

MEMORANDUM

August 6th, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
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 property at 1630 9th St. (formerly 1243 Grandview Ave.) a local historic landmark as per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2014-00163).

STATISTICS

1. Site: 1630 9th St. (formerly 1243 Grandview)
 2. Name of Landmark: Finch-Paddock House
 3. Date of Construction: 1909
 4. Zoning: RMX-1 (Residential Mixed-1)
 5. Lot Size: 7,445 sq. ft.
 6. Applicant/Owner: Christian Griffith
-

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 1630 9th St. as a local historic landmark, to be known as the **Finch-Paddock 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 August 6, 2014 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, 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.

BACKGROUND:

In 2001, a Memorandum of Agreement (MOA) was created between the University of Colorado and the City of Boulder to recognize the importance of the historic buildings located in the Grandview neighborhood along Grandview Avenue between Broadway and 14th Streets. The MOA protected the buildings located within the "Grandview Preserve" to find alternatives to the demolition of identified historic buildings in the area. While the MOA expired in 2011, the University and the city have continued to work together to honor the agreement. In 2012, the university issued a Request for Proposals for the relocation of three houses within the Grandview Preserve: 1220 Grandview Ave., 1243 Grandview Ave., and 1244 Grandview Ave.



Figure 1. The Grandview district shown in yellow.

Christian Griffith responded to the RFP, and was selected to relocate the houses at 1220 Grandview Ave. (Reynolds House) and 1243 Grandview Ave. No proposals were received for and 1244 Grandview Ave., and that house has since been demolished. The City of Boulder and the University of Colorado together committed \$100,000 per house to help offset the abatement and moving costs. Acceptance of the city's funds required that the houses be located within city limits and that, once relocated, an application be submitted by the new owner to landmark the buildings. The buildings were relocated to their current site on May 6th, 2014.



Figure 2. Relocation of the Finch-Paddock House on May 6th, 2014.

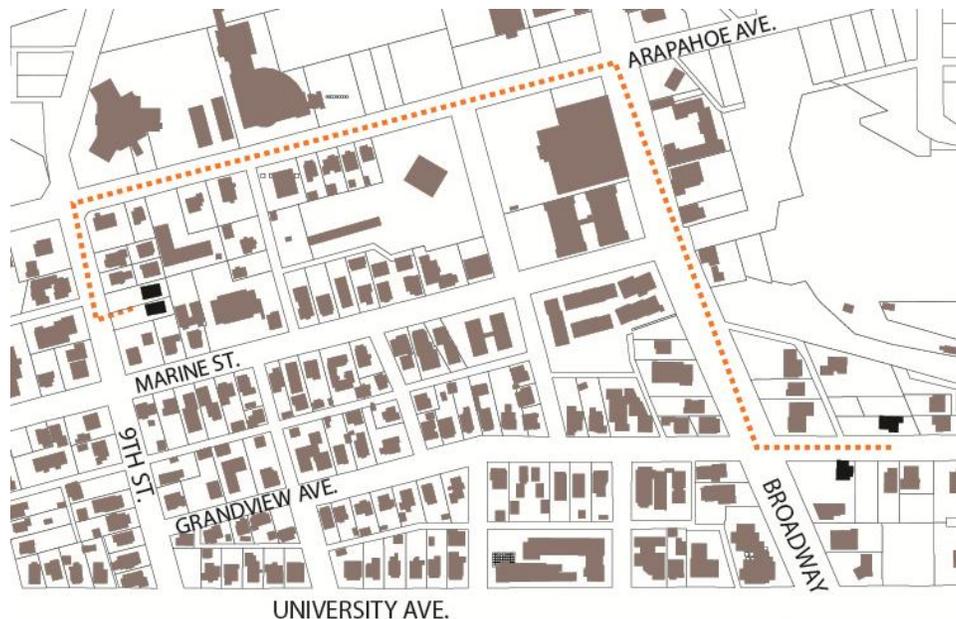


Figure 3. Map showing route of relocated buildings. Current location of buildings approximate.



Figure 4. Location Map, current location at 1630 9th St. (building footprint not shown)

PROPERTY DESCRIPTION:

The property at 1630 9th St. is located on a 7,445 square foot lot near the northeast corner of 9th St. and Marine Streets. It is now located within the potential expanded Highland Lawn Historic District.



Figure 5. 1243 Grandview before relocation, 2013.

The building was constructed in 1909 and is an example of the Craftsman-Bungalow inspired design popular in Boulder during the early twentieth century. The one-and-half story building features a side gable roof with wide, overhanging eaves and exposed rafters. The building rests on a cut fieldstone with brick walls to the sill level and stucco and half-timbering above. A long, shed-roof dormer is located on the north and south roof slopes and each features five multi-light casement windows. Two of the windows on the south façade gable and one on the east elevation have been removed for the installation of air conditioning units. The asymmetrical porch features a gable above the entrance with stucco and half-timbering and is supported by wood posts with arched brackets atop brick pillars. The off-center, paneled and glazed door is located on the east side of the south façade. Multi-over-single light double-hung windows are located on the first floor. The west elevation features a shed roofed bay window with paired windows. A small gable-roof addition is located on the east elevation and features paired, double hung windows and a solid wood door on the lower level.

The building is architecturally significant as an intact example of the Craftsman-Bungalow inspired design dating from the early twentieth century. Representative details include the combination of stone, brick, wood and stucco, the gabled roof with overhanging eaves, the half-timbering, the multi-over-single light windows, and the prominent porch.



Figure 6. 1243 Grandview, Tax Assessor Card photograph c.1949.

From 1909 to 1931, Edwin J. and Rose C. Finch owned and resided in the house. Mr. Finch was employed by the Boulder National Bank as a teller, and later a bookkeeper for many years. He was also well known as treasurer of the Woodmen of the World, a charitable fraternal group. Edwin was also a prominent Freemason. He died in 1923. His wife, Rosa Finch was well known in various social circles and a matron of the Queen Esther chapter of the Eastern Star, a prominent member of the Daughters of the American Revolution, and a member of the Christian Science church. Rosa died of pneumonia at age 52. She and her husband were noted for having “one of the prettiest gardens in Boulder and [they] used to spend hours working together in it.”² Their daughter, Frances, graduated from Georgetown University in Washington, D.C. in 1932.



Figure 7, photo of Mrs. Rosa Finch and daughter Frances, c. 1904-1930.

After Mrs. Finch’s death, the house was then owned by Percy B. Paddock. Percy was the son of Lucius Carver Paddock, editor and owner of the Boulder Daily Camera. Born and educated in Boulder, Percy was appointed postmaster of Boulder in 1934, and remained so until his death in 1946. Early in life he sustained an eye injury in a baseball game and had to give up a position as a linotype operator for The Daily Camera. While his eyesight was recovering, he carried a series of jobs before being appointed postmaster. He worked with the Colorado and Southern railway in its freight depot, worked with the state auditor’s office, worked as a Colorado Fuel and Iron representative, worked with the wholesale coal business in Denver, and also operated a

² “Mrs. Rosa Finch Dies Early Today of Double Pneumonia.” Daily Camera, March 31, 1930.

store on University Hill. In 1906, Percy married Sarah Virginia Jamison. After Percy's death, his widow moved to Santa Monica, California, to be near their daughter.



Figure 8. Photo of Percy B. Paddock, c. 1940



Figure 9. Photo of Percy Paddock, second to left. Photo taken before first airmail delivery, c. 1936.

John E. and Martha H. Thompson owned the house from 1946-54. John was a department manager at Esquire, a local engineering and building company located at 1255 Portland Place. In 1952, the Thompsons were living in Lakewood, Colorado and were leasing 1243 Grandview Ave. to a group of university students. Based on letters from the City Building Inspector, there were six women that formed a sorority and lived in the house during this period. The sorority also rented out the basement to two men which was in violation of zoning ordinances, and by the end of the 1953 school year, the City evicted the two men and two women to conform to the number of residents that zoning allowed for the property.

Gordon L. and Miriam Yager owned the house from 1954 until 1971. Gordon and Miriam were from Iowa and were married in 1937. While living at 1243 Grandview, Gordon worked as an insurance auditor at K L Pearce Co. In 1971, the Regents of the University of Colorado purchased the house.

Christian Griffith purchased the house in 2013 from the University of Colorado and relocated it to its current location at 1630 9th St. in May of 2014. See Attachment C: Deed and Directory Research.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, of the historic preservation ordinance 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.*" See Attachment D: Legislative Intent.

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 E: Significance Criteria for Individual Landmarks.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. 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.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed

designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

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 proposed application to landmark the Finch-Paddock House 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 1630 9th St. is believed to have historic significance under criteria 1 and 2.

1. Date of Construction: 1909

Elaboration: The Tax Assessor Card notes a date of construction in 1909.

2. Association with Persons or Events: Edwin and Rose Finch, Percy Paddock

Elaboration: Edwin was born c. 1859 in New York and Rosa was born c. 1871 in Illinois. The couple was listed as living at 1243 Grandview from 1909 to 1931. Edwin worked as the bookkeeper for Boulder National Bank for a number of years, and was a prominent Mason. Rosa was well known through many clubs and social circles, including Daughters of the American Revolution and the Christian Science Church in Boulder.

Percy Paddock lived at 1243 Grandview from 1931 to 1946. He was the son of Boulder pioneer L. C. Paddock, the owner and editor of the Boulder Daily Camera. Percy worked with Colorado and Southern Railway, Colorado Fuel and Iron, and was a merchant on University Hill. He is probably most well known for being appointed Postmaster of Boulder in 1934. He died in 1946.

3. Development of the Community: None observed.

4. Recognition by Authorities: Historic Building Inventory Form

Elaboration: The 1987 Historic Building Inventory Form indicates this building is significant as an example of the Craftsman-Bungalow inspired design.

ARCHITECTURAL SIGNIFICANCE:

Summary: The Finch-Paddock House is considered to have architectural significance under criteria 1 and 3.

1. Recognized Period or Style: Craftsman

Elaboration: The house is an excellent example of a Craftsman-Bungalow inspired design popular in Boulder the early twentieth century. Character-defining features include the combination of stone, brick, wood, stucco, and a low gabled roof forms representative of this type of architecture. The house has wide overhanging eaves, half-timbering, multi light-over-single light windows and prominent porch. While the building has been relocated from its original context, the new location in the identified potential expanded Highland Lawn Historic District is contextually appropriate.

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.

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 application would maintain an appropriate setting for the historic resource at 1630 9th St. and enhance property values, promote tourist trade and interest, and foster knowledge of the City's living heritage due to its geographic importance. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: Because the house has been relocated from its original site, the house at 1630 9th St. only has environmental significance under criteria 5.

1. Site Characteristics: None observed

2. **Compatibility with Site:** None observed.
3. **Geographic Importance:** None observed.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** Potential Expanded Highland Lawn Historic District.
Elaboration: While the building has been relocated from its original context, the new location in the identified potential expanded Highland Lawn Historic District is contextually appropriate.

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 **Finch-Paddock House**, given its association with the Finch family and the Paddock family. Edwin Finch worked as bookkeeper for Boulder National Bank for many years, and Percy Paddock was Postmaster of Boulder and was the son of L.C. Paddock, owner of the Boulder Daily Camera. 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 F: Guidelines for Names of Landmarked Structures and Sites.*

Boundary Analysis:

The house is located on a standard size residential lot measuring 7,445 square feet 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: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

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

Attachment A: Landmark Designation Application

H2214-00163

RECEIVED
MAY 22 2014

BY _____

Application for Individual Landmark

Name of Building: finch Res. Date: 5/22/14.

Address: 1243 Grandview (formerly) / 1630 9th

Owner(s): Christian Griffith Phone: 303.990.3100.

Address(es): P.O. Box 428 Eldorado Springs CO. 80025

Applicant: Same. Phone: "

Address: "

Date of Construction: early 1900's

Type of Construction: frame.

Architectural Style / Period:

Architect / Builder:

Condition of Exterior: Good.

Additions / Alterations to Exterior: None.

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

104'3. Evelyn's gymnasium subdivision

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: Christian Griffith

Address: P.O. Box 428 Eldorado Springs Co 80025.

Designation initiated by: Christian Griffith Date: 5/22/14

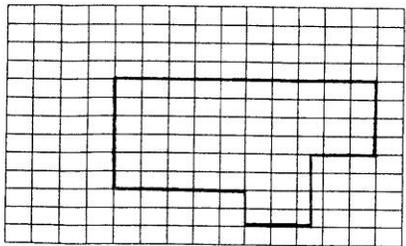
Attachment B: Historic Building Inventory Form

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, 1992		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL3755
		TEMPORARY NO.: 1463-31-2-		
CURRENT BUILDING NAME: Institute of Behavioral Sci. #6-CU		OWNER: UNIVERSITY OF COLORADO REGENT ADMINISTRATIVE CENTER BOULDER CO 80309		
ADDRESS: 1243 GRANDVIEW AV BOULDER, CO 80302		TOWNSHIP 1N RANGE 70W SECTION 31 SE 1/4 NW 1/4		
HISTORIC NAME: Finch Residence		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME: Grand View Terrace		BLOCK: 1 LOT(S): 15 ADDITION: Grand View Terrace YR. OF ADDITION: 1902		
FILM ROLL NO.: 92-2A BY: Roger Whitacre	NEGATIVE NO.: 2A	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1909 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE		USE: PRESENT: Offices HISTORIC: Residence		
		CONDITION: EXCELLENT GOOD x FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: x MINOR MODERATE MAJOR DESCRIBE:		
		CONTINUED YES x NO		
STYLE: Craftsman		STORIES: 1 3/4	ORIGINAL SITE x MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood, Stucco, Stone		SQ. FOOTAGE:	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Side gable roofed building with widely overhanging eaves and exposed rafters. Cut fieldstone foundation; brick walls to sill level; stucco and half-timbering above. Shed roofed dormer on facade with stucco, half-timbering, and five multi-light casement windows. Gabled, projecting porch with brick walls with stone trim, wood post supports with arched brackets atop brick pillars; wood floor; stone step. Off-center, paneled and glazed door. Multi-over-single light double-hung windows on first floor. Shed roofed bay window on west is stuccoed and has paired windows. House is set into land and foundation is raised toward rear. Gabled, stuccoed entrance on east.		INDIVIDUAL: YES x NO		
		CONTRIBUTING TO DISTRICT: x YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? YES x NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES x NO		CONTINUED? YES x NO		

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL3755		
	SOURCE:	ORIGINAL OWNER: Edwin J. and Rose C. Finch?		
	BUILDER/CONTRACTOR: Unknown	SOURCE: U.S. Census, 1910		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The U.S. Census of 1910 noted that the occupants of this 1909 house were Edwin J. and Rose C. Finch. The same family was listed in the 1913 city directory. Edwin Finch was employed by the Boulder National Bank. In 1932, the local newspaper reported that Frances Finch, daughter of "the late" Mr. and Mrs. E. J. Finch was graduating from Georgetown University. The newspaper continued, "The Finches owned the home which is now the property of Mr. and Mrs. Percy B. Paddock on Grandview." <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%; border: none;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; border: none;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This house is representative of the Craftsman style popular in the United States during the early twentieth century. Representative details include the combination of stone, brick, wood and stucco; the gabled roof with overhanging eaves; the half-timbering; the multi-over-single light windows; and the prominent porch. The house was constructed during the period of significance and maintains historic integrity, making it a contributing element of the historic district. <p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder Carnegie Library, Boulder County Assessor collection; Boulder County Assessor records; Boulder Daily Camera biographical files; U.S. Census, 1910; and Boulder City Directory, 1913. <p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R. Laurie Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE:		



1243 Grandview, Historic Building Inventory Record, 1992.

Attachment C: Deed and Directory Research

Deed and Directory Research – **1630 9th St. (formerly 1243 Grandview)**
 Lot 15 BLK 1 Grandview Terrace

Owner (Deeds)	Date	Occupant(s)/Directory
Charles Renkes	1902-1906	
William Bellman	1906-1908	
Julia E. Prufert	1908-1909	
Edwin and Rosa Finch 1909-1931	1913	E.J. and Rosa Finch, teller at Boulder National Bank
	1916	Edwin J. and Rosa Finch, bookkeeper at Boulder National Bank
Percy B. Paddock 1931-1946	1932	Percy B. and Sarah V. Paddock, postmaster
	1943	Percy B. and Sarah V. Paddock, postmaster
Nelli Ruth Towne	1946	
John E. & Martha H. Thompson 1946-1954	1951	John and Martha, department manager at Esquire.
Gordon L. and Miriam I. Yager 1954-1971	1960	Gordon and Miriam, insurance auditor at K L Pearce
Regents of the University of Colorado 1971-2012		
Christian Griffith 2012-present		

Attachment D: 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 discontinuous 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 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: 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.

Attachment G: Photos



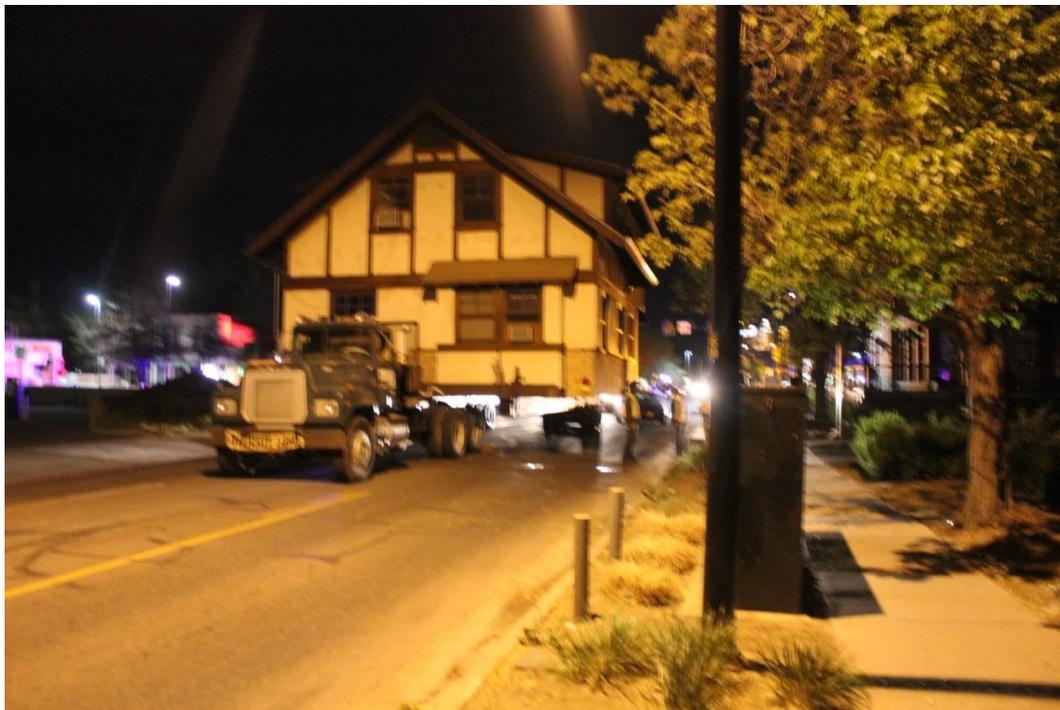
1243 Grandview Ave., south (façade) and east elevations, before relocation, 2012.



1630 9th St., south elevation (façade), ready to be relocated from 1243 Grandview, May 6th, 2014.



1630 9th St., south and west elevation, ready to be relocated from 1243 Grandview, May 6th, 2014.



1630 9th St. during relocation on May 6th, 2014.



1630 9th St. View of east elevation., 2014.



1630 9th St on left, 1622 9th in middle (formerly 1243 Grandview) and 905 B Marine St. (formerly 1434 14th St.), 2014.