

MEMORANDUM

July 2nd, 2014

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 a motion to adopt a resolution to initiate the process for the designation of the property at 640 Hawthorne Avenue (on which a stay-of-demolition was imposed on Apr. 2, 2014), as an individual landmark as described in Section 9-11-3, B.R.C. 1981, or alternatively, to issue a demolition permit as per 9-11-23(f) and (g) B.R.C., described in 9-11-23(f) and (g) B.R.C. 1981 (HIS2014-00033).

STATISTICS:

1. Site: 640 Hawthorn Ave.
2. Dates of Construction: c. 1920, c. 1938
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 6,715 sq. ft.
5. Owner/Applicant: Orion Creamer

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board not initiate landmark designation for the property at 640 Hawthorn Ave. and direct staff to issue a demolition permit for the following reasons:

- With staff and Historic Boulder, the applicant has explored alternatives to demolition of the buildings as suggested in § 9-11-23(h), B.R.C. 1981, including consensual landmark designation, but find rehabilitation of the houses and finding appropriate uses for them prohibitive.
- The initiation of landmarking over an owner's objection by the Landmarks Board has historically been used very rarely.

MOTION:

I move that the Landmarks Board issue the demolition permit for the buildings located at 640 Hawthorne Ave., finding that a number of alternatives to the demolition have been explored and are not possible, and adopt the staff memorandum dated July 2, 2014, as the findings of the board. As a condition of approval, prior to issuance of the demolition permit, the applicant shall submit 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. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Black and white medium format archival quality photographs of all exterior elevations.

SUMMARY:

- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 640 Hawthorne Ave. or whether issuing of a demolition permit before the stay-of-demolition expires on Aug. 23rd, 2014 is appropriate.
- On Feb. 19th, 2014 the Landmarks design review committee (Ldrc) reviewed an application to demolish the buildings. Finding there was “probable cause” that the buildings may be eligible for individual landmark designation the application was referred to the full Landmarks Board for review.
- On Apr. 2, 2014 the Landmarks Board imposed a stay-of-demolition for a period of up to 180 days in order to seek alternatives to the demolition. *See Attachment A: Demolition Memo.*
- The 180 day stay period expires on Aug. 23rd, 2014.
- Since the stay was imposed, staff has met with the applicant on several occasions to discuss alternatives to the demolitions including landmarking, rehabilitation, moving one of the buildings on or off-site, and/or constructing additions to one or both the buildings. As stated in the analysis section of this memo, none of these options are considered feasible. *See Attachment B: Additional Materials.*
- On June 4th, 2014 the Landmarks Board voted to schedule a hearing to either issue a demolition permit or initiate landmark designation for the property at 640 Hawthorne Ave.
- Staff recommends the Landmarks Board not initiate landmark designation for the property at 640 Hawthorn Ave. and direct staff to issue a demolition permit for the

two buildings.

ANALYSIS:

The Historic Preservation ordinance requires that the Landmarks Board hold a public hearing to lift the stay of demolition or to consider initiating landmark designation of a property if there is some interest in designating a property, per 9-11-3, BRC, 1981. At the June 4th, 2014 Landmarks Board meeting, interest was expressed by a majority of members to hold a hearing to consider whether initiation of landmark designation is appropriate or whether issuance of a demolition permit for the house in advance of the Aug. 23, 2014 expiration of the stay-of-demolition for the buildings at 640 Hawthorn Ave. is appropriate.

Purpose of Stays-of-Demolition

The stated purposes of a stay-of-demolition are “to prevent the loss of buildings that may have historic or architectural significance” and also “to provide the time necessary to initiate designation as an individual landmark or to consider alternatives” (9-11-23(a) “Purpose” of the Boulder Revised Code). During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmarking over an owner’s objection by the Landmarks Board has historically been used only on very rare occasions.

Of the approximately 60 stays-of-demolition imposed by the Board over the past ten years, only twice during that period has it initiated and recommended landmark designation of a property over the owner’s objection. However, many stays during this same period have resulted in the avoidance of demolition through reconsideration of projects and the subsequent preservation of buildings. Recent examples where stays-of-demolition have also resulted in consensual landmarkings are: 1936 Mapleton (2008), 900 Pearl Street (2009), 2003 Pine Street, and 1922 20th Street (2014). Likewise, there are many examples of stays that have been allowed to expire (or demolition permits issue prior the stay expiring) by the Board when reasonable alternatives to demolition have not been found.

Consideration to Initiate Landmarking

The following is an analysis of the consideration to initiate landmarking per 9-11-1 (a)(b) *Legislative Intent* of the Historic Preservation ordinance:

- a. “The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and

environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage."

The front house is an example of the English/Norman Cottage influenced design, as reflected in its steeply pitched roof with overlapping gables, multi/single-light windows, and gabled entrance with a wrought iron lantern. The house retains its original form and material, though it has been clad in aluminum siding over wood shingle visible in the Tax Assessor photograph. The original shingled roof has been covered with a standing-metal seam roof.

Stylistically, the small house at the rear of the property is best described as vernacular frame with Craftsman design elements including its low pitch roof, overhanging eaves, engaged porch, exposed rafter tails and double hung windows. The form and design of the building (including drop siding) is indicative of construction in Boulder during the late 1910s or 1920s. With the exception of the addition of a standing seam roof, the building appears to have changed very little over the years.

*With the exception of the described changes to roofing and siding, both buildings maintain a high degree of historic integrity. **See Attachment 1, Demolition Memo and Attachment 2, Additional Materials.***

While it meets the City of Boulder's criteria for individual local landmark designation, staff considers the initiation of landmark designation for this property inappropriate. This opinion is based upon the good-faith efforts the applicant has made to find alternatives to the demolition during the course of the stay.

b. "The city council does not intend by this chapter to preserve every old building in the city, but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives"

Staff considers the initiation of landmark designation of this property inappropriate given efforts that have been made to explore alternatives to the demolition during the stay. A stay-of-demolition is issued to provide time to "explore alternatives" that might prevent the demolition of significant historic resources. Staff considers that time has been taken and real efforts have been made to explore alternatives including looking at rehabilitation costs using tax credits and other financial incentives. Given this, staff does not consider that initiating landmark designation over the owner's objection represents a "reasonable balance between private property rights and the public interest."

Further, section 9-11-3 (d) "Criteria for Review" states that applications received by a historic preservation organization or less than all of the property owners pursuant to paragraph 9-11-3(a)(3 or 4), B.R.C. 1981, must use but not be limited to the following criteria. While not required to do so, the Board may consider these criteria in making its decision:

- (1) There is probable cause to believe that the building or district may be eligible for designation as an individual landmark or historic district consistent with the purposes and standards in Sections 9-11-1, "Legislative Intent," 9-11-2, "Definitions," and 9-11-3, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981;

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 rural character. This section of Hawthorn retains a few intact older houses and many of the houses constructed recently are out of character with the area's historic rural character.

Over the course of the stay, staff has met with the applicant on several occasions to discuss alternatives to the demolition including rehabilitation, relocation, or constructing an addition to the building. For a number of reasons, the property has determined the rehabilitation of the buildings is not feasible.

Staff considers that the initiation of landmark designation for this property would be inappropriate and that, in this circumstance, designation of the property would not meet the legislative intent of balancing private property rights and the public interest as stated in 9-11-1 "Legislative Intent" of the historic preservation ordinance.

- (1) There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;

There are limited staff resources available to process an application for designation of a property for which there is not owner consent.

- (2) There is community and neighborhood support for the proposed designation;

At the April 2nd, 2014 meeting Historic Boulder spoke in support of imposing a stay on the property to explore alternatives to the demolition. Staff has received no other correspondence either in support or opposition to landmark designation for this property.

- (3) The buildings or features may need the protection provided through designation;

The applicant intends to demolish the existing houses and construct a single-family house on the property.

- (5) The potential boundaries for the proposed district are appropriate;

Not applicable

- (6) In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan;

Policy 2.33 of the Boulder Valley Comprehensive Plan States that, "Buildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings . . . , design review, public improvements, and other tools."

- (7) The proposed designation would generally be in the public interest.

While the property has significance in terms of north Boulder's historic agricultural past and the buildings exhibit a high degree of architectural integrity, there has been little expression from the public to preserve these buildings.

Despite the best of intentions on the part of the applicant, a feasible alternative to the demolition has not been found over the course of the stay. Staff considers that, in this case, initiating designation over the owner's objection would not represent a reasonable balance of private property rights and the public interest

DECISION OF THE BOARD:

If the Board chooses not to initiate landmark designation of the property and allows the stay of demolition to expire, a demolition permit for the house will issue on August 23rd, 2014.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in Attachment 3. If initiated, the application shall be heard by the Landmarks Board within 60 to 120 days in order to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981. The owner must obtain a landmark alteration certificate prior to the submission of building permit applications for the property if they choose to proceed while the application is pending, or they may choose to wait until the application process is complete.

Board Options:

1. Direct staff to issue a stay-of-demolition, finding that the requirements of § 9-11-23(h) have been satisfied as they relate to actions to consider in relation to the consideration of preservation of the buildings.
2. Initiate designation of the property as an individual landmark by adopting the resolution under Attachment 3.
3. Take no action and permit the initially granted stay of demolition originally imposed on April 2nd, 2014 that will expire on August 23rd, 2014 so that the Board and the applicant may explore other approaches to preserve the houses at 640 Hawthorne Avenue.

ATTACHMENTS:

- 1: April 2nd, 2014 Demolition Memo
- 2: Additional Materials, April 2nd, 2014
- 3: Draft resolution to initiate landmark designation of the property at 640 Hawthorne Avenue.

ATTACHMENT 1:
April 2, 2014 Demolition Memo

M E M O R A N D U M
April 2, 2014

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit for two buildings located at 640 Hawthorn Ave., non-landmarked buildings over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00033).

STATISTICS:

6. Site: 640 Hawthorn Ave.
7. Dates of Construction: c. 1920, c. 1938
8. Zoning: RL-1 (Residential Low)
9. Lot Size: 6,715 sq. ft.
10. Owner/Applicant: Orion Creamer

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 building located at 640 Hawthorn 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 as listed below,.

Staff encourages the applicant to consider landmark designation of the house and its incorporation into future redevelopment plans for the site. A 180-day stay period would expire on Aug. 23, 2014.

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:

4. A site plan showing the location of all existing improvements on the subject property;
5. Black and white medium format archival quality photographs of the interior and exterior of the house and shed.

SUMMARY:

On Feb. 14, 2014, the Community Planning and Sustainability Department received a demolition permit application for two buildings at 640 Hawthorn Ave. 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 Feb. 19, 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.”

After detailed analysis, staff considers that the property meets the significance criteria for individual landmark designation containing as it does, two well-preserved houses 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 residence located at 640 Hawthorn, for a period not to exceed 180 days from the day the permit application was accepted by the city manager

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 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 (Feb. 24, 2014, when the Landmarks Board fee was paid) and expire on Aug. 23, 2014. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The subject property is located on the south side of Hawthorn Ave., between 6th and 9th Streets and not located in a designated or potential historic district. Until 1953, Hawthorn Ave. was known as Seventh Avenue.



Figure 1. Location Map showing 640 Hawthorn Ave.



Figure 2. Northeast corner of primary house, 640 Hawthorn Ave., 2014.

The primary building at 640 Hawthorn Ave. has a one-story, side gable form with overlapping front gables above the entrance. The front entrance is flanked by an eight-over-one double-hung window and a six-over-one double-hung window. The wood door appears to have three narrow windows set off-center. The building has closed eaves with decorative exposed beams under the eaves. The exterior walls are clad in wide lap aluminum siding and the roof is sheathed in a standing-seam metal, not evident in the c. 1958 tax assessor photograph. Two bay windows, one gabled and one hipped, are located on the east elevation. A lantern light fixture is located above the entrance. *See Attachment A: Current Photographs*



Figure 3. East and South Elevations of Primary House, 640 Hawthorn Ave., 2014



Figure 4. West Elevation of Primary House, 640 Hawthorn Ave., 2014

The building retains much of its original form and materiality. The original wood windows and doors remain. The c. 1958 tax assessor photograph indicates the building was clad in wood shingles at that time and the roof was sheathed in wood shingles. The

building is currently clad in aluminum siding and has a metal roof. A brief inspection indicates the wood shingle siding remains beneath the aluminum siding.



Figure 5. Houses at 650 (L) and 640 Hawthorn Ave., facing southeast, 2014

A secondary residential building is located behind the main house. Its exact date of construction is unknown. The address of 640 ½ Hawthorn Ave. first appears in the city directories in 1940, though it appears that the house was constructed prior to 1930. The one-story house features a low, front gable roof with a simple, full-length porch at the east facing facade which features two wood 10-light windows with metal storm windows flanking a divided light wood door with a metal storm door. Wood picket fencing, not visible in the c.1958 tax assessor card, encloses the front porch. The house retains its original drop siding while the gable end of the front porch is clad in wood shingles. The building has shallow eaves with exposed brackets, while the east elevation features divided light wood windows and two shed additions. A skylight is located on the east slope of the roof, which is sheathed in a standing metal-seam roof. The south (rear) elevation of the house features a wood casement window, and multi-paneled door with a shed roof above. The west elevation features three openings with wooden surrounds.



Figure 6. Rear House at 640 Hawthorn Ave., east façade, 2014



Figure 7. Rear House at 640 Hawthorn Ave., north elevation, 2014



Figure 8. Rear House at 640 Hawthorn Ave., east façade, 2014

The property features a few mature trees but is otherwise open lawn. A stone walkway and low iron fence with stone piers, visible in the c. 1958 tax assessor photograph, is located along the north property line.

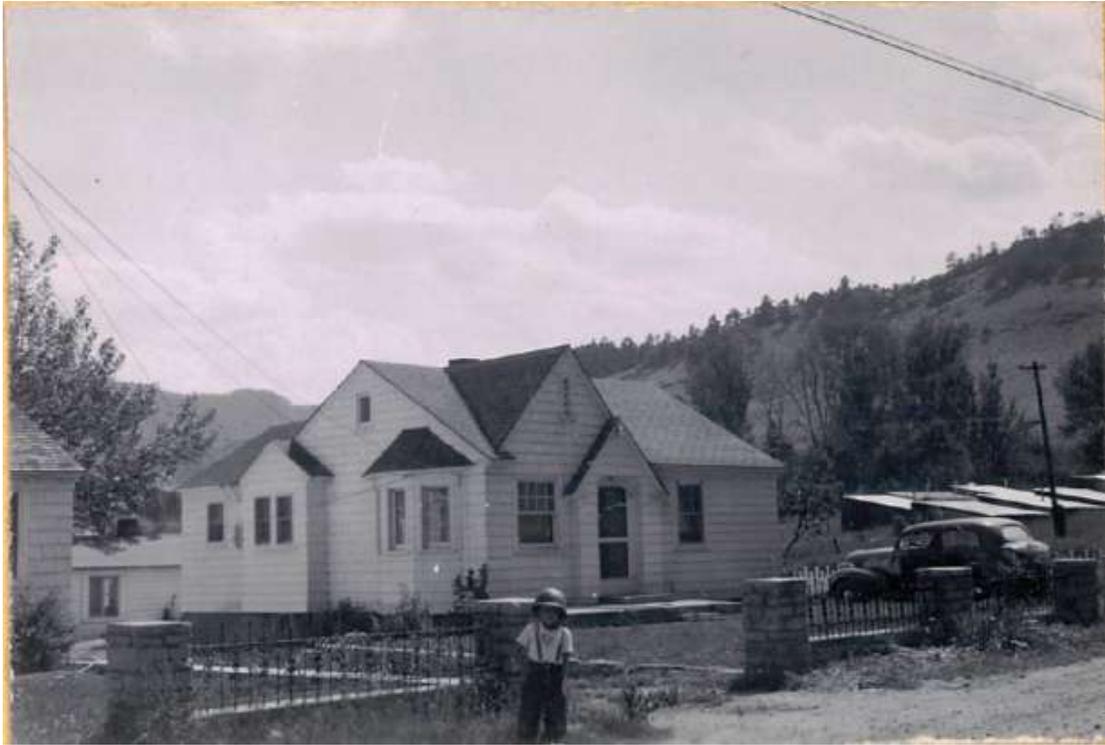


Figure 9. 640 Hawthorn Ave., Tax Assessor Photograph, c.1958.



Figure 10. 640 Hawthorn Ave., March 2014.



Figure 11. 640 ½ Hawthorn Ave., Tax Assessor Photograph, c. 1958.



Figure 12. 640 ½ Hawthorn Ave., March 2014.



Figure 13. 650 and 640 Hawthorn Ave., c.1958.



Figure 14. Architectural Survey Photograph, 1995.

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 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 F: North Boulder Historical Background*

PROPERTY HISTORY

James P. Maxwell originally owned a large parcel of land in north Boulder, including the tract now known as 640 Hawthorn Ave. The 1915 Drumm Wall Map shows A. Spier as the owner of the subject property and those immediately adjacent to it. There is one building footprint shown on the lot, located in approximately the same location at 640 Hawthorn Ave. It is possible that the rear house (listed as 640 ½ Hawthorn Ave. in city directories) is the building shown on the Drumm Map. The city directories first list the addresses along Seventh Ave. (now Hawthorn Ave.) in 1932. A second address (listing both 640 and 640 ½ Hawthorn) first appears in 1938, when the primary house (along with the neighboring house at 650 Hawthorn Ave.) was constructed.

In 1915, Anton Spier owned the property. Spier emigrated from Germany with his wife, Julia, and young son in 1881 and remained in Colorado for the duration of his life, where he was a fruit farmer. The Spiers had nine children, including Joseph, who worked as a laborer, and Charles, who worked as a miner. The Spiers lived at 3261 3rd St. from at least 1901 until 1932. Mr. Spier died in 1932 and Mrs. Spier died in 1933.

¹ North Boulder Historic Overview, 1994.

Manuel and Mary Kellogg purchased the property in 1933 and are the first residents listed in the city directory. Tract 404 was divided into three lots that same year, and sold to separate owners. A house similar to the primary house at 640 Hawthorn Ave. was constructed around the same time on the adjacent lot at 650 Hawthorn Ave. That house has since been significantly altered. *See Figure 13. 650 and 640 Hawthorn Ave.*

Manual Kellogg was a carpenter contractor. He was born in Livingston, Michigan in 1867 and came to Boulder in the 1890s for the health of his first wife. She died in Boulder, and in 1897, he married Mary Green. Mary Athelia Green Kellogg was born in Minnesota in 1873 and came to Boulder in 1896. In 1906, the Kelloggs moved to California but returned in 1915. Mrs. Kellogg was active in the 7th Day Adventist Church. Together they raised 7 children: Eva Bell, Ethell, Vernon, Bernice, Melvin, Robert and Hope. Vernon Kellogg also lived on Hawthorn Ave. and worked for the Mountain States Telephone Company. Mrs. Kellogg died in 1942 and Mr. Kellogg in 1949. The Kelloggs owned the property for eleven years, selling it upon the death of Mr. Kellogg.

During the ownership of the property by the Kelloggs, the rear house was rented out to numerous residents, including Cecil and Rosella Fidler, Esther Smith and Don and Lela Tripp. Don Tripp owned and operated Tripp's Market, located at 2025 Broadway. The Tripps resided at 1302 Cedar for the majority of their time in Boulder.

The house was sold a number of times between 1944 and 1949, before it was purchased by Eugene Kartchner, a student at the University of Colorado. Mr. Kartchner resided in the primary house in 1951 and rented out the rear house.

The next long-term owners were William and Rosemary Johnson, who owned the house from 1950 until approximately 1961. They resided in the house from 1952 until 1954, and then rented out both properties. Mr. Johnson was a carpenter and material clerk at Mountain States Telephone and Telegraph Company. Occupations of the residents during this time included an employee of Rocky Flats, a carpenter, a test engineer for Beech Aircraft, a University of Colorado student and visiting professor, and a shop clerk. One of the property's longest tenants during this time was Mary Rathfon, who worked in the food services division at the University of Colorado and lived there until at least 1979.

Ms. Rathfon was born in Kansas in 1900 and married Karl Rathfon. In the 1910s and 1920, they resided in Tacoma, Washington, where Mr. Rathfon worked as a bookkeeper. In 1940, they lived in Los Angeles and Mr. Rathfon worked as a retail sales manager. Ms. Rathfon died in Boulder in 1981.

The current owners purchased the property in 2009.

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.

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 640 Hawthorn Ave. meets historic significance under criteria 1.

1. **Date of Construction:** c. 1915, 1938

Elaboration: The tax assessor identifies the date of construction as 1920, however a building footprint appears on the 1915 Drumm Wall map. The primary house was constructed in 1938.

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:** Agriculture

Elaboration: Throughout the early 20th Century, this area of Boulder 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. Anton Spier, an early owner of the property, was a fruit farmer.

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

Elaboration: The 1995 architectural survey identifies the house as a representative example of the English/Norman Cottage style, evident in its overlapping gables, multi/single-light windows, and gabled entrance with wrought iron lantern.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 640 Hawthorn Ave. meets historic significance under criteria 1.

1. Recognized Period or Style: English/Norman Cottage Style

Elaboration: The front house is an example of the English/Norman Cottage influenced design, as reflected in its steeply pitched roof with overlapping gables, multi/single-light windows, and gabled entrance with a wrought iron lantern. The house retains its original form and material, though it has been clad in aluminum siding over wood shingle visible in the Tax Assessor photograph. The original shingled roof has been covered with a standing-metal seam roof.

Stylistically, the small house at the rear of the property is best described as vernacular frame with Craftsman design elements including its low pitch roof, overhanging eaves, engaged porch, exposed rafter tails and double hung windows. The form and design of the building (including drop siding) is indicative of construction in Boulder during the late 1910s or 1920s. With the exception of the addition of a standing seam roof, the building appears to have changed very little over the years.

With the exception of the described changes to roofing and siding, both buildings maintain a high degree of historic integrity.

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 640 Hawthorn Ave. meets environmental significance under criterion 1.

1. **Site Characteristics:** The house sits on a small lot, with a number of mature trees. The low, wrought iron fence with stone piers, evident in the c. 1958 tax assessor photograph, still exists.
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 is 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 20th 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 rural character. This section of Hawthorn retains a few intact older houses and many of the houses constructed recently are out of character with the area's historic rural character.

CRITERION 3: CONDITION OF THE BUILDING

No information regarding the condition of the building has been submitted at this time. Slight buckling at the foundation on the east side was observed during a site visit, but overall the building appears to be in fair condition; the original wood shingle siding is evident beneath the aluminum siding.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information regarding the projected cost of restoration or repair has been submitted at this time.

ANALYSIS:

Staff considers that there is “probable cause” to consider the property at 640 Hawthorn Avenue may be eligible for designation as an individual landmark based upon its historic and architectural significance with two well-preserved houses dating from the first half of the twentieth century.

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 Aug. 23, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 640 Hawthorn Avenue 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 two well-preserved examples of working-class houses 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: Historic Building Inventory Form
- Attachment C: Boulder County Tax Assessor Card c. 1958
- Attachment D: Deed and Directory Research
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: North Boulder Historical Background

Attachment A: Current Photographs



640 Hawthorn Ave., north and east elevations, 2014.



640 Hawthorn Ave., east elevation, 2014.



640 ½ Hawthorn Ave., north and east elevations, 2014.



640 ½ Hawthorn Ave., east facade, 2014.



640 and 640 ½ Hawthorn Ave., facing north, 2014.



640 ½ Hawthorn Ave., east façade, 2014.



640 Hawthorn Ave., west elevation, 2014.



640 Hawthorn Ave., west elevation detail, 2014.



640 Hawthorn Ave., window detail, 2014.



640 Hawthorn Ave., south and east elevations, 2014.



640 Hawthorn Ave., detail of east elevation, 2014.



640 Hawthorn Ave., northeast corner, 2014.



640 Hawthorn Ave., north façade, 2014.



650 and 640 Hawthorn Ave., facing east, 2014.



640 Hawthorn Ave., north façade with original fence, 2014.



650 and 640 Hawthorn Ave., facing southwest, 2014.

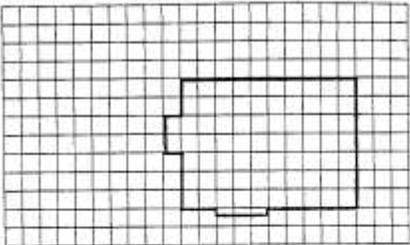
Attachment B: Historic Building Inventory Form

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.: 5BL5381
		TEMPORARY NO.: 1461-24-4-00-099		
CURRENT BUILDING NAME:		OWNER: HUIZINGA DAVID H 740 HAWTHORN AVE BOULDER CO 80304-2140		
ADDRESS: 640 HAWTHORN AV BOULDER, CO 80304		TOWNSHIP 1N RANGE 71W SECTION 24 SE 1/4 NW 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. 404p ADDITION: N/A YR. OF ADDITION: N/A		
FILM ROLL NO.: 95- 9 BY: Roger Whitacre	NEGATIVE NO.: 25	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 X MODERATE MAJOR DESCRIBE: Wide siding; metal roofing.	
			CONTINUED YES X NO	
STYLE: English/Norman Cottage		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Concrete, Metal		SQ. FOOTAGE: 678	NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO	
ARCHITECTURAL DESCRIPTION: One-story dwelling with side gable and overlapping front gables; close eaves; decorative exposed beams under eaves; metal roofing; center brick chimney. Walls clad with wide lap siding; concrete foundation. Overlapping gables on facade; lower gable has entrance with paneled and glazed door illuminated by small wrought iron lantern. Concrete stoop. Double-hung, 6/1, 8/1, and 1/1-light windows with wooden surrounds. Two bay windows on eastern elevation: one gabled and one hipped. Wrought iron fence with stone posts. CONTINUED? YES X NO			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
			ASSOCIATED BUILDINGS? X YES NO TYPE: Shed IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5381		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THERE(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): In 1932, Manuel P. and Mary H. Kellogg lived here. Manuel Kellogg was a carpenter contractor. In 1936, residents of the house were Donald L. and Eleanor J. Tripp. Donald Tripp was affiliated with Don Tripp's Market, owned by his father. In 1943, the Kelloggs were residents again. Manuel P. Kellogg was born in Livingston, Michigan, in 1867. He lived in Michigan until the early 1890s, when he came to Boulder for the health of his first wife. She died in Boulder, and in 1897, he married Mary Green. Mary Athelia Green Kellogg was born in Minnesota, in 1873, and came to Boulder in 1896. She was active in the 7th Day Adventist Church. Mrs. Kellogg died in 1942 and Mr. Kellogg in 1949.				
<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: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This house, although somewhat altered, reflects the English/Norman Cottage style through its overlapping gables, multi/single-light windows, and gabled entrance with wrought iron lantern.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories; Boulder Daily Camera files.				
<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		



Historic Building Inventory Form Photograph, 1995

REAL ESTATE APPRAISAL CARD...RURAL MASTER ...INDEX 107

LEGAL DES: 24-118-71 P.P. 404 A 1955 A-1 SECTION 107 NUMBER OF ACRES

Acres: 40.4 A 2

Map: 404 A 2

Owner's Name and Address: *Walter & June Galt*
100 Galt
E. C. Kertchner and Lowell S. Galt

CHANGES IN OWNERSHIP:

NAME	ADDRESS	DATE	VOLUME	PAGE	TYPE OF INSTRUMENT	REMARKS

RURAL LAND VALUE CALCULATION

LAND CLASS	ACRES	UNIT VALUE	TOTAL VALUE
ROADS AND DITCHES			
TOTAL		XXXXX	
TOTAL NET ADJUSTMENTS			\$
TOTAL FARM LAND VALUE			\$

LAND VALUE ADJUSTMENTS

ITEM	DESCRIPTION	PERCENT OF ADJ.	ADJUSTMENT		REMARKS
			ADD.	DED.	
ORCHARDS					
MERCHANTABLE TIMBER					
MINERALS OR COAL					
WATER RIGHT					
OTHER					
LOCATION FACTORS					
ALL WEATHER ROAD					
TYPE OF ROAD					
LOCAL TRADING CENTER					
OTHER					
OTHER					

TOTAL ADDITION AND DEDUCTION \$

TOTAL NET ADJUSTMENT \$

ANNUAL ASSESSMENT

YEAR	CHANGE	REASON	LAND	TOTAL
19 51			400	2230
19 61			400	2230

TOTAL ADDITION AND DEDUCTION \$

TOTAL NET ADJUSTMENT \$

SUMMARY

DESCRIPTION	DATE	AMOUNT
ORIGINAL COST (IMPROVEMENTS)		\$
ADDITIONS AND BETTERMENTS		
OWNER'S ESTIMATE OF VALUE		
PRIVATE APPRAISAL		
INSURANCE		
MORTGAGE		
ADVERTISED FOR SALE		
TRANSFERRED		

MEASURED BY: *Walter* DATE: *10/10* CLASSIFIED BY: *W.D.* DATE: *10/10* CHECKED BY: DATE:

SUMMARY OF VALUES

TOTAL LAND VALUE	BUILDINGS AND IMPROVEMENTS (THIS CARD)	CARD NO.	TOTAL BUILDINGS AND IMPROVEMENTS	TOTAL LAND, BUILDINGS AND IMPROVEMENTS
				\$

LEGAL DESCRIPTION

40.4 A 2

PHOTOGRAPH



H-15 f. 8

4110-X-8

BUILDING DESCRIPTION AND VALUE CALCULATION

CLASSIFICATION NO. 1117 MAIN BUILDING DESCRIPTION BLDG NO. 16 X 2-1

TYPE AND USE: Farm Dwelling, Farm Barn, Other Farm, Cont. Indus. Card No., Number of Rooms

UNITS AND ROOMS: 3

FOUNDATION: Piers, Walls

EXTERIOR WALLS: Wood Frame, Shingling, Solid Masonry, Insulation, Siding, Board and Batten, Shingles Wood, Asphalt, Veneer, Concrete

ROOF: Type, Pitch, Framing, Average

DATE OF CONSTRUCTION: DATE, AGE, FINISH, DATE, AGE, DESCRIPTION, PER CENT



REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
111	116	116	1336
112	116	116	1336
113	116	116	1336
114	116	116	1336
115	116	116	1336
116	116	116	1336
117	116	116	1336
118	116	116	1336
119	116	116	1336
120	116	116	1336
121	116	116	1336
122	116	116	1336
123	116	116	1336
124	116	116	1336
125	116	116	1336
126	116	116	1336
127	116	116	1336
128	116	116	1336
129	116	116	1336
130	116	116	1336
131	116	116	1336
132	116	116	1336
133	116	116	1336
134	116	116	1336
135	116	116	1336
136	116	116	1336
137	116	116	1336
138	116	116	1336
139	116	116	1336
140	116	116	1336
141	116	116	1336
142	116	116	1336
143	116	116	1336
144	116	116	1336
145	116	116	1336
146	116	116	1336
147	116	116	1336
148	116	116	1336
149	116	116	1336
150	116	116	1336
151	116	116	1336
152	116	116	1336
153	116	116	1336
154	116	116	1336
155	116	116	1336
156	116	116	1336
157	116	116	1336
158	116	116	1336
159	116	116	1336
160	116	116	1336
161	116	116	1336
162	116	116	1336
163	116	116	1336
164	116	116	1336
165	116	116	1336
166	116	116	1336
167	116	116	1336
168	116	116	1336
169	116	116	1336
170	116	116	1336
171	116	116	1336
172	116	116	1336
173	116	116	1336
174	116	116	1336
175	116	116	1336
176	116	116	1336
177	116	116	1336
178	116	116	1336
179	116	116	1336
180	116	116	1336
181	116	116	1336
182	116	116	1336
183	116	116	1336
184	116	116	1336
185	116	116	1336
186	116	116	1336
187	116	116	1336
188	116	116	1336
189	116	116	1336
190	116	116	1336
191	116	116	1336
192	116	116	1336
193	116	116	1336
194	116	116	1336
195	116	116	1336
196	116	116	1336
197	116	116	1336
198	116	116	1336
199	116	116	1336
200	116	116	1336

DEPRECIATION AND OBSOLESCENCE

A. AGE (NORMAL DEPRECIATION) - %

B. PHYSICAL CONDITION - %

C. MODERNIZATION (MINUS) - %

D. TOTAL DEPRECIATION - %

E. NET CONDITION (100-D) - %

F. LOCATION (AREA NO.) - %

G. OTHER - %

H. TOTAL SPECIAL OBSOLESCENCE - %

J. FINAL NET CONDITION (100-H) X E

OTHER FARM BUILDINGS

CLASS NO.	TYPE	AREA	WALLS	FLOOR	ROOF	DATE	AGE	DESCRIPTION	PER CENT	REPRODUCTION COST	AGE	DEPRECIATION	NET VALUE

BASE REPRODUCTION COST \$ 790

FINAL NET CONDITION \$ 630

FINAL VALUE MAIN BUILDING \$ 630

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 630

MINOR BUILDINGS OTHER IMPROVEMENTS

TOTAL BUILDINGS AND IMPROVEMENTS \$ 630

REPRODUCTION COST AND FINAL VALUE

BASE

ADDITIONS (PLUS)

DEDUCTIONS (MINUS)

MAJOR ALTERATIONS OR ADDITIONS

DATE

AGE

DESCRIPTION

PER CENT

MINOR ALTERATIONS OR ADDITIONS

DATE

AGE

DESCRIPTION

PER CENT

STATE OF REPAIRS

Excellent

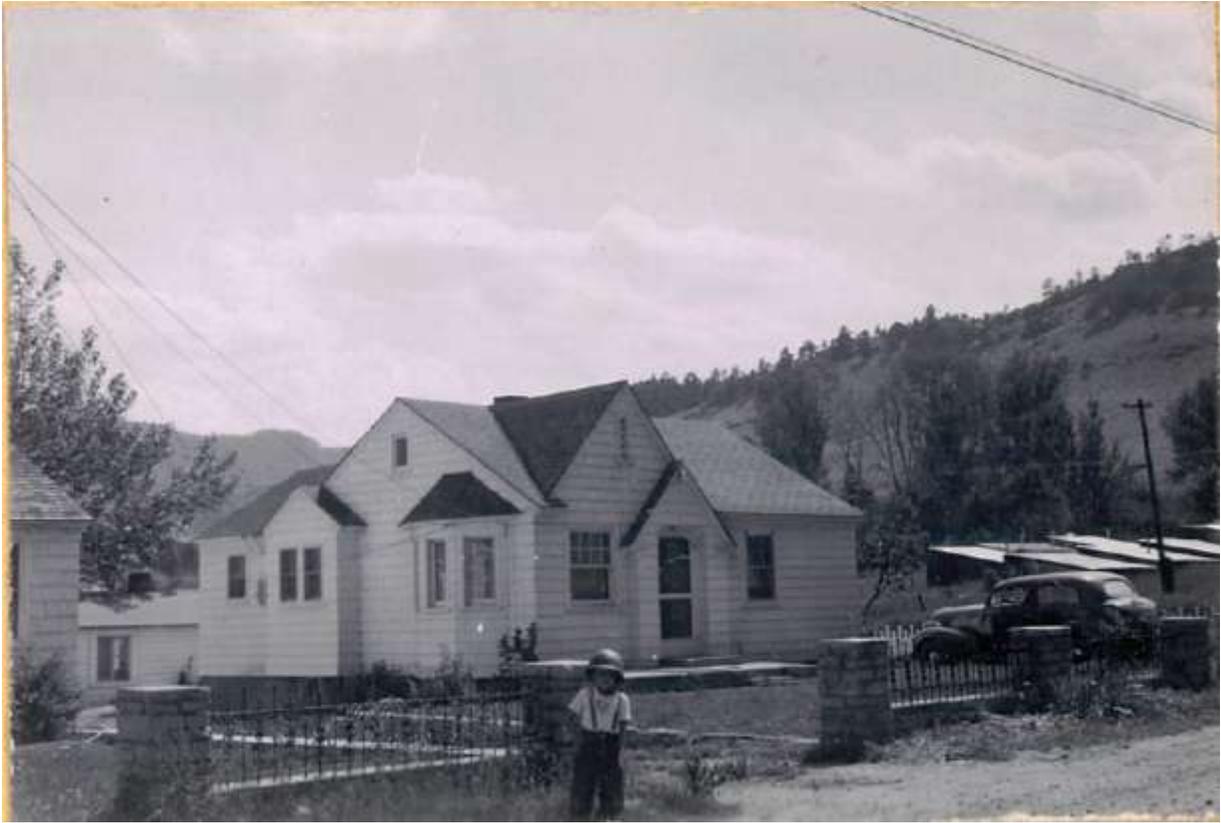
Good

Poor

SPECIAL BUILDING NOTES

2 - Cards 2-30 ps

COLORADO TAX COMMISSION FORM 89-10 (3-1-1952) WITH REVISIONS TO 8-1-59 - 105A-105E - 1970



Tax Assessor Photograph, 640 Hawthorn Ave., c.1958



Tax Assessor Photograph, 640 ½ Hawthorn Ave., c.1958

Attachment D: Deed and Directory Research

TRACT 404-A-2 BO 24-1N-71 PER REC 846510-11 05/05/87 BCR
STR: 24 -1N -71

Owner (Deeds)	Date	Occupant(s)/Directory
A. Spier	1915 Drumm	None
	1920	<i>Approximate date of construction for rear house</i>
	1923	"Houses not numbered"
	1926	"Houses not numbered"
	1928	<i>Address not listed but others are on same block</i>
	1930	<i>Address not listed but others are on same block</i>
Manuel Kellogg (1933-1944)	1932	<i>Address first listed in city directory</i> 640:Manuel Kellogg, carpenter 640 ½: Not listed
	1936	640: Don and Leila Tripp, Tripp's Market 640 ½: Not listed
	1938	640: Manuel and Mary Kellogg, carpenter 640 ½: Not listed
	1940	640: Manuel Kellogg 640 ½: Cecil and Rosella Fidler, driller at Stone-Art Co
	1943	Manuel Kellogg 640 ½: Esther Smith
Henry and Bernie Wagner and S. and Gwendolyn Altman (1944)	1946	William F. and Alma McQuigg, poultry 640 ½: Esther Smith
L.M. and W.J. Wickersham (1946)		
A.E. and Dora Gunderson (1947-1949)		
Eugene Kartchner (1949-1951)	1949	640: Vacant 640 ½: Earl W. Shelter
Newel Cutler (1951-1951)	1951	640: EC Kartchner, U of C student 640 ½: Douglas and Geraldine Morris
William and Rosemary Johnson (1951- c.1960)	1953	William Johnson, carpenter 640 ½: Glen E. and Mary Maul, carpenter
	1955	William and Rosemary Johnson, material clerk at Mountain States Telephone and Telegraph Co. 640 ½: Leroy G. and Mabel Wiggett, blr tndr, Rocky Flats
	1956	640: Vacant

	1958	640 ½: Robert and Sally Poulter, CU student and clerk at Esquire's
	1959	640: Mary Rathfon, food service, UofC 640 ½: Robert Poulter, student
	1960	640: WW Johnson 640 ½: Mary Rathfon, food service, UofC
	1961	640: EA and Rose Howden, test engineer at Beech Aircraft 640 ½: Mary Rathfon, food service, UofC
	1962	640: J Raymond Humbler, ad salesman, Daily Camera 640 ½: Mary Rathfon, food service, UofC
	1963	640: J Raymond Humbler, ad salesman, Daily Camera 640 ½: Mary Rathfon, food service, UofC
	1964	640: Bruno and Liselotta Hildebrandt, visiting prof, UofC 640 ½: Mary Rathfon, food service, UofC

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.

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.

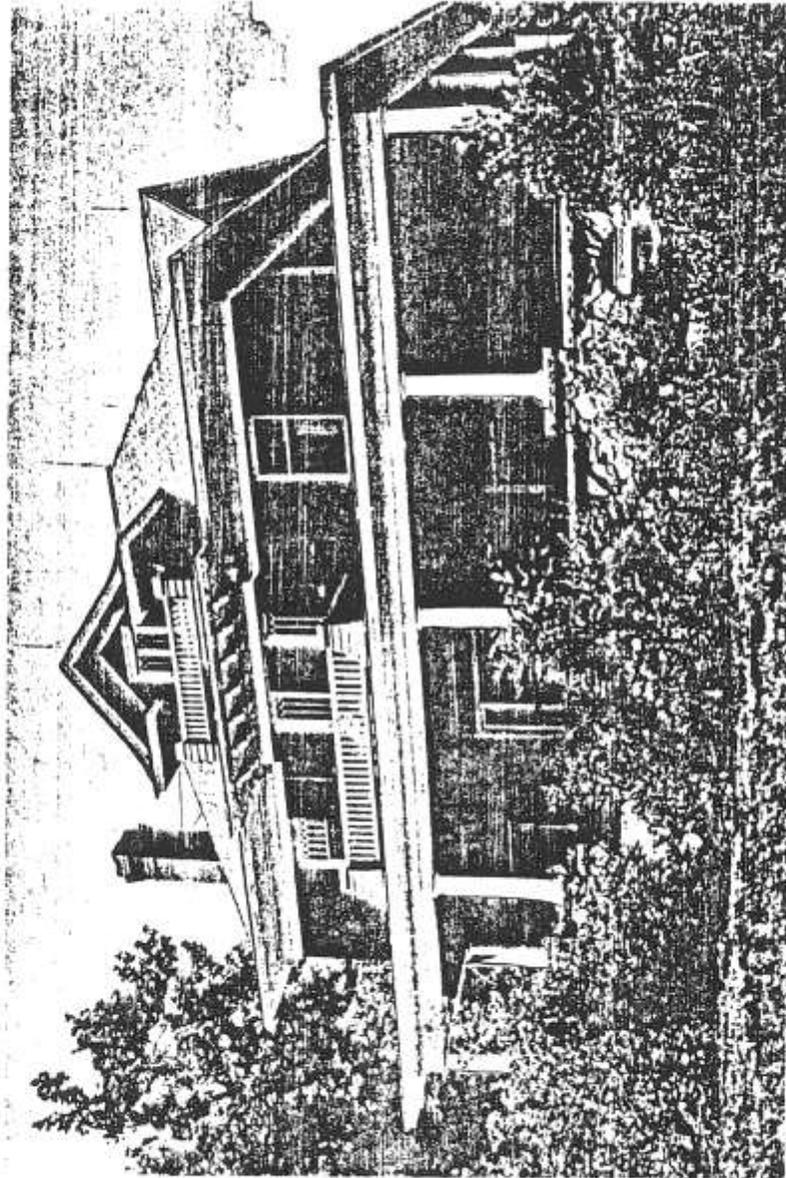


Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s.
SOURCE: Barker, 76 Homes, p. 76.

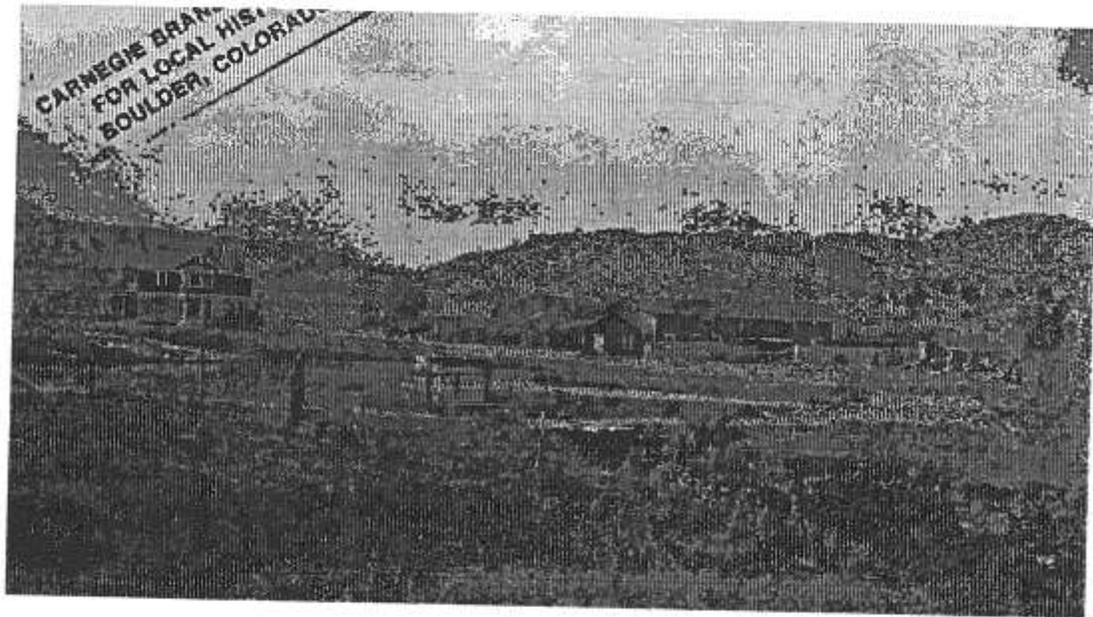


Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

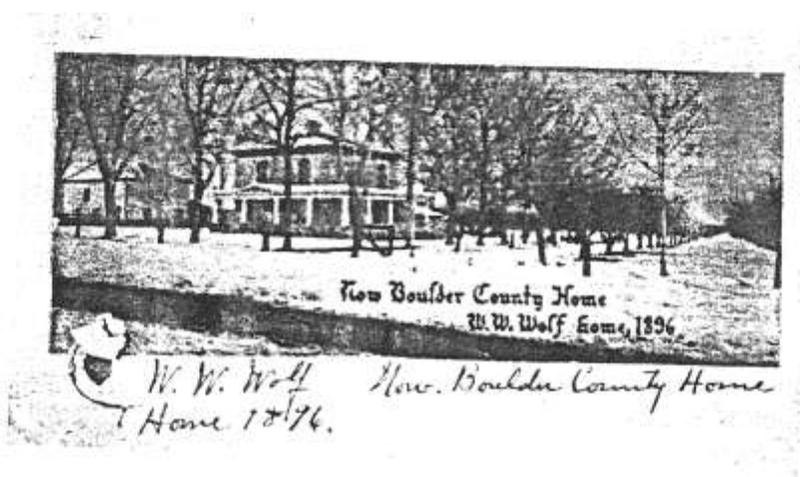


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

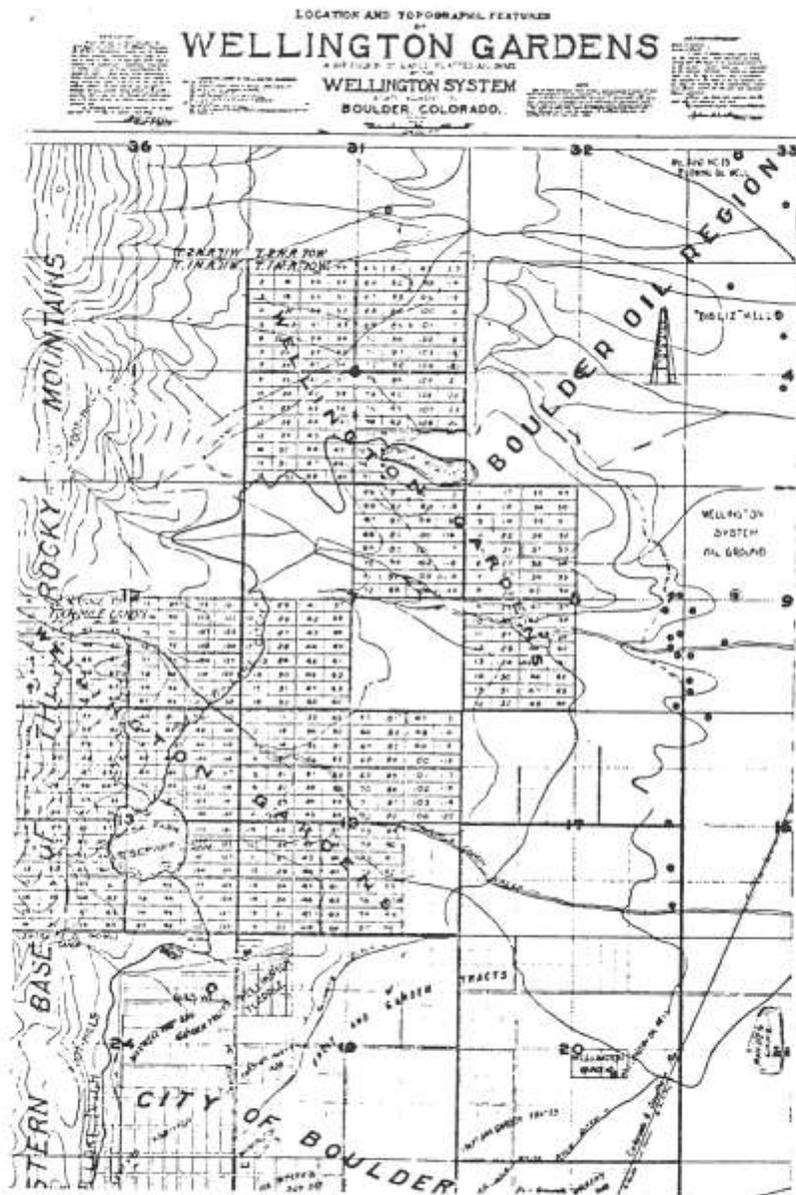


Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.



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.

ATTACHMENT 2:

Additional materials, April 2nd, 2014

Additional Materials Received between April 2 and July 2

1. Site Visit to 640 Hawthorn, April 16, 2014.
2. Alternative to Demolition meeting notes, April 24, 2014.

Attachment 2.1

Site Visit to 640 Hawthorne Avenue

640 Hawthorn Ave. | April 16th, 2014

Attendees

Orion Creamer, property owner/applicant
James Hewat, Senior Historic Preservation Planner

Mark Gerwing, Landmarks Board member
Kirsten Snobeck, Landmarks Board member
Kate Remley, Landmarks Board Member

1. Purpose of Meeting

- To make an on-site inspection of the buildings proposed for demolition at 640 Hawthorn Ave. and begin discussion of possible alternatives to the demolition.
- Stay-of-demolition placed on the application at the April 2, 2014 Landmarks Board meeting and expires Aug. 23, 2014 if no action is taken by the Landmarks Board.
- On April 2, 2014 the Landmarks Board voted to hold a public hearing at the May 7, 2014 meeting to discuss initiating landmark designation or issuing demolition permits for the houses.

2. Observations

Front House

- Considerable deflection of the east portion of the concrete foundation of the front house was observed.
- Interior revealed that part of the house was constructed fairly early (c.1900) as evidenced by the rubble and lime mortar, floor joists, Douglas Fir flooring and interior doors and mouldings.
- Windows and doors appear to date from 1930s construction. Wood shingles visible beneath aluminum siding and metal roof.

Rear House

- Considerable deflection of the east portion of the concrete foundation of the front house was observed.
- The front portion of the back house has no foundation, while the rear addition is constructed on a concrete slab.
- House appears very intact to pre-1940s construction with drop siding, doors and windows and simplified craftsman elements.

3. Historic Preservation Considerations

- The property is located on a standard RL-1 lot; currently Non-Conforming use with two dwelling units. Lot size: ~7,000/Allowed sq ft: ~3,000 sq ft
- There was preliminary discussion about the possibility of preserving both buildings on site, on-site relocation of the back house to allow for an addition to the main house, off-site relocation of the rear house, and demolition of one of the buildings.
- The group discussed the possibility of landmarking the property including relief from certain sections of the building/zoning code, tax credits and other incentives that might be available.
- Orion expressed that preserving both buildings would likely only be possible if the non-standard use with both houses as rentals could be maintained.

4. Next Steps

- Historic preservation staff will set up meeting with representatives from Historic Boulder, the Landmarks Board and zoning administrative staff prior to the May 7th Landmarks Board meeting.

Attachment 2.2

Meeting to Discuss Alternatives to Demolition

640 Hawthorn Ave. | April 24, 2014

Attendees

Orion Creamer, property owner/applicant
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern
Brian Holmes, Zoning Administrator
Mark Gerwing, Landmarks Board member

Kate Remley, Landmarks Board member
Catherine Long-Gates, Historic Boulder, Inc.
Abby Daniels, Historic Boulder, Inc.
Hugh Moore, Historic Boulder, Inc.
Chuck Sanders, Historic Boulder, Inc.

1. Purpose of Meeting

- To explore alternatives to the demolition of the buildings at 640 Hawthorn Ave.
- Stay-of-demolition placed on the application at the April 2, 2014 Landmarks Board meeting and expires Aug. 23, 2014 if no action is taken by the Landmarks Board.
- On April 2, 2014 the Landmarks Board voted to hold a public hearing at the May 7, 2014 meeting to discuss initiating landmark designation or issuing demolition permits for the houses.
- This meeting follows an April 16th, 2014 site visit to the property by historic preservation staff and members of the Landmarks Board.

2. General Zoning Considerations – Brian Holmes

- The property is located on a standard RL-1 lot; currently Non-Conforming use with two dwelling units. Lot size: ~7,000/Allowed sq ft: ~3,000 sq ft
 - Option 1:** Retain both units; add up to 10% (or Non-conforming use review), about 100 sq. ft.
 - Option 2:** Bring in to conforming status
 - remove 1 dwelling unit (bathing and cooking facilities)
 - no additional constraints, no 10% threshold.
 - Parking (1 space); standard setbacks; no owner occupancy requirement.
 - Option 3:** LAU (Limited Accessory Unit)
 - Convert one unit into an accessory unit
 - Can be expanded up to 20% (about 200 sq. ft)
 - Must be owner occupied.

Orion: Wants to maximize lot potential or continue use as rentals. Plans to sell current house/build new. Use as rental only makes sense if the houses can be added on to.

Chuck noted that the preservation of the scale of the buildings is a concern, in addition to the potential link to Boulder's agricultural history.

James confirmed that the back building is associated with Boulder's agricultural history and that the site visit indicated that the front building was constructed earlier than previously thought. Both buildings are relatively intact, but will require significant rehabilitation work.

3. Cost of Restoration/Condition of Building

ATTACHMENT 3: DRAFT RESOLUTION

RESOLUTION NO. _____

**A RESOLUTION OF THE LANDMARKS BOARD INITIATING
THE DESIGNATION OF 640 HAWTHORN AVE. AS AN
INDIVIDUAL LANDMARK.**

WHEREAS, on June 4, 2014 the Landmarks Board voted to schedule an initiation hearing for 640 Hawthorn Avenue,

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

Section 1. The City of Boulder Landmarks Board initiates the designation of 640 Hawthorn Avenue, and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 2nd day of July, 2014.

This resolution is signed by the chair of the Landmarks Board on July 2nd, 2014.

Chair, Landmarks Board

ATTEST:

Secretary to the Board