M E M O R A N D U M

August 5, 2015

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and property at 2949 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00121).

STATISTICS

1.	Site:	2949 Broadway
2.	Date of Construction:	1913
3.	Zoning:	RH-2
4.	Lot Size:	6,230 sq. ft. (approx.)
5.	Applicant/Owner:	Michael Bosma

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board recommend that the City Council designate the property at 2949 Broadway as a local historic landmark, to be known as the ***Hulse House*** *finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated June 3, 2015 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and the evidence presented, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws 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 important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

PROPERTY DESCRIPTION:

The property at 2949 Broadway is located on the west side of Broadway, between Dellwood and Cedar avenues. Constructed in 1913 with Craftsman elements, the property is not located in an identified potential historic district.

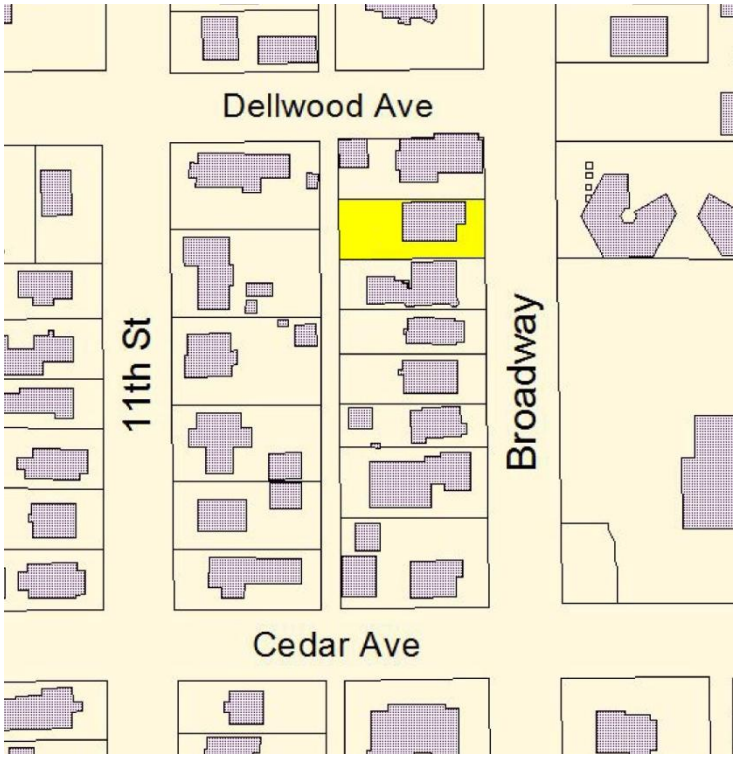


Figure 1. Location Map, 2949 Broadway.

Figure 2. Tax Assessor Card Photo, c. 1949.

Figure 3. East Elevation (façade), 2949 Broadway, 2015.

The one-story hipped-roof house features a projecting gable roof porch over the entrance at the north side of the east façade and features square supports and a stick balustrade that extends the width of the façade. The gable end of the porch features decorative, diamond shaped shingles and an arched decoration with dentils. Three double-hung windows are located at a projecting bay window on the south side of the façade with the middle window featuring an 8-over-1 window flanked by 6-over-1 windows. The building is clad in narrow wooden lap siding (clapboard) with corner

boards and has overhanging eaves are on all four sides. The building rests on a rusticated, coursed stone foundation. *See Attachment B: Current Photographs.*

Figure 4. North Elevation, 2949 Broadway (left 2015, right 1995).

The north elevation is closely situated to the fence line and is mostly obscured by vegetation. The 1995 Historic Building inventory Record photo shows that the north elevation has four windows spread out across the elevation, at least one of which appears to be double-hung. These windows appear to be intact.

Figure 5. South Elevation from rear of house, 2949 Broadway, 2015.

The south elevation features a projecting bay with three double-hung windows. Two small square windows are to the right of the bay window, although one of these has been closed for the installation of an A/C unit. A rear entrance to the house is located to the right of the bay window. A small double-hung window is situated closely to the right of the wood-paneled door.

Figure 6. West Elevation (rear), 2949 Broadway, 2015.

The west elevation (rear) features a horizontal sliding window on the left side, a double-hung window in the center, and a picture window at the right. The southwest corner of the house is clad in wooden beadboard siding, which is indicative of 1920s construction. However, the picture window on the west elevation indicates that the addition was altered in the last 50 years.

Figure 7. Detail of southwest corner, 2949 Broadway, 2015.

According to Tax Assessor records, a garage measuring approximately 12′ by 18′ was constructed prior to 1929 at the southwest corner of the lot. This building has since been demolished and there are no other accessory buildings located on the lot.

The integrity of this Edwardian Vernacular house remains largely intact with no major modifications having occurred to the house since its construction.

In 2014 the owners submitted an application for demolition of the house. This request was subsequently withdrawn, and the same year a Site Review application to construct additional units on the property and a request for a parking reduction was submitted. As a condition of that approval, the owners have submitted a landmark designation application for the property.

HISTORY

The house was constructed in 1913 for Elisha and Mary Hulse, who lived there until 1946. Elisha worked as a Real Estate dealer and Public Notary in Boulder, having married Mary Anne Knight in Wisconsin in 1873, shortly after Elisha graduated from the University of Wisconsin. While attending the university, he was pitcher on the school's first baseball team from 1870-1871.[1] As an alumnus, Elisha often participated in school reunions, particularly with the Rocky Mountain Alumni association of the University of Wisconsin.

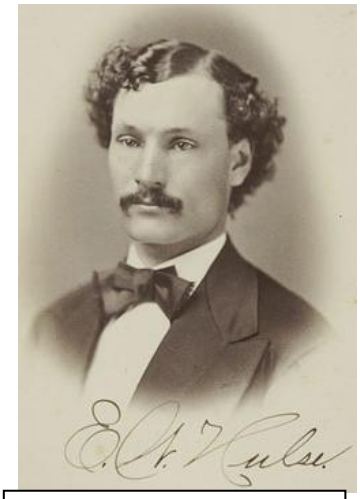


Figure 9.
Elisha Hulse, 1873
The University of Wisconsin Collection

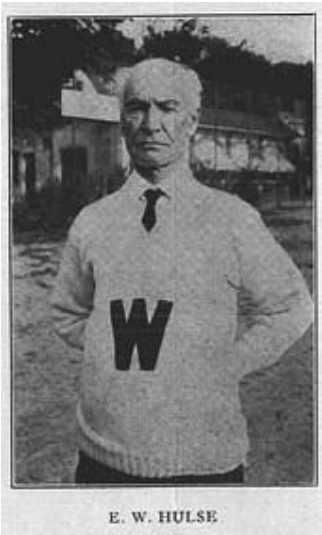


Figure 10.
Elisha Hulse, 1923
The Wisconsin Alumni Magazine, Aug., 1923.

In the mid 1870s, Elisha and Mary taught school in Rock County, Wisconsin. By 1877, the couple had moved to Kansas, where Elisha continued in educational work. For some time Elisha was the superintendant of schools in Arkansas City, Kansas, and he and his wife were charter members of the first Presbyterian church to be organized there. In the 1880s, Elisha

[1] "Carroll S. Montgomery, '72, Oldest Living 'W' Man," *The Wisconsin Alumni Magazine*, November, 1927.

and Mary moved to McPherson, Kansas, where, according to a *Daily Camera* article, "he installed the first high school course in connection with the city schools."[2]

Around 1908, the Hulses moved to Boulder where Elisha engaged in the real estate business and as an abstractor. While in Boulder, they were also very active in the Presbyterian church and other civic affairs. In 1911, Elisha is listed as working at Hulse & Hopkins Real Estate and Insurance Company located at 1938 13th Street and as President and Manager of the Record Abstract of Title Company. In 1920, Elisha was listed as working at Hulse & Thurston at 2103 12th St.

Elisha and Mary had four daughters, Grace (Clarke), Maude (Barber), Mildred (Payne), and Mrs. E.F. Woods. In 1923, their daughter, Grace, came to live with them at 2949 Broadway. In city directories, Grace is listed as the widow of Fred B. Clarke. Elisha died in 1927, and Mary remained at the house with her daughter, Grace. Mary died in 1944, at which point ownership of the house passed to Grace.

A photo album belonging to the Davis-Stilwell family from the 1910s includes photographs of the house at 2949 Broadway since the Davis-Stilwell family lived next door at 2945 and 2937 Broadway. The house appears to have been painted a darker color at that time. Broadway, an unpaved, two-lane road, was the main north-south thouroughfare in Boulder .

Figure 11. Photo of 2945 Broadway (left) and 2949 Broadway (right), c. 1913-1920.

In 1947, the house passed from Grace Clarke to her sister, Mildred Payne, who sold it one year later to Ira & Etta Hoskin. Although the Hoskins owned the property from 1948-1953, city directories list their residence during this time at 959 University Avenue. Ira worked as a maintenance foreman at the University of Colorado's Vetsville. The

[2] "Golden Wedding Anniversary Of Mr. and Mrs. E.W. Hulse Tonight," *Daily Camera*, October 19, 1925.

Hoskins rented out 2949 Broadway to Jack and Margaret Churchill, who later bought the house from the Hoskins in 1955. Jack Churchill was employed as a meat cutter at Ideal Market.

In 1959, Harold and Anna Stephens purchased the house. During the 1960s, Harold worked at the Arrow Trailer Court. Ownership of 2949 Broadway passed through Harold, Anna, and their daughter until 2013, when ALR Investments LLC purchased the house from Marilyn Stephens. *See Attachment E: Deed and Directory Research.*

CRITERIA FOR THE BOARD'S DECISION:
Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall 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.*" *See Attachment F: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.*

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. *See Attachment G: Significance Criteria for Individual Landmarks.*

Within 45 days after the hearing date, the board shall adopt specific written findings and conclusions approving, modifying and approving, or disapproving the proposal. Within 30 days of its action, the board shall notify city council of any decision disapproving a designation or shall refer a proposal that it has approved to the council for its further action. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

ANALYSIS OF LANDMARK CRITERIA:

A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

   Staff finds that the designation of the house at 2949 Broadway will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the

application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:
Summary: The house at 2949 Broadway meets historic significance criteria 1, 2, 3.

1. **Date of Construction:** 1911
   Elaboration: Boulder City Directory research indicates the Elisha and Mary Hulse were living at the property in 1913. The Tax Assessor Card dates the building to a year later in 1914, but notes that a permit for the property was issued April of 1911.

2. **Association with Persons or Events**: Elisha W. and Mary K. Hulse
   Elaboration: The first residents of the house were Elisha and Mary Hulse. The Hulses were originally from Wisconsin, where Elisha graduated from the University of Wisconsin in 1873. He was fondly remembered as the pitcher on the university's first baseball team in 1870. From about 1880 to 1908, the Hulses were both employed as teachers in the public schools in Arkansas City, Kansas and later in McPherson, Kansas. Elisha is considered a pioneer educator of that state, since he is credited with implementing the first high school courses in the McPherson public school system. Around 1908, Elisha and Mary moved to Boulder, where Elisha was employed as a Real Estate and Insurance Agent, a public notary, and an abstractor. Elisha died in 1927, Mary died in 1944. The house briefly passed ownership through two of their daughters, Grace, and later Mildred.

3. **Development of the Community:** The house is one of the earlier houses in north Boulder, and is an excellent example of the Edwardian Vernacular style popular in Boulder in the early twentieth century.

4. **Recognition by Authorities:** Historic Building Inventory Form, 1995.
   Elaboration: The 1995 Historic Building Inventory Form found the property to be in fair condition with minor alterations. The form notes that the house is significant as it represents a type, period or method of construction, noting that "this is a well preserved example of Edwardian Vernacular style, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window." *See Attachment C: Historic Building Inventory Record.*

ARCHITECTURAL SIGNIFICANCE:
Summary: The house at 2949 Broadway meets historic significance criteria 1 and 3.

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

Elaboration: The house is an excellent example of the Edwardian Vernacular style popular in the early twentieth century, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window.

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

3. **Artistic Merit:** Architectural detailing
   Elaboration: The house embodies skillful integration of design and material which is of excellent visual quality.

4. **Example of the Uncommon:** The house is one of the earliest residences in North Boulder.

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

B. *Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?*

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2949 Broadway and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:
Summary: The house at 2949 Broadway has environmental significance under criteria 1, 2 and 3.

1. **Site Characteristics:** Residential historic character
   Elaboration: The house is located along Broadway, between Balsam and Cedar avenues. The house retains its historic residential character.

2. **Compatibility with Site:** Residential historic character
   Elaboration: The building is representative of the typical building patterns along north Broadway and contributes to the residential character of the area. The property retains its historic relationship to its lot and surrounding neighborhood.

3. **Geographic Importance:** House is a familiar visual feature along Broadway.

4. **Environmental Appropriateness:** Residential historic character
   Elaboration: The house and surroundings are complementary and careful integrated.

5. **Area Integrity:** None Observed.
   Elaboration: The property is not located in an identified potential historic district.

C. *Does the proposed application 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?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:
Staff considers that the landmark should be named the **Hulse House,** given its association with the Hulse family, who were the first owners of the house, residing there from 1913 into the 1940s. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. *See* *Attachment H: Guidelines for Names of Landmarked Structures and Sites.*

Boundary Analysis:
The building sits on a residential lot measuring approximately 6,230 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

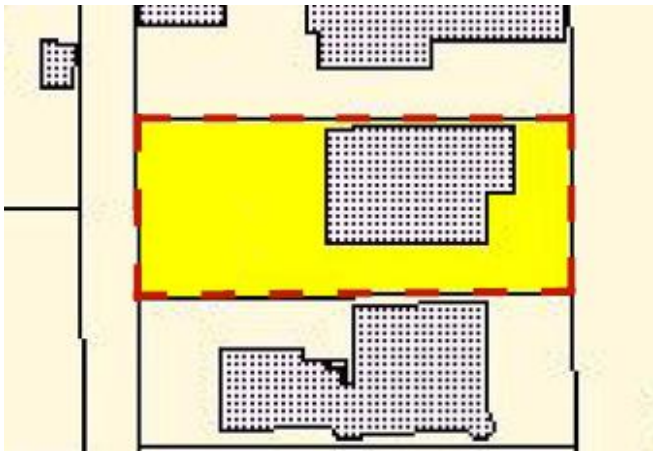


Figure 11. Landmark boundary map for 2949 Broadway.

ATTACHMENTS:

A: Landmark Designation Application
B: Current Photographs
C: Historic Building Inventory Form
D: Tax Assessor Card
E: Deed and Directory Research
F: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
G: Significance Criteria for Individual Landmarks
H: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Landmark Designation Application

HIS2015-00121

Application for Individual Landmark

Name of Building: 2949 Broadway **Date:** 4/22/2015

Address: 2949 Broadway, Boulder CO 80302

Owner(s): ALR Investments **Phone:** 720-280-7569

Address(es): 1035 Pearl St #205, Boulder Co 80302

Applicant: Michael Bosma **Phone:** 720-280-7569

Address: 1035 Pearl St #205, Boulder CO 80302

Date of Construction: 1914

Type of Construction: Wood

Architectural Style / Period: Edwardian Vernacular

Architect / Builder: Unknown

Condition of Exterior: Fair

Additions / Alterations to Exterior: Rear addition

Date of Alteration(s) / Addition(s): Unknown

Please attach a copy of the legal description of the property.

Fee $25 (if applicable)

A filing fee of $25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

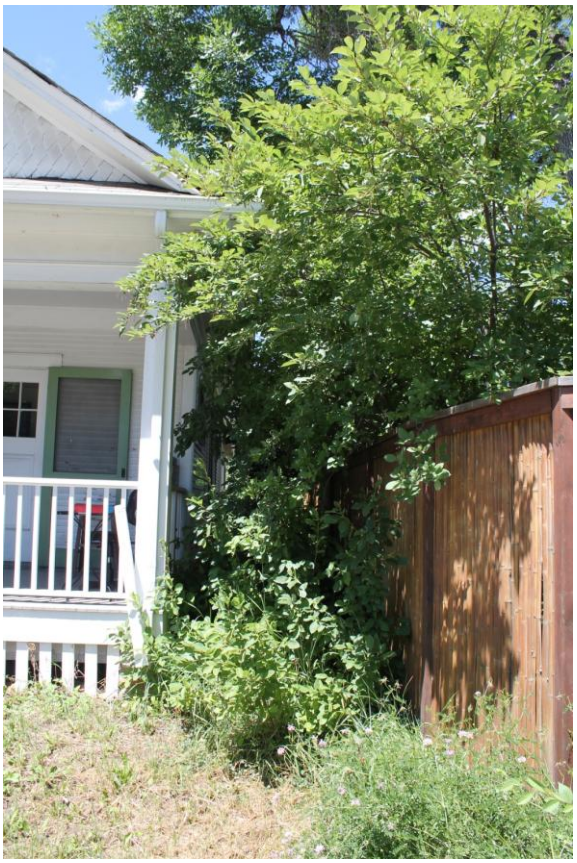
I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature:	
Address: 1035 Pearl St #205, Boulder CO 80302	
Designation initiated by: Michael Bosma	Date: 5/1/15

Attachment B: Current Photographs

2949 Broadway, East Elevation (façade), 2015.

2949 Broadway, Southeast corner, 2015.



2949 Broadway, Northeast corner, 2015.

2949 Broadway, Close up view of Gable detail, 2015.

2949 Broadway, West elevation (rear), 2015.

2949 Broadway, South elevation, 2015.

2949 Broadway, View of Southwest corner from alley, 2015.

2949 Broadway on left, view looking north on Broadway, 2015.

2949 Broadway on right (front lawn visible), view looking south on Broadway, 2015.

2949 Broadway, view looking south in alley, 2015.

2949 Broadway on right, view looking north in alley, 2015.

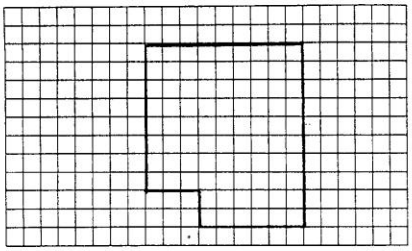
COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE
___ Eligible ___ Nominated
___ Det. Not Eligible ___ Certified Rehab.
Date _____

PROJECT NAME: Boulder Survey of Historic Places, 1995	COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5314 TEMPORARY NO.: 1461-25-1-37-012
CURRENT BUILDING NAME:	OWNER: STEPHENS ANNA E 2949 BROADWAY ST BOULDER CO 80304-3132		
ADDRESS: 2949 BROADWAY BOULDER, CO 80304	TOWNSHIP 1N RANGE 71W SECTION 25 NE 1/4 NE 1/4		
HISTORIC NAME:	U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:	BLOCK: 4 LOT(S): 29-30 ADDITION: Newlands YR. OF ADDITION: 1891		
FILM ROLL NO.: 95-25 BY: Judith Broeker	NEGATIVE NO.: 36	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1914 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residence HISTORIC: Residence
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Rear addition. CONTINUED YES X NO
STYLE: Edwardian Vernacular		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Wood, Stone		SQ. FOOTAGE: 1204	NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO
ARCHITECTURAL DESCRIPTION: One-story, hipped roof, frame dwelling with narrow lap siding (clapboard) and corner boards. Overhanging eaves; brick chimneys. Projecting, gabled entrance porch with square supports and stick balustrade. Gable end of porch has diamond-shaped shingles and arched decoration with dentils. Rusticated, coursed stone foundation. Off-center, paneled and glazed door. Rectangular bay window to left of entrance with three multi/single-light windows. CONTINUED? YES X NO			LOCAL LANDMARK DESIGNATION: No NAME: DATE: ASSOCIATED BUILDINGS? YES X NO TYPE: IF INVENTORIED, LIST ID NOS.:
ADDITIONAL PAGES: YES X NO			

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Unknown

SOURCE:

STATE ID NO.: 5BL5314

ORIGINAL OWNER:
Unknown

SOURCE:

THEME(S):
Urban Residential Neighborhoods, 1858-present

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
Unknown.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:
- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

TIER EVALUATION:

STATEMENT OF SIGNIFICANCE:
This is a well preserved example of Edwardian Vernacular style, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Boulder County Assessor records.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/J.E. Broeker | AFFILIATION: Front Range Research Associates, Inc. | DATE: June 1995

2949 Broadway, 1995.

D 154-8 8/52

Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Mr Gladys J. Fitzpatrick

HOUSE No. 2949 STREET 12th Way CITY Boulder

LOTS 29-30 BLOCK 4 ADDITION Newland

(PERMIT ISSUED APRIL 1911 - 787 Ledger M36)

Year Constructed 1914 Est. Life in Years 70

Photograph

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	15932		
Cost per cu. ft.	.24		
Total Cost	$ 3824	$	$
Porches	100		
Garage	125		
Extras			
		40.50	
TOTAL	$ 4049	$	$
% Obsolesence	325		
30 % Physical Dep. 40	1215	16.20	
Net After Deducting Depreciation	$ 2510	$ 24.30	$
30 % Utility Dep.	$ 750	$	$
PRESENT VALUE	$ 1760	$	$

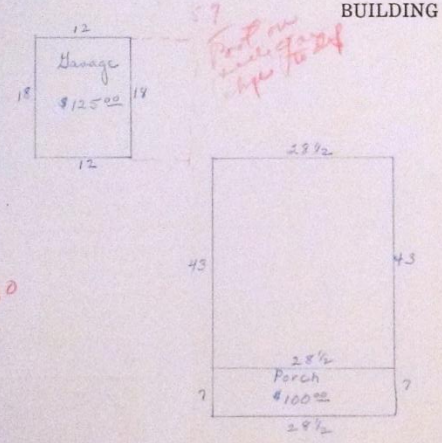
DESCRIPTION

Class of Bldg.	B C	Basement	1/4
Construction	Frame	Roof	Shingle
Char. of Const.	Med.	Heating	Hot Air
Exterior	W. Siding	Plumbing	Med.
Interior Finish	Plaster	Light	Elec.
Floors	Pine	Priv. Garage	Yes
Stories	1	Barns or Sheds	None
Fire Resisting	No	State of Reps.	Good
Foundation	Stone	Local Imps.	Fair

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	$		$
	$		$

BUILDING PLAN



28½ x 43 x 13 = 15932 cu ft.

Height of Building 13

SUMMARY

DESCRIPTION	AMOUNT
Building Permit 6-28-54 Remodel 400	$
Original Cost, Improvements Only	$
Additions and Betterments	$
Owner's Estimate of Present Value	$
Private Appraisal	$
Insurance	$
Mortgage	$
Monthly Rental	$
~~Advertised for Sale~~ Sold in 1957 — 12500	$
Transferred in 19 4 - 8500 - 8500	$ 2600
	$ 10,000-

ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	$ 290	$ 1160	$
1939			
1940			
1941			
1942	290	1160	
1943			
1944			
1945			
1946			
1947			
1956	750	2430	318

Attachment D: Tax Assessor Card

CLASS OF BUILDING

	Check
1—Single Residence	✓
2—Duplex	
3—Bungalow, Apt., Crt.	
4—Flat or Terrace	
5—Apartment House	
6—Hotel	
7—Store Building	
8—	
9—Office Building	
10—Hospital or Sanitarium	
11—Bank Building	
12—Theatre	
13—Warehouse	
14—Factory	
15—Public Garage	
16—Private Garage	
17—Service Station	
18—Hot House or Gr. House	
19—Poultry House	
20—Barns or Sheds	

CONSTRUCTION

Frame	✓
Brick	
Tile	
Stone	
Concrete, Plain or Block	
Concrete, Reinforced	
Steel Frame	

CHARACTER OF CONST.

Cheap	
Medium	✓
Good	
Fire Resisting	
Non-Fire Resisting	

STATE OF REPAIRS

Bad	
Fair	
Good	✓
New	

HEIGHT

	Check
No. of Stories	1

FOUNDATION

Brick	
Concrete	
Stone	✓
Wood	
Tile	

BASEMENT

Quarter	✓
Half	
Three-Quarter	
Full	
Cement Floor	✓
Finished Walls and Ceiling	
Laundry	

EXTERIOR

Common Brick	
Pressed Brick	
Wire Cut Brick	
Glazed Brick	
Wood Siding	✓
Wood Shingles	
Cement Stucco	
Kellastone	
Stone	
Corrugated Iron	
Terra Cotta	
Tile	

OUTSIDE TRIM

Wood	✓
Terra Cotta	
Stone	
Galv. Iron	
Concrete	

ROOF

CONSTRUCTION

	Check
Wood Shingle	✓
Composition Shingle	
Tar and Gravel	
Prepared Paper	
Sheet Iron	
Copper	
Concrete Tile	
Clay Tile	
Slate	
Asbestos Shingle	
Tin	

STYLE

Gable	
Hip	✓
Flat	
Gambrel	
Mansard	
Leanto	

PLUMBING

Old Style	✓
Modern	✓
No. Bath Tubs	1
No. Shower Baths	
No. Toilets	1
No. Lavatories	1
No. Urinals	
No. Laundry Tubs	
No. Sinks	1
Sanitary Closets	
Cess Pool	

HEATING

Stove	
Hot Air Gravity	✓
Hot Water	
Steam	
No. Fireplaces	1
No. Dummy Fireplaces	
Air Conditioned	

FUEL

Coal	✗
Oil	
Gas	✓
Electricity	

LIGHT

	Check
Electricity	✓
Gas	
Oil	

PRIVATE GARAGE

Size	12 x 18	OK
Construction	Frame	
Floor	Concrete	
Roof	W. Shingle	
Heat	None	
	1 car	

SHEDS AND BARNS

Size		Const.	
Size		Const.	

LOCAL IMPROVEMENTS

Street Paving	
Alley Paving	
Sidewalks	✓
Curbing	
Water	✓
Storm Sewer	
Sanitary Sewer	✓
Electricity	✓
Gas	✓
Telephone	

MISCELLANEOUS

	Give No.
Sideboards	✓
Buffet	
Cabinet	✓
Book Cases	
Beam Ceiling	
Incinerator	
Sky Lights	
Refrigerator or Cooler	
Bay Windows	
Dormer Windows	
Porches	

DESCRIPTION

Give Numbers

ROOMS	Basem't	1	2	3	Attic
Living Room		1			
Dining Room		1			
Dinette					
Kitchen		1			
Breakfast Nook					
Bed Room		2			
Bath Room		1			
Toilet Room					
Shower Room					
Sleeping Porch		1			
Sun Room					
Den					
Storage Room					
Office					
Halls					

FINISH

Give Numbers

Unfinished					
Plastered, Plain		✓			
Plastered, Ornam					
Papered					
Painted or Tinted		✓			
Softwood Floor		✓			
Hardwood Floor					
Softwood Finish		✓			
Hardwood Finish					
Tile					
Marble or Onyx					
Wall Board					
Sheetrock					
Celotex					
Wainscoting					
Metal Ceiling					

REMARKS

Permit Revoked Int. 6-29-54
9-55 Dw good repair - no change
cly Pipe - Ve gal line - note
If received Letter

Tax Assessor Card Photograph, c. 1949.

Attachment E: Deed and Directory Research

Owner (Deeds)	**Year**	**Occupant(s)/Directory**
Elisha W. & Mary Hulse 1913-1942	1913	Elisha & Mary Hulse (Real Estate, Insurance, Rentals, and Loans)
	1918	Elisha W. & Mary Hulse (Real Estate & Public Notary 7)
	1926	Elisha & Mary Hulse (Real Estate, Loans, Rentals, Notary) & Grace Clarke (widow of Fred B.)
	1930	Mary (widow) and Grace (widow)
Grace Clarke 1942-1947	1946	Grace Clarke (widow)
Mildred Payne (lived in Denver) 1947-1948		
Ira & Etta Hoskin (lived at 959 University Ave.) 1948-1954	1949	Jack S. & Margaret C. Churchill (meat cutter at Ideal Market)
Jack Churchill 1954-1955	1955	Jack S. & Margaret C. Churchill (meat cutter at Ideal Market)
Hurschel Fitzpatrick 1955-1959	1959	Hurschel & Gladys Fitzpatrick (janitor at Boulder county Courthouse)
Edgar & Eva Brock (lived at 3320 13th) 1959		
Harold & Anna Stephens 1959-c. 2005	1960	Harold G. & Anna Stephens (Arrow Trailer Court)
Marilyn Stephens c.2005-2013		
ALR Investments, LLC	2013	

Attachment F: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent
Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

(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 important 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.

(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 and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.

(c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

(a) Pursuant to the procedures in this chapter the City Council may by ordinance:

(1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;

(2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;

(3) Designate as a discontiguous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and

(4) Amend designations to add features or property to or from the site or district.

(b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment G: 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 H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:
The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

   A. Original owners, architect, or builder;

   B. Historically significant persons or prominent long-term residents;

   C. A commonly accepted name;

   D. Original or later event or use;

   E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and

   F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.