

MEMORANDUM

May 6, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant City Attorney
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 accessory building located at **2245 Arapahoe Ave.**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2015-00053)

STATISTICS:

1. Site: 2245 Arapahoe Ave.
2. Date of Construction: c.1905
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 5,682 sq. ft.
5. Applicant/ Owner: Blake Heren

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 2245 Arapahoe Ave., 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 building, and adopt the staff memorandum with the findings listed below as the findings of the Board.

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 Sept.14, 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; and

2. Color medium format archival quality photographs of the interior and exterior of the house and shed.

EXECUTIVE SUMMARY:

On March 2, 2015, the Community Planning and Sustainability Department received a demolition permit application for the house at 2245 Arapahoe Ave. The property is not in a historic district or locally landmarked, but is over 50 years old. The action proposed meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On March 11, 2015, 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 property 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, any one of the three Ldrc members 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 building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (March 18, 2015, when the Landmarks Board fee was paid) and expire on September 14, 2015. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The property at 2245 Arapahoe Ave. is located on the north side of Arapahoe Avenue between 22nd and 23rd streets. The lot is approximately 6,005 sq. ft. in size. The 1986 Historic Building Inventory Form notes that the house was constructed in 1905. The house was originally vernacular in design, with a hipped roof and a Craftsman inspired enclosed porch was added at a later date. The house is located within the potential Goss-Grove Historic District.

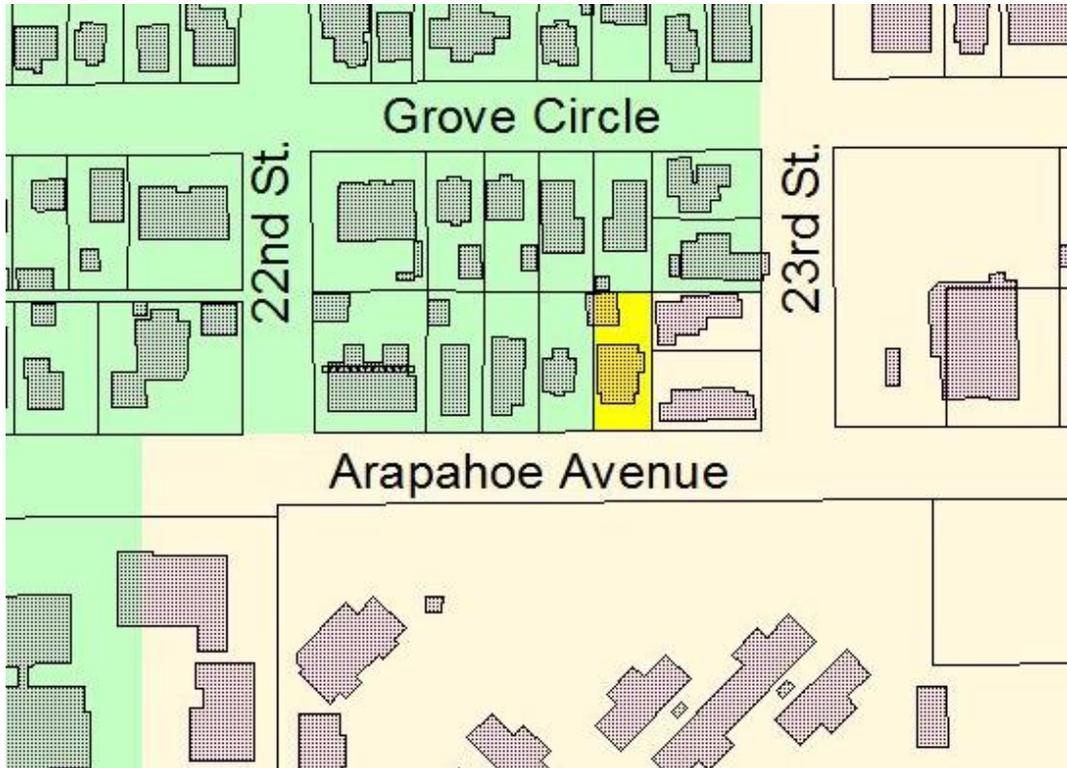


Figure 1. Location Map showing 2245 Arapahoe Ave.



Figure 2. South Façade, 2245 Arapahoe Ave., 2015

The one-story vernacular masonry house at 2245 Arapahoe Ave. has a hipped roof form with a gabled porch at the façade with overhanging eaves and exposed rafter tails. The front gable end features decorative wooden shingles. A vent with wooden trim is located on the gable end and the front porch includes a centrally located entrance with stone steps and a 12-light wooden door. The entrance is flanked by sets of three 12-light windows. It appears that two of the windows were once operable double-hung windows. Painted bead board is located below the windows, and vertical wooden slats are located below the porch floor. The porch addition appears to be in poor condition.



Figure 3. West and North elevations, 2245 Arapahoe Ave., 2015

The west elevation features three window openings with blond brick sills. The majority of windows on the hipped-roof portion of the building appear to be original wood double-hung sash some of which have non-historic metal storm windows. Two basement level windows with brick arches are located on the west elevation.

The north (rear) elevation features three window openings with blond brick sills. Two basement-level windows with brick sills are located at this elevation.



Figure 4. South and East Elevations, 2245 Arapahoe Ave., 2015

The east elevation features two window openings with wooden casement windows, with a casement window with a brick arch located at the basement level. A frame, shed-roof addition is located at the rear of the east elevation. Its date of construction is unknown but its construction type, form and materials are typical of 1920s construction. The addition appears in the c.1929 tax assessor sketch of the footprint of the house, and the accompanying photograph shows similar vertical wood slats as the front porch. It is possible that the two additions were constructed at the same time. The windows in the addition appear to be non-historic vinyl sliders. Painted wood shingles are located in the upper portion of the south wall of the addition. The addition does not appear to be sitting on a substantial foundation. *See Attachment A: Current Photographs.*

The house appears to be in relatively intact condition, with few alterations since the construction of the front porch addition and side shed-roof addition in the 1920s.



A two-story garage is located at the northwest corner of the property in the rear. It was constructed in 1975 and is not part of this demolition review application.

Figure 5. Accessory building was constructed in 1975 and is not part of this demolition permit application.

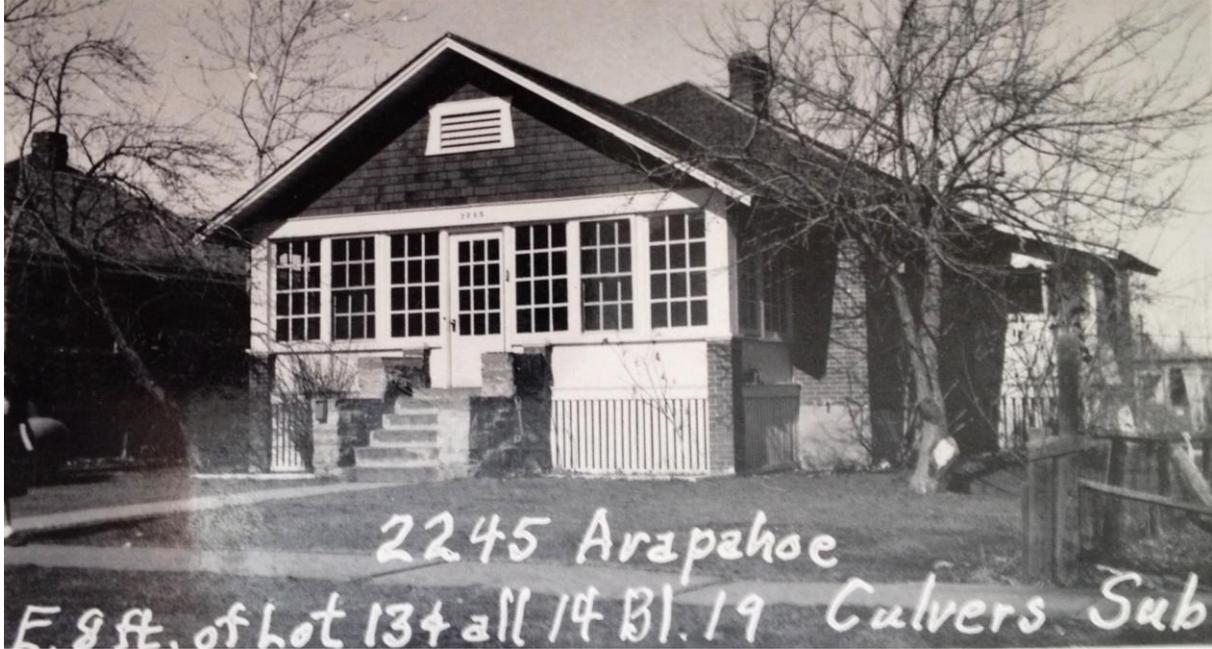


Figure 6. Tax Assessor Photo, 2245 Arapahoe Ave., c. 1949

PROPERTY HISTORY

The house at 2245 Arapahoe Ave. is located on Lots 13 and 14 of Block 19 in Culver’s Subdivision of Boulder. It first appears in the City of Boulder directories in 1913, but the house was likely constructed prior to 1910.



Figure 7. View from 1915 Drumm Map of Block 19 in Culver’s Addition. Lot 14 shows the house at 2245 Arapahoe Ave.

Culver’s Subdivision was platted in 1874 by Robert Culver, who was involved in the development of the Goss-Grove neighborhood. Deed research indicates that Culver first sold Lots 13 and 14 on Block 19 to Martin Peterson in 1883. From 1884 until 1891 the property was owned by Frank S. Weisenhorn and Charles Voegtle, who established the Boulder City Brewery at 952 Arapahoe Ave. in 1875. By 1891, the Weisenhorns moved to Denver. They sold the Brewery around 1897 which was when the name was

changed to Crystal Springs Brewery and Ice Company. It is unknown how the Weisenhorns used Lot 13 and 14 during their ownership.

From 1891 to 1908, John and Annie Clemmer owned the property, as well as Lots 1, 2, 9, and 10 of Block 19. The city directories note their residence as 2205 Arapahoe (Lots 9 and 10). John Clemmer was employed in the Sheriff's department during the first decade of the 1900s. From 1901 until 1903, a farmer named John W. Jackson lived with the Clemmers at 2205 Arapahoe.

From 1911 until 1915, the property was owned by James McDonald. During this period, the address first appears in city directories, listing William and Frances Leonard as residents. McDonald sold the property to the Leonards in 1915 and they continued to own the property until 1919. William Leonard worked as a bookkeeper at Primos Mining and Milling Co., an office which was housed in the National State Bank Building at Broadway and Pearl.

The first long-term owners were John Samuel Stone and his wife, Verna May, who owned and resided in the house from 1922 until 1937. John and Verna were both born in Polo, Missouri in the 1880s. They moved to Colorado in 1918, first to Fort Morgan and to Boulder a year later. According to Bev Firth in her book "Firth, Baker, and Related Families: My Family in Boulder County, Colorado," John Samuel Stone purchased a total of six lots on block 19 of Culver's addition in 1922. These included Lots 1-4, and 13-16. John later sold off the two front halves of Lots 1 and 2 (facing Goss Cir.) and the house at 2254 Grove Cir. was subsequently constructed. Stone used the back half of Lots 1 and 2 to build a cinder block building with a concrete foundation in order to raise baby chicks. This building existed until 1995, but it is unclear whether it is still there. Bev Firth also mentions that John and Verna built the "rock house" at 2235 Arapahoe Ave. (the house directly west of 2245 Arapahoe Ave.) around 1940. Building permit records confirm that the house was constructed in 1936. By 1932, John and Verna moved into 2253 Arapahoe Ave., the house east of 2245 Arapahoe Ave. John was proprietor of the Stone Poultry business, which operated from 2253 Arapahoe Ave.

The Stones sold the property in 1937, and the house passed through a series of short-term owners. Residents during this time included Police Captain John Worthing, who served in the department for nearly twenty years during the 1930s and 1940s. Another resident was Joseph Shephard, who worked backstage at the Curran Theater and later as a film operator for the Boulder Theater. Other residents of the 1940s included a gasoline superintendant and a barber.

In 1949, the house was purchased by Michael and Anna Murray. Michael was born in Homesville, Nebraska in 1883 and lived most of his life in that state working as an automobile dealer. Anna was born in Brookfield, Missouri in 1888 and married Michael

in Walnut, Kansas in 1914. Upon Michael's retirement in 1949, he and Anna moved to Boulder. Michael died in 1960 and Anna died in 1973. They had four children, two of whom remained in the Boulder and Denver area. The house was passed to their son William Murray in 1974 after Anna's death. A few years later the house was deeded to Mary Lucille Murray in 1980, possibly after William's death. Mary Lucille owned the home until her death in 2008. Blake Heren has owned the property since 2008.

See Attachment C: Deed and Directory Research.

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 may be 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 E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 2245 Arapahoe Ave. has historic significance under criterion 1.

1. Date of Construction: c.1905

Elaboration: The address first appears in the 1913 city directory. The 1986 Historic Building Inventory Form notes that the building was constructed in 1905 and the Tax

Assessor Card indicates that the house was constructed “over 40 years ago” from the 1950 assessment.

2. Association with Persons or Events: John S. and Verna May Stone

Elaboration: John and Verna May came to Boulder in 1919 from Polo, Missouri. The couple purchased several lots on the northeastern part of Block 19 of Culver’s Addition in 1922. They are responsible for the construction of the house at 2253 Arapahoe Ave. and possibly some outbuildings that still remain in the surrounding lots. John was the proprietor of a poultry business that operated from 2253 Arapahoe Ave. and Verna May was an avid gardener known for her pansies and rose gardens. The Stones owned 2245 Arapahoe Ave. until 1937.

None of the owners or residents appear to have made significant contributions locally or on the state or national level.

3. Development of the Community: This is one of the earliest houses on Block 19 of Culver’s Addition.

4. Recognition by Authorities: Front Range Research Associates

Elaboration: The property was surveyed in 1986 and was found to be “representative of the working class homes constructed in the Goss/Grove neighborhood during the early 1900s.”

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 2245 Arapahoe Ave. has architectural significance under criterion 1.

1. Recognized Period or Style: Vernacular/Craftsman

Elaboration: The house is an example of the working class houses constructed in the Goss-Grove neighborhood during the early 1900s. The porch addition has Craftsman Bungalow elements, including overhanging eaves, exposed rafter tails, and a shingled gable end.

2. Architect or Builder of Prominence: None observed.

Elaboration: The original architect is unknown.

3. Artistic Merit: None observed.

4. Example of the Uncommon: None observed.

5. **Indigenous Qualities:** None observed.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 2245 Arapahoe Ave. meets environmental significance under criteria 1.

1. **Site Characteristics:** The house is located on the north side of Arapahoe Avenue between 22nd and 23rd Streets. The property does not have outstanding planned or unplanned vegetation.
2. **Compatibility with Site:** The building is located in an area that has historically been a mix of residential uses. The building, along with others along Arapahoe Ave., remain as intact examples of the area's past.
3. **Geographic Importance:** The house is highly visible and a familiar visual feature on Arapahoe Ave., a main thoroughfare in Boulder.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** The building is located in an area that historically saw a mix of residential and commercial uses. Today, the character of the area has changed as Arapahoe Ave. has been expanded, but this house and others of the same vintage remain as intact examples of the area's past. The property is located within the boundaries of the potential Goss-Grove Historic District.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

This area of Boulder was platted in 1874 by Robert Culver who was very involved in the development of the Goss-Grove neighborhood and the area is identified as a potential local historic district in the Boulder Valley Comprehensive Plan. Stylistically, the house is related to the early-20th century development of the city and retains its architectural and historic character, but its environmental significance has been compromised due to the change of its context as Arapahoe has expanded.

CRITERION 3: CONDITION OF THE BUILDING

No information has been submitted on the condition of the building.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information about the projected cost of restoration or repair was received as part of this application.

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 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 buildings (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on September 14, 2015.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house and accessory buildings at 2245 Arapahoe 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: Historic Building Inventory Form
- Attachment C: Deed and Directory Research
- Attachment D: Tax Assessor Card
- Attachment E: Significance Criteria for Individual Landmarks

Attachment A: Current Photographs



South and west elevations, 2245 Arapahoe Ave., 2015



South elevation, 2245 Arapahoe Ave., 2015



South and east elevations, 2245 Arapahoe Ave., 2015



North and west elevations, 2245 Arapahoe Ave., 2015



Non-historic accessory building at rear of lot, not include in demolition review.



Detail of addition at northeast corner of house.



Detail of brick at west elevation, 2015.



View facing northeast, 2235 Arapahoe and 2245 Arapahoe Ave., 2015.

Attachment B: Deed and Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
Robert Culver Platted "Culvers Subdivision" and was annexed 1874	1874	
Martin Peterson? 1883	1883	
Frank Weisenhorn c.1884-1891	1892	
	1896	
Annie & J.H. Clemmer c.1890s	1898	
James McDonald c.1911- c.1915	1911	
	1913	William M. (Frances) Leonard, bookkeeper at Primos Mining & Milling Co. " "
Leonard and Frances Gray 1915-1919	1916	
	1918	
Thomas Wailes 1919-1922 (George Pancake 1922)	1921	Address does not appear in directory
J. Samuel and Verna May Stone 1923-1937 (Harry Robertson 1937)	1923	Samuel S. (Verna M.) Stone – no occ. Listed
	1926	
	1928	
	1930	
	1932	
	1936	Harry F. Robertson (Sunshine G.) gas supt at Pub. Serv. Co.
Sarah H. and John Worthing 1937-1940	1938	John W. and Sadie H. Worthing. City Police.
Emil Erickson 1940-1943	1940	Emil E. (Alice A.) Erickson, barber at Temple Annex Barber & beauty shop @1330 Pearl
	1943	
J.H. and Velam Shephard 1943-1949	1946	Joseph H. (Velma M.) Shephard, film opr. at Boulder Theater
W.R. and Mae D. Shively 1949	1949	
Anna M. Murray 1949-1974	1951	Michael T. (Anna M.) Murray – no occ. Listed (1951-1960)
	1960	Mrs. Anna M. Murray (widow) (1960-1975)
William Thomas Murray 1974-1980	1975	
Mary Lucille Murray 1980-2008	1986	
Blake Heren	2008- 2015	

Attachment C: Historic Building Inventory Record

COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway, Denver, Colorado
 HISTORIC BUILDING INVENTORY RECORD
 CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
 __ELIGIBLE
 __DET NOT ELIG
 __NOMINATED
 __CERTIFIED REHAB
 __DATE _____

X

PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1094

*Building Name:

*Building Address: 2245 ARAPAHOE AVENUE BOULDER, COLORADO 80302

Building Owner: MARY LUCILLE MURRAY

Owner Address: 2245 ARAPAHOE AVENUE BOULDER, COLORADO 80302

USGS Quad: BOULDER

Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 SE1/4 SE1/4

*Historic Name:

District Name:

Block: 19 Lot: 13,14

Addition: CULVERS

Year of Addition:

Film Roll By: FRRR

Film Number: BL32

Number of Negatives: 6,7

Negative Location: BOULDER

*Construction Date: ACTUAL 1905

Source: COUNTY ASSESSOR, 1985

Present Use: RESIDENTIAL

Historic Use: RESIDENTIAL

Condition: GOOD

Extent of Alterations: MODERATE

Description: ALUMINUM WINDOW FRAMES, SHED ADDITION ON WEST

ORIGINAL If Moved, Date(s):

Style: VERNACULAR MASONRY

Stories: 1

Materials: BRICK

Square Footage: 2002

Field Assessment:

District Potential:

Local Landmark Designation?: NO

Name:

Date:

Associated Buildings?: YES

Type: GARAGE

If Inventoried, List Id Numbers:

Architect:

Source:

Builder/Contractor:

Source:

Original Owner:

Source:

Plan Shape:

Theme(s):
 Rail/Streetcar Period 1870-1920: Residential Development.

Architectural Description:
 Hipped box roof intersected by large enclosed front gable porch.
 Overhanging eaves. Exposed rafter beams. Concrete foundation. Brick sills.
 Porch has decorative shingles in gable end. Stone porch steps. Shed addition
 on west.

Construction History:

Historical Background:
 In 1916 William M. Leonard lived here.

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 and/or patterns.
 ___ Contributes to an historic district.

Statement of Significance:
 This house is representative of the working class homes constructed in the
 Goss/Grove neighborhood during the early 1900s.

References:
 Boulder County Assessor; 1929, 1950's, 1985
 Boulder County Clerk and Recorder
 Boulder City Directories
 Sanborn Insurance Maps

Surveyed by Whitacre/Simmons Affiliation: Front Range Research
 Date: 1986



Survey Photograph, 2245 Arapahoe Ave., 1986

GREEN *May 1950*

Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

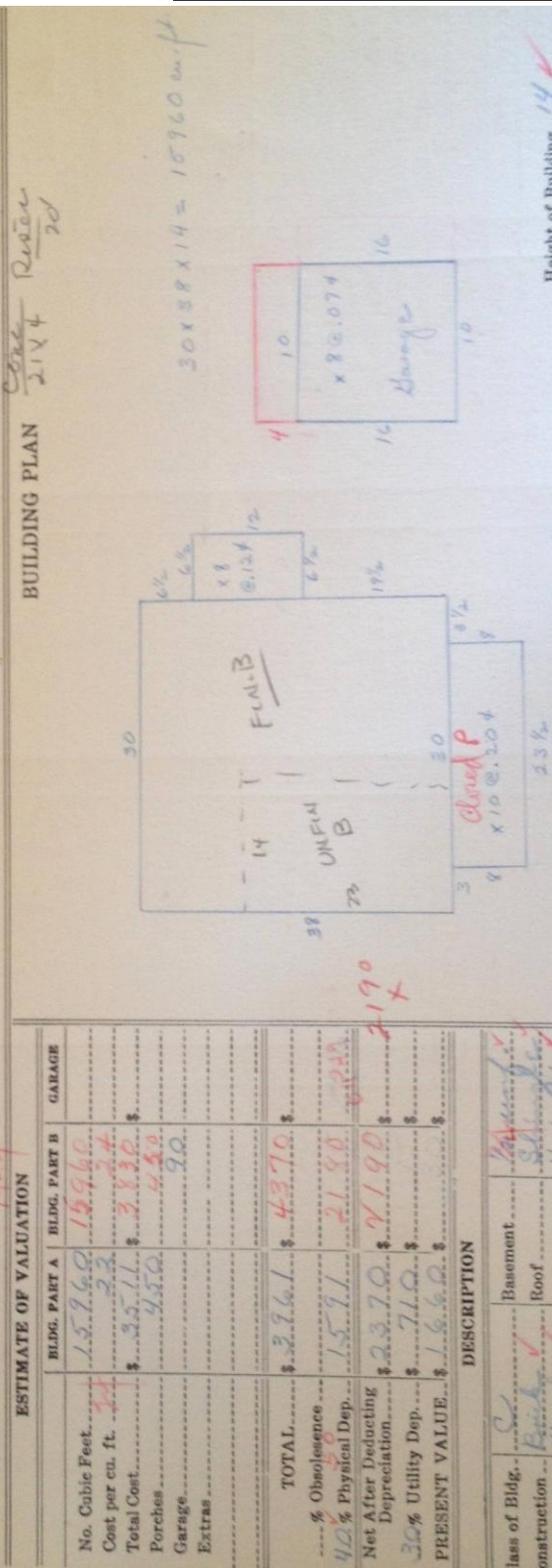
OWNER ANNA M. Murray CITY Boulder

HOUSE No. 2245 STREET Arapahoe

LOTS 13 all 14 BLOCK 19 ADDITION Cubers

Year Constructed 1940 Est. Life in Years 30-1N-70

2245 Arapahoe
E. 9 ft. of lot 13 + all 14 B. 19 Cubers Sub



ESTIMATE OF VALUATION		ANNUAL ASSESSMENTS	
BLDG. PART A	BLDG. PART B	YEAR	AMOUNT
No. Cubic Feet.....	15960	1988	\$ 150
Cost per cu. ft.....	3.2	1939	\$ 1120
Total Cost.....	51072	1940	
Porches.....	3830	1941	
Garage.....	450	1942	1120
Extras.....	90	1943	
TOTAL.....	4370	1944	
% Obsolescence.....	40%	1945	
Net After Deducting Depreciation.....	2622	1946	
30% Utility Dep.....	787	1947	
PRESENT VALUE.....	1835	1959	300

DESCRIPTION	AMOUNT	YEAR	TOTAL
Building Permit			
Original Cost, Improvements Only			
Additions and Betterments			
Owner's Estimate of Present Value			
Private Appraisal			
Insurance			
Mortgage			
Monthly Rental			
Advertised for Sale			
Transferred in 1947			



Tax Assessor Card Photograph, 2245 Arapahoe Ave., 1949.

Attachment E: Significance Criteria for Individual Landmarks

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.