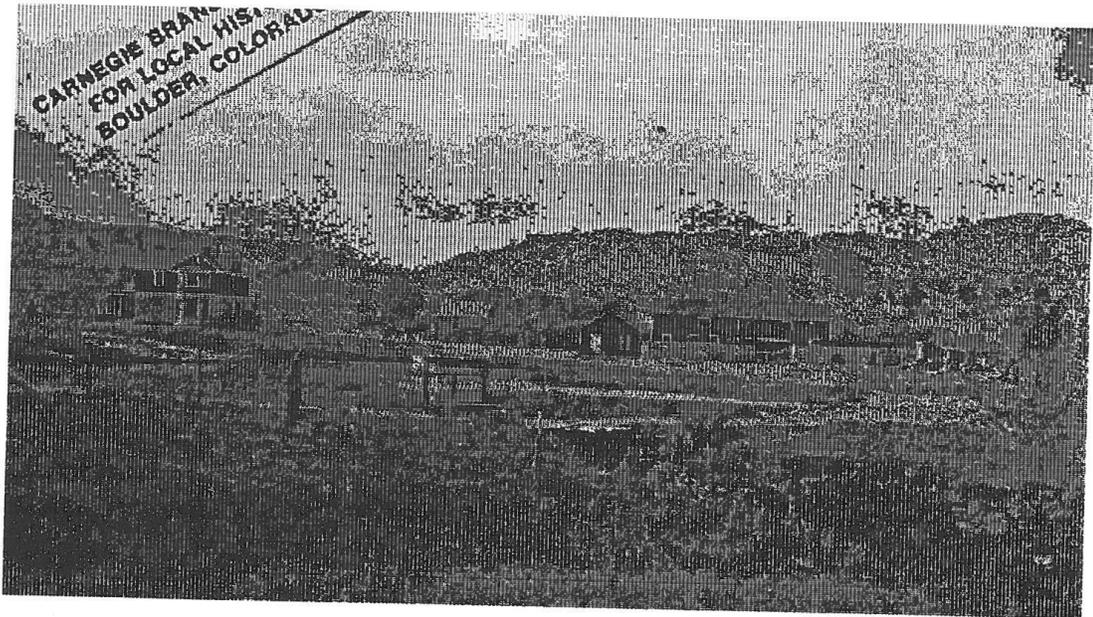


Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

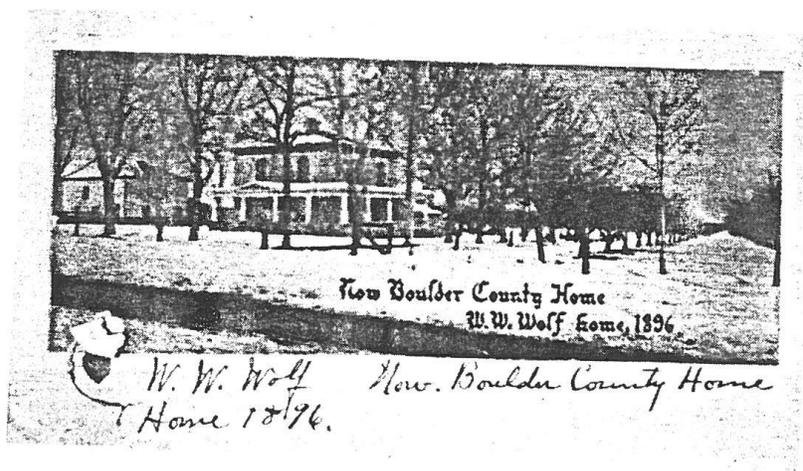


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

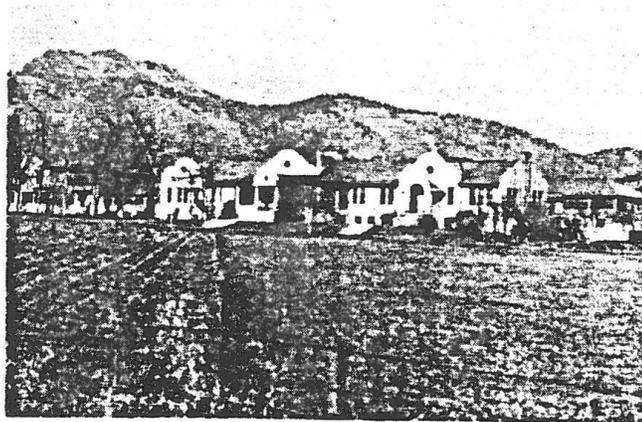


Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dymi, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.