

# MEMORANDUM

August 6<sup>th</sup>, 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 1622 9<sup>th</sup> St. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2014-00164).

---

## STATISTICS

1. Site: 1622 9<sup>th</sup> St. (Previously 1220 Grandview Ave.)
  2. Name of Landmark: George Reynolds House
  3. Date of Construction: 1906
  4. Zoning: RMX-1 (Residential Mixed-1)
  5. Lot Size: 6,150 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 1622 9<sup>th</sup> St. as a local historic landmark, to be known as the **George and Mabel Reynolds 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, 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 14<sup>th</sup> 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 6<sup>th</sup>, 2014.



Figure 2. Relocation of the Reynolds House on May 6<sup>th</sup>, 2014.

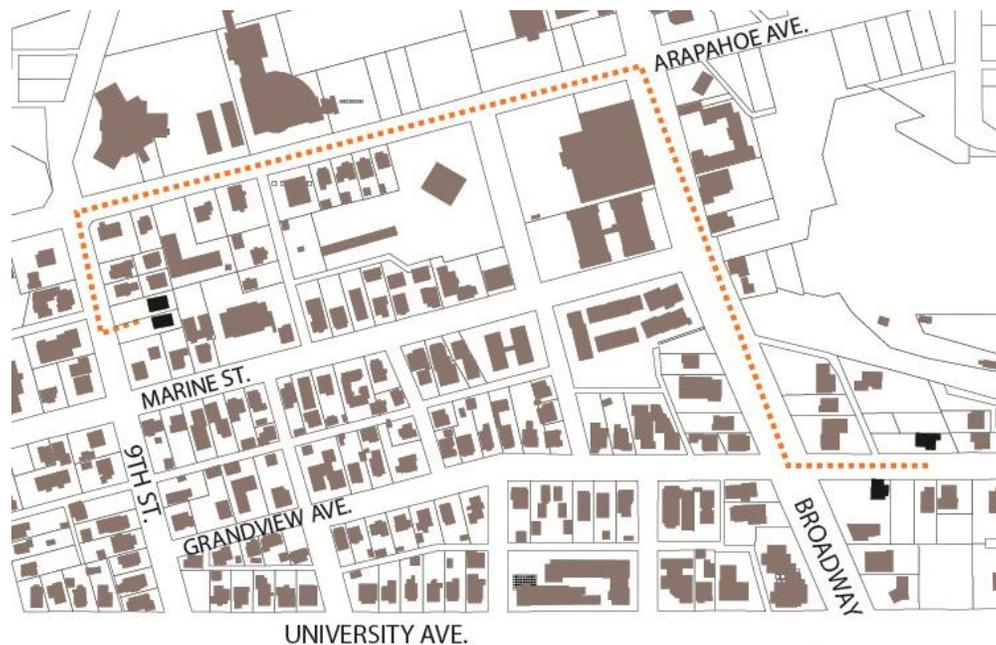
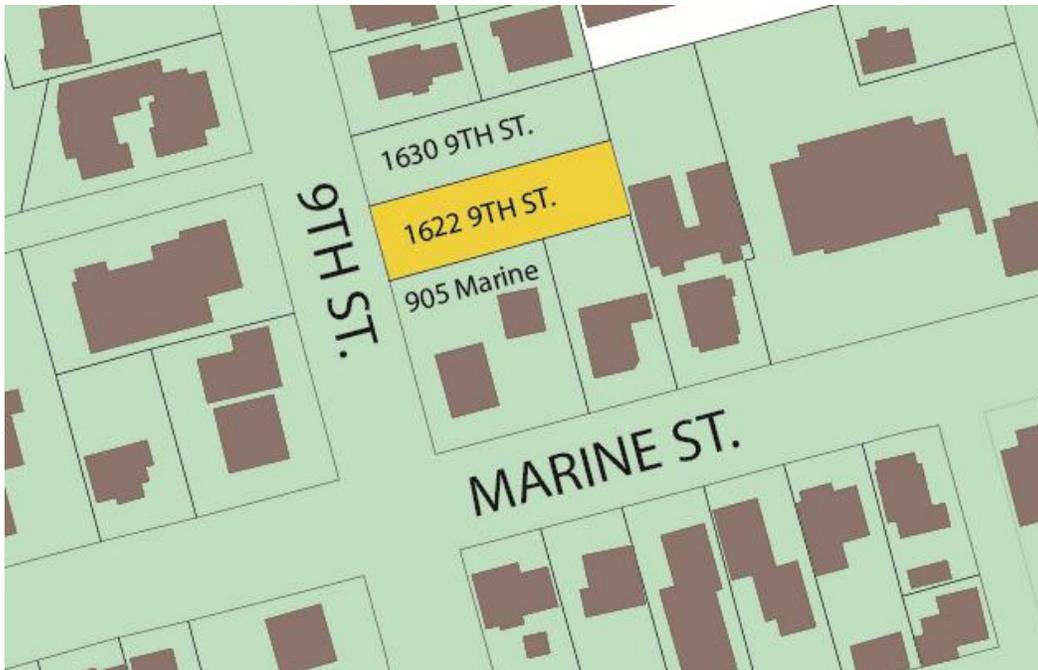


Figure 3. Map showing route of relocated buildings. Current location of buildings approximate.



*Figure 4. Location Map, current location at 1622 9<sup>th</sup> St. (building footprint not shown)*

**PROPERTY DESCRIPTION:**

The receiving site for the Reynolds House is located at 1622 9<sup>th</sup> St., a 6,150 square foot lot near the northeast corner of 9<sup>th</sup> St. and Marine Streets. It is located within the potential Expanded Highland Lawn Historic District.

Constructed in 1906, the house is an example of the Edwardian Vernacular fame and masonry construction popular in Boulder during the late nineteenth and early twentieth centuries. The one-and-a-half story brick and frame building features a front gabled roof with overhanging eaves. Decorative elements on the front gable end include a vent with scalloped louvers, decorative wooden shingles, and a door flanked by double-hung windows with dentil trim and decorative sills. Gabled dormers are located on the east and west elevations and feature shingled walls and paired windows. Small eyebrow vents are located on the east and west roof slopes. The north façade features a flat-roof porch with classical columns and a wooden railing. The paneled and glazed door with a transom is located on the west side of the north façade and a large, double-hung window is located on the east side of the same façade. A c.1920 addition that was located on the east elevation was removed prior to the relocation. The west elevation features a two-story bay window. The building rested on an evenly coursed stone foundation.



*Figure 5. Tax Assessor Card photo, 1220 Grandview c. 1949.*



*Figure 6. 1220 Grandview before relocation, 2012.*

Historically, the building provided housing for University of Colorado professors. The house's first residents were Walter and Rachel Clarke, who owned the property from

1903 until 1919. In 1910, the Clarkes rented the house to Wilford Robbins, a biology teacher at the University of Colorado, and his mother, Jennie. In 1913, Esther White, a teacher at Washington School and widow of Reverend Edgar White, rented the house. In 1919, the property was purchased by Dr. George Reynolds who lived in the house with his wife, Mabel, until 1962. Dr. Reynolds was professor emeritus of English literature at the University of Colorado. Born in 1877 in Rosendale, Wisconsin, he received a Ph.D. from Lawrence College in Appleton, Wisconsin in 1898 and went on to receive a second doctorate from the University of Colorado in 1905. Before joining the University of Colorado faculty, he taught at Shattuck School in Minnesota, the University of Montana in Missoula, and the University of Indiana. In 1919, he joined the University of Colorado as head of the department of English literature. He remained as the department's head until his retirement in 1945.

Dr. Reynolds was very active during his career and even into his retirement. He held a number of visiting professorships, was a lecturer twice at the University of Birmingham in England and served one semester at the University of Hawaii. With the help of his wife, Dr. Mabel S. Reynolds, who was also on the CU faculty, they founded the Little Theater on campus. A *Daily Camera* article called him "one of the world's foremost authorities on the Elizabethan theater and its staging."<sup>2</sup> Dr. Reynolds was an author of several books, including "Freedom Speaks," published in 1943, which was a series of essays on patriotic subjects. It was republished by the *Infantry Journal* for use by the Army.<sup>3</sup> Dr. Reynolds donated money to the City of Boulder to construct its first branch library on Table Mesa Drive in South Boulder and is named in his honor.

George's wife, Mabel, was also accomplished. Born in Iowa, she did graduate work studying speech at Northwestern University and married George in 1912. Like her husband, she taught at the University of Montana and the University of Indiana. From 1919 until 1945, she taught English literature and speech at the University of Colorado. Mabel died in 1947, and George died in 1964.

---

<sup>2</sup> "Dr. George F. Reynolds Dies, Was Noted Elizabethan Authority" *Daily Camera*, Feb. 7<sup>th</sup>, 1964.

<sup>3</sup> "Dr. George F. Reynolds Dies, Was Noted Elizabethan Authority" *Daily Camera*, Feb. 7, 1964.

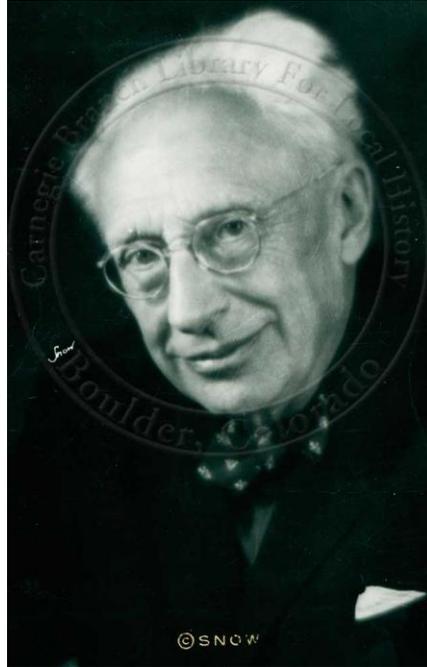


Figure 7. Photo of Dr. George Reynolds, date unknown.

The house was purchased by the University of Colorado after Dr. Reynolds's death in 1964 and was converted for office use. In May of 2014, Christian Griffith relocated the house to its current site at 1622 9<sup>th</sup> St. The house is currently awaiting construction of a foundation at the receiving site 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 designate the property at 1622 9<sup>th</sup> St. 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 1622 9<sup>th</sup> St. is considered to have historic significance under criteria 1 and 2.

**1. Date of Construction:** 1906

**Elaboration:** The house first appears in the City directories in 1910 (listed as 1220 Grandview), but the tax assessor Card notes the date of construction as 1906.

**2. Association with Persons or Events:** Dr. George Reynolds

**Elaboration:** Dr. George Reynolds and his wife, Dr. Mabel Reynolds, were well known University of Colorado professors. Both were employed by the university from 1919 to 1945. George was a well-known Elizabethan authority and an author of several books. The Reynolds were responsible for establishing the Little Theater on campus, and George donated money to have Boulder's first branch library created, which is named in his honor. Mabel died in 1947, and George died in 1964.

**3. Development of the Community:** None observed.

**4. Recognition by Authorities:** Historic Building Inventory Form

**Elaboration:** The 1992 Historic Building Inventory Form identifies the house as being significant as a representative of the Edwardian Vernacular style.

## ARCHITECTURAL SIGNIFICANCE:

**Summary:** The house at 1622 9<sup>th</sup> St. is considered to have architectural significance under criteria 1.

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

**Elaboration:** The house is an example of the Edwardian Vernacular style. The building's gabled roof, decorative wood shingles, double-hung windows with stone sills and lintels, and classical porch details.. The *Guide to Colorado's Historic Architecture and Engineering* notes that the Edwardian form is similar to the Queen Anne style in form and massing but lacking in ornamentation. Edwardian buildings feature multi-gabled roofs, asymmetrical massing, simple surfaces, and occasionally wrap-around porches and classical detailing. The house 1622 9<sup>th</sup> St. exhibits a few of these elements, including a multi-gabled roof, simple surfaces, and classical detailing. 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 1622 9<sup>th</sup> 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 1622 9<sup>th</sup> St. only has environmental significance under criteria 5.

1. **Site Characteristics:** None observed.
2. **Compatibility with Site:** None observed.
3. **Geographic Importance:** None observed.  
**Elaboration:**
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** Potential expanded Highland Lawn Historic District.  
**Elaboration:** The property is located within the potential Expanded Highland Lawn historic district. While the building has been relocated from its original context, the new location in the 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 **George and Mabel Reynolds House**, given its association with Dr. George and Dr. Mabel Reynolds, who both were esteemed professors at the University of Colorado. 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 approximately 6,150 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: Current Photographs

**Attachment A: Landmark Designation Application**

H2014-00164

RECEIVED  
MAY 22 2014

BY \_\_\_\_\_

Application for Individual Landmark

Name of Building: Reynolds Res. Date: 5/22/14  
 Address: 1220 Grandview / 1622 9th 80302.  
 Owner(s): Christian Griffith Phone: 303.990.3100  
 Address(es): PO Box 409, Eldorado Springs, CO. 80025  
 Applicant: same. Phone: "  
 Address: "

Date of Construction: Late 1800's

Type of Construction: Masonry

Architectural Style / Period:

Architect / Builder:

Condition of Exterior: fair

Additions / Alterations to Exterior: None

Date of Alteration(s) / Addition(s):  
Lot 2 Evergreen's grand 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: <u>[Signature]</u>
Address: <u>PO Box 409 Eldorado Springs</u>
Designation initiated by: <u>Christian Griffith</u> Date: <u>5/22/14</u>

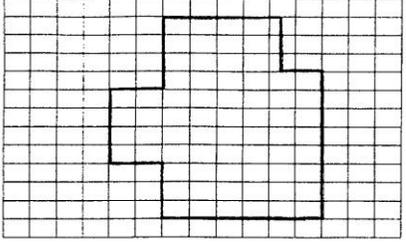
**Attachment B: Historic Building Inventory Form**

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.: 5BL3751	
CURRENT BUILDING NAME: Institute of Behavioral Sci. #4-CU		OWNER: UNIVERSITY OF COLORADO REGENT ADMINISTRATIVE CENTER BOULDER CO 80309			
ADDRESS: 1220 GRANDVIEW AV BOULDER, CO 80302		TOWNSHIP 1N RANGE 70W SECTION 31 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: Grand View Terrace		BLOCK: 5 LOT(S): 1 ADDITION: Grand View Terrace YR. OF ADDITION: 1902			
FILM ROLL NO.: 92-1A BY: Roger Whitacre	NEGATIVE NO.: 29A	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1906 SOURCE: Boulder County Assessor	
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Offices HISTORIC: Residence	
				CONDITION: EXCELLENT x GOOD FAIR DETERIORATING	
				EXTENT OF ALTERATIONS: MINOR x MODERATE MAJOR DESCRIBE: Garage addition on east; facade window partially enclosed for air conditioner; balcony balustrade missing on facade and east.	
				CONTINUED YES X NO	
STYLE: Edwardian Vernacular		STORIES: 1 1/2	ORIGINAL SITE x MOVED DATE(S) OF MOVE:		
MATERIALS: Brick, Wood, Stone		SQ. FOOTAGE:	NATIONAL REGISTER ELIGIBILITY		
ARCHITECTURAL DESCRIPTION: One-and-a-half story brick building with front gabled roof with overhanging eaves. Front gable end has vent with scalloped louvers, decorative wooden shingles, and door flanked by double-hung windows with dentil trim and decorative sills. Gabled dormers on east and west with shingled walls have paired windows. Eyebrow vents on roof have louvers. Flat roofed porch supported by classical columns; wood balustrade; lattice beneath porch; wood floor. Off-center, paneled and glazed door with stone threshold. 1/1 double-hung windows with stone lintels and sills. Two-story bay window on west. Shingled upper story on rear. Evenly coursed stone foundation.				INDIVIDUAL: YES x NO	
				CONTRIBUTING TO DISTRICT: x YES NO	
				LOCAL LANDMARK DESIGNATION: No NAME: DATE:	
CONTINUED? YES X NO				ASSOCIATED BUILDINGS? YES x NO TYPE: IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO					

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown  <b>SOURCE:</b>  <b>BUILDER/CONTRACTOR:</b> Unknown  <b>SOURCE:</b>	<b>STATE ID NO.:</b> 5BL3751  <b>ORIGINAL OWNER:</b> Wilford and Jennie Robbins?  <b>SOURCE:</b> U.S. Census, 1910  <b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b> The room over the garage appears to have been an early addition. The garage appears on assessor cards in 1949.				
CONTINUED    YES    X    NO				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> The U.S. Census of 1910 lists Wilford W. Robbins, a biology teacher at the University of Colorado, and his mother, Jennie M. Robbins, as the residents of this house. Wilford Robbins was born in Ohio in 1885. The 1913 city directory lists the occupant of the house as Mrs. Esther F. White, widow of the Reverend Edgar White. Esther White was a teacher at Washington School in Boulder. The University of Colorado has owned the house for many years.				
CONTINUED    YES    X    NO				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>            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;"> <b>HISTORICAL SIGNIFICANCE:</b>            ASSOCIATED WITH SIGNIFICANT PERSONS            ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS  <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>STATEMENT OF SIGNIFICANCE:</b> This house is representative of the Edwardian Vernacular style popular during the late nineteenth and early twentieth centuries in the United States. Notable details typical of the style include the gabled roof, decorative wood shingles, double-hung windows with stone sills and lintels, and classical porch details. The house was constructed during the period of significance for the district and maintains historic integrity. It is a contributing element within the historic district.				
CONTINUED    YES    X    NO				
<b>REFERENCES (BE SPECIFIC):</b> Boulder Carnegie Library, Boulder County Assessor collection; Boulder County Assessor records; Boulder City Directory, 1913; and U.S. Census, 1910.				
CONTINUED    YES    X    NO				
<b>SURVEYED BY:</b> R. Laurie Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b>		



*1220 Grandview, 1992.*

**Attachment C: Deed and Directory Research**

Deed and Directory Research – 1622 9<sup>th</sup> St. (formerly 1220 Grandview)  
 Lot 6 BLK 182 Boulder East

Owner (Deeds)	Date	Occupant(s)/Directory
<i>Subdivision Platted in 1902</i>		
Fred White (1902-1903)		
Rachel W. & Walter H. Clarke 1903-1919	1910	Wilford Robbins and his mother, Jennie.
	1913	Mrs. Esther F. White, widow of Rev. Edgar
	1916	Miss Olive Tribble
	1918	W.H. & Laura Clark (a clerk at W.M. Laird), and W.A. & Eleanor Hunter (a teacher)
Dr. George Reynolds 1919-1962		George and Mabel Reynolds, prof U of C
Regents of University of Colorado 1962-2012		

## 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 (Barker), 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**



1220 Grandview, north elevation (façade), before relocation, 2012.



1220 Grandview, north and east elevations, before relocation, 2012.



1220 Grandview ready to be relocated, May 6<sup>th</sup>, 2014.



1220 Grandview ready to be relocated, May 6<sup>th</sup>, 2014.



1220 Grandview during relocation, May 6<sup>th</sup>, 2014.



1220 Grandview, south elevation, during relocation, May 6<sup>th</sup>, 2014.



North elevation of Reynolds house, now known as 1622 9<sup>th</sup> St., 2014.



1622 9<sup>th</sup> St., Close up of north elevation (façade) detail, 2014.



North east corner of original 905 Marine St. lot. 1636 9<sup>th</sup> St. in view, 2014.