

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 905 Marine as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2014-00162).

STATISTICS

1. Site: 905 Marine St.
 2. Date of Construction: c. 1880
 3. Zoning: RMX-1 (Residential Mixed-1)
 4. Lot Size: 10,482 sq. ft.
 5. 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 905 Marine St. as a local historic landmark, to be known as the **Wolcott 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.

PROPERTY DESCRIPTION:

The vernacular wood frame house at the southwest corner of 905 Marine St. is a 1,944 square foot building located on a 10,482 square foot lot at northeast corner of 9th St. and Marine St. It is located within the potential Expanded Highland Lawn Historic District.



Figure 1. Location Map, 905 Marine St.

The two-story house has a hipped roof with overhanging, enclosed eaves. The façade features an off-center paneled door while the front porch has a concrete base and four wood columns support the overhanging roof. There are three double hung windows across the front with plain wood surrounds. Alterations include changes to the concrete

porch base, non-historic siding, a non-original door and new window frames. Overall, the house is symmetrical and features little ornamentation.



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

The exact date of construction for the house is unclear. In recorded interviews with the Wolcott family, Roland Wolcott (1917-2011) claimed that his grandfather, Horace A. Wolcott bought Tract 487 from Marinus Smith before there were streets and built the house, with the help of a local carpenter, on the lot now known as 905 Marine St. The Wolcott's indicated that the house was originally built as a two-family dwelling. Horace, Louisa and their three sons lived in the west portion of the house and rented out the east portion at \$12 a month. Roland estimated that the building was constructed sometime between 1876 and 1887, the year that Horace died. The 1989 Historic Building Inventory Form states the house was likely built by Charles R. Larson during the 1890s. Charles was an immigrant from Norway who worked as home builder. Charles could be the carpenter who helped Horace construct the house. However, the 1887 W.C. Willits Map of Boulder shows a house in this location on a 200' x 100' lot just west of land owned by Amos Bixby and the Boulder Brewing Company.



Figure 3. Undated photo of Louisa Bixby Wolcott Housel.

Roland Wolcott states that there was a fire on the east portion of the house of 905 Marine St. sometime around 1908. That same year, Charles Wolcott (Roland's father), who was working in Monarch, Colorado, came back to Boulder and married Rosetta Gordon Bell. The couple moved in with Charles' brother, Frank Wolcott, on 920 Mapleton Ave. while 905 Marine St. was being renovated. It is unclear how much of the house changed from its original look. In 1912 when construction was completed, Charles Wolcott, his wife, and children moved into 905 Marine St.



Figure 4. Second from left is Charles Wolcott, fourth from left is his son, Roland, and in front of Roland is Rosetta Wolcott, Charles' wife. Photo taken 1930.

Charles was a miner, an investor, he wrote poetry, and grew food for the family in the large garden. The family spent many summers in Ward, CO, and while they were gone, 905 Marine St. was rented out to a Texas family multiple times. Apparently, Charles would walk from Ward to Boulder once a week to check on the renters and to gather vegetables from his garden to bring back to Ward in order to feed his family.²



Figure 5. Charles and Rosetta Wolcott sitting in front of the fireplace at 905 Marine, c. 1936.



Figure 6. Rosetta Bell Wolcott, c. 1910.

² Oral History interview with Evelyn and Roland Wolcott, interviewed by Jewel M. Wolcott, 1985.

Rosetta was born in Leipzig, Germany and the daughter of James Washington Bell. Appointed in 1883, James Bell was the first University of Colorado Boulder faculty member with a Ph.D. Rosetta taught at the university from 1920-1948 and was reportedly close to Mary Rippon, the third faculty member and the first female teacher of the University. Rosetta specialized in teaching French and Spanish, but could also speak Italian and German. Charles died in 1957, and Rosetta in 1974.

Charles and Rosetta's daughter, Cleophile Evelyn, took care of both her parents in their old age and continued to live in the house after their deaths. She never married but was involved in teaching and worked at the University of Colorado, the branch school in Denver, at Rockmont College and at Wheaton College. She maintained honey bees and a large vegetable garden on the property like her father and grandfather. Evelyn died in 1999.



Figure 7. Photo of T.D.A. Cockerell in front of a field of sunflowers at 905 Marine St, date unknown. Cockerell was an internationally known scientist and highly regarded teacher of botany at the University of Colorado.

Christian Griffith purchased the property in 2000 after Evelyn Wolcott's death. In 2001, Griffith moved the house formerly located at 1434 15th St., to 905 Marine St. and sits to the east of the original Wolcott House. The relocated house is not included as part of this landmark designation application. 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., 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 designation of the house at 905 Marine 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 905 Marine St. is believed to have historic significance under criteria 1 and 2.

1. Date of Construction: c. 1880

Elaboration: The Historic Building Inventory Record for this property estimates the house was built in the 1890s, but Roland and Evelyn Wolcott in a family history recording claim it was built in the 1880s. The 1887 W.C. Willits Map of Boulder shows a house in this location on a 200' x 100' lot, just west of land owned by Amos Bixby and the Boulder Brewing Company. There is a warranty deed showing the purchase of the tract of land from Marinus Smith to the Wolcott family in 1875, so it is likely that construction of the house began shortly after then.

2. Association with Persons or Events: The Wolcott Family

Elaboration: Horace and Louisa Wolcott migrated to the Boulder vicinity in the 1860s. They purchased the land from Marinus Smith and built their house, likely with the help of local builder Charles Larson. After Horace's death, his son Edward and his family lived there, and after a fire sometime around 1908, Horace's second son, Charles, rebuilt the house and lived there for many years after that. Charles was the Vice President of the Monarch Consolidated Gold & Copper Company, and also worked at the Colorado Consolidated Lumber Co. His wife Rosetta was a language professor at the University from 1920-1948. Charles' daughter Evelyn, a teacher, lived at the house until her death in 1999. Overall, the Wolcott family resided on the same lot of land for over a century.

3. Development of the Community: None observed.

4. Recognition by Authorities: Historic Building Inventory Record

Elaboration: The 1989 Historic Building Inventory Record indicates that this building is significant for its association with the Larson and Wolcott families.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 905 Marine St. is believed to have architectural significance under criteria 1.

1. Recognized Period or Style: Vernacular

Elaboration: The house is an example of the vernacular building type. According to the *Guide to Colorado's Historic Architecture and Engineering*, the house at 905 Marine St. is a good representative example of the hipped roof box plan.

2. Architect or Builder of Prominence: Possibly Charles R. Larson

Elaboration: Charles Larson was an immigrant from Norway who worked as a house builder in Boulder. He worked on many buildings in Boulder and was the

socialist candidate for mayor and state senator in the early 1900s. He was also active in the labor union movement.

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 designation maintains an appropriate setting for the historic resource at 905 Marine St. 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 landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 905 Marine St. has environmental significance under criteria 2, 3 and 5.

1. **Site Characteristics:** None observed.
2. **Compatibility with Site:** Residential historic character
Elaboration: The house retains its historic relationship to its lot and surrounding neighborhood.
3. **Geographic Importance:** Visual Landmark
Elaboration: This house is prominently located on the northeast corner of 9th and Marine St. The house serves as a prominent visual landmark in the area within the potential expanded Highland Lawn Historic District.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** Potential Highland Lawn Historic District
Elaboration: The property is located within the boundaries of the potential expanded Highland Lawn Historic District, which retains its residential historic character.

- 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 **Wolcott House**, given its 120 plus year association with the Wolcott family, who traveled to Boulder County in the 1860s. Horace Wolcott purchased the property from Marinus Smith and supposedly built the house. His son, Charles Wolcott, raised his own family there and was involved in mining for many years. Charles' wife, Rosetta, was a language teacher at the University from 1920-1948, and she was the daughter of Dr. James Bell, the first teacher at the University to hold a Ph.D. Rosetta and Charles' daughter Evelyn remained in the house until her death in 1999. The Wolcott family lived in the house for over a century.

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 residential lot measuring 10,482 square feet in size. The applicant desires to designate the Wolcott residence but not the adjacent house on the lot. Staff recommends that the boundary be established to follow the west property line, and extend 55 feet along the north and south property lines, bisecting the area between the two houses. While it is typical that landmark boundaries follow property lines, the proposed boundary would exclude the adjacent bungalow but provide a protective buffer around the historic house.



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

4/22/14-00162

RECEIVED
MAY 22 2014

Application for Individual Landmark

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

Address: 905 Monie St. Boulder, CO.

Owner(s): Christian Griffith Phone: _____

Address(es): PO Box 428 Eldorado Springs CO.

Applicant: Same. Phone: 80025 303-990-3100

Address: "

Date of Construction: Late 1800'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): N/A.

Lot 3 Evelyn's garden 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>Christian Griffith</u>
Address:	<u>PO box 428 Eldorado Springs, Co. 80025</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

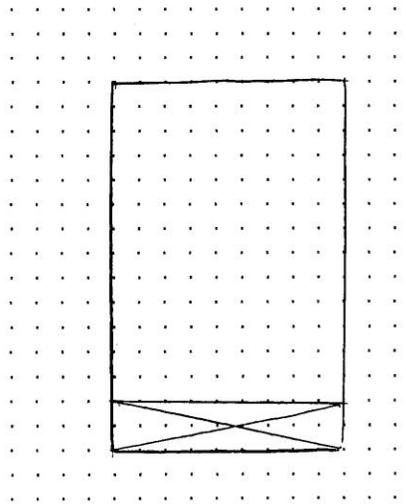
HISTORIC BUILDING INVENTORY RECORD

1323

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, 1989		CITY: Boulder	STATE ID NO.: SBL 2556 TEMPORARY NO.: 2583
CURRENT BUILDING NAME:		OWNER: C. Evelyn Wolcott 905 Marine Street Boulder, Colorado 80302	
ADDRESS: 905 Marine Street Boulder, Colorado 80302		TOWNSHIP 1 N., RANGE 71 W., SECTION 36, 1/4, 1/4	
HISTORIC NAME: Larson/Wolcott House		U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979)	
DISTRICT NAME:		ADDITION: Tracts 486 and 487 YEAR:	
BLOCK:		LOTS:	
FILM ROLL NO.: BL-7 BY: Roger Whitacre	NEGATIVE NO.: 20	NEGATIVE LOCATION: City of Boulder Planning	DATE OF CONSTRUCTION: ESTIMATE: 1890s ACTUAL: SOURCE: Boulder County Assessor records
ATTACH PHOTOGRAPH HERE.			USE: PRESENT: Residence HISTORIC: Residence
			CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATING
			EXTENT OF ALTERATIONS: <input type="checkbox"/> MINOR <input checked="" type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR DESCRIBE: Non-historic siding; new door and window frames; concrete porch base.
STYLE: Vernacular Wood Frame, Hipped Roof		STORIES: 2	ORIGINAL SITE <input checked="" type="checkbox"/> MOVED <input type="checkbox"/> DATE(S) OF MOVE:
MATERIALS: Wood		SQ. FOOTAGE: 1,944	FIELD ASSESSMENT: <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> NOT ELIGIBLE
ARCHITECTURAL DESCRIPTION: Two story, hipped roof building with overhanging, enclosed eaves. Hipped roof porch supported by wood columns. Off-center, paneled, and glazed door. Double-hung windows with plain wood surrounds. New window frames and screen door. House is very plain and symmetrical.		DISTRICT POTENTIAL: <input type="checkbox"/> YES <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NO <input type="checkbox"/> NON-CONTRIBUTING	
		LOCAL LANDMARK DESIGNATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO NAME: DATE:	
		ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO TYPE: Garage	
ADDITIONAL PAGES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE:



ARCHITECT: Unknown

STATE ID NUMBER: 58L2556 2593

SOURCE:

ORIGINAL OWNER: Possibly C.R. Larson

SOURCE: City Directories

BUILDER/CONTRACTOR: Possibly C.R. Larson

THEME(S): The Urban Frontier (1860-1920)

SOURCE: City Directories and Boulder Daily Camera, 2 October 1977.

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

CONTINUED? [] YES [x] NO

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

This house was probably built by Charles R. Larson during the 1890s. Larson was an immigrant from Norway who worked as a plasterer and home builder. He worked on many homes and public buildings in Boulder. Larson lived with his wife, Pauline, and children George, Ruth, and Clarence in 1898. Larson was the Socialist candidate for mayor and for state senator in the early 1900s. He was also active in the labor union movement.

In 1900, the Census taker found that 905 Marine included, in addition to the Larson family, a boarder, Sterling Bottoms, and a second family, William and Ella Weekley. William Weekley was a day laborer.

By 1913, Charles A. and Rosetta G. Wolcott lived in the house. Wolcott was an investor. C. Evelyn Wolcott continues to live in the family home today. Rosetta Wolcott taught French at the university.

CONTINUED? [] YES [x] NO

SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)

ARCHITECTURAL SIGNIFICANCE:

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

HISTORICAL SIGNIFICANCE:

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

STATEMENT OF SIGNIFICANCE: This house is associated with the Larson and Wolcott families. Charles R. Larson was a plasterer who worked on many Boulder homes and public buildings, and also ran for several offices as a member of the Socialist Party in Boulder. Charles A. and Rosetta Wolcott were prominent Boulder residents of the early twentieth century.

CONTINUED? [] YES [x] NO

REFERENCES: (BE SPECIFIC) Boulder County Assessor records; Sanborn insurance maps; interview with Ruth Kinney, July 1989; Boulder Daily Camera biographical files; Boulder City Directories, 1898 and 1913; Boulder Genealogical Society, Index to U.S. Census, 1900.

CONTINUED? [] YES [x] NO

SURVEYED BY: L. Simmons/C. Whitacre

AFFILIATION: Front Range Research Associates Inc.

DATE: June 1989



905 Marine St., 1989.

Attachment C: Deed and Directory Research

Deed and Directory Research – 905 Marine St.
POR TRACTS 486 & POR LOT 2 Smiths Addition
SEC 36 Town 1N Range 71 W

Owner (Deeds)	Date	Occupant(s)/Directory
Marinus Smith		
Louisa Wolcott 1875-1887	1885	Horace, Louisa, and sons Edward, Charles, and Frank.
Edward Wolcott c. 1887- c.1908	1906	Edward and Josephine Wolcott, Bookkeeper.
Charles Wolcott 1908- c. 1960	1916	Charles A. and Rosetta Wolcott, Miner
	1940	Charles A. and Rosetta Wolcott, Mine Operator
Evelyn Wolcott 1960- 1999	1960	Evelyn Wolcott, teacher at Wheaton College
Christian Griffith	2000	

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



905 Marine St., View of south elevation (façade), 2014.



905 Marine St., View of east elevation, 2014.



905 Marine St., View of west elevation, 2014.



905 Marine St., View of north (rear) elevation, 2014.



905 Marine St., View of east elevation showing proximity to the house previously known as 1434 15th St., 2014.



905 Marine St. View of front porch, 2014.



905 Marine St. View from across the street, 2014.



905 Marine St. View from across the street. 9th street visible on left, 2014.



905 Marine St. Looking northwest on 900 block of Marine St. 905 Marine on left.



905 Marine St. Looking northeast on 900 block of Marine St.