



**CITY OF BOULDER
LANDMARKS BOARD MEETING**

DATE: Wednesday, October 5, 2016

TIME: 6:00 p.m.

PLACE: 1777 Broadway, Municipal Building, City Council Chambers

1. Call to Order
2. Approval of minutes from the September 7, 2016 Landmarks Board Meeting
3. Public Participation for Items not on the Agenda
4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report
5. Public Hearings
 - A. Public hearing and consideration of a Landmark Alteration Certificate application to demolish a non-contributing accessory building (barn built c. 1952) and construct a 728 sq. ft., two-car garage at 541 Marine St. in the Highland Lawn Historic District, pursuant Section 9-11-18 of the Boulder Revised Code 1981 (HIS2016-00213).
Owner / Applicant: Chris and Sarah Cottingham / Rachel Lee, Mosaic Architects & Interiors
 - B. Public hearing and consideration of a demolition permit for the building located at 2334 14th St., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00191). Owner / Applicant: Alexander Brittin / Bob Von Eschen
 - C. Public hearing and consideration of a demolition permit for the house located at 1723 Marine St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00192). Owner / Applicant: Stewart Cohune / Ellsworth Builders, Inc.
 - D. Public hearing and consideration of a demolition permit for two buildings located at 3900 Orange Ct., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00229). Owner / Applicant: Jarrow School / Faurot Construction, Inc.
6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Update and Review of Proposed Revisions to the Energy Code
 - B. Update Memo
 - C. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources
7. Debrief Meeting/Calendar Check

8. Adjournment

For more information contact James Hewat at hewatj@bouldercolorado.gov or (303) 441-3207. You can also access this agenda via the website at: <https://bouldercolorado.gov/historic-preservation> then select "Next Landmarks Board Meeting".

PUBLIC HEARING PROCEDURES

Board members who will be present are:

Deborah Yin
Briana Butler
Ronnie Pelusio
Fran Sheets
John Putnam or Harmon Zuckerman **Planning Board representative without a vote*
Eric Budd **will be out of town and unavailable to attend this meeting.*

The Landmarks Board is constituted under the Landmarks Presentation Ordinance (Ordinance No. 4721; Title 9, Chapter 11, Boulder Revised Code, 1981) to designate landmarks and historic districts, and to review and approve applications for Landmark Alteration Certificates on such buildings or in such districts.

Public hearing items will be conducted in the following manner:

1. Board members will explain all ex-parte contacts they may have had regarding the item.*
2. Those who wish to address the issue (including the applicant, staff members and public) are sworn in.
3. A historic preservation staff person will present a recommendation to the board.
4. Board members will ask any questions to historic preservation staff.
5. The applicant will have a maximum of 10 minutes to make a presentation or comments to the board.
6. The public hearing provides any member of the public three minutes within which to make comments and ask questions of the applicant, staff and board members.
7. After the public hearing is closed, there is discussion by board members, during which the chair of the meeting may permit board questions to and answers from the staff, the applicant, or the public.
8. Board members will vote on the matter; an affirmative vote of at least three members of the board is required for approval. The motion will state: *Findings and Conclusions.*

* Ex-parte contacts are communications regarding the item under consideration that a board member may have had with someone prior to the meeting.

All City of Boulder board meetings are digitally recorded and are available from the Central Records office at (303) 441-3043. A full audio transcript of the Landmarks Board meeting becomes available on the city of Boulder website approximately ten days after a meeting. Action minutes are also prepared by a staff person and are available approximately one month after a meeting.

**CITY OF BOULDER
LANDMARKS BOARD
September 7, 2016
1777 Broadway, Council Chambers Room
6:00 p.m.**

The following are the action minutes of the August 3, 2016 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Deborah Yin

Eric Budd

Briana Butler

Ronnie Pelusio

Fran Sheets

*John Zuckerman, *Planning Board representative without a vote

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Holly Opansky, Landmarks Board Secretary

William Barnum, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Interim Chair **D. Yin** declared a quorum at 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **D. Yin**, seconded by **B. Butler**, the Landmarks Board approved (5-0) the minutes of the August 3, 2016 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

Alan Delamere, 525 Mapleton Ave., spoke in support of landmarking the Mapleton Hospital site and in particular the smoke stake.

Kathryn Barth, 2940 20th St., spoke in support of a public hearing to review the Landmark Alteration Certificate for the Boulder Masonic Lodge / Museum of Boulder.

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- Statistical Report

5. PUBLIC HEARINGS

- A. Public hearing and consideration of an application to designate the building and property at 2935 19th St. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00169). Owner / Applicant: Estate of Albert and Eleanor Bartlett

Ex-parte contacts

- R. **Pelusio** made a site visit and lives in the neighborhood.
D. **Yin** did not make a site visit, but does go down the street frequently.
F. **Sheets** did not make a site visit, but has friends close by.
E. **Budd**, **B. Butler**, and **H. Zuckerman** has no ex-parte contacts.

Staff Presentation

J. **Hewat**, presented the case to the board, with the staff recommendation that the Landmarks Board approve the request to forward the application to the City Council with a recommendation to designate.

Applicant's Presentation

Scott Youngman, 2935 19th St., is married to Lois Bartlett Youngman, Albert and Eleanor's third of four daughters, spoke in support of landmark designation. Clarified that the parcel had the option to subdivide the lot into three lots, and the trust chose to honor Albert's contribution to open space by not subdividing the lot.

Kathryn Barth, 2940 20th St., spoke in support of a landmark designation of the building and property. The house she lives in on 20th, was previously owned and lived in by the Captain Clinton M. Tyler, the father of the original owner of 2935 19th St., Fred Tyler.

Board Discussion

B. Butler noted that it is a beautiful building and that it will be protected for years to come. **E. Budd** relayed that the architecture is informative, as well as the habitant's influence in the community is a notable piece of history. **F. Sheets** mentioned that this case meets the code for 9-11-1- and 9-11-2 and highlighted and quoted a part of the memo that states that A. Bartlett was an advocate of sustainability, being an important voice in Boulder for containing growth to maintain our quality of life here. Bartlett explained how seemingly small continuing rates of growth lead to vase gains over time causing massive demand on open space and resources. He argued that societies focus on perpetual growth as a positive goal will inevitably lead to overconsumption and disaster, no matter how small the rate of growth. He therefore advocated complete sustainability by reaching a zero growth rate. **D. Yin**, shared the importance of remembering Mr. Bartlett's efforts and contribution to Boulder.

Motion

On a motion by **F. Sheets**, and seconded by **B. Butler**, voted and approved (5-0) that the Landmarks Board recommend that the city council designate the property at 2935 19th St. as a local historic landmark, to be known as the *Tyler-Monroe-Bartlett 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 September 7, 2016 as the findings of the board.

- ~~B. Withdrawn: Public hearing and consideration of an application to designate the building and property at 1420 Alpine Ave. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00145). Owner / Applicant: Kent and Mary Young~~
- C. Public hearing and consideration of a demolition permit for the house located at 2220 Bluff St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00148). Owner / Applicant: Julie Bragg

Ex-parte contacts

B. Butler saw this case in the LDRC.

D. Yin saw this case in the LDRC and made a site visit.

R. Pelusio and **F. Sheets** a made site visit.

H. Zuckerman has no ex-parte contacts.

Staff Presentation

J. Hewat, presented the case to the board, with the staff recommendation that the Landmarks Board issue a stay of demolition.

Applicant's Presentation

Julie Bragg, 857 W. Wood St., Chicago, IL, the applicant, was not in attendance.

Mike Craychee, 2228 Bluff St., representative for the applicant, spoke in support of demolition, foremost because the resident for a the last 10+ years has left the house in disrepair (before Ms. Bragg bought it this year). He shared that the foundation is cracked and convex - bowing the floor particularly apparent in the kitchen, the south (the back of the house) hipped addition has a gap from the main house, and the electrical is ungrounded.

In rebuttal to Ms. Daniels input (below), Mr. Craychee agreed with Ms. Daniels' eloquent story, however noted that it is 100 years later, the neighborhood and home have progressed (with Google and Twitter located in the town) and it is not in a historical district. The neighbors he has spoked with are not interested in landmarking this house nor creating a district; sharing that the direct neighbors would like something newer, nicer, and modern in its place.

Abby Daniels, 1200 Pearl St., Executive Director of Historic Boulder, spoke in support of preserving this structure, especially because of modest nature of the house and the story it represents is indicative of Boulder's humble, pioneer beings and cultural heritage.

Discussion

F. Sheets believes this case meets the 9-11-1 code for potential eligibility for individual landmark and added that it does add to the character of the neighborhood. **E. Budd** agrees with F. Sheets and also believes that no effort has been made to pursue alternatives, nor have any projected costs to repair been investigated and reported. **P. Pelusio** and **B. Butler** agreed with the previous. **H. Zuckerman's** thought about vernacular architecture with questionable significance is that it's not necessary to landmark all of them, as long as there is a physical representation of structures landmarked/preserved. **J. Hewat** elaborated on options regarding preserving the house and extending an addition to the back, especially because the house is on the front of a large lot, relocating, and/or using tax credits. **D. Yin** agrees with most of the above, except, disagrees with H. Zuckerman and believes in seeing an entire context instead of just one sample of a style. **R. Pelusio** noted that the slope of the lot could contribute to making a larger home without overshadowing the potentially preserved house.

Motion

On a motion by **B. Butler**, and seconded by **D. Yin**, voted and approved (5-0) that the Landmarks Board issue a stay of demolition for the building located at 2220 Bluff St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition.

- D. Public hearing and consideration of a demolition permit for the house located at 1723-25 15th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00212). Owner / Applicant: Regina Suffian / Tom Jarmon

Ex-parte contacts

E. Budd and **F. Sheets** saw the case at the LDRC.
R. Pelusio and **D. Yin** made a site visit.
B. Butler had no ex-parte contacts.

Staff Presentation

J. Hewat, presented the case to the board, with the staff recommendation that the Landmarks Board issue a stay of demolition.

Applicant's Presentation

Tom Jarmon, 6028 Olde Stage Rd., applicant, spoke in support of demolition especially, because the application was submitted and approved. To clarify, he said there is no breezeway between the buildings, and they are two buildings joined.

Sandra Weeks, 8854 Pine Cone Ln., Niwot, general contractor, spoke in support of demolition. With regard to the block, and the "arts and design district, Ms. Weeks notes that the property is not in character with the neighborhood. She further referenced letters of support from the commercial architecture residents' Adrian Sparn, Jane at Mosaic Architecture, Harvey Hine and others. Ms. Weeks brought up the low quality condition of the house, lacking charm, noting the new and retrofitted windows, the deck adjustments, metal railing, and the roof. With regard to the rear structure, she pointed out that the upper part is made of asbestos and is not cupboard, the vinyl windows. Ms. Weeks shared the estimated cost to remodel and restore is about \$200 sq. ft. (roughly about \$800,000, not to mention bringing it up to code). Lastly, since this expired application was previously approved, she would like to see it approved again.

Board Discussion

R. Pelusio believes the scale, use, and curb cut does not benefit the neighbor; the house itself is charming, but not the rear building. **B. Butler** believes too much change has happened to the house. **F. Sheets** believes relocating the house could be investigated, if nothing else. **E. Budd** notes that there is some historic significance to the house, there is little community support for demolition. **H. Zuckerman** opportunities for the house without the front brick wall could offer some outdoor seating. **D. Yin** alluded to a similar context of the preserved house on the Pearl Street next to Peace, Love, and Chocolate where there is a mix of commercial units and a small historic home.

Motion

On a motion by **F. Sheets**, and seconded by **D. Yin** voted and approved (4-1, **E. Budd** declining because, lack of eligibility of landmark and that it has been demolition application has been approved before) that the Landmarks Board issue a stay of demolition for the building located at 1723-25 15th St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT

- A. Update Memo
- B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential resources
- C. LDRC and call up process

- D. Comprehensive Plan Update comments
- E. Retreat agenda
- F. Letter to City Council

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 8:56 p.m.

Approved on _____, 2016

Respectfully submitted,

_____, Chairperson

DRAFT



CITY OF BOULDER
Planning and Development Services

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Historic Preservation Reviews
 Between August 27, 2016 and September 23, 2016

This report shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate Reviews

Case Count: 11

HIS2016-00043 700 HIGHLAND AV Mapleton Hill
 Replacement of windows and doors and restoration of historic features as detailed on drawings dated 08.26.16 and identified as lac plans.

Sequence #: 29
Case Manager: James Hewat

Decision: Application Approved
Date: 09/01/2016
By: LDRC

HIS2016-00244 1247 PEARL ST Downtown
 Installation of externally lit wall-mounted signs and repainting of existing awnings as detailed on landmark alteration certificate drawings dated 09.14.2016.

Sequence #: 142
Case Manager: James Hewat

Decision: Application Approved
Date: 09/14/2016
By: Staff

HIS2016-00269 436 HIGHLAND AV Mapleton Hill
 Removal of non-historic pool and brick patio and repainting of wood elements on house with Benjamin Moore "Inner Balance" and "Simply White as detailed on landmark alteration certificate application dated 08.17.2016.

Sequence #: 157
Case Manager: James Hewat

Decision: Application Approved
Date: 09/06/2016
By: Staff

HIS2016-00272 1428 PEARL ST Downtown
 Installation of projecting non-illuminatefd blade sign "Colorado Limited" as detailed on landmark alteration certificate application dated 08.19.2016.

Sequence #: 159
Case Manager:

Decision: Application Approved
Date: 09/01/2016
By: Staff

HIS2016-00273 2045 WALNUT ST Individual Landmark
 Addition of exterior electrical conduit at rear elevation of house next to existing service mast and painted to match house colors as detailed on landmark alteration certificate application dated 08.23.2016.

Sequence #: 160
Case Manager: James Hewat

Decision: Application Approved
Date: 09/12/2016
By: Staff

HIS2016-00274 970 AURORA AV Individual Landmark
 Construction of balcony/deck from unit F103 (non-historic building) with 42" railing, metal French doors to match existing doors and windows on building and lowering of west (non-historic) landscaping wall as reviewed by the Ldrc and detailed on landmark alteration certificate plans and specifications dated 09.15.2016. This proposal will also require a Minor Modification to the existing Site Review approval for the property.

Landmark Alteration Certificate Reviews**Case Count: 11**

Sequence #: 161
Case Manager: James Hewat

Decision: Application Approved
Date: 09/15/2016
By: LDRC

HIS2016-00276 936 MAPLETON AV**Mapleton Hill**

Reroof house Owens Corning "Driftwood" asphalt shingle as detailed on landmark alteration certificate application dated 08.24.2016.

Sequence #: 162
Case Manager: James Hewat

Decision: Application Approved
Date: 09/12/2016
By: Staff

HIS2016-00282 1048 PEARL ST**Downtown**

Installation of a non-illuminated projecting sign for John Atencio as detailed on landmark alteration certificate application dated 08.25.2016.

Sequence #: 164
Case Manager: James Hewat

Decision: Application Approved
Date: 09/12/2016
By: Staff

HIS2016-00290 2045 13TH ST**Downtown**

Re-pointing and reconstruction of deteriorated brick elements with ASTM Type-O lime-based mortar to match existing as detailed on landmark alteration certificate application dated 09.08.2016.

Sequence #: 168
Case Manager: James Hewat

Decision: Application Approved
Date: 09/15/2016
By: Staff

HIS2016-00293 2424 4TH ST**Mapleton Hill**

Installation of a replacement central air conditioning system with an outdoor condensing unit in same location as old condenser as detailed on landmark alteration certificate application dated 09.13.2016.

Sequence #: 170
Case Manager: James Hewat

Decision: Application Approved
Date: 09/21/2016
By: Staff

HIS2016-00294 453 HIGHLAND AV**Mapleton Hill**

Removal of bead board at west side of front porch to return to historic condition as evident in historic photograph.

Sequence #: 171
Case Manager: James Hewat

Decision: Application Approved
Date: 09/23/2016
By: Staff

Non-Designated Accessory Demolition Reviews**Case Count: 1****HIS2016-00287 3704 N 26TH ST****Not Landmarked**

Demolition of two accessory building as detailed on demolition application dated 09.01.2016.

Sequence #: 4
Case Manager: James Hewat

Decision: Application Approved
Date: 09/13/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 5****HIS2016-00275 45 BUCKNELL CT****Not Landmarked**

Partial demolition of street-facing wall and a small portion of the roof for a front porch addition on a single family residence built in 1955.

Sequence #: 71
Case Manager: James Hewat

Decision: Application Approved
Date: 09/13/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 5****HIS2016-00278 4151 COOPER CT****Not Landmarked**

Partial demolition of house constituting only the removal and replacement of siding and the removal of a portion of the facade for a new entry area addition on house constructed in 1966.

Sequence #: 72
Case Manager: James Hewat

Decision: Application Approved
Date: 09/13/2016
By: Staff

HIS2016-00279 3060 17TH ST**Not Landmarked**

Complete demolition of house constructed in 1954.

Sequence #: 73
Case Manager: James Hewat

Decision: Application Approved
Date: 09/15/2016
By: Staff

HIS2016-00280 2921 4TH ST**Not Landmarked**

Complete demolition of house built in 1960.

Sequence #: 74
Case Manager: James Hewat

Decision: Application Approved
Date: 09/13/2016
By: Staff

HIS2016-00291 1255 BERE A DR**Not Landmarked**

Approval limited to partial demolition of street-facing wall and construction of new front entry wall as requested in application.

Sequence #: 77
Case Manager: James Hewat

Decision: Application Approved
Date: 09/13/2016
By: Staff

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews**Case Count: 1****HIS2016-00284 944 GRANT PL****Not Landmarked**

Complete demolition of house and shed.

Sequence #: 30
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/31/2016
By: LDRC

Historic Preservation Reviews Summary

between 8/27/2016 and 9/23/2016

This summary shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate

Application Approved	11
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Non-Designated Accessory Demolition

Application Approved	1
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Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved	5
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Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved	1
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MEMORANDUM

October 5th, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate to demolish a non-contributing garage (constructed in 1952), and in its place construct a new 728 sq. ft. two-car garage at 541 Marine St. in the Highland Lawn Historic District per Section 9-11-18 of the Boulder Revised Code (HIS2016-00213).

STATISTICS:

1. Site: 541 Marine St.
2. Zoning: RL-1 (Residential Low-1)
3. Owner/Applicant: Sarah and Chris Cottingham / Rachel Lee, Mosaic Architects & Interiors
5. Site Area: 8,369 square feet
6. Proposed Building: 728 square feet (existing building 493 sq. ft.)
7. Proposed Height: 17' (approx.)

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board approves a landmark alteration certificate to construct a new, two-car garage at the contributing property at 541 Marine Street in the Highland Lawn Historic District in that the proposed construction meets the requirements set forth in Chapter 9-11-18, B.R.C. 1981, subject to the conditions below, and adopts this memorandum as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.
2. Prior to a building permit application, the applicant shall submit, subject to the final review and approval of the Landmarks design review committee, architectural plans for a two car garage of about 400 sq. ft. with a vertical mass and roof pitch/configuration complimentary to the historic house and;
3. Architectural plans indicating exterior materials for the garage more in keeping with the design guidelines including one-over one windows, simplified garage doors, and details on roofing, siding, and paving materials. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.

This recommendation is based upon staff's opinion that with the conditions listed above, the proposed construction of a two-car garage will be generally consistent with the conditions as specified in Section 9-11-18(a)&(b)(1-4) B.R.C., the *Highland Lawn Historic District Design Guidelines* and the *General Design Guidelines*.

SUMMARY:

- This application calls for the demolition of an existing accessory building and new, freestanding construction over 340 sq. ft. within the boundaries of the Highland Lawn Historic District and, as such, requires a public hearing per 9-11-14(3)(b) of the Boulder Revised Code.
- While the existing garage is non-contributing, dating from about 1952, its form and design is complimentary to the historic house, property and district as a whole. Staff encourages the property owner to consider rehabilitating and reusing this 492 sq. ft. building as a garage, but does not consider its removal would damage or adversely affect the historic or architectural value of the landmark property.

- This is reflected in the fact that during the 2005 survey and subsequent designation of the 500 block of Marine Street, the building was not found to be a contributing resource to the Highland Lawn Historic District.
- In the event the applicant chooses not to reuse the existing garage, pursuant to the *General and Highland Lawn Historic District Design Guidelines*, staff considers the square footage of the proposed building should be reduced to about 400 sq. ft. in size and the design revised to better reflect the character of the historic house in mass. Staff considers that if the Landmarks Board approves the application to construct a two-car garage with the suggested conditions, the revised design could be reviewed by the Landmarks Design Review Committee (Ldrc).
- Staff recommends that, provided the stated conditions are met, the Landmarks Board find that the construction of a two-car garage generally meet meets the standards in Chapter 9-11-18 (a)(b, 1-4), B.R.C. 1981, and is consistent with the *Highland Lawn Historic District Guidelines* & the *General Design Guidelines*, in that the proposed work will not damage the historic character of the property.

PROPERTY DESCRIPTION AND HISTORY:

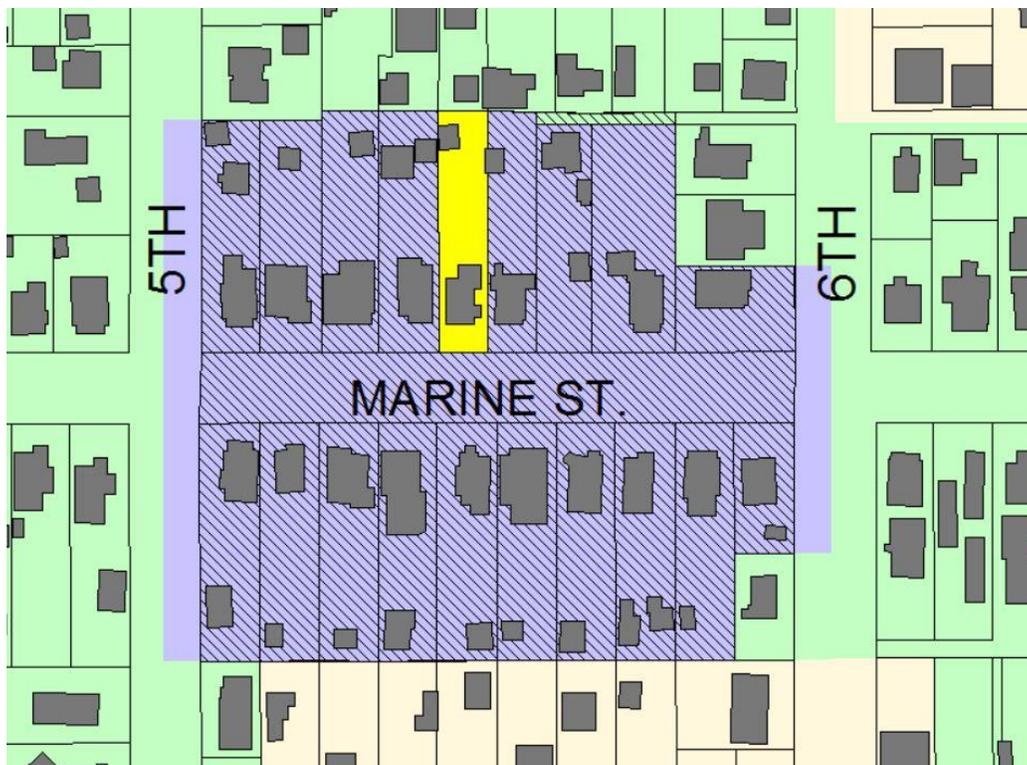


Figure 1. 541 Marine St., Location Map.



Figure 2. 541 Marine St., 2005

The approximately 8,369 square foot lot is located at the north side of Marine Street between 5th and 6th streets in the Highland Lawn Historic District and contains a one and one-half story Queen Anne house that was constructed around 1899 and is considered contributing to the historic district. The house features a front multi-gabled roof with horizontal wood siding, decorative brackets and a small front porch.



Figure 3. Existing Accessory Building, North Elevation, 2016.

A one and one-half story, 493 sq. ft. wood frame accessory building is located at the rear of the property. It features a steeply pitched roof clad in corrugated metal, and unpainted board and batten siding. The building is believed to have been constructed about 1952. The Highland Lawn Historic District Design Guidelines, written at the time of the district's designation in 2005, identifies the building as a non-contributing resource due to its construction date, outside of the district's period of significance (1884 to 1925).

DISTRICT HISTORY¹

The Highland Lawn Historic District contains a concentration of well-preserved buildings reflecting prevailing architectural tastes at the turn of the twentieth century, including Queen Anne, Classic Cottage, and Edwardian Vernacular Styles. Hannah Barker platted the middle-class neighborhood in 1884 as the Town of Highland Lawn. The area is significant for its association with historic persons and events and comprises an excellent collection of buildings reflecting architectural styles of the period. The defined period of significance for the district is from 1884 (the year of the platting of the sub-division) to 1925 (the last year of construction for a primary building located on the block).

The Town of Highland Lawn included 19 large lots (100' x 400') bounded by Boulder Creek to the north, University Street at the south, and 6th and 4th Streets on the east and west respectively. Originally located south of Boulder's city limits, the town remained an independent community until 1891. Barker's plan for the neighborhood showed foresight: each lot included water rights in the adjacent Anderson ditch and buyers were encouraged to plant trees (cottonwoods were specifically excluded), and build fences around their properties.

None of the original owners built in the neighborhood, choosing instead to subdivide the nearly one-acre parcels into smaller lots. Most of the lots were bisected by alleys running east – west through the district. Marine Street was originally Vine Street and was renamed Marine Street sometime in the 1890s after prominent early settler Marinus Smith.

Lots in the district are generally long and narrow with principal buildings situated close together at the front of the lots and accessory buildings oriented to the alleys. Because the alleys contain a relatively low number of buildings from the period of significance with historic integrity, and because the district

¹ Highland Lawn Historic District Design Guidelines.

boundaries bisect the rear alleys, the alleys (located at the north and south edges of the district) are not considered a significant historic element of the district.

Today, the Highland Lawn neighborhood survives as a well-preserved assemblage of late-nineteenth and early-twentieth century middle-class houses with its tree lined streetscape. The district derives its significance as an early example of planned residential design, with excellent examples of early Boulder architecture, and for its association with individuals of local significance to the history of the city including Jonas Anderson, Hannah Barker, Marinus Smith, and J.J. Harris.

REQUEST:

This Landmark Alteration Certificate application requests demolition of the existing accessory building and the construction of a new, one and one-half story 720 sq. ft. garage at the rear of the property.

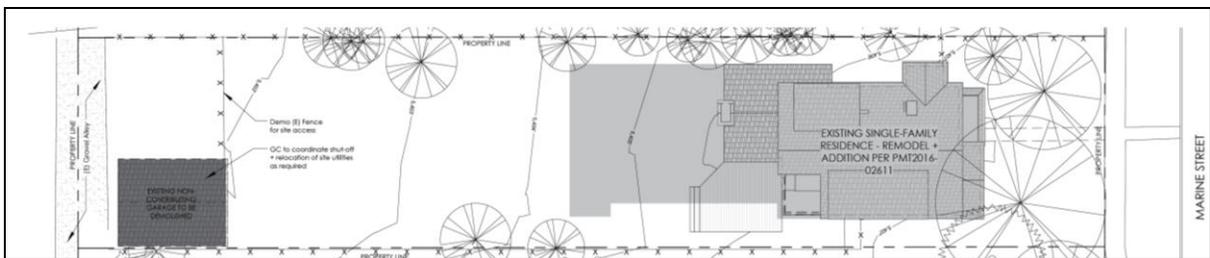


Figure 4. Existing Site Plan, with footprint of house and approved rear addition (shaded).



Figure 5. Existing Accessory Building, East Elevation, 2016

The existing one and one-half accessory building is of wood frame construction with unpainted board and batten siding. The building measures approximately 17 ft. by 22 ft., and is located on the west property line, and is located approximately 8 ft. from the north (rear) property line. The south wall of the existing accessory building is located approximately 90 ft. from the existing main house. An addition approved previously approved HIS2016-00036 (not yet constructed) calls for the construction of a 1600 sq. ft. addition to the rear of house. The east elevation of the accessory building features a wide garage door.



Figure 6. Alley view panorama

While the building was constructed well outside the defined period of significant for the Highland Lawn Historic District, staff considers that some elements of the existing building are complimentary to the historic character of the primary house and the historic district. These elements include the steeply-pitched roof, which complements the pitch of the house; its vertical proportions; simple detailing; and use of traditional materials.

PROPOSED NEW CONSTRUCTION

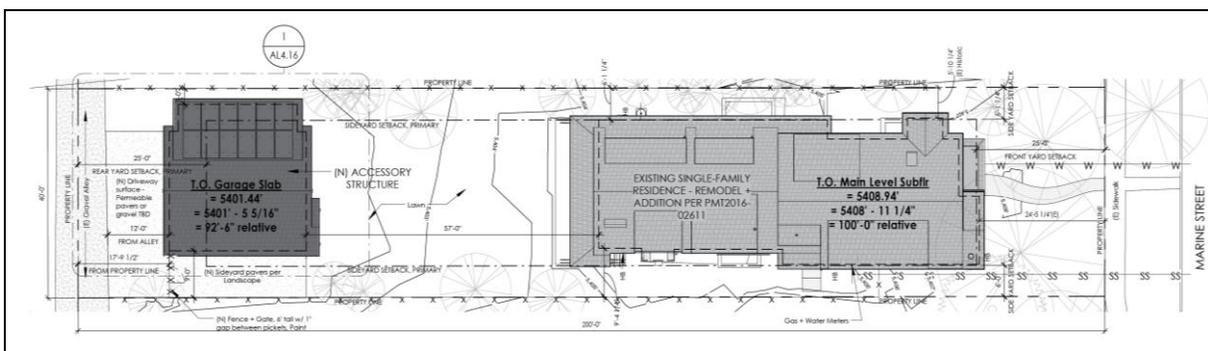


Figure 7. Proposed Site Plan, with footprint of house and approved rear addition (shaded).

The proposed site plan for the property shows the proposed new garage to be located 57' south of the house with the previously approved rear addition, 3' from the east property line and 9' from the west property line. A driveway of either permeable pavers or gravel (final material to be determined) is shown from the garage to the alley. The application states that no mature trees will be removed as part of the proposal.



Figure 7. North Elevation

Plans show the proposed two car garage to face onto the alley and to have a front gable form with a shed roof portion at the east elevation. The proposed building is shown to have a footprint of roughly 27' by 27' in dimension, 17' in height and to be clad in horizontal wood siding with shingles in the gable end. A wood door with a cross pattern is located in the gable end, with a wood outrigger above. The garage doors are shown to be wood, overhead doors with four lights at the top of each door. Light fixtures flank the door opening. The wood siding is shown to be painted green and the roof material is shown to be asphalt shingles.



Figure 8. South Elevation

The south elevation, facing the interior of the lot, features a wood, half-light pedestrian door on the west side of the elevation, with a gabled portico above. A

four-light window is shown to be located at the gable end. A light fixture is located on the west side of the door. The shed-roof portion of the building is shown to have a square, four-light window. The architectural details of the wide fascia, shingled gable end and horizontal wood siding are continued to this elevation.

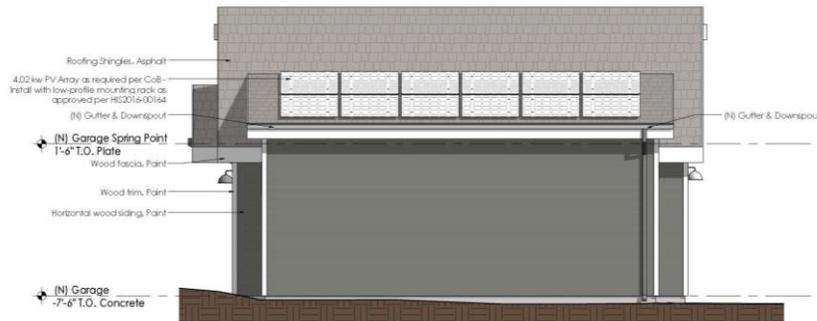


Figure 9. East Elevation

The east elevation is featureless, with the exception of a solar panel system, located on the shed-roof portion of the building. Three windows are shown on the west elevation, each wood with 4-lights.



Figure 10. West Elevation

The architect states that the design references the existing house: “The proposed building is 1 story in height and is set 3’-5” lower on the site than the primary structure, due to sloping grade. Additionally, detailing, while complementary to and taking cues from the primary structure, is modest, simple and clearly secondary to the primary residential structure.”

“The proposed structure is complementary in both exterior material (siding, trim, soffit, window material) and color to the primary structure, while still

maintaining a subordinate nature. Scale and ornamentation in the accessory structure have both been reduced.” See Attachment F: Applicant’s Materials.

CRITERIA FOR THE BOARD’S DECISION

Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

1. *Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?*
2. *Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the*

district?

3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*
4. *Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and (4) of this section?*

DESIGN GUIDELINES

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate and the board has adopted the *General Design Guidelines* to help interpret the ordinance. The following is an analysis of the submitted proposal with respect to relevant guidelines. It is important to emphasize that design guidelines are intended to be used as an aid to appropriate design, and not as a checklist of items for compliance.

The *Highland Lawn Historic District Design Guidelines* are intended as a supplement to the *General Guidelines* for the Highland Lawn Historic District. These *Highland Lawn* guidelines control when they conflict with the *General Guidelines*.

The following is an analysis of the proposal's compliance with the applicable design guidelines:

GENERAL DESIGN GUIDELINES: GARAGES & OTHER ACCESSORY BUILDINGS

2.3	Site Design: Alleys
	The alleys in historic districts were traditionally used for secondary access to the houses, for deliveries, and as storage places for horses and buggies, and later, for cars. A view of the backyards from the alleys was maintained. While today's alleys have evolved into use as pedestrian paths for jogging, bicycling and dog walking, they still contribute to the historic character of the neighborhood. They are typically minimally paved.

	Along the alleys are historic accessory buildings of various shapes and sizes including barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of human scale in the alleys.		
	Guidelines	Analysis	Conforms?
.1	<i>Maintain alley access for parking and retain the character of alleys as clearly secondary access to properties.</i>	Rear parking is maintained by the proposal.	Yes
.2	<i>Retain and preserve the variety and character found in the existing historic accessory buildings along the alleys.</i>	Existing accessory building was built outside the period of significance and as such is not considered to be a contributing resource.	Yes
.3	<i>The use of historically proportioned materials for building new accessory buildings contributes to the human scale of the alleys. For example, narrower lap siding and smaller brick are appropriate.</i>	Proposed garage shown to be clad in horizontal wood siding and wood shingles similar to finish and materials of the original house.	Yes
.4	<i>Buildings that were constructed after the period of significance but are still more than 50 years old and contribute to the variety and character of the alleyway should be retained.</i>	Existing accessory building was built outside the period of significance and as such is not considered to be a contributing resource, however, design and character of the c.1952 are compatible with the contributing house and the alley scape as a whole.	Maybe
.5	<i>Maintain adequate spacing between accessory building so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.</i>	The proposed garage spans approximately 27' of the 40' wide lot and will largely obscuring the view of the house from the alley.	Maybe

7.0	Garages & Other Accessory Structures		
	<p><i>Accessory structures include barns, sheds, garages and outbuildings. Originally accessory structures were used for storage of equipment, animals, or carriages. Generally, these structures have been adapted for the storage of cars. In most cases, accessory buildings were located to the rear of the lot and accessed by alleys. They were subordinate in size and detailing to the primary house. Over time they have emerged as important elements of many lots and alleys in the district. Efforts should be made to protect the eclectic character of alleys.</i></p> <p><i>Both additions to existing accessory buildings and new accessory building will be evaluated in terms of how they affect the historic character of the individual site and the district as a whole. In the past, larger accessory structures have been allowed than may be appropriate today.</i></p>		
7.1	Existing Historic Accessory Buildings		
	<p><i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i></p>		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	At the time the historic district was established in 2005, the building was considered to be a non-contributing resource to the district.	Yes
.2	<i>Retain and preserve the character-defining materials, features, and architectural details of historic garages and accessory buildings, including roofs, exterior materials, windows and doors.</i>	Existing accessory building is not considered contributing to the district.	Yes
7.2	New Accessory Buildings		
	<p><i>New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i></p>		

Location and Orientation			
.1	<i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building, and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree.</i>	Construction will not require the removal of a significant historic site feature. The alleys in the Highland Lawn Historic District are not contributing elements. However, staff considers the size and design of the proposed garage to incompatible with the character of the contributing property. Staff recommends the applicant consider reducing the size of the proposed garage substantially and incorporating design elements found on the house into the design of the proposed garage including roof pitch and vertical form.	No
.2	<i>New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.</i>	The new garage is to be located at rear of the lot.	Yes
.3	<i>Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.</i>	At 27' in width, proposed garage will occupy most of the 40' width of the lot. Consider narrowing building to avoid tunnel-like effect.	Maybe
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	Currently, there is 90' between the house and garage. This distance will decrease to 57' with the previously approved addition and proposed garage. While less distance than historically the case in the district, staff considers back yard space will be maintained with the proposal.	Yes

Mass and Scale			
.5	<i>New accessory buildings should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.</i>	Staff considers the size and design of the proposed garage to incompatible with the character of the contributing property. Staff recommends the applicant consider reducing the size of the proposed garage substantially and incorporating design elements found on the house into the design of the proposed garage including roof pitch and vertical form.	No
.6	<i>New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate.</i>	Staff considers that a two-car garage is appropriate in this location. However, typically two car garages are between 400 and 450 sq. ft. in size. The current proposal calls for a 729 sq. ft. building. Staff considers the size of the proposed garage should be reduced significantly to be more consistent with this guideline. Resolve at Ldrc.	No
.7	<i>Roof form and pitch should be complementary to the primary structure.</i>	Roof form is lower in pitch than that of main house. Revise design to more closely reflect the roof of the main house. Resolve at Ldrc.	No
Materials and Detailing			
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	Proposed garage appears to take cues from the approved addition than the historic house. Consider revising and simplifying design including one-over one windows, simpler garage door, and elimination of hay-loft at alley. Resolve at Ldrc.	Maybe
.9	<i>Materials for new garages and accessory structures should be</i>	Materials appear generally in keeping with those on the main	Yes

	<i>compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	house and in the district.	
.10	<i>Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>	Consider revising and simplifying including one-over one windows, simpler garage door, and elimination of hay-loft at alley. Resolve at Ldrc.	Maybe
.12	<i>Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material and two smaller doors may be more appropriate than one large door.</i>	Simplify garage doors and consider two separate doors. Resolve at Ldrc.	Maybe
.13	<i>It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.</i>	Hay loft seems inappropriate for contemporary garage in historic context. Remove hayloft from design. Resolve at Ldrc.	Maybe

8.2 ENERGY EFFICIENCY			
	Guideline	Analysis	Conforms?
.4	<i>It is not appropriate to install solar collectors in locations that compromise prominent roofs. The installation of solar collectors may be appropriate provided it does not detract from the historic character of the property, landmark or historic district.</i>	Solar panels proposed at shed roof on east elevation of the accessory building. This location on a new accessory building will not detract from the character of the historic district.	Yes

HIGHLAND LAWN HISTORIC DISTRICT GUIDELINES

10.3	<p>Alleys & Accessory Buildings <i>While alleys play an important role in most of Boulder’s historic districts, the alleys that form the north and south boundaries of the Highland Lawn Historic District are not character-defining features because of their loss of historic integrity. There are a small number of historic accessory buildings dating from the period of significance that are considered contributing features to the district, as shown on the map above. As such, their preservation is strongly encouraged.</i></p>		
.1	<p><i>It is highly recommended, though not required, that contributing accessory buildings be treated consistent with the guidelines of Section 7.1 of the General Design Guidelines.</i></p>	<p>Garage is non-contributing though appropriate in form and design to contributing property. Staff encourages, though does not recommend requiring adaptive reuse of the existing 493 sq. ft. existing building.</p>	<p>Maybe</p>
.3	<p><i>The construction of new accessory buildings should occur only at the rear of the lot, taking access from the alley when possible.</i></p>	<p>Proposed new building is located at the rear of the lot and takes access from the alley.</p>	<p>Yes</p>
.4	<p><i>In general, new accessory buildings constructed in the district should be modest in scale and detailing and clearly secondary to the primary building on the lot.</i></p>	<p>Staff considers that while secondary to the main house, at 729 sq. ft., the proposed garage is too large in scale and its size and scale should be significantly reduced. Resolve at Ldrc.</p>	<p>No</p>
.5	<p><i>Two-car garages are appropriate, when scaled and located consistently, from the rear of the alley, with other garages in the district.</i></p>	<p>Size of proposed garage is inappropriate in terms of scale and should be reduced in size to provide a more modest two car garage consistent with this guidelines. Resolve at Ldrc.</p>	<p>No</p>

While the existing garage is non-contributing, dating from about 1952, its form and design is complimentary to the historic house, property and district as a whole. Staff encourages the property to consider rehabilitating and reusing this 492 sq. ft. building as a garage, but does not consider its removal would damage or adversely affect the historic or architectural value of the landmark property.

This is opinion borne out by the lesser importance given to alleys in *Highland Lawn Historic District Design Guidelines*.

Staff considers the submitted design for a new garage on the property inappropriate. In particular, the large mass, low pitch roof and horizontal form of the building is incompatible with the modest, vertical mass of the historic house. If the applicant choses to move forward with new construction as opposed to rehabilitation of the existing accessory building, staff considers that its size should be reduced to approximately 400 sq. ft., that its form be more vertical in mass and that it be designed with a roof and simple architectural vocabulary more in keeping with the character of the historic house. Staff considers that revisions that keep to these design recommendations may be reviewed and approved by the Landmarks design review committee.

FINDINGS:

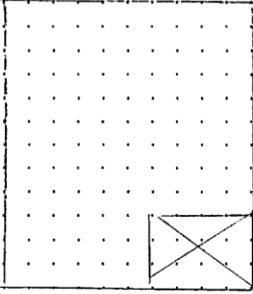
As outlined in the staff recommendation, provided the above conditions are met, the proposed demolition and proposed new construction at 541 Marine Street will be generally consistent with the purposes and standards of the Historic Preservation Ordinance in that:

1. The proposed work will not damage or destroy the exterior architectural features of the landmark.
2. The mass, scale, height, architectural style, arrangement, texture, color, arrangement of color, and materials used for the proposed new construction will be compatible with the character of the landmark.
3. The request is generally consistent with the historic preservation ordinance and the *Highland Lawn Historic District Design Guidelines & the General Design Guidelines*.

ATTACHMENTS:

- Attachment A: Historic Building Inventory Form for 541 Marine Street
Attachment B: Application and Plans



<p>PLAN SHAPE:</p> 	<p>ARCHITECT: Unknown</p> <p>SOURCE:</p> <p>BUILDER/CONTRACTOR: Unknown</p> <p>SOURCE:</p>	<p>STATE ID NUMBER: SBL2446 2473</p> <p>ORIGINAL OWNER: Unknown</p> <p>SOURCE:</p> <p>THEME(S): The Urban Frontier (1860-1920)</p>		
<p>CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE)</p> <p style="text-align: right;">CONTINUED? [] YES [x] NO</p>				
<p>HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)</p> <p>This house may be associated with the Marquardt family, early Boulder grain dealers. It is unclear whether the Marquardt's lived here as reported in the 1900 Census, or whether addresses were shifted on the street. For a description of the Marquardt family, see the inventory form for 543 Marine (SBL2447). In 1913, Fleming H. and Nan King lived in this house. King was a physician.</p> <p style="text-align: right;">CONTINUED? [] YES [x] NO</p>				
<p>SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)</p> <table border="0"> <tr> <td data-bbox="300 1081 812 1186"> <p>ARCHITECTURAL SIGNIFICANCE:</p> <p>[] REPRESENTS THE WORK OF A MASTER</p> <p>[] POSSESSES HIGH ARTISTIC VALUES</p> <p>[x] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p> </td> <td data-bbox="820 1081 1315 1186"> <p>HISTORICAL SIGNIFICANCE:</p> <p>[] ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>[] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>[] CONTRIBUTES TO AN HISTORIC DISTRICT</p> </td> </tr> </table>			<p>ARCHITECTURAL SIGNIFICANCE:</p> <p>[] REPRESENTS THE WORK OF A MASTER</p> <p>[] POSSESSES HIGH ARTISTIC VALUES</p> <p>[x] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p>HISTORICAL SIGNIFICANCE:</p> <p>[] ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>[] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>[] CONTRIBUTES TO AN HISTORIC DISTRICT</p>
<p>ARCHITECTURAL SIGNIFICANCE:</p> <p>[] REPRESENTS THE WORK OF A MASTER</p> <p>[] POSSESSES HIGH ARTISTIC VALUES</p> <p>[x] REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p>HISTORICAL SIGNIFICANCE:</p> <p>[] ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>[] ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>[] CONTRIBUTES TO AN HISTORIC DISTRICT</p>			
<p>STATEMENT OF SIGNIFICANCE: This is a well-preserved example of a popular style of late nineteenth century housing in Boulder. Notable details include the decorative shingles in the gable end and the ornamental trusses.</p> <p style="text-align: right;">CONTINUED? [] YES [x] NO</p>				
<p>REFERENCES: (BE SPECIFIC) Boulder County Assessor records; Sanborn insurance maps; Boulder City Directory, 1898, 1901, and 1913; Boulder Daily Camera biographical files; and Boulder Genealogy Society, Index to U.S. Census, 1900.</p> <p style="text-align: right;">CONTINUED? [] YES [x] NO</p>				
<p>SURVEYED BY: L. Simmons/C. Whitacre AFFILIATION: Front Range Research Associates Inc. DATE: June 1989</p>				

Attachment B: Application and Plans



September 8, 2016

CITY OF BOULDER HISTORIC PRESERVATION

RE: Application Number: HIS2016-00213
Job Site Address: **541 MARINE ST**

Related City of Boulder Active Applications:

Remodel + Addition of Primary Structure:	HIS2016-00036+PMT2016-02611
Solar PV on non-contributing Accessory Structure:	HIS2016-00164
Administrative Setback Variance:	ADR2016-00054

Introduction

This application is being submitted in support of the demolition of a non-contributing accessory structure and the subsequent new-construction of over 340 sq.ft. of free standing construction within the boundaries of the Highland Lawn Historic District.

The non-contributing accessory structure at 541 Marine Street first appears on Zoning Surveys and Assessors reports in 1973, with no mention of it prior to this date. According to a survey dated May 15, 1972, only one structure exists at 541 Marine Street. In the 2005 survey and designation of Marine Street, this accessory building was not found to be a contributing structure to the Highland Lawn Historic District (the historic primary structure at 541 Marine Street is a contributing Queen Anne home, built around 1900).

The accessory structure is rustic in nature, constructed in rough vertical board + batten siding, non-stained or sealed and has experienced deterioration of the building envelope. This deterioration is evident by the large gaps in the exterior siding, water damage to interior beams and general wear and tear. The interior structural system of the building has also been altered, to make adjustments for a modern garage door (per a previous owner) and was done so at the expense of structural floor joists and wall framing systems.

Given that the defined period of significance for the Highland Lawn Historic District is 1884 thru 1925, and that the garage does not reflect the architectural style of this district during that period, it is our feeling that this accessory structure is not part of the character defining style of this district. Additionally, in the Highland Lawn Historic District, Alley's are not considered significant historic elements of the district, due to the relatively low number of buildings from the period of interest. Many of our design considerations are sensitive to this

as well as a reduced roof slope, contribute to the proposed structure feeling appropriate as has been designed.

As it relates to the General Design Guidelines, our proposed new construction adheres to them as follows:

7.2.1 It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree. It is our belief that the proposed accessory structure design will not detract from the primary building character, and in fact will be complementary and provide more design consistency to the site. Due to the uncharacteristic narrowness (in the Highland Lawn Historic District) of this lot at 40' wide, visibility to the rear of the property from Marine Street is virtually impossible. There are no mature trees that will be affected with this new construction.

7.2.2 New garages and accessory buildings should generally be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site. See 10.3.3 and 10.3.4 above for compliance and design consideration to this effect.

7.2.3 Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways. The proposed structure is set back from the alley a distance of 12', and the Alley is 10' wide. This design consideration is also weighed with provision 7.2.4 (below) and 10.3.3 (above) to balance open space while still maintaining the garage at the rear of the lot.

7.2.4 Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area. Backyard play space was a very important consideration for the owners at 541 Marine Street. It is our belief that the proposed design addresses this concern and is sensitive to private open space found within the Highland Lawn Historic District.

7.2.5 New accessory structures should take design cues from the primary structure on the site, but be subordinate to it in terms of size and massing. The proposed structure is complementary in both exterior material (siding, trim, soffit, window material) and color to the primary structure, while still maintaining a subordinate nature. Scale and ornamentation in the accessory structure have both been reduced.

7.2.6 New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate. See 10.3.5 and 10.3.6 above for compliance and design consideration to this effect.

7.2.7 Roof form and pitch should be complimentary to the primary structure. The proposed roof pitch for the accessory structure is 8:12 (dormer is 3:12). The existing (and addition) roof pitch are 12:12 (dormers are 5:12). It is our feeling that an 8:12 garage pitch is complementary to the primary structure and also aids in reducing the scale of a modest accessory structure and helps in keeping this structure secondary to the main structure.

statement and consider the impact of the new garage regarding visibility from Marine Street (which for this particular 40' wide property, is extremely limited).

We propose with this application, and consistent with the Highland Lawn Historic District Guidelines and the General Design Guidelines, that the non-contributing accessory structure be demolished and a new accessory structure be constructed.

This proposal also requests the installation of a 4.02 kw PV Array on the east roof face of the new garage. A lower slope roof on the east maximizes the energy return of the panels while also minimizing visibility from neighboring lots, Marine Street and Turner Alley. This energy efficient requirement is part of the required HERS rating for Building Permit PMT2016-02611 and has previously been approved, with regard to panel size, style and mounting rack, with HIS2016-00164.

It is our understanding that when the General Design Guidelines and the Highland Lawn Historic District Guidelines are in conflict, the District specific Guidelines take precedence.

Demonstration of Compliance

As it relates to the Highland Lawn Historic District, our proposed new construction adheres to the District Guidelines in the following manner:

10.3.1 It is highly recommended, though not required, that contributing accessory buildings be treated consistent with the guidelines of Section 7.1 of the *General Design Guidelines*. See Below

10.3.3 The construction of new accessory buildings should occur only at the rear of the lot, taking access from the alley when possible. The proposed design is consistent with this guideline. The structure is proposed at the rear of the lot and takes vehicular access from Turner Alley.

10.3.4 In general, new accessory buildings constructed in the district should be modest in scale and detailing and clearly secondary to the primary building on the lot. The proposed accessory structure is 1 story in height and is set 3'-5" lower on the site than the primary structure, due to sloping grade. Additionally, detailing, while complementary to and taking cues from the primary structure, is modest, simple and clearly secondary to the primary residential structure.

10.3.5 Two-car garages are appropriate, when scaled and located consistently, from the rear of the alley, with other garages in the district. The proposed design is scaled consistently with other accessory structures in the district and exhibits a lower roof slope than the primary structure to reduce the overall roof pitch, roof visibility and overall scale of the structure.

10.3.6 One and one-half story garages are appropriate, so long as they are lower than the primary building on the lot. The proposed garage is indeed lower on the lot than the primary structure, due to existing grade sloping down to the north. This natural occurrence,

7.2.8 Accessory structures should be simpler in design and detail than the primary building. See 10.3.4 above for compliance and design consideration to this effect.

7.2.9 Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. The proposed accessory structure is intended to match the primary structure in terms of exterior materials. Siding will be painted cedar (both horizontal siding and shingle siding) to match the primary structure, trim will be painted wood and doors and windows will be painted wood. Asphalt roof shingles on the new structure will match the primary structure.

7.2.10 Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures. It is our belief that the proposed design has taken this guideline into consideration and has reduced the scale of proposed windows and window detailing. The proposed patterning does consider the approved window pattern approved in HIS2016-00036 and aims to create consistency and relationship between the primary and secondary structure.

7.2.12 Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material, and two smaller doors may be more appropriate than one large door. The proposed design has taken this guideline into consideration and proposed a garage door design that complements the scale of the proposed garage, while meeting the modern needs of a garage accessory structure. The garage door material is proposed to be painted wood with glass inserts. In consideration of the Highland Lawn Historic Guidelines, our design has also taken into account that this structure will only be visible from Turner Alley, not from Marine Street.

7.2.13 It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance. It is our feeling that the proposed design does no such thing. The proposed garage accessory structure is intended to have a consistent and complementary architectural relationship to the primary structure, while maintaining function. There has been no intention to create a false historical appearance with the proposed design.



GARAGE - NORTH ELEVATION



GARAGE - WEST ELEVATION



GARAGE - NORTH/WEST CORNER ELEVATION



GARAGE - EAST ELEVATION



architecture, planning,
green consulting, interior
design

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F. 303.447.1101

King House Remodel

EXISTING SITE PHOTOS - GARAGE EXTERIOR

09/08/16



GARAGE DETAIL - NORTH WALL



GARAGE DETAIL - NORTH WALL BASE



GARAGE - SOUTH ELEVATION



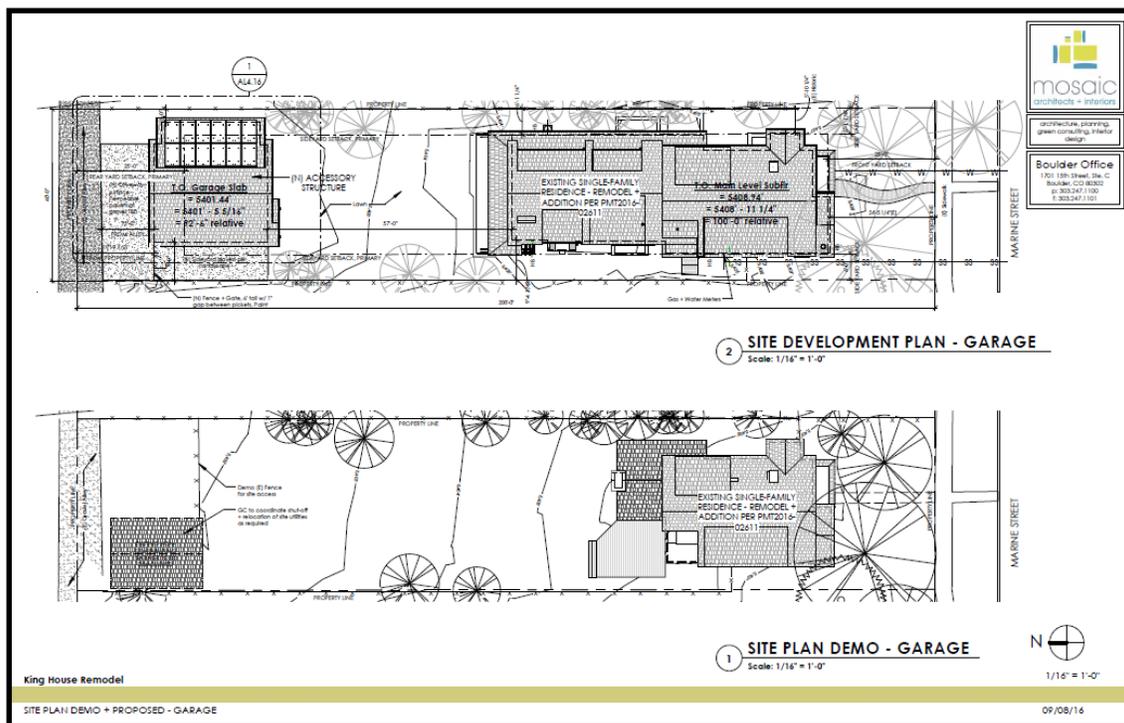
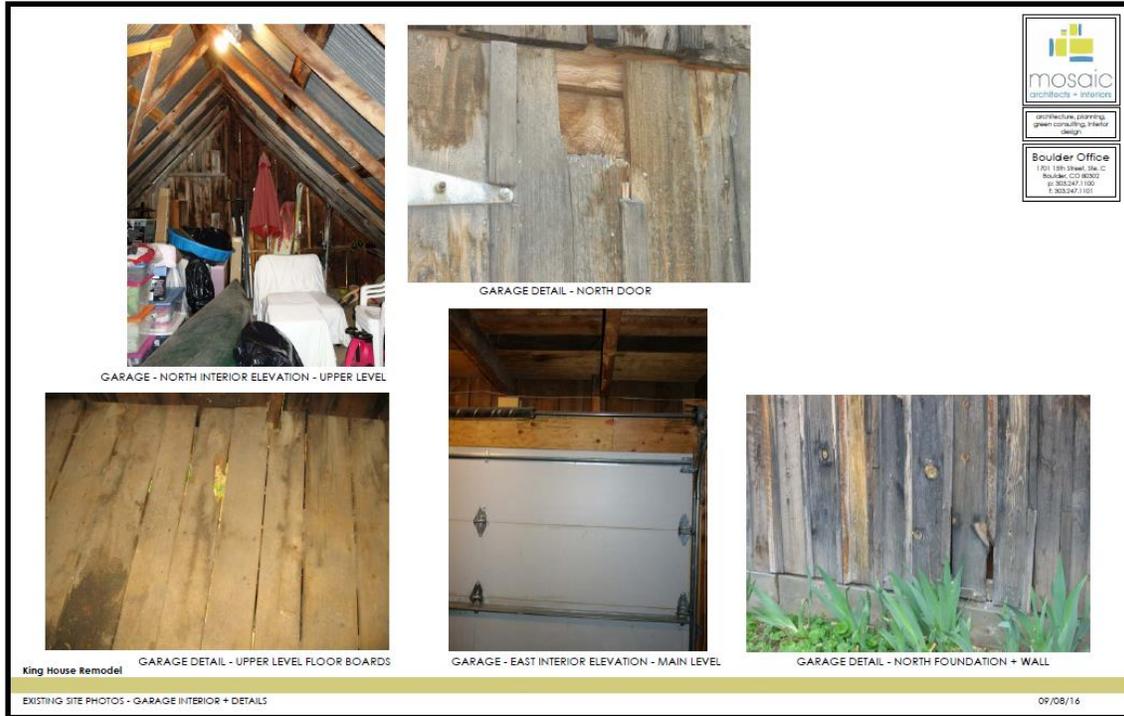
architecture, planning,
green consulting, interior
design

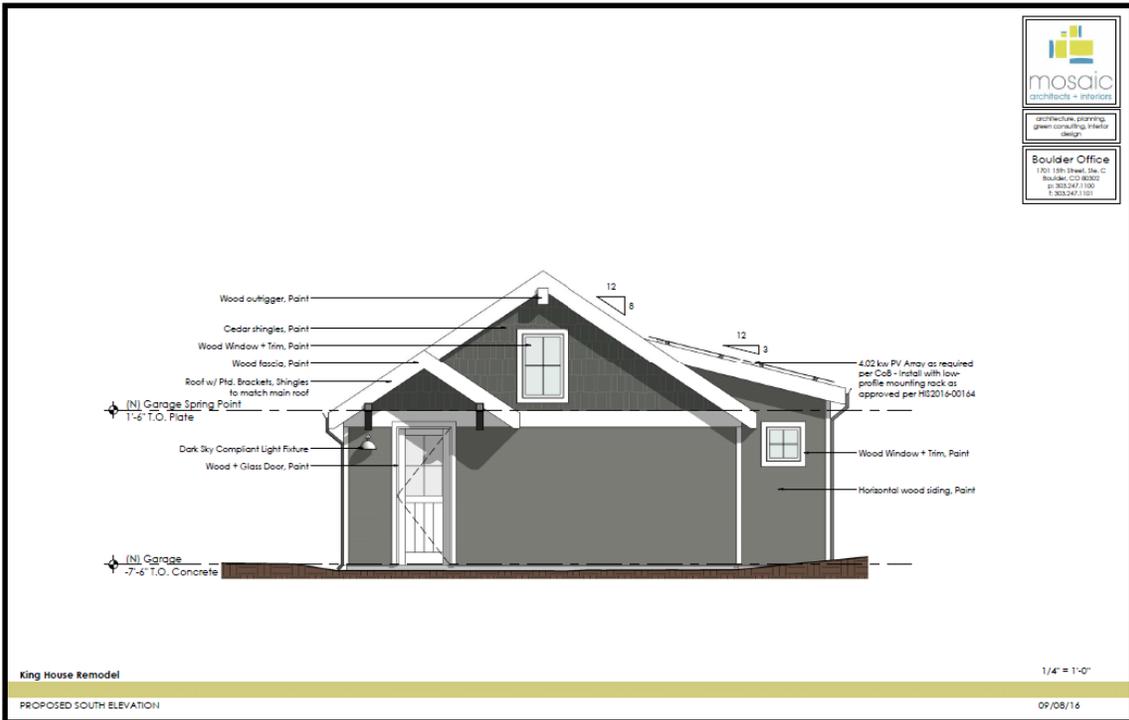
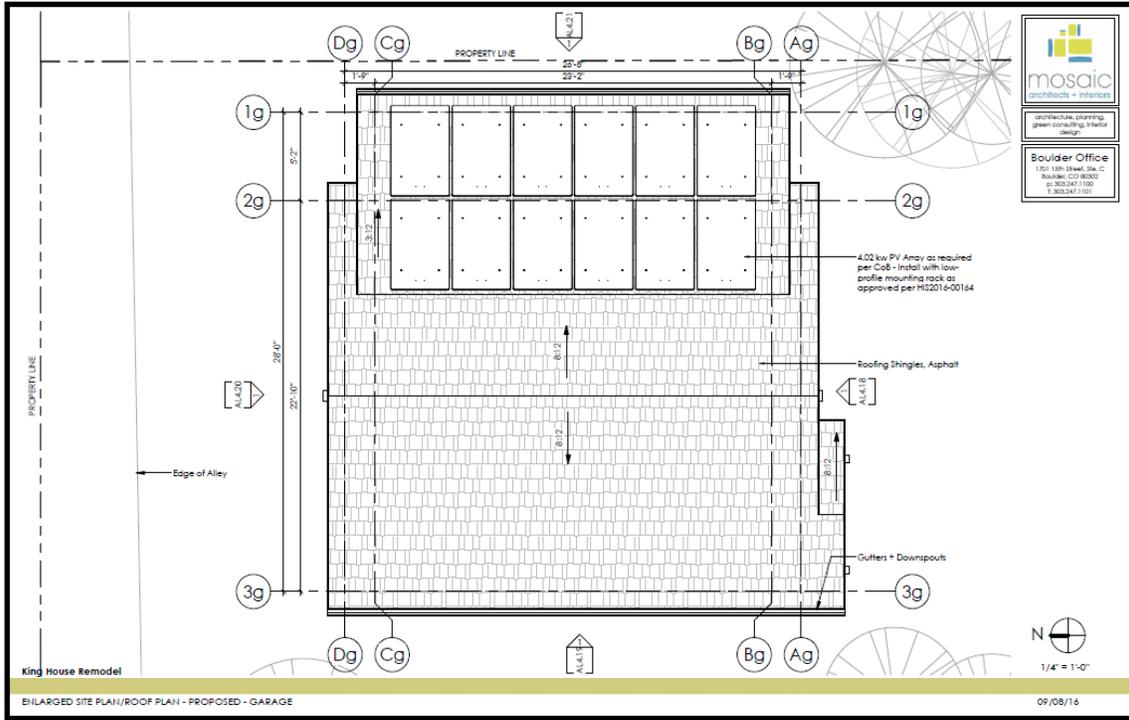
Boulder Office
1101 13th Street, Ste. C
Boulder, CO 80502
P. 303.447.1100
F. 303.447.1101

King House Remodel

EXISTING SITE PHOTOS - GARAGE EXTERIOR

09/08/16

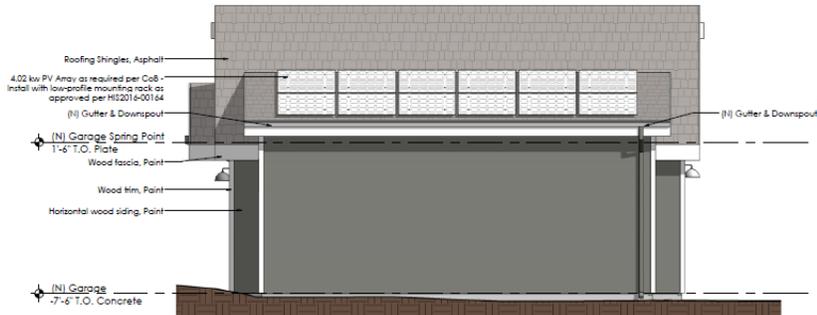






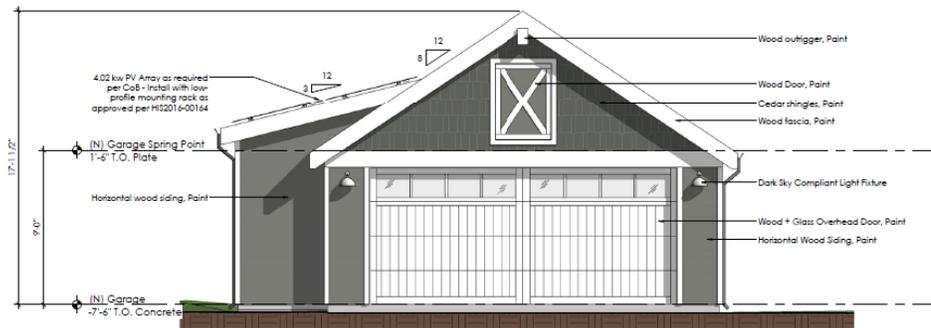
King House Remodel
 PROPOSED WEST ELEVATION

1/4" = 1'-0"
 09/08/16



King House Remodel
PROPOSED EAST ELEVATION

1/4" = 1'-0"
09/08/16



King House Remodel
PROPOSED NORTH ELEVATION

1/4" = 1'-0"
09/08/16



mosaic
 architecture + interiors

architecture, planning,
 green consulting, interior
 design

Boulder Office
 1701 18th Street, Ste. C
 Boulder, CO 80502
 P: 303.247.1100
 F: 303.247.1101

1 **LANDMARKS EXT 3D - GARAGE FROM ALLEY**
 Scale:

2 **LANDMARKS EXT 3D - GARAGE FROM HOUSE**
 Scale:

King House Remodel
 3D VIEWS - GARAGE

09/08/16



mosaic
 architecture + interiors

architecture, planning,
 green consulting, interior
 design

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 Boulder, CO 80502
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King House Remodel
 EXISTING SITE PHOTOS - FROM MARINE STREET

09/08/16

Asphalt Shingles, Typ.:
Owens Corning
Estate Gray



Shingles + Siding @ Addition:
Benjamin Moore HC-167
Amherst Grey

Exterior Trim, Typ.:
BM White Dove



KING RESIDENCE
 541 MARINE STREET
 EXTERIOR MATERIALS LIST - GARAGE

September 8, 2016

- See drawings and images for details
- All colors + materials to match (E) house and (N) addition as approved per HIS2016-00036
- Photovoltaic Array + Mounting Racks as approved per HIS2016-00164

PITCHED ROOFS:	(N) Asphalt Shingles Typical, Owens Corning TruDefinition Duration Shingles or equal, Quarry Grey
EXTERIOR WALLS	
HORIZ WD. SIDING:	(1 x 4 1/2") Paint
HORIZ SIDING:	1 x 6 Wood, Shiplap, 1/8" reveal, Paint
SHINGLES:	Panelized Cedar, Keyway Style w/ Even Butt Edges, Paint
PAINT COLORS	
SHINGLES:	BM HC-167, Amherst Grey
SIDING:	BM HC-167, Amherst Grey
WINDOW TRIM:	BM White Dove
WINDOWS AND GLASS DOORS:	Marvin Wood or equal, White
EXTERIOR WINDOW AND DOOR TRIM:	Wood, Paint
FASCIA:	Wood, 1 x 10, Match window Trim color
SOFFIT:	Wood, Paint, Match Window Trim color
GUTTERS, DOWNSPOUTS AND FLASHING:	Square profile, Metal, White
MAN DOOR:	Wood + Glass, Paint, BM White Dove
GARAGE DOOR:	Insulated Garage Door w/ Glass + Painted Wood Paneling, BM White Dove

MEMORANDUM

October 5, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit application for the house located at 2334 14th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00191).

STATISTICS:

1. Site: 2334 14th St.
2. Date of Construction: c. 1900
3. Zoning: RMX-1
4. Existing House Size: 2,194 sq. ft. (approx.)
5. Lot Size: 6,016 sq. ft. (approx.)
6. Owner/Applicant: Alexander J. Brittin / Bob Von Eschen

STAFF RECOMMENDATION

The Planning, Housing and Sustainability (PH&S) staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 2334 14th St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to further analyze information on the condition of the buildings.

A 180-day stay period would expire on January 29, 2017.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends that prior to demolition the following be submitted to Planning, Housing and Sustainability (PH&S) staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property; and
2. Color medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY

On June 17, 2016 the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for the house at 2334 14th St. The building is not located within a designated local historic district but is over 50 years old. In 1988, the Landmarks Board recognized the building as a Structure of Merit. The proposed work meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On June 29, 2016, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

PURPOSE OF THE BOARD’S REVIEW

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 requires review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (August 8, 2016, when the Landmarks Board fee was paid) and expire on January 29, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The approximately 2,194 square foot brick terrace building sits on a 6,016 square foot lot, located on the east side of 14th St. between High St. and Mapleton Ave. The lot has a significant slope down towards the southwest and is located within the identified potential local and national Whittier Historic District. It was recognized as a Structure of Merit by the City of Boulder Landmarks Board on September 6, 1989 as a good surviving example of a turn of the twentieth-century Terrace Building.



Figure 1. Location Map showing 2334 14th St.



Figure 2. West Elevation (façade), 2334 14th St., 2016.

The Terrace building type, is a distinctive residential form of architecture quite common in Colorado at the turn of the twentieth century. Typical of the Terrace form, the building is rectilinear in plan, features a flat roof and a full-width front porch. The house is constructed of brick and features a tall parged stone foundation that has been

remodeled into a walk-in basement unit. The upper floor is divided into two identical units with mirrored floor plans and flanking front transom topped doors providing entrance from the front porch. Two large one over one, double-hung wood windows are located on either side of each door, each flanked by a single black wooden shutter. Access to the shed-roof porch is provided from the side (north) by a wooden stair with metal railing. The porch has been partially enclosed with plywood sheets and fabric awnings. Access to the basement unit is via two wooden doors at the base of the front façade, one of which appears to have been covered by a plywood panel.



Figure 3. East Elevation (rear), 2334 14th St., 2016.

The northeast (rear) elevation is covered by a deteriorating wooden frame addition, that is partially roofed with translucent plastic sheathing. The addition wraps approximately 26' along the southeast (side) elevation of the original brick building, forming a covered porch. The side door of the southeast unit opens into this porch, and this unit also has a door at its rear opening into the shed.



Figure 4. South Elevation, 2334 14th St., 2016.



Figure 5. North Elevation, 2334 14th St., 2016.

Window and door openings on the original portion of the house are crowned with segmentally arched brick voussoirs and visually supported by a protruding brick stretcher course which runs around the perimeter of the building. There are four

matching windows on each side elevation, three large double-hung wood windows and one small wood window near the rear. All of the front and side windows are supported by, now painted, sandstone sills. Two rear windows on the southeast side have been covered by the frame porch.



Figure 6. North Window, 2334 14th St., 2016.

The façade of the building's features ten courses of finely detailed decorative brickwork and projecting corner brick corbels. The brick walls are laid in stretcher bond, and have been painted white on all elevations, while the roof is clad in EPDM membrane roofing



Figure 7. Decorative parapet detail.

Alterations



Figure 8. 2338, 2334, and 2330 14th St., c. 1900. Photo courtesy of Boulder Public Library.



2338, 2334, and 2330 14th St., 2016.

In large, the house at 2334 14th Street is intact to its historic construction as evidenced in the c.1900 photograph (Figure 8). The most obvious changes to the building from this view are alterations to the front porch including relocation of the stair from the front, removal of the denticulated porch gable, and removal of decorative railing barge boarding.

Remodeling of the basement into a living unit appears to have occurred in two stages, with a bedroom added in 1947, followed by a kitchen the following year. A concrete footing was inserted under the foundation and the stone foundation parged with concrete in 1953, followed by the reconstruction of the front porch in 1956. In 1962, the building was re-roofed in shingles, which were replaced with the current EPDM roofing membrane in 1986.

At some point between 1979 and 1984, the wood frame shed was constructed behind the main house. The covered porch connecting the shed and main house was added sometime later. Since that time, the front porch has been haphazardly repaired with a mix of plywood and MDF panels, with its lower section being entirely enclosed. At least three original double-hung windows survive on the north elevation, while the two large hung windows on the front porch are also likely original. Several of the original sash have been replaced with wood windows in existing wood frames on the south face, though this appears to have occurred sometime ago. Evidently, two wood shutters which would have matched the single surviving shutter on each window were removed.

Condition

The applicant describes the condition of the building in a letter dated August 2, 2016. He states that the foundation and load bearing walls show significant lateral movement and cracking, such that the wall is over 6" offset from the foundation in some areas. All exterior window and door openings have structural failures requiring repair. Staff did observe deflection of the upper part of the south wall and some active structural cracking though it appears the observed deflection primarily occurred prior to the 1950s repairs.

The applicant observes that the foundation has many fractures through its stucco finish around the entire building perimeter and that wall movement has damaged plumbing and roof flashings, leading to interior water damage. Portions of the rubble stone foundation are spalling. Many of the materials used in the alterations to the front porch are not exterior-grade, and would require replacement. The porch roof has non-code compliant framing and wooden shingle cladding. *See Attachment F: Applicant's Materials.*

Cost of Repair or Restoration

In a set of condition photos submitted to city staff, the applicant provides an estimated cost of repair for the foundation to be \$233,588. *See Attachment F: Applicant's Materials.*

Structure of Merit Recognition

The Landmarks Board recognizes buildings and sites that have architectural and/or historic merit as Structures of Merit. Properties are either nominated by the property

owner or by the Landmarks Board. Structure of Merit recognition is honorary and does not provide protection or regulation. See Attachment G: Structure of Merit Records.

Following the historic building inventory survey of the Whittier neighborhood in 1988, the Landmarks Board recognized seventeen identified terrace style buildings in Boulder, including the building at 2334 14th St., as Structures of Merit. Two buildings, 2010-14 19th St. and 1911-15 Pearl St., have been individually landmarked. Two others, 2535-37 5th St. and 1815-21 17th St., are located within the boundaries of local historic districts. The terrace building at 1433-35 13th St. was demolished since 1989.

The 1988 Landmarks Preservation Advisory Board Memo includes the following description of 2334 14th St.

Address: 2334-36 14th St.

Architectural Significance: Brick construction, duplex with a shared porch covered by a lean-to roof supported by wood columns Segmentally arched window and door openings. Corbelled brick cornice with corner brick finials.

1929

Assessor Card: Owner A.H. and Beatrick Mae Dean

Lot 2 less 40 ft and 30 ft Lot 3, Block 10, North

Brick, stone foundation, $\frac{3}{4}$ basement, later $\frac{1}{2}$ tar and gravel roof, soft floors, plaster interior no garage

Dimensions: 30 x 47 $\frac{1}{2}$

Front porch remodeled on 5/29/1957

One bedroom each side.

Occupants

1913 City Directory

2334 Paul H. Noah (Kathryn R.)

2336 C.F. Seitz (Nellie O.) Boulderado Cleaning and Pressing and Seitz Bros.



Jennie P. and Charles Russell, N.D. Photo Courtesy of Boulder Carnegie Library.

PROPERTY HISTORY

This Terrace Duplex was part of a complex known as Luxor Terrace Apartments, built by prominent Boulder pioneer and civil engineer Charles A. Russell.¹ He was born in Sommerville, Massachusetts on November 9, 1850² earned a Bachelor of Arts from Tufts College in Massachusetts in 1872, and earned a degree in civil engineering in 1873.³ For the next decade he worked for the United States Coastal Survey Department conducting survey work along the east coast and along the lower reaches of the Mississippi River.⁴ He moved to Boulder in 1883,

where he met and married Jennie Phelps, a schoolteacher, in 1888.⁵

Jennie Phelps Russell, daughter of Henry Phelps, born on August 7, 1856.⁶ She moved to Boulder in 1882 after being impressed by the city while visiting her sister, and soon obtained a position as a schoolteacher. Her husband, Charles, continued his career in civil engineering in Boulder, holding city and county engineering positions and becoming deputy United States Mineral Surveyor for the Boulder district, as well as serving on the Boulder City Council for many years.⁷ He also founded the Boulder Pressed Brick Company and was involved in platting the North Boulder Addition to Boulder.⁸ Jennie Russell's obituary notes that, "Shortly before his death Mr. Russell built 3-double brick terraces on 14th Street near High which Mrs. Russell has been managing since."⁹ Charles Russell died on August 6, 1900, at the age of 49, due to complications from an appendectomy.¹⁰ This places the construction of this house, and its twin, 2030

¹ Daily Camera, "Mrs. Jennie Russell, Pioneer of Boulder, Dies this Morning." June 21, 1934; Boulder Herald, "C. A. Russell's Death." August 8, 1900.

² Boulder Herald.

³ Ibid.

⁴ Ibid.

⁵ Ibid.; Daily Camera, June 21, 1934.

⁶ Daily Camera, June 21, 1934.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Boulder Herald.

14th St., around late 1899-early 1900. It is very likely they are constructed with brick from Russell's own brickyard located nearby. The address first appears in the city directories in 1901, when Ira D. and Callie E. Scott were the listed residents. Ira was a dentist. Jennie Russell continued to oversee the apartments until her death on June 21, 1934. Through this time, city directories show the property occupied by a variety of short-term, rental occupants, none of whom remained at the property for more than five years.

Austin Phelps Russell, Jennie and Charles' son, took over the property upon his mother's death. Born in Boulder in 1892, he attended Boulder public schools and the University of Colorado, from which he graduated with an engineering degree in 1913.¹¹ He launched his engineering career by working as an assistant engineer with the Mount Whitney Power and Electric Co. in Visalia, California, before becoming a ranger and surveyor for the U.S. Forestry Service in Colorado and Wyoming.¹² He served with the 23rd engineers during the First World War, and saw action in the 1918 Argonne offensive which ended the war.¹³ Following Armistice, he again worked for the United States Forest Service and as a city engineer for Rock Springs, Wyoming, before being appointed assistant state engineer of Wyoming in 1939, moving to Cheyenne to accept the position.¹⁴ He sold the property at 2334 14th St. to Leonard N. and Marine L. Blystad in 1944, and died in Cheyenne at the age of 60 on January 21, 1952.¹⁵

The property then changed hands six times between 1944 and 1946, before it was purchased by Warren E. and Myrtle S. Nord in 1949. During this time, the lower unit was renovated into a third living space, with a bedroom added in 1947 followed by a kitchen in 1948. The Nords sold the property to Alton H. and Beatrice M. Dean in 1958, who owned the property until 1967, when H. M. and F. E. Doty acquired it. They in turn sold it to Wesley E. and Janine R. Brittin in 1976, whose family trust granted the property to its current owner, Alexander J. Brittin, in 2016. Through all these owners, city directories indicate the property remained an apartment triplex, and was rented out to a variety of short-term rental residents, ranging from chemical plant workers, to university students, to retirees.¹⁶

¹¹ Boulder Daily Camera, "Austin P. Russell, Wyoming Engineer, Dies in Cheyenne"

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Boulder County Public Records; Polk Boulder City Directories.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property potentially eligible for designation as an individual landmark, however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 2334 14th St. meets historic significance under criteria 1, 2, 3, 4 and 5.

1. Date of Construction: c. 1900

Elaboration: This house was likely constructed shortly before its builder's death in 1900, making it a significantly early addition to this area of Boulder.

2. Association with Persons or Events: Charles A. Russell

Elaboration: This house was built by Charles A. Russell, a prominent local engineer, industrialist, and citizen who served as the deputy United States Mineral Surveyor for the district, served on the city council for several years, and founded the Boulder Pressed Brick Company.

3. **Development of the Community:** Early multifamily rental complex
Elaboration: This house was constructed as part of a complex of three rental properties built c. 1900, making it both an early development in North Boulder and an unusually early example of the rental-focused properties that would eventually become common in Boulder.
4. **Recognition by Authorities:** Boulder Survey of Historic Places, 1988; City of Boulder
Elaboration: In the 1988 survey, Front Range Research Associates, Inc. noted that, despite moderate alterations, the house retains enough significance to be contributing to the Whittier potential historic district. On September 6, 1989, it was designated a Structure of Merit by the City of Boulder's Landmarks Preservation Advisory Board, as a significant example of early multifamily housing.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 2334 14th St. meets historic significance under criteria 1, 2, 4, and 5.

1. **Recognized Period or Style:** Terrace
Elaboration: Terrace s brick houses are an uncommon typology, mostly unique to Colorado. Despite its remodel from a duplex to a triplex and changes to the front porch and a rear addition, it retains substantial historic integrity surviving as a significant example of Terrace housing in Boulder .
2. **Architect or Builder of Prominence:** Charles A. Russell
Elaboration: This house survives intact as part of a rental complex constructed by prominent Boulder citizen Charles A. Russell in about 1900.
3. **Artistic Merit:** The brickwork including decorative brickwork, corbels, finials, parapet and running brick course reflect a high level of masonry craftsmanship.
4. **Example of the Uncommon:** Terrace Style
Elaboration: The Terrace House is relatively uncommon, though distinct variant of architecture in Boulder, and characteristic of like houses constructed at the beginning of the 20th century in Colorado.
5. **Indigenous Qualities:** Locally made brick
Elaboration: Charles A. Russell, who built this house, was also the founder and proprietor of the Boulder Pressed Brick Company. It is very likely that he used brick from his yard in the construction of this house and its twin at 2330 14th St.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 2334 14th St. meets environmental significance under criteria 2, 4, and 5.

1. **Site Characteristics:** None observed

2. **Compatibility with Site:** Well-scaled and appropriate to site

Elaboration: This 2,194 square foot house is appropriately scaled to its 6,016 square foot lot, and allows three family occupancy while retaining a substantial street setback and sizable back yard.

3. **Geographic Importance:** None observed

4. **Environmental Appropriateness:** Rental complex.

Elaboration: This house was built as part of a three building rental complex along with the house at 2340 14th and the house at 2330 14th, which is a twin of this building. The survival of all three in a relatively intact state adds to their significance as part of a historically significant early rental complex in North Boulder.

5. **Area Integrity:** Whittier Potential Historic District

Elaboration: The 1988 historic resources survey found that this house is contributing to the character of a potential historic district in the Whittier neighborhood.



CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE

NEIGHBORHOOD: The Whittier neighborhood is characterized by small, single family or duplex residential houses dating to a variety of periods, with the majority constructed c. 1890-1930. This building contributes to this small scale residential character.

CRITERION 3: CONDITION OF THE BUILDING

The applicant notes that the rubble stone foundation of this building is unstable, and its movement has caused severe structural damage to the masonry and has severed drains and plumbing connections. He further notes that that many materials used on the rear

shed and front porch are non-code compliant and not exterior grade, and will thus require replacement. See Attachment F: Applicant's Materials.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The applicant estimates that foundation repairs will cost \$233,588. See Attachment F: Applicant's Materials.

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

THE BOARD'S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building. Section 9-11-23(h), B.R.C. 1981. A 180-day stay period would expire on January 29, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the building at 2334 14th St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

- Attachment A: Current Photographs
- Attachment B: Boulder County Tax Assessor Card c. 1946
- Attachment C: Historic Building Inventory Form
- Attachment D: Deed & Directory Research
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: Applicant Materials
- Attachment G: Structure of Merit Materials

Attachment A: Current Photographs



View from 14th Street, 2016.



West (front) elevation, 2016



Northwest corner, 2016



North (side) elevation, 2016



East (Rear) elevation, 2016



South (side) Elevation, 2016

Attachment B: Boulder County Tax Assessor Card c. 1946

36-1N-10
Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER: *Wm. G. H. Burtch, Mrs. Board*

HOUSE No. *2336* STREET *14th* CITY *Boulder*

LOTS *388, 309, 320, 321* BLOCK *10* ADDITION *West Boulder*

Year Constructed *1924* Est. Life in Years

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	<i>2175</i>	<i>19340</i>	
Cost per cu. ft.	<i>27</i>	<i>24</i>	
Total Cost	<i>\$ 58,625</i>	<i>\$ 463,560</i>	
Porch	<i>135</i>	<i>12.2</i>	
Garage			
Extras			
TOTAL	\$ 58,760	\$ 496.6	
% Obsolescence			
% Physical Dep.	<i>20</i>	<i>24.50</i>	
Net After Deducting Depreciation	<i>\$ 46,960</i>	<i>\$ 372.10</i>	
% Utility Dep.	<i>7.50</i>	<i>2.50</i>	
PRESENT VALUE	<i>\$ 43,660</i>	<i>\$ 367.10</i>	

DESCRIPTION	AMOUNT
Basement	<i>32.50</i>
Roof	<i>11.00</i>
Heating	<i>11.00</i>
Plumbing	<i>11.00</i>
Light	<i>11.00</i>
Priv. Garage	<i>11.00</i>
Barns or Sheds	<i>11.00</i>
State of Reps.	<i>11.00</i>
Local Imps.	<i>11.00</i>

Building Permit

Original Cost, Improvements Only

Additions and Betterments

Owner's Estimate of Present Value

Private Appraisal

Insurance

Mortgage

Monthly Rental

Advertised for Sale

Transferred in 1946 - *1925*

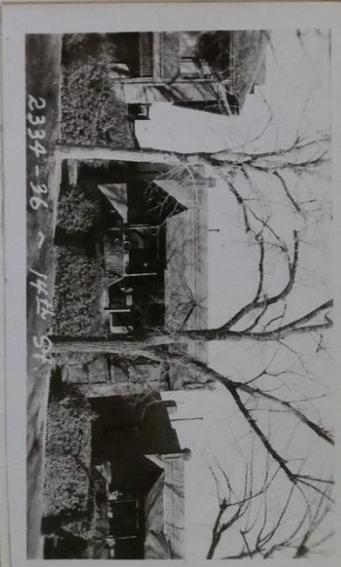
BUILDING PLAN

YEAR	ANNUAL ASSESSMENT		TOTAL
	LAND	IMPROVEMENTS	
1938	\$ 570	\$ 1130	
1939			
1940			
1941			
1942			
1943			
1944			
1945			
1946			
1947			

1956 570

2480

3060





Attachment C: Historic Building Inventory Form

978

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

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

HISTORIC BUILDING INVENTORY RECORD

: PROJECT NAME:	: CITY:	: STATE ID NO.:	58L2036
: Boulder Survey of Historic Places, 1988	: Boulder	: TEMPORARY NO.:	Not applicable

: CURRENT BUILDING NAME:	: OWNER:	Janine and Wesley Brittin
:	:	2425 Vassar Dr.
:	:	Boulder, CO 80303

: ADDRESS: 2334-36 14th St.	:
: Boulder, Colorado 80302	:

:	: TOWNSHIP	1 N.,	RANGE	70 W.,	SECTION	30,	1/4,	1/4
---	------------	-------	-------	--------	---------	-----	------	-----

: HISTORIC NAME:	: U.S.G.S. QUAD NAME:	Boulder, Colorado (1966; photorevised 1979)
------------------	-----------------------	---

: DISTRICT NAME: Not applicable	: ADDITION:	Boulder North	YEAR:	1873
:	: BLOCK:	10	LOTS:	2-3

: FILM ROLL NO.: BL-6	: NEGATIVE NO.:	34	: NEGATIVE LOCATION:	: DATE OF CONSTRUCTION:
: BY: Roger Whitacre	:		: City of Boulder Planning	: ESTIMATE: Ca. 1900 ACTUAL:
:	:		:	: SOURCE: Boulder County Assessor
:	:		:	: records

ATTACH PHOTOGRAPH HERE.

:	: USE:	
:	: PRESENT:	residence
:	: HISTORIC:	residence

:	: CONDITION:	
:	: [] EXCELLENT	[x] GOOD
:	: [] FAIR	[] DETERIORATING

:	: EXTENT OF ALTERATIONS:		
:	: [] MINOR	[x] MODERATE	[] MAJOR
:	: DESCRIBE:	Painted brick; stucco; new	
:	: basement level; porch alterations;		
:	: aluminum screen doors.		

: STYLE: Terrace	: STORIES:	1	: ORIGINAL SITE [x] MOVED []
:	:		: DATE(S) OF MOVE:

: MATERIALS: Brick	: SQ. FOOTAGE:	2194	: FIELD ASSESSMENT:
:	:		: [] ELIGIBLE [x] NOT ELIGIBLE

: ARCHITECTURAL DESCRIPTION: Brick terrace which has been remodeled	: DISTRICT POTENTIAL:	
: to add basement level units. Originally featured porch with	: [x] YES	[x] CONTRIBUTING
: central entrance (see 2330-32 14th St.). Flat roof. Brick	: [] NO	[] NON-CONTRIBUTING
: corbelling. Center doors with transoms. Double-hung windows	:	
: next to doors. Segmental arched windows on sides.	:	

:	: LOCAL LANDMARK DESIGNATION?	[] YES	[x] NO
:	: NAME:		DATE:

:	: ASSOCIATED BUILDINGS?	[] YES	[x] NO
:	: TYPE:		

: ADDITIONAL PAGES: [] YES [x] NO	: IF INVENTORIED, LIST ID NOS.:
------------------------------------	---------------------------------



Photo from Historic Building Inventory Record, 1988.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
	1901	Ira D. (Callie E.) Scott, dentist
Jennie P. Russell	1903	Mrs. Cooper
	1904	Not Listed
	1906	
	1911	Francis J. Reinert
	1913	P. H. Noah
	1916	H. W. Berkley
	1918	Myron Silcott
	1921	Arthur Brubaker
	1923	Mrs. Anna Zuckerman
	1926	Not Listed
	1928	A. J. Schafer
	1930	Vacant
	1932	Charles P. Stockdale
Austin P. Russell	1936	John P. (Eva A.) Bennet
	1938	
	1940	Vacant
	1943	Vacant
Leonard N. and Marie L. Blystad (2/23/44); Albert B. and Maude F. Pace (7/21/44); Charles W. V. Feigel (7/22/44)	1944	
Jack B. and Ruth G. Fawcett (2/4/46); Charles and Pearl Thornburgh (7/26/46); Harry V. and Fern E Gillette (11/12/46)	1946	Edward B. McBride (Wilma S.) Plant Manager, Watts-Hardy Dairy
	1949	Eugene L. Nookel
Warren E. and Myrtle S. Nord	1950	
	1951	Marvin F. Boone (Patricia A.)
Lloyd E. and Anna E. Bussert	1954	
	1955	Kenneth L. Ingram (Betty K.) Student, U of C
Tom C. Stanford (4/26/58); Alton H. and Beatrice May Dean (7/25/58)	1958	
	1960	Daniel J. McGrew (Carolyn S.), Manager Parkway Service
	1965	Joel Johnson, Retired
H. M. and F. E. Doty	1967	
	1970	Ronald I. Shall (Jem), Employee Arapahoe

		Chemicals
Wesley E. and Janine R. Brittin	1976	
Alexander J. Brittin	2016	

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: Applicant Materials

2334 14th Street
demolition narrative
rev 8-2-16
HIS2016-00191

Owner
Alexander J. Brittin
9136 Vendome Dr
Bethesda, MD 20817

project data
address 2334 14th Street
use residential, duplex
const. date 1920

Contractor
Von's 7 LLC
3445 Penrose Place, Suite # 230
Boulder, CO 80302
contact : Bob VonEschen
bolderbob54@gmail.com
303-668-7620 (cell)

Proposed demolition

100% demolition of an existing 1 story brick home built in 1920. The demolition is also to include removal of an existing attached shed and covered patio area.

Floor Area Of Existing Structures (to be removed)

first floor above ground, finished, circa 1920	1410 sq ft
basement, 100% below grade	784 sq ft
covered porch area	110 sq ft
attached shed, circa 1989	198 sq ft

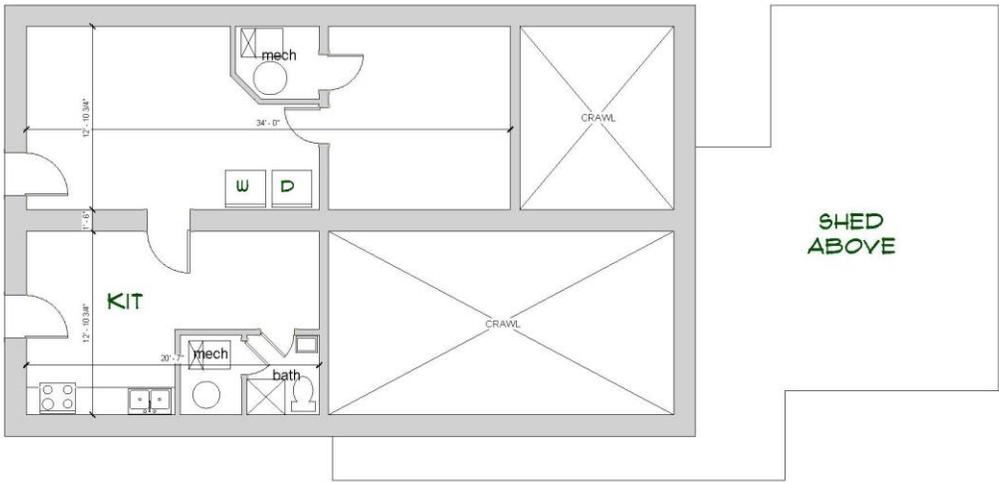
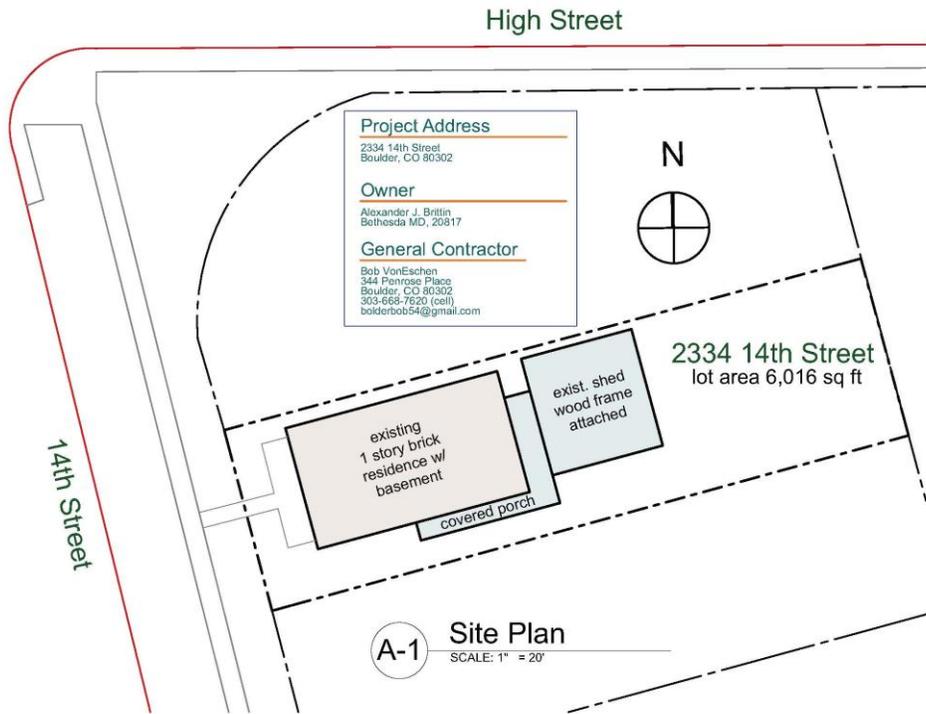
total proposed demolition 2503 sq ft

Field Observations

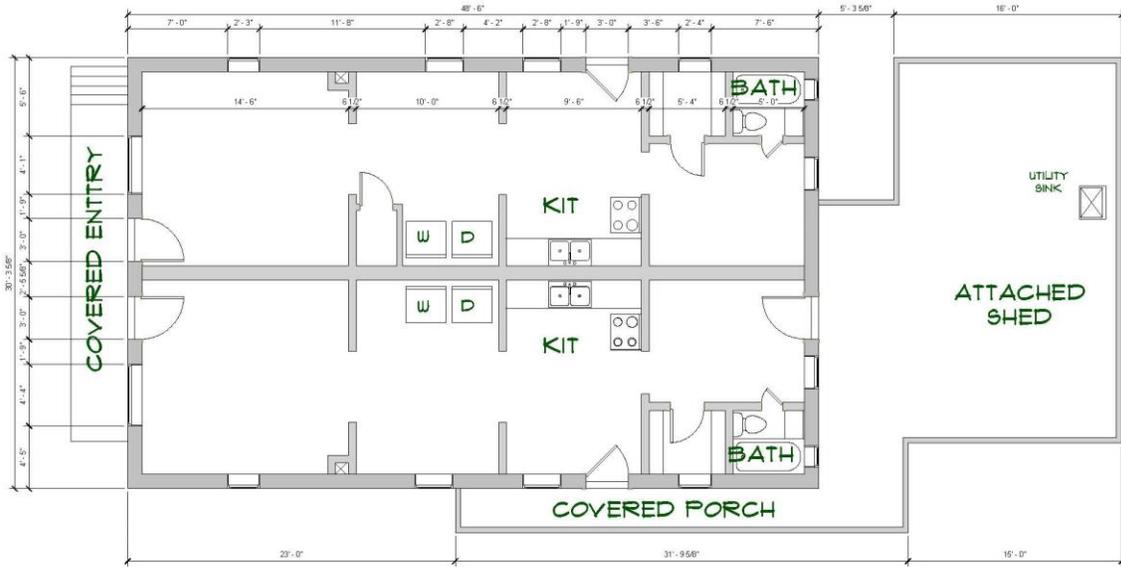
The existing historic portion of the building is a one story brick structure over a stone rubble foundation. The structure is built on a steep hillside in an area known to have unstable soils.

The existing building is in very poor condition and in need of immediate repair. The unreinforced stone foundation and load bearing brick walls above show significant lateral movement and cracking. In several locations the brick wall has bulged over 6" in the horizontal plane and no longer aligns with the foundation below. ALL of the 20 exterior brick openings show signs of structural failure in the headers and/or sills and require repair. The foundation has significant cracks migrating through the stucco finish at approximate 5' intervals for the full perimeter that is observable. Excessive movement of the building has pulled pipes from the floor and cause most roof flashings to fail. This has resulted in significant water damage. Portions of the stone foundation visible behind the stucco show spalling and have 2"-3" thick flakes peeling from the surface. On the primary elevation, almost all of the original front porch front steps, railings and turned wood columns have been removed and replaced with substandard material not suitable for exterior use. Only 2 of the original seven windows on the South side (secondary elevation) have survived. Estimated cost to correct the unstable foundation (not including required repairs to the damaged brick) is over 71% of the buildings value*. This building does not represent a unique example of early Boulder architecture, I found 6 similar structures within 6 blocks of our project.

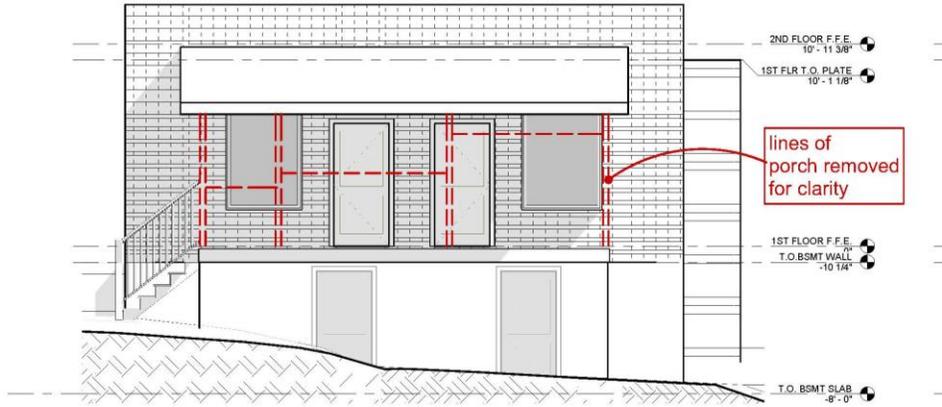
* based on assessed structure value per 2016 Boulder County Tax Records



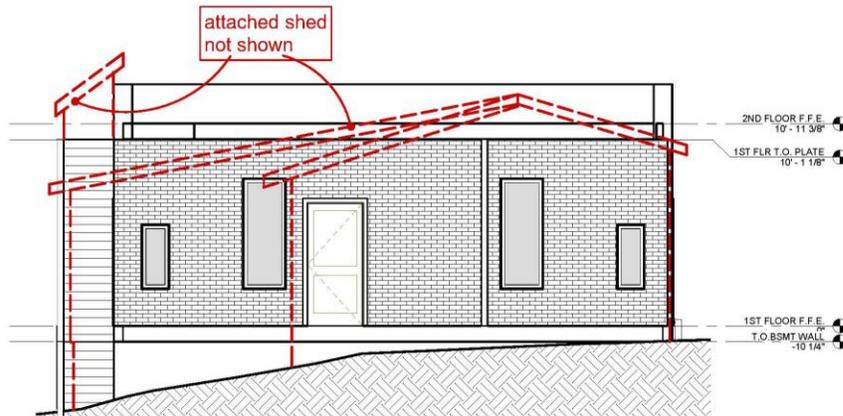
2 2334 14th St: Exist. Basement Plan
SCALE: 1/8" = 1'-0"



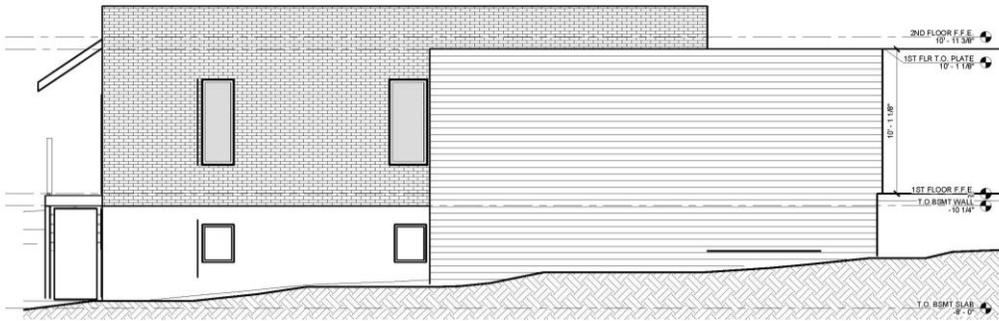
3 2334 14th St: Exist. Main Floor Plan
 SCALE: 1/8" = 1'-0"



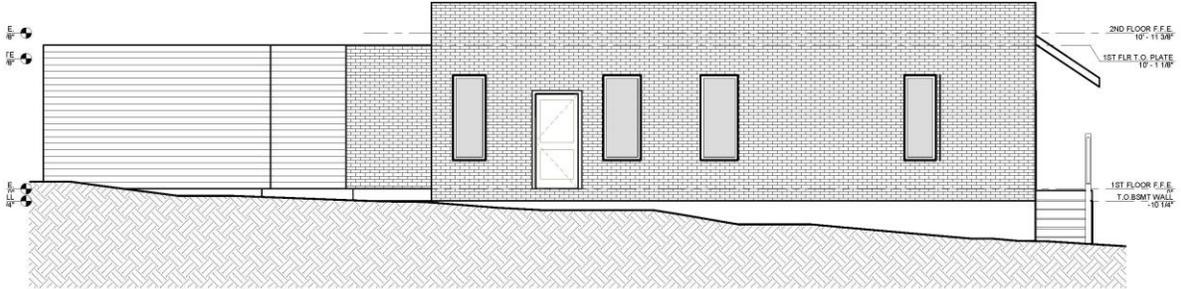
4 West Elevation
 SCALE: 1/8" = 1'-0"



5 East Elevation
 SCALE: 1/8" = 1'-0"



6 South Elevation
SCALE: 1/8" = 1'-0"



7 North Elevation
SCALE: 1/8" = 1'-0"



photo 7: windows



photo 8: windows



photo 9: foundation



photo 10: window



photo 11-12: window & door



photo 13: window

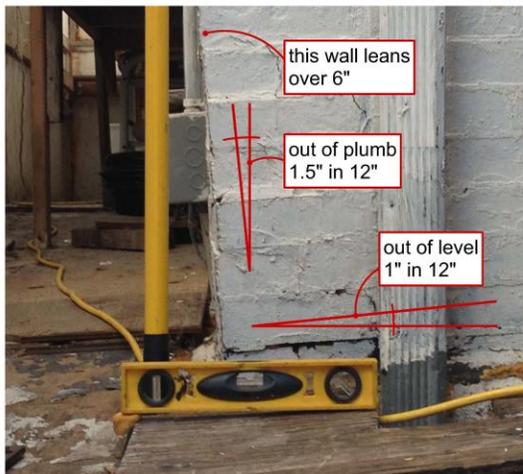


photo 13: brick not plumb or level

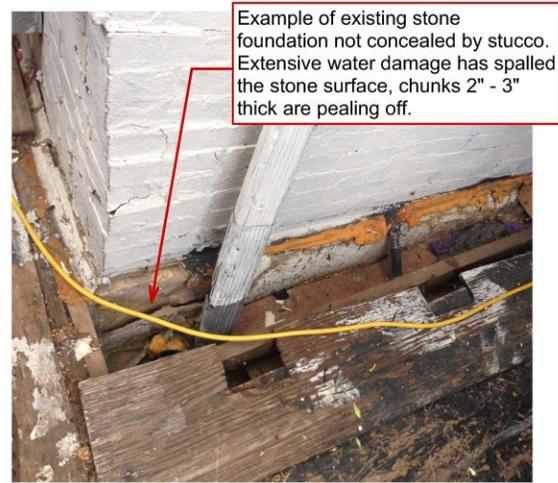


photo 14: typical fnd. damage



original window missing, opening filled with 3050 door

photo 15: window opening



structural failure of brick at sill & header

photo 16: window opening



structural failure of brick at sill & fnd below

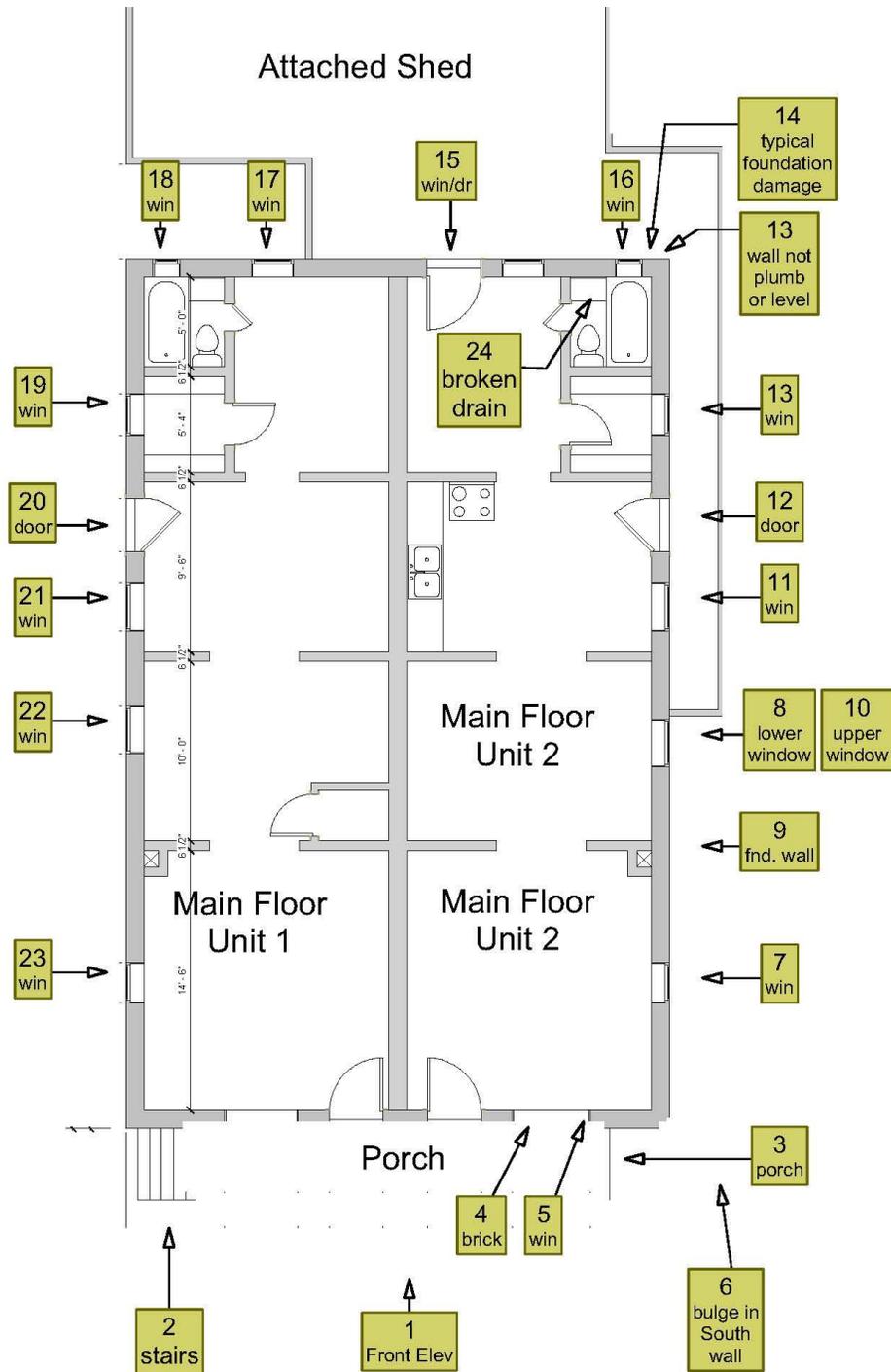
photo 17: window opening



structural failure of brick at sill & header

photo 18: window opening

2334 14th Street: key to exterior photos



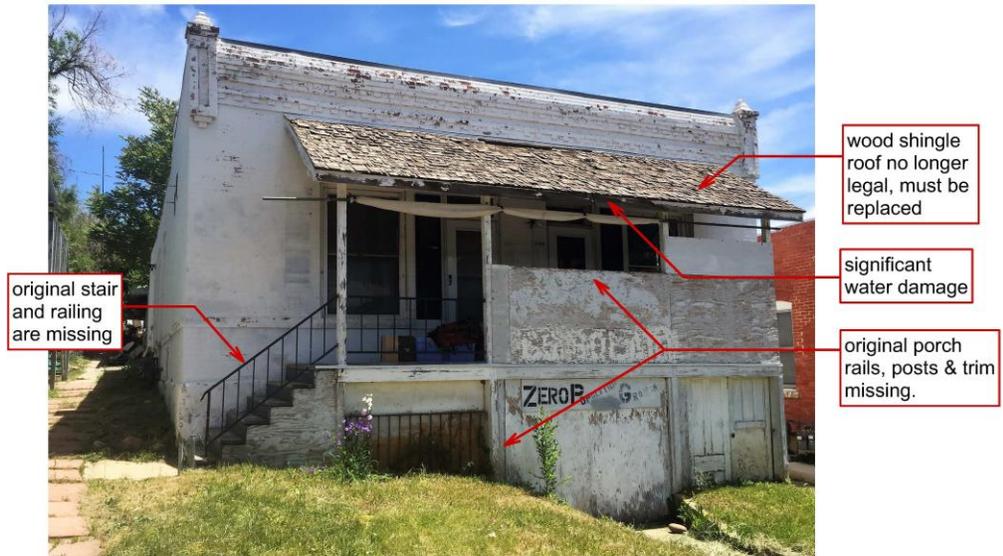


photo 1: Front Elevation

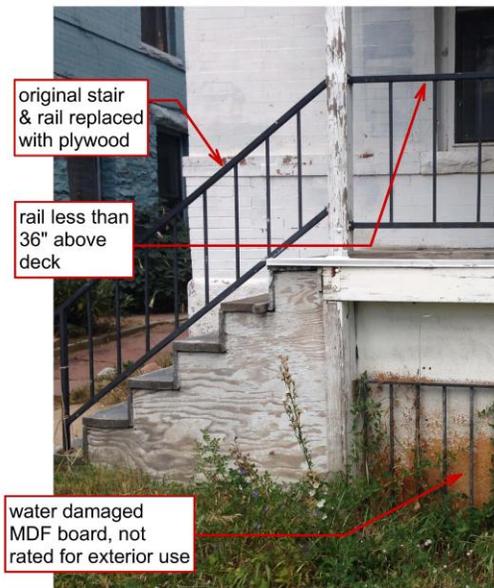


photo 2: Entry Stair

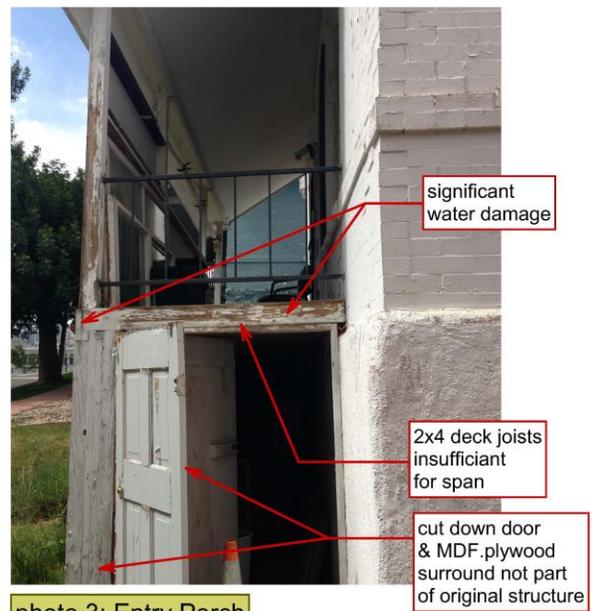


photo 3: Entry Porch



photo 4: front window



photo 5: front window



photo 6: bulge in South wall

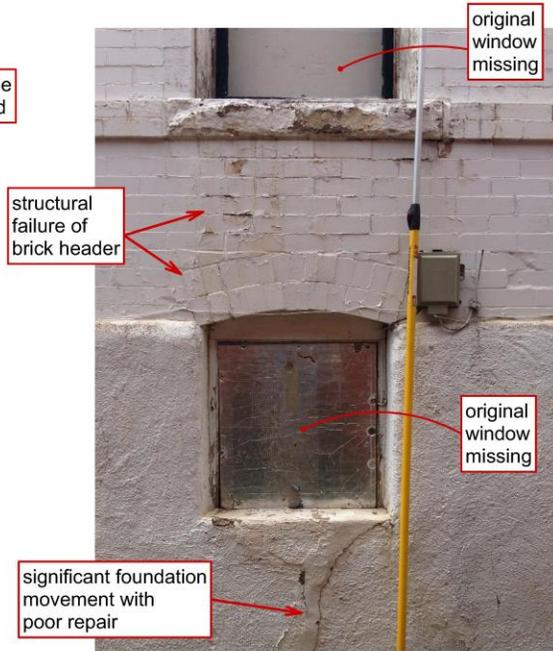


photo 7: windows



photo 19: window



photo 21: window



photo 22: window



photo 20: door

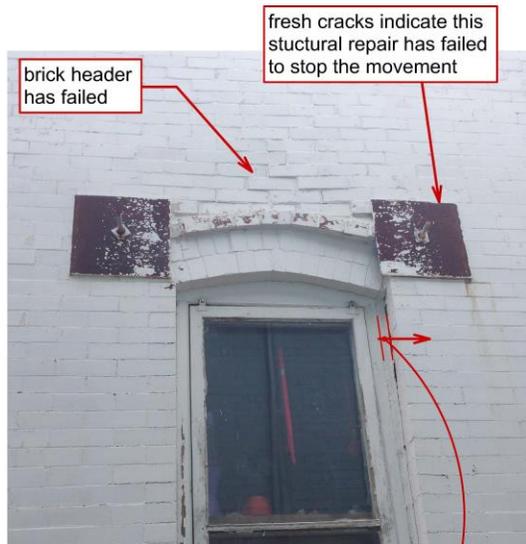


photo 23: window

This corner of the building is leaning outward. Note the 2" gap where the brick has moved away from window frame, this gap extends all the way to the interior.



over 8" lateral shift

This photo shows how lateral movement of the building has caused existing drains to fail. The building has moved horizontally over 8" so that drain lines no longer align with penetrations below. The resulting stress has ripped the pipe from the floor. This damage is typical at ALL mechanical the penetrations into the lower floor or crawl space.

photo 24: broken drain

Summary of Existing Condition: The original structure is a one story brick residence built over an unreinforced stone rubble foundation. The structure is built on a steep hillside in an area known to have unstable soil conditions.

This building has experienced significant movement. In some areas the load bearing exterior brick wall has moved over 6" in the horizontal plane creating an unstable and dangerous condition. Every window or door opening in the exterior brick shows signs of structural failure in the header or sill.

The movement of the building has resulted in significant cracking and numerous locations where the flashing has pulled away from the surrounding material. As a result water has penetrated the brick walls and stone foundation resulting in spalling of both the brick and foundation. The entire foundation must be replaced with a reinforced concrete foundation capable of withstanding the lateral forces created by the steep hillside. Brick walls on the North and South which have areas that bulged out must be upgraded with structural steel reinforcing or be brought into vertical alignment with load bearing elements below. Initial estimates for the foundation repair, not including required repairs to the brick above are estimated at \$1,327 per linear foot x 176 foot of foundation wall = \$ 233,5880 or 71.6% of the assessed value of the structure according to the current Boulder County Tax records.

Only 2 of the original seven windows on the South elevation have survived, but they are severely damaged. 100% of the original porch is gone, the entry stairs, railings and posts have been replaced with substandard materials that are not suited for exterior use. Some portions of the porch roof may have survived, however because the porch is shingled in wood shakes which are no longer allowed it all must be replaced. The existing roof framing is not adequate to meet current code and will have to be replaced along with the shingles.

Similar Properties

1 of 4



2334 14th Street
built 1920
1410 sq ft/unit
structure value \$325,900

proposed demolition



2330-2332 14th Street
built 1910
1410 sq ft/unit
structure value \$475,200

note: This adjacent residence is an exact copy of our building, except that it is much better condition.

Similar Properties

2 of 4



2535 5th Street
built 1900
1850 sq ft
structure value \$263,100

Nearly identical floor plan.

Similar Properties



2061 Bluff Street
built 1904
1761 sq ft/unit
structure value \$475,500

similar in size, floor plan
date of construction and
brick detailing. Note: brick
trim at parapet wall is almost
identical to our building.



2107 Bluff Street
built 1925
1408 sq ft/unit
structure value \$331,500

The porch has been modified,
but the rest of the building
is very similar. Almost identical
in size to our building.

Similar Properties



417 Mapleton Avenue
built 1906
1207 sq ft/floor/unit
structure value \$645,400

a two story version
of the terrace house
in a four plex



1419 Mapleton Avenue
built: 1910
1892 sq ft per floor
structure \$599,200

a two story version
of the terrace house
in a duplex

Attachment G: Structure of Merit Materials

MEMO TO LANDMARKS BOARD
FROM STRUCTURES OF MERIT COMMITTEE
SEPTEMBER 6, 1989

We recommend the addition of 4 residential terraces to the list designated in April:

1. 2334-36 14th Street, next door to 2330-2332 14th Street, designated previously. 2 family residence
2. 2014 Pearl (identified as 2012-14 Pearl in some official records) three family or two family and professional office structure.
3. 1515 Spruce. Two story apartment terrace, containing up to 4 apartments at various times.
4. 1734 Spruce. Single family terrace.

All of the structures are listed in the 1913 City Directory so are at least of that age. Assessors cards of 1929 list all of the structures as over 40 years, but that is probably questionable.

We have now identified all of the residential terraces that we can locate in Boulder. We have found only one single family and one additional two story residential terrace.

Early residents included a University of Colorado professor (1515 Spruce), a co owner of the Boulderado Cleaning, Pressing and Barber shop (2336 14), a barber (1734 Spruce), a widow (2014 Pearl) and several occupants whose occupation was not listed.

The mix of occupation and single men (professor) and widows or single women continues in the research done on these four additional terraces.

All of the terraces researched are shown to have stone foundations. A few added garages if property size permitted, but none show a barn or garage in the original assessment visit.

If designated, we will submit completed research prior to the October meeting and request that letters and perhaps a brief ceremony be scheduled for November or December. A standardized research form has been developed by the committee which may be of interest to present owners since it includes architectural information and a brief history of early residents of each terrace.

STRUCTURES OF MERIT
TERRACES

ADDRESS: 1515 SPRUCE

ARCHITECTURAL SIGNIFICANCE: Two story apartment building with four units served by two corner level entry doors. Brick construction, segmentally arched door and window openings. Flat roofed porch over side by side entrances supported by square wood columns. Corbelled brick cornice at parapet, front elevation.

1929 ASSESSOR CARD: reappraised 1945
screened in porch on upper floor
Owners James A and Inez E. Skipp
Built over 40 years
Lot 8, block 123 O.T.
Brick two story apartment house, stone foundation, two stories,
cellar, flat roof, plastered interior.
Garage and floor furnaces added

DIMENSIONS: 36 X 30 , rear porches 12 X 12, front porch 6 X 15

OCCUPANTS:

1913 City Directory

CC Ayer, Professor CU
D.R. Bennett photographer

CURRENT OWNERS:

April 5, 1989

Memo to Landmarks Board
From Structures of Merit Committee

We recommend that the following terrace structures be designated as Structures of Merit:

2059-61 Bluff
2105-07 Bluff
315-17 Canyon
1911-1315 Pearl
835-37 Walnut
2535-37 5th (Mapleton Hill District)
1433-35 13th
2127-31-35 14th
2330-32 14th
1815-21 17th
2017-23 17th
2117-21 18th
2010-14 19th.

Additional research has been done since the report of the committee on November 2, 1988.

The structures listed are all of masonry, one story, with flat roofs. They are important to Boulder because they were early examples of multi family housing. All but three were already built and occupied at the time of the 1913 City Directory.

Unlike terraces in many other communities, Boulder terraces were scattered throughout residential neighborhoods of the time, providing residential housing and some professional and business useage of the address. Lots were generally small and on side streets adjacent to main business streets, although the terraces on Bluff street do not fit this type of location nor does the one on 5th street.

The families occupying the terraces were a mix of owners and renters. Occupations varied from miner to business owners and professional men as well as clerks for downtown businesses. Some single women resided in terraces, with a few operating a business or profession from the address.

One terrace on Bluff has been converted to a single family residence, in all the others residential or mixed use continues today, with few, if any, changes to the exteriors.

Some additional examples of two story terraces may exist, but research is not yet complete on these structures. Only one has been landmarked.

STRUCTURES OF MERIT
TERRACES

ADDRESS: 1433-35 13TH STREET

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with flat-arched windows with arched porch entrys and Mission shaped roof parapet. Bracketed lean-to awning roof over front windows.

1929 ASSESSORS CARD: 1949 reappraisal
Owners D.M. and Irma Stocker
Less N 75 ft, lot 6 block 5 Grand View Terrace
Constructed in 1920
Duplex, brick, stone foundation, 1/4 basement, paper roof, plaster interior, hot air heating no garage until 1949 reappraisal
DIMENSIONS: 39 X 48 with interior recess in center of 6 ft, 3 ft front, recess of 12 ft, to 5 ft frontage.
Built in buffet, cabinets, book cases, 2 bedrooms each side.

OCCUPANTS:

CURRENT OWNERS:

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2330- 32 14TH Street

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with a shared porch lean-to roof supported by columns with a projected gable, centered segmentally arched window and door openings. Corbelled brick cornice with corner brick finials.

1929 ASSESSORS CARD: reappraised in 1949
John C. Scogland Owner
lot 2 block 10 North Addition
over 40 years old
Duplex, flat or terrace class
Pressed brick exterior, stone foundation, 3/4 basement, tar and gravel roof, flat roof, plaster interior, soft floors, one story floor furnace added 1949 garage

DIMENSIONS: 30 x 47 1/2, FRONT PORCH
Garage shown in 1929 18 X 18'9"
Coal shed in 1929

OCCUPANTS:

1913 City Directory 2330 C.H. Knowles (Cecil P.) clerk,
Knight Campbell Music Co 1310 Pearl
2332 J.T. Miles Joseph T. (Mae C.)
clerk, J.M. Pike Boulder Grocery
and Meat Market 1223 Pearl

CURRENT OWNERS:

STRUCTURES OF MERIT
TERRACES

ADDRESS: 315-17 CANYON (FORMERLY 315-17 WALNUT)

ARCHITECTURAL FEATURES: Brick construction, duplex with segmentally arched window and door openings. A shared hip roof covers the entries. Corbelled brick cornice with pilaster and finial decoration.

1934 ASSESSORS CARD:

Block 58 O.T. (Old Town) lot 9 and E. 5 ft lot 8
Age: over 50 years
Brick construction, stone foundation
Plaster interior, soft floors
Owner: Curt Small

DIMENSIONS: 48 x 26 ft , in common front and back porches (23x8,
26x10)
Owner: Curt Small

OCCUPANTS: 1901-02: No 317 Walnut
315 Walnut J.W. Stonehous (Street Index)

1913 City Directory: 315 J.C. Hough (Helen) clerk, J.B. Hiskey (Grocery
and Feed 1121 Pearl)
317 J.D. McLean (Lauretta) Express

CURRENT OWNERS:

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2334-36 14TH STREET

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with a shared porch covered by a lean-to roof supported by wood columns. Segmentally arched window and door openings. Corbelled brick cornice with corner brick finials.

1929 ASSESSORS CARD

Owner A.H. and Beatrice Mae Dean
Lot 2 less 40 ft and 30 ft Lot 3, Block 10 , North
Brick, stone foundation, 3/4 basement, later 1/2
tar and gravel roof, soft floors, plaster interior no garage

DIMENSIONS: 30 x 47 1/2
FRONT PORCH REMODELED ON 5/29/57
one bedroom each side

OCCUPANTS:

1913 City Directory

2334 Paul H. Noah (Kathryn R.)
2336 C.F. Seitz (Nellie O)
Boulderado Cleaning and Pressing and Seitz
Bros

CURRENT OWNERS:

STRUCTURES OF MERIT
TERRACES

ADDRESS: 1734 SPRUCE

ARCHITECTURAL SIGNIFICANCE: Single unit terrace apartment. Stucco, segmentally arched window and door openings, flat roofed porch supported by wood columns.

1929 ASSESSORS CARD:

REAPPRAISED IN 1934 AND 1950

Owner: Miriam L. Alcorn

Lot 2 Block 91 East Boulder

Single family residence, brick and stucco over brick, plaster interior, stone foundation, no basement, tar and gravel roof.

DIMENSIONS: 23 x 42 1/2 BAY WINDOW ON EAST 3 x 6, REAR
ADDITION OR EXTENSION (2) 13 1/2 x 10 AND 5 x 10

OCCUPANTS:

1913 City Directory

Joseph Stamm (Ruby) barber, Ray Kennedy
1127 Pearl

CURRENT OWNERS:

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2535-37 5th Street

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with segmentally arched window and door openings. Continuous, shared flat roofed porch over both entries supported by columns. Corbelled brick cornice.

1929 ASSESSOR CARD: REAPPRAISED IN 1945

Maxwell's Addition, Amended
25-1N-71

owners:
Henry A. and Neoma
M. Beltz

N2 lot 1 and 2, n2 of E 19 ft lot 3
Lot 3 Block 10
Over 45 years old

Duplex, brick, plaster interior, soft floors, one story, stone foundation, no basement, roof prepared paper

DIMENSIONS: 50 x 37 WITH 7 x 46 FRONT PORCH
1938 Building Permit garage added 28 X 20

OCCUPANTS:

1913 City Directory 2535 Warren Giles (Bessie) miner
 2537 S. D. Emery (Emma) miner

CURRENT OWNERS: Kenneth E. and Kathleen M. Foelske
 553 Concord
 Boulder 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 835-37 Walnut

ARCHITECTURAL SIGNIFICANCE: Stone with stone lintels over openings.
Corbelled stone cornice. Originally duplex. No porch roof existing.

1934 ASSESSORS CARD: Lot 10 Block 63 West Addition
Over 40 years old
Duplex
Two front porches with shed roof, posts at ground
level, located between single windows on
either side.
Prepared paper roof (flat)
Stone Construction, stone foundation
Plaster interior, soft floors
Toilets on porch
No garage or shed

Dimensions 43 X 30, front porch 7 X 23, two rear porches of
25 sq ft each.

Owner: Alfred Burgess estate

Reappraised in 1949

Rear addition in 1955 by Francis and Edna Sorber

OCCUPANTS:

1913 City Directory	835 Charles Casner (Maggie) 837 Vacant
1916 City Directory	835 H.F. Cummins 837 James Pothiesil
1918 City Directory	835 E.F. Milnson 837 C.N. Meyers
1930 City Directory	835 Vacant 837 Vacant
1936 City Directory	835 Mrs Mamie E. Cochran 837 Pete Della Bella

CURRENT OWNER: Mountains Downtown
2336 Canyon Bld Suite 101
Boulder 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 1911-13-15 Pearl

ARCHITECTURAL SIGNIFICANCE: Brick construction, triplex with separate lean-to porch roofs at entrys. Segmentally arched window and door openings. Stone window sills with a brick string line at the sill line.

1934 ASSESSOR CARD RE-APPRAISED IN 1950 :

Lot 7 Block 89 East Boulder
Age: over 40 years
Owen L. Paxton owner
Building Type: Flat or Terrace
Pressed Brick stone foundation prepared paper roof
Plaster walls, softwood floors
1950: new private garage 26x42 Frame, cement foundation, dirt floor, prepared paper roof

OCCUPANTS:

1913 City Directory	1911 Gerry S. Matthews (Carrie) optician, office at residence 1913 Vacant 1915 Vacant
1916 City Directory	1911 John Hays 1913 no listing 1915 H.B. Millard
1918 City Directory	1911 C.W. Farrell 1913 Vacant 1915 S.N. Johnson
1930 City Directory	1911 Vacant 1913 Mrs Rosa B. Clifford 1915 Vacant
1936 City Directory	1911 Edward Heller 1913 Mrs Rosa B. Clifford 1915 Vacant

CURRENT OWNER: Mall East Partnership
325 Canyon Blvd
Boulder 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2127-31-35 14th

ARCHITECTURAL SIGNIFICANCE: Brick construction, triplex with circular arched porch entrys and eliptically arched window heads. Corbelled brick corice and pilasters expressed along front elevation.

1929 ASSESSORS CARD:

John D. Gillaspie, owner
Lot 1 Block 121 O.T.
Age: over 40 years
Pressure brick, stone foundation, tar and gravel roof
3 apartments
Plaster interior, softwood floors

DIMENSIONS: 78X28 ft with 3 recessed individual porches (6 x10 for 2 and 12x 6 for 3rd) rear extensions to building, recessed in between apartments apx 10x12 with individual rear porches of 8x4 and 10x4 (2).

UPDATE: 1950 12 X 18 CELLAR NO GARAGE

OCCUPANTS:

1913 City Directory no entry of 2100 block of 14th Street goes from 1900 to 2300 block

1916 City Directory 2127 C.E. Havell
2131 M.O. Johnson
2135 Mrs Ellen Ingrem

1918 City Directory 2127 W.E. Ellis
2131 Agnes O'Day
2135 Mrs Ellen Ingrem

1930 City Directory 2127 Wayne D. Calverts
2131 Arthur A. Wickstrom
2135 Mrs Louise B. Nelson

1936 City Directory 2127 John G. Collins
2131 Mrs Pearl Brosius
2135 Mrs Louise B. Nelson

Current Owner: John D. Gillaspie (deceased) Carolyn
4365 Caddo Parkway
Boulder 80303 494-7460
Daughter: Carol Elliott
3100 Fremont 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2107-09 Bluff (at present 2105-07 Bluff)

ARCHITECTURAL FEATURES: Brick construction, duplex with segmentally arched window and door openings. Separate porch lean-to roofs supported by columns with a projected gable centered. Corbelled brick cornice with finials along parapet at front.

1929 ASSESSORS CARD:

Lot 12 Block L Widners North ID # 7536
Year constructed: before 1911
Class of Building: Terrace Amelia Thales (Thades)
Brick construction with stone foundation Henry Erks (Freda)
Plaster interior with soft floors

DIMENSIONS: 44x32 ft. individual front porches (16x5 ft)

OCCUPANTS:

1901-02: No 2107
2109 Mrs J. Phillips (source 1901-02 Street Address Index
prepared by Mary McRoberts)

1913 City Directory 2107 Vacant
2109 Olaf W. Johnson (Hilma) Miner

1916 City Directory 2107 Vacant
2109 Vacant

1918 City Directory 2107 J.A. Berg
2109 Mrs G.H. Arbenz

1930 City Directory 2107 Vacant
2109 Vacant

1936 City Directory 2107 George T. Black
2109 Frank C. Hackenberg

PRESENT OWNERS: R. Stuart Naegele and Richard M. Lentfer
2107 Bluff Street
Boulder 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2059-2061 Bluff

ARCHITECTURAL FEATURES: Brick construction, duplex with segmentally arched window and door openings. Continuously shared flat-roofed porch over both entrys supported by columns. Corbilled brick cornice.

1929 ASSESSOR CARD: Flossie Harvey
Charles Simpson (Ruth M.)

Lot 10 Block L Widners North
Class of Building: Terrace
Brick construction, stone foundation
Plaster interior, soft floors

Dimensions: 44x42 ft with 2 individual rear porches (15x5 and
16 1/2 x 5) single front porch 12 x 8

1978 ASSESSOR CARD:

1905 year of building retaining wall on front of
property
2-25-85 single family residence use

OCCUPANTS:

1913 City Directory	2059 George W. Worthington 2061 R.A. Reynolds (Leona A.)
1916 City Directory	2059 Vacant 2061 C.F. Renning
1918 City Directory	2059 J.N. Harns 2061 J.W. Cleveland
1930 City Directory	2059 Mrs Christina Nelson 2061 Lester R. Walters
1936 City Directory	2059 Vacant 2061 Frank O. Nelson

PRESENT OWNERS: Fred C. and Susan Cooper
2061 Bluff Street
Boulder, Co 80302

STRUCTURES OF MERIT
TERRACES

ADDRESS: 1815-21 17TH STREET

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with flat-arched windows with arched porch entrys and Mission shaped roof parapet. Bracketed lean-to awning roof over front windows.

1934 ASSESSOR CARD :

Owner OT Bottoms
E. 10 ft of N. 60 of lot 11
N. 16 ft of lot 12
N. 5 ft of S. 80 ft of E 36 1/2 of 12 in Block 38
Age: over 50 years
Class: Duplex
Brick cement foundation (stone ?)
Plaster interior 2 fireplaces
Flat roof

DIMENSIONS: 49 1/2 x 50 with individual corner front porches
(10 1/2 x8, 11 1/2 x8), and 5x 9 individual rear
corner porches) and rear extension adjacent to
porch of 13 1/2 x 9.

OCCUPANTS:

1913 City Directory 1815 Mrs Ida J. Rand (widow of Harvey)
1821 William C. Browning (Margaret)
traveling salesman

1916 City Directory 1815 Mrs Ida J. Rand
1821 H.V. Hartsough

1918 City Directory 1815 Mrs Ida J. Rand
1821 Mrs M.A. Kluss

1930 City Directory 1815 Joseph H. Hardy
Joseph H. Smart
1821 Richard L. Blackmarr

1936 City Directory 1815 James O. Sowden
1821 Charles L. Piermort

CURRENT OWNER: Virginia W. Patterson
1552 Chambers Road
Boulder 80303

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2017- 2023 17TH STREET

ARCHITECTURAL SIGNIFICANCE: Brick construction, duplex with circular arched porch entrys and eliptically arched window heads. Corbelled brick cornice and pilasters expressed along front elevation.

NO ASSESSOR CARD

OCCUPANTS:

1913 City Directory	2017 L.E. Burgess (Charlotte) Burgess Drug 2023 D.W. Maupin
1916 City Directory	2017 L.E. Burgess 2023 L.W. Thayer
1918 City Directory	2017 no listing 2023 L.W. Thayer
1930 City Directory	2017 Mrs Charlotte S. Burgess 2023 Belle Baker, music teacher
1936 City Directory	2017 Mrs Charlotte S. Burgess 2023 Mrs Sylvia Ferguson

CURRENT OWNERS: Ronald and Micheline Rudzinski
5310 Sundial Place
Boulder 80301

MEMORANDUM

October 5, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit application for the house located at 1723 Marine St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00148).

STATISTICS:

1. Site: 1723 Marine St.
2. Date of Construction: c. 1910
3. Zoning: RH-1
4. Existing House Size: 864 sq. ft. (approx.)
5. Lot Size: 4,988 sq. ft. (approx.)
6. Owner/Applicant: Stewart Cohune / Kenneth J. Jacques

STAFF RECOMMENDATION

The Planning, Housing and Sustainability (PH&S) staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 1723 Marine St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition for the building.

A 180-day stay period would expire on January 16, 2017.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends that prior to demolition the following be submitted to Planning, Housing and Sustainability (PH&S) staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property; and
2. Color medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY

On June 17, 2016 the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for the house at 1723 Marine St. The building is not located within a historic district, but is over 50 years old. The action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On June 29, 2016, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

PURPOSE OF THE BOARD’S REVIEW

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 requires review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (June 30, 2016, when the Landmarks Board fee was paid) and expire on January 16, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The approximately 864 square foot vernacular wood frame house sits on a property measuring 4,988 square feet, located on Marine Street between 17th and 18th streets, one block east of Boulder High School. It is not located in a potential or designated historic district. The Hillside Historic District is located two blocks south, and the potential local and National Register of Historic Places Boulder High School Historic District is located one block west, and the potential Whittier local historic district is located one block north of the subject property.



Figure 1: Location Map showing 1723 Marine St.



Figure 2: 1723 Marine St., South (front) Elevation, 2016.

The house features a pyramidal hipped roof and square plan with central stone chimney, features common to 1900s-1920s vernacular housing. This distinctive roof construction technique reduces the need for expensive lengthy purlins and rafters versus a standard hipped or gable roof, making this typology popular for low-cost residential construction during the first half of the twentieth century. Based upon form and materiality, the 1995 Historic Resources Survey estimated the original construction date as c. 1910. The house has a rectilinear plan, rather than the square typical of pyramidal houses, as a result of a shed roofed lean-to along its north side, which was likely an early addition. This is supported by a partial view of this addition on the c. 1946 assessor's card of the neighboring property, which shows that the addition originally featured exposed rafter tails, a craftsman detail typical of the 1920s. The hipped roof, open front porch is supported by two unadorned square wood posts. The porch floor is a tapered pad of concrete, covered in red-orange stucco, topped by ceramic tiles. The symmetrical façade features a central, six light wooden entry door (likely a replacement), flanked by a pair of double-hung wood windows that appear to be historic. The sides of the original mass feature a symmetrically composed pair of windows matching those of the front elevation, while each side of the lean-to is penetrated by a door. There are two windows on the back side, facing into the carport. The walls are clad in light blue painted wooden lap siding with white painted wood trim, and the roof is clad in light grey asphalt shingles. A narrow strip of the concrete block foundation is exposed around the perimeter.

Alterations



*Figure 3: South (front) elevation, county assessor's photo, c. 1946.
Image courtesy Boulder Carnegie Library.*



Figure 4: Partial view of North (rear) of 1723 Marine from 1427 18th St. assessor's card, c. 1946.

County assessor's records indicate that this house was relocated to its present site in 1946. Its original location and exact age have not been determined. This house is relatively intact to its earliest recorded state following its relocation in 1946. The most major alteration occurred in 1993, when a covered car port was added along the full length of the north side. Minor alterations to the façade, including removal of shutters from the windows and wooden trellises from the front porch, replacement of the front door, and addition of corner trim, have occurred since 1946. A single window in the center of the rear lean-to has been removed, and its exposed rafter tails have been covered by the carport. White metal eave troughs and downspouts were added after 1995. The house has been re-roofed several times with asphalt shingles. In 2001, a six-foot wooden privacy fence was constructed around the perimeter of the property.

Condition

In a letter dated August 8, 2016, Kenneth J. Jacques evaluated the present condition of the house. He noted that the unreinforced concrete block foundation shows visible cracking and spalling due to water damage. He also stated that the existing main floor is 10" below the flood protection elevation required by Section 9-3-2, B.R.C. 1981. As such, any major improvement or addition would require lifting the building over 10" to meet the flood protection elevation. He found that the poor condition of the current foundation would necessitate its replacement during such an alteration, and that elevating the structure would be complicated by the presence of a free standing masonry chimney in the center of the frame structure. *See Attachment F: Applicant Materials.*

Cost of Repair or Restoration

In the same letter, Jacques estimated the cost of replacing the foundation, adding support to the chimney, and repairing interior plasterwork would entail a total cost of \$192,000. *See Attachment F: Applicant Materials.*

PROPERTY HISTORY

The property at 1723 Marine St. is located in Culver's Addition, which was added to the city in 1874 by Robert Culver, a prominent Boulder citizen, farmer, and developer. Culver came to Boulder in 1863, and later bought a sizable tract of land in this area. He retained a portion as his farm, and sold parcels for residential development. The new development was annexed into the city in 1874, becoming an early residential area. The

southern side of the neighborhood developed slowly, with few houses appearing south of Arapahoe Avenue until the 1890s. The area was fully developed by the 1910s, mostly due to a large number of Swedish immigrants who moved into the area. The area became characterized by the simple, vernacular styles favored by the immigrant craftsmen, miners, and expressmen who made their homes in this working class neighborhood.¹

This property was owned by local banker Charles Buckingham, who sold it to Elliott A. Van Dyke in 1919. It was then held by five other owners until being purchased by Charles N. Alden in 1944. Alden obtained several city construction permits, including one for repairs and remodeling of a house granted in December of 1944 and one for



Lula and Joseph Misclevitz, 1964. Photo courtesy of Boulder Carnegie Library.

connecting to the city water and sewer lines granted in March 1945, the time the house was relocated to its present location. Alden subsequently sold the house to Lois S. and Raymond C. Hammond in 1945. The Hammonds worked at the Temple Annex Barber and Beauty Shop, located at 1330 Pearl St. They did not reside at the property long, selling the property to Ronald D. and Emma L. Hoog in early 1946. The Hoogs resold it later that same year to Nelson E. McPherson, a student who lived there with Margaret M. McPherson, widow of Elmer McPherson. As of 1951, Lula Mary Misclevitz and her husband, Joseph C. Misclevitz, were the listed residents, evidently renting the house from the McPhersons. The Misclevitzes purchased the property in May of 1952, and resided here until 1985.²

Lula was born to Elza A. and Wynona Crawford Beason on July 31, 1898, in Hebron, Nebraska.³ Joseph was born in Chicago on November 14, 1892.⁴ His father, Frank Misclevitz, was a native of Germany who immigrated to Chicago in 1887 and married

¹ Whitacre, Christine, and R. Laurie Simmons. "Goss-Grove Neighborhood History and Survey Results." City of Boulder, December, 1986.

² Polk Directories for Boulder, Colorado; Boulder County Public Records.

³ Daily Camera, "Obituaries: Lula Misclevitz" 7 November 1985. Boulder Carnegie Library.

⁴ Daily Camera, "Obituaries: Joseph Misclevitz" 17 May 1978. Boulder Carnegie Library.

Veronice, Joseph's mother, in 1888.⁵ Lula and Joseph were married on February 3, 1914, in Thedford, Nebraska.⁶ The couple remained in Nebraska for ten years before moving to Colorado in 1924, and to Boulder in 1928.⁷

Joseph began his long career as a Boulder barber working at the shop of Claude Reed from 1928 to 1941, and later opened his own shop, "Joe's" at 1914 Broadway.⁸ He lost the lease on his shop in late 1949, and went to work at Slavec's Barber Shop, 1643 Pearl St., before reopening "Joe's" at a new location, 1023 Pearl St., in 1956.⁹ He retired in 1959, ending a 31-year career.¹⁰ Lula (who was also known as Lulu) Misclevitz was a prominent member of Boulder's Rebekah Lodge No. 5, where she was installed as Vice Grand in 1951.¹¹

Joseph and Lula had two sons and two daughters.¹² Their two sons, Willis and Frank, both served in the U.S. Navy. Willis served on the battleship *USS Colorado* in the early 1930s, and Frank was involved in several actions in the closing battles of the Pacific Theatre of the Second World War while serving on the escort carrier *USS Vella Gulf*.¹³

Joseph Misclevitz died on May 15, 1978.¹⁴ Lula continued to reside at 1723 Marine St., and was joined by her son Willis, who had by then retired, in 1983. Following Lula's death on November 4, 1985, her estate sold the property to Robert S. and Gladys M. Baca in 1986. Gladys became sole owner of the property in 1992, before selling it to Margit J. Baker in 2003. Baker placed the property into the care of the Barker Family Living Trust "A" in 2008, which, via real estate firm XChange Solutions, Inc., sold it to the present owner, Stewart J. Cohune, in 2013.¹⁵

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

⁵ Daily Camera, "Joe Misclevitz Home from Father's Funeral." 27 December 1947. Boulder Carnegie Library.

⁶ Daily Camera, "Mr., Mrs. Joe Misclevitz to Celebrate Anniversary." 29 January 1964. Boulder Carnegie Library.

⁷ Ibid.

⁸ Ibid; Daily Camera, "Joe Misclevitz Opens his Own Barber Shop." 29 September, 1941. Boulder Carnegie Library.

⁹ Daily Camera, "Joe Misclevitz now at Slavec Barber Shop." 15 December, 1949. Boulder Carnegie Library.; Daily Camera, "Joe Misclevitz Opens Barbershop at 1023 Pearl." 14 February, 1956. Boulder Carnegie Library.

¹⁰ Daily Camera, 29 January 1964.

¹¹ Daily Camera, "Lulu Misclevitz was Installed Vice Grand of Rebekah Lodge No. 5." March 24, 1951. Boulder Carnegie Library.

¹² Daily Camera, 29 January 1964.

¹³ Daily Camera, "Willis Misclevitz of U.S. Colorado Home on Furlough." 7 August, 1933. Boulder Carnegie Library.; Daily Camera, "Frank Misclevitz en Route to States after Experiencing Typhoons at Japan." 17 October 1945. Boulder Carnegie Library.

¹⁴ Daily Camera, 17 May 1978.

¹⁵ Boulder County Public Records.

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property potentially eligible for designation as an individual landmark, however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 1723 Marine St. meets historic significance under criteria 1.

1. Date of Construction: c. 1910

Elaboration: The Historic Building Inventory estimates the date of construction as 1910. Though the exact date of construction is unknown due to its relocation, the style and construction of this house strongly indicate it was built around 1910, a significant period of development in the Goss-Grove Neighborhood.

2. Association with Persons or Events: Joseph and Lula Misclevitz.

Elaboration: Joseph worked as a barber in Boulder for 31 years, operating two barber shops during his career. Lula Misclevitz was Vice Grand of Rebekah Lodge No. 5 in Boulder. The Misclevitzs resided at the property from 1951 until 1985.

3. Development of the Community: None Observed.

4. Recognition by Authorities: 1995 Scattered Resources Survey

Elaboration: The 1995 Historic Resources Survey noted that, although somewhat altered, the house retains sufficient integrity to be significant as a reflection of early twentieth century vernacular construction.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 1723 Marine St. meets historic significance under criteria 1.

1. Recognized Period or Style: Vernacular Wood Frame

Elaboration: This house is an intact example of a pyramidal house, a popular vernacular house form during the early 20th century. Aside from replacement of the front door and addition of a carport at the rear of the house, few changes appear to have occurred to it since 1946.

2. Architect or Builder of Prominence: Unknown

3. Artistic Merit: None observed.

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None observed.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 1723 Marine St. meets environmental significance under criteria 1 2, and 4.

1. Site Characteristics: Varied and mature vegetation

Elaboration: This 4,988 square foot parcel features is enhanced by a several types of high quality vegetation, including mature trees.

2. Compatibility with Site: Well-scaled and appropriate to site

Elaboration: This small, 864 square foot house is well scaled and appropriately located on its lot. The house's large setback allows it to integrate with the rich vegetation on the site, lending it an appropriately subtle visual impact from the street.

3. Geographic Importance: None observed

4. Environmental Appropriateness: Residential character

Elaboration: This block features many older small single family residences on small, well-vegetated lots, and this house contributes to that character.

5. Area Integrity: None Observed



CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE

NEIGHBORHOOD: Though this section of Goss Grove has been substantially redeveloped into medium density residential housing, this block features other homes dating to around the turn of the century, including a four square style house next door at 1719 Marine St. and a shingle style house at the corner of Marine and 17th streets.

CRITERION 3: CONDITION OF THE BUILDING

The applicant has noted that there is cracking and spalling in the foundation, and that the floor level of the house is not compliant with flood safety code. The applicant argues that these two factors ensure that the foundation would likely have to be entirely replaced, a process made more difficult and costly by the presence of a free standing masonry chimney at the center of the frame house. *See Attachment F: Applicant Materials*

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The applicant estimates cost of repair at \$192,200. *See Attachment F: Applicant Materials*

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

THE BOARD’S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the

demolition of the building. Section 9-11-23(h), B.R.C. 1981. A 180-day stay period would expire on January 16, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 1723 Marine St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

- Attachment A: Current Photographs
- Attachment B: Boulder County Tax Assessor Card c. 1946
- Attachment C: Historic Building Inventory Form
- Attachment D: Deed & Directory Research
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: Applicant's Materials

Attachment A: Current Photographs



North (front) elevation, 2016



East (side) Elevation, 2016



Northwest corner, 2016



West (side) Elevation, 2016.



1719 Marine St., 2016.



1705 Marine St., 2016.

Attachment B: Boulder County Tax Assessor Card c. 1946

131-13.1

Appraised 1946 1947

Tract 131-13.1 BLOCK 31-N-70 ADDITION

HOUSE No. 1723 STREET (Marian) CITY

OWNER J. C. & Julia M. Muehlberg

Year Constructed Pruden 1941 Est. Life in Years

ESTIMATE OF VALUATION

No. Cubic Feet	11114		
Cost per cu. ft.	1.14		
Total Cost	\$12,670		
Porches			
Garages			
Extras			
TOTAL	\$12,670		
% Obsolescence	70%		
% Physical Dep.	97%		
Net After Deducting Depreciation	\$3,920		
% Utility Dep.	40%		
PRESENT VALUE	\$1,568		

CLASS OF BLDG.	DESCRIPTION	BASEMENT	ROOF	HEATING	PUNING	LIGHT	PRIV. GARAGE	BARRS OR SHEDS	STATE OF REP.	LOCAL IMP.
Construction	Pruden		Asph							
Char. of Const.	1885									
Exterior	1885									
Interior Finish	1885									
Floors	1885									
Storerooms	1885									
Fire Resisting	1885									
Foundation	1885									

BUILDING PLAN

24 x 34 x 12

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1938			
Original Cost, Improvements Only	\$	1939			
Additions and Betterments	\$	1940			
Owner's Estimate of Present Value	\$	1941			
Private Appraisal	\$	1942			
Insurance	\$	1943			
Mortgages	\$	1944			
Monthly Rental	\$	1945			
Advertised for Sale	\$	1946			
Transferred in 19	\$	1947			

SUMMARY

Height of Building 15

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1938			
Original Cost, Improvements Only	\$	1939			
Additions and Betterments	\$	1940			
Owner's Estimate of Present Value	\$	1941			
Private Appraisal	\$	1942			
Insurance	\$	1943			
Mortgages	\$	1944			
Monthly Rental	\$	1945			
Advertised for Sale	\$	1946			
Transferred in 19	\$	1947			

1941 300 970



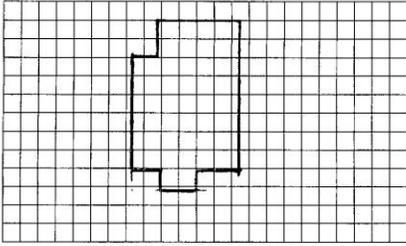
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL6214		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-Present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): An old Assessor's card notes that this house was moved in to the site in 1946.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): After the house was moved, the occupants were Raymond C. and Lois Hammond. The Hammonds were affiliated with the Temple Annex Barber and Beauty Shop. Later owners included J.C. and Lula M. Mischlevita.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 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%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS 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 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 CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This house, although somewhat altered and moved to this site, reflects early twentieth century vernacular construction in Boulder through its hipped roof, lap siding, and lack of architectural details which would distinguish a particular style.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995		



Photo from Historic Building Inventory Record, 1995.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
Elliott A. Van Dyke	1919	
Frank Roosa	1920	
Anna H. Day	1926	
O. K. and Celta C. Joseph	1942	
	1943	Not listed
Lola I. Miner (2/29/44); Charles N. Alden (11/9/44)	1944	
Lois Stover Hammond	1945	
Ronald D. and Emma L. Hoog (2/14/46); Nelson E. McPherson (10/16/46)	1946	Raymond C. Hammond (Lois: Temple Annex Barber and Beauty Shop)
	1949	Mrs. Margaret M. McPherson (Wid. Elmer)
	1951	J. C. Misclevits (Lula), barber at Slavec Barber Shop
Joseph C. and Lula Misclevitz	1952	
	1953	Jos. C. Misclevitz (Lula), barber Slavec Barber Shop
	1960	Jos. C. Misclevitz (Lula); Lula M. Mrs., Finisher, Marlowe Cleaners
	1965	Jos. C. Misclevitz (Lula); Lula B., Presser, Boulder Laundry and Cleaners
	1970	Jos. C. Misclevitz (Lula), Retired
	1975	Jos. C. Misclevitz (Lula), Retired
	1980	Lula M. Misclevits (o)
	1983	Lula M. Misclevits (o); Willis J., Retired
	1984	
	1985	
Robert Stephen Baca and Gladys Margarita Baca	1986	
	1987	Robert Baca
Gladys Margarita Baca	1992	
Margit J. Baker	2003	
The Baker Family Living Trust "A"	2008	
XChange Solutions, Inc. (4/22/13) Stewart J. Cohune (5/30/13);	2013	

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.



Stephen Pendergrast & Associates, Inc.
Consulting Structural Engineers

August 11, 2016

City of Boulder
Land Use Department

Re: 1723 Marine Street
Existing Foundation

To whom it may concern:

I have reviewed the foundation of the existing structure at the above-mentioned address. The residence is located within the 100 year flood plain. The foundation consists of unreinforced CMU block, and as such is not adequate to resist lateral forces or uplift forces imposed during a 100 year flood.

If it is desired to raise the building so that it is above the flood plain, in my opinion it will be necessary to replace the existing foundation in order to resist imposed lateral loads.

Please contact me if there are questions concerning this letter.

Yours truly,

Stephen D. Pendergrast P.E.



1723 Marine Street: demolition narrative
rev 8-9-16

Project Data

address 1723 Marine Street
use single family residence with attached carport
const. date 1940

Owner

Stewart Cohune
5455 South Clarkson St
Greenwood village, CO 80121
720-459-0700 (cell)
contact : Stewart Cohune

Contractor

Ellsworth Builders Inc.
2200 Juniper Court
Boulder, CO 80302
303-881-9350
contact : Jeff Ellsworth

Proposed demolition

100% demolition of an existing 1 story ranch style home built in 1940. The demolition is also to include removal of an existing attached carport, existing covered entry and detached shed.

Floor area of existing structures (to be removed)

first floor above ground, finished	840 sq ft
carport area	198 sq ft
covered entry area	50 sq ft
detached shed	128 sq ft (post 1970 construction)
total area to be removed	1216 sq ft

Field Observations, condition of existing structure

The original 1 story wood frame home was built in 1940, portions of the carport and covered entry appear to be newer, post 1940 construction. The detached storage shed appears to be post 1980 construction. The house is a wood frame single story structure on a CMU foundation. This property is located in the 100 year flood plain. The unreinforced block foundation does not appear to be waterproofed and has visible cracking and spalling resulting from water damage. There are numerous problems with this property that make it difficult to rehabilitate the existing building.

1. The existing main floor is more than 10" below the flood protection elevation. The Per City of Boulder Revised Code section 9-3-2, any substantial improvement or any addition of any size would require that the entire building be elevated above the flood protection elevation.
2. There are existing gas appliances, a water heater and furnace, that are installed directly on the main floor 10" below the flood protection elevation. These appliances are not high enough to be safe from flooding; there is insufficient ceiling height to elevate these appliances to meet current codes.
3. The unreinforced CMU foundation is in poor condition and is unable to resist the lateral force of flood waters.
Unable to prevent the building from floating and unable to support the forces involved in lifting the building. It also cannot be upgraded to meet current codes and would need to be completely replaced.

4. There are existing floor drains, shower drains and toilets that are installed below the flood protection elevation. It is not possible to protect these from flooding without elevating the whole building.

5. This structure is not unique; there are 10 examples of identical or similar buildings within a 5 block radius of the project. See supporting documents titled 'Similar Properties'.

6. Elevating the building presents a unique challenge in that the roof is supported by the interior brick chimney. This requires that the brick be lifted simultaneously with the wood framing. A steel frame must be fabricated in the crawlspace that supports both the brick and the wood floor joists. There is less than 18" of clearance in the crawlspace, to provide access several 4' deep trenches must be hand dug below the existing chimney and house foundations and all steel field fabricated within the crawl space area. Also the interior of the house is finished in plaster over wood lathe. This type of construction has very poor shear resistance and is expected to be heavily damaged during the process of jacking.

Initial cost estimate for lifting the house above the flood protection elevation...

- installing new micro-piles, replacing the existing CMU walls with a new reinforced concrete grade beam and elevating the building by a minimum of 12"
\$1384 a linear foot x 123 linear feet of foundation = **\$170.2K**

-steel frame and support of interior chimney = **\$15.K**

- repairs to plaster walls & ceilings = **\$10.K**

total cost to elevate building is estimates at \$192.2K or 81% of the building's assessed value (based on current Boulder County tax records.)

PREPARED BY:
Kenneth J. Jacques, Architect

MEMORANDUM

October 5, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit application a building and accessory building located at 3900 Orange Ct., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00229).

STATISTICS:

1. Site: 3900 Orange Ct.
2. Date of Construction: c. 1940
3. Zoning: RL-2
4. Existing House Size: 895 sq. ft. (main), 290 sq. ft. (accessory)
5. Lot Size: 123,101 sq. ft. (approx.)
6. Owner/Applicant: Jarrow Montessori School / Michael Girodo

STAFF RECOMMENDATION

Planning, Housing and Sustainability (PH&S) staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the house and accessory buildings located at 3900 Orange Ct., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition.

A 180-day stay period would expire on January 31, 2017.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends that prior to demolition the following be submitted to Planning, Housing and Sustainability (PH&S) staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property; and
2. Color medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY

On July 13, 2016 the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for two buildings at 3900 Orange Ct. The buildings are not located within a historic district, but are over 50 years old. The action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On July 20, 2016, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

PURPOSE OF THE BOARD’S REVIEW

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 requires review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (August 4, 2016, when the Landmarks Board fee was paid) and expire on January 31, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The approximately 895 sq. ft. house and its 290 sq. ft. accessory building are part of the 123,101 sq. ft. campus of the Jarrow Montessori School, located on Orange Court, near the intersection of Broadway Street and Poplar Avenue in Boulder. It is not located within a designated or potential historic district.



Figure 1. Location Map showing 3900 Orange Ct.



Figure 2. East (front) elevation, 2016

House:

The stone building features a cross-gable plan with clipped gable ends with field stone walls that are infilled with wide lap siding. A picture window flanked by 2-over-2 double hung windows is located on the gable end of the east face, with a low, stone planter located beneath the window. The entrance is located in the center of the building

at the east, facing Broadway Street, with a non-historic single light door and is recessed from the front wall. A two-over-two, double hung window is located near the northeast corner of the building.



Figure 3. South (side) elevation, 2016

The south elevation features three window openings. The two openings in the stone portion have concrete sills.



Figure 4. West (rear) elevation, 2016

The west (rear) addition features clipped gable and gable ends. The windows on the gable portion appear to have been replaced, including a large picture window and smaller vinyl windows.

Accessory Building:

Located just west of the house, the 290 sq. ft. accessory building is also constructed of stone with portions sheathed with lap siding. L-shaped in plan, this diminutive building has a cross gable roof that is sheathed in asphalt shingles.



Figure 5. Accessory Building, South Elevation, 2016

While in good condition, all of the doors and windows on the accessory building appear to have replaced in the recent past.



Figure 6. Accessory Building, North Elevation, 2016



Figure 7. 3900 Orange Ct., Tax Assessor Card, c. 1949.

Alterations

The buildings appear to be largely intact in form to their original construction. The main door on the former residence has been replaced, as well as a window on the north elevation.

The windows and doors on the accessory buildings have been replaced. The openings appear to be original.

Condition

The applicant has noted that asbestos mitigation will be required on this property. No further indication of the condition of the building has been received to date. *See Attachment F: Applicant's Materials.*

Cost of Repair or Restoration

The applicant estimates a cost of \$300,000 to abate hazardous materials in the main house. *See Attachment F: Applicant's Materials.*

PROPERTY HISTORY

Until 1920, the property was part of the considerable estate of Zena A. Whitely and Hortense Whiteley Hellems, who were sisters and prominent Boulder citizens. Their house at 1709 Pine Street (Whiteley-Hellems House), was designated an individual landmark by City of Boulder in 1978. Zena and Hortense were born in Georgia, and arrived in Boulder with their family in 1877. Both attended the University of Colorado, Hortense graduating in 1891 and Zena in 1892. Hortense taught Greek and Latin at the

State Preparatory School, (later becoming Boulder High School). In 1902, she married F. B. R. Hellems, who was dean of the University of Colorado College of Liberal Arts from 1899 to 1929, and acting president of the university for most of 1928. She was killed in a car accident in 1922, four years after which F. B. R. Hellems remarried to his sister-in-law Zena. Zena Whitely died in 1958.¹

The Whitely sisters sold the property to the Consolidated Realty and Investment Co. in 1920 who held the property until 1939, when it was sold to L. J. Schaefer, a miner and laborer. Well outside the city at the time, Schaefer likely constructed the first house on the site. In 1945 L.J. and his wife Ella sold the property to Victor C. and Julia L. Roth, who, the next year, sold it to Howard L. and Doris O. Jones. The Joneses lived on the property from 1947 to 1961, the longest term residents.²

Howard L. Jones was the son of Cyrus and Nannetta Goodban Jones.³ He was born in Cortland, Nebraska on June 7, 1912, and married Doris O. Lundy on April 12, 1936, in Colorado Springs.⁴ Howard obtained a position with National Bureau of Standards in 1946, and purchased the property, then addressed as 4247 Broadway Street, the same year⁵. Jones was a carpenter, and had established Jones Screen Co. in a workshop on the property by 1951.



Figure 8. Assessor's photo of the Jones Screen Co., c 1949.

¹ City of Boulder Planning Department, "Landmark Designation Memorandum: 1709 Pine Street." City of Boulder, July 5, 1978.

² Polk City Directories and Boulder County Public Property Records.

³ Daily Camera, "Obituaries: Howard L. Jones." July 14, 1985. Boulder Carnegie Library.

⁴ Ibid.

⁵ Ibid.

A 1951 Daily Camera article noted that his workshop was, "...equipped with all the necessary modern power tools and labor saving machinery for the production of window and door screens, storm doors and windows and sash that is the equal of any on the market..."⁶ While running this business, Jones continued to work at the National Bureau of Standards (later NIST) until his retirement in 1966.⁷ He and Doris had two sons and one daughter.⁸ The Joneses sold this house to Dorothy F. Bailey in 1961. Howard Jones died in Black Canyon City, Arizona, on July 6, 1985.⁹

Dorothy Bailey lived on the property from 1961 to 1965 likely moving here following her 1961 divorce from Clifford E. Fernald. She started TLC (Tender Loving Care) Children's Ranch, a nursery school, in the stone house soon after. She married Jesse W. Lofquist sometime around 1963, when the property was transferred to joint tenancy under their names. Between them, the couple had five children: Tom, Penelope, Michael, Kenneth, and Pamela. Tom and Penelope were 16 that year, and Pamela, the youngest, was 10.

The Lofquists sparked a highly publicized and hard fought conflict with Boulder County Schools when, in the winter of 1963-64, they withdrew their five children from school. At the time, attendance at an officially approved public, private, or parochial school was mandatory for children under the age of 16 in Colorado, and the Lofquist's attempt to school their children in their house through TLC Ranch caused the Boulder Valley School District request the county court to issue an order mandating the reenrollment of the Lofquist children. Jesse Lofquist, an ardent critic of the U.S. public education system, went to extreme measures to fight this order hiring a certified teacher to tutor the children in at his home, which the court indicated was an acceptable solution. However, the tutor soon resigned.

The Lofquists continued to keep their kids out of standard schooling, and, as a result, Jesse Lofquist was arrested on the night of January 22, 1965, on charges of contempt of court. He posted bail the following morning, and proceeded to purchase a Volkswagen bus, convert it into a mobile home and school, and fled the state to Cheyenne, Wyoming, indicating they intended to dispose of their property in Boulder as soon as they could. Since the children were no longer within the state, the county court decided the contempt of court charges were no longer necessary, though they retained an order stating that the Lofquist children would again face mandatory attendance if they returned to the state.

⁶ Daily Camera, "Homeworkshop Club Sees Fine Carpenter Shop." April 14, 1951. Boulder Carnegie Library.

⁷ Daily Camera, July 14, 1985.

⁸ Ibid.

⁹ Ibid.

The Lofquists subsequently returned to Boulder renaming the TLC as an Independent School, claiming it was a valid private school where they enrolled their children in the fall of 1965. State inspectors visited the home school on October 8, 1965, and found that it did not meet minimum educational standards. Boulder Daily Camera clippings file do not record what the Lofquist's response was, but they evidently again left the area, selling their house to the newly formed Jarrow Montessori School in January of 1966¹⁰.

The Jarrow School has operated at this location, expanding the campus over the last fifty years. The mission statement of the school is to "nurture the development of the whole child through quality Montessori education. Our community supports each child's joyful discovery of self in the journey to becoming a confident lifelong learner and compassionate citizen."¹¹

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property potentially eligible for designation as an individual landmark, however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. *See Attachment E: Individual Landmark Significance Criteria*

HISTORIC SIGNIFICANCE:

¹⁰ "Jesse Lofquist." Boulder Carnegie Library, Daily Camera Clipping Archive.

¹¹ Jarrow Montessori School. <http://jarrow.org/mission-philosophy/>

Summary: The main house located at 3900 Orange Ct. meets historic significance under criteria 1 and 4.

1. Date of Construction: c. 1940.

Elaboration: The tax assessor card and the historic building inventory form indicate the property was constructed in 1940.

2. Association with Persons or Events: Howard L. and Doris O. Jones

Elaboration: The Joneses lived at the property from 1945 until 1961. Howard Jones worked at the National Bureau of Standards and was a carpenter, operating a screen shop at the property beginning in 1951. While interesting, the Joneses are not considered to be significant historic persons on the local, state or national level.

3. Development of the Community: North Boulder

Elaboration: Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and indicative of the development patterns of the largely rural area after WW II.

4. Recognition by Authorities: Historic Building Inventory Form, 1995

Elaboration: The property was surveyed in 1995 and was found to be in good condition with minor alterations, including replacement of wide lap siding on upper walls and the construction of a deck facing the entrance. The survey states the building represents a type, period or method of construction, "This house is representative of the Bungalow style, as reflected in the stone, wood and stucco walls; double-hung windows; and enhanced porch." *See Attachment C: Historic Building Inventory Form.*

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 3900 Orange Ct. meets historic significance under criteria 1 and 5.

1. Recognized Period or Style: Bungalow style

Elaboration: The main house has elements of very modest Craftsman Bungalow design, including the use of local materials, low pitched roof with wide overhanging eaves, clipped gables, half-timbering, and double-hung windows.

2. Architect or Builder of Prominence: None Observed.

3. Artistic Merit: None Observed.

4. Example of the Uncommon: Early residential buildings

Elaboration: Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and indicative of the development patterns of the largely rural area.

5. Indigenous Qualities: Field Stone

Elaboration: Both the house and the accessory building are constructed of local fieldstone.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 3900 Orange Ct. does not meet any criteria under environmental significance.

1. Site Characteristics: None Observed

Elaboration: The once-residential property has been incorporated into a school campus. The house does not retain its historic, rural residential character. The property does not have characteristics of high quality planned or natural vegetation.

2. Compatibility with Site: None Observed.

3. Geographic Importance: None Observed

4. Environmental Appropriateness: Complementary Setting

Elaboration: The building is complementary to its setting.

5. Area Integrity: None Observed.

Elaboration: The property is not located in a designated or potential historic district. The area around this location developed mainly in the second half of the twentieth century, with multi-family units and residential buildings.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and are indicative of the development patterns of the, then, largely rural area. The buildings themselves remain relatively intact, but the character of the surrounding area has changed considerably.

CRITERION 3: CONDITION OF THE BUILDING

The applicant has submitted information on the condition of the building, indicating that the buildings are in good condition. Recent testing has revealed asbestos on the interior,

including duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials were not tested but may also contain asbestos. The applicant found the buildings to be in good condition, however, there are concerns with lead paint and thermal performance of the windows. Some of the stone is chipped, and the mortar is deteriorated in places. Extensive repointing may be needed. See Attachment F: Applicant's Materials.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The applicant estimates a cost of \$300,000 for abatement of hazardous materials. This would not include additional costs that may be found during the course of the work. The applicant estimates that new construction of the same floor area would be approximately \$400,000. See Attachment F: Applicant's Materials.

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

While somewhat altered over the years, staff considers that both buildings are substantially intact to their original c.1940 construction and are historically and architecturally significant when evaluated against the Landmark Boards Criteria for evaluation. The historic setting of the property has changed considerably as the Jarrow School has evolved since 1966. For this reason, staff does not consider the buildings or property to have environmental significance.

Staff considers imposing a stay-of-demolition to explore integration of the stone house and accessory building into the redevelopment of the property (including analysis of hazardous material abatement options) appropriate given the observed architectural and historic significance of the property.

THE BOARD'S DECISION:

If the Landmarks Board finds that the buildings to be demolished do not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the buildings to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the

demolition of the building. Section 9-11-23(h), B.R.C. 1981. A 180-day stay period would expire on January 31, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the buildings at 3900 Orange Ct. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The two stone buildings may be eligible for individual landmark designation based upon their architectural and historic significance;
2. The buildings may contribute to the character of the neighborhood as an intact representative resources of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

- Attachment A: Current Photographs
- Attachment B: Boulder County Tax Assessor Card c. 1946
- Attachment C: Historic Building Inventory Form
- Attachment D: Deed & Directory Research
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: Applicant's Materials

Attachment A: Current Photographs



East (front) elevation, 2016



West (rear) elevation, 2016



South (side) elevation, 2016



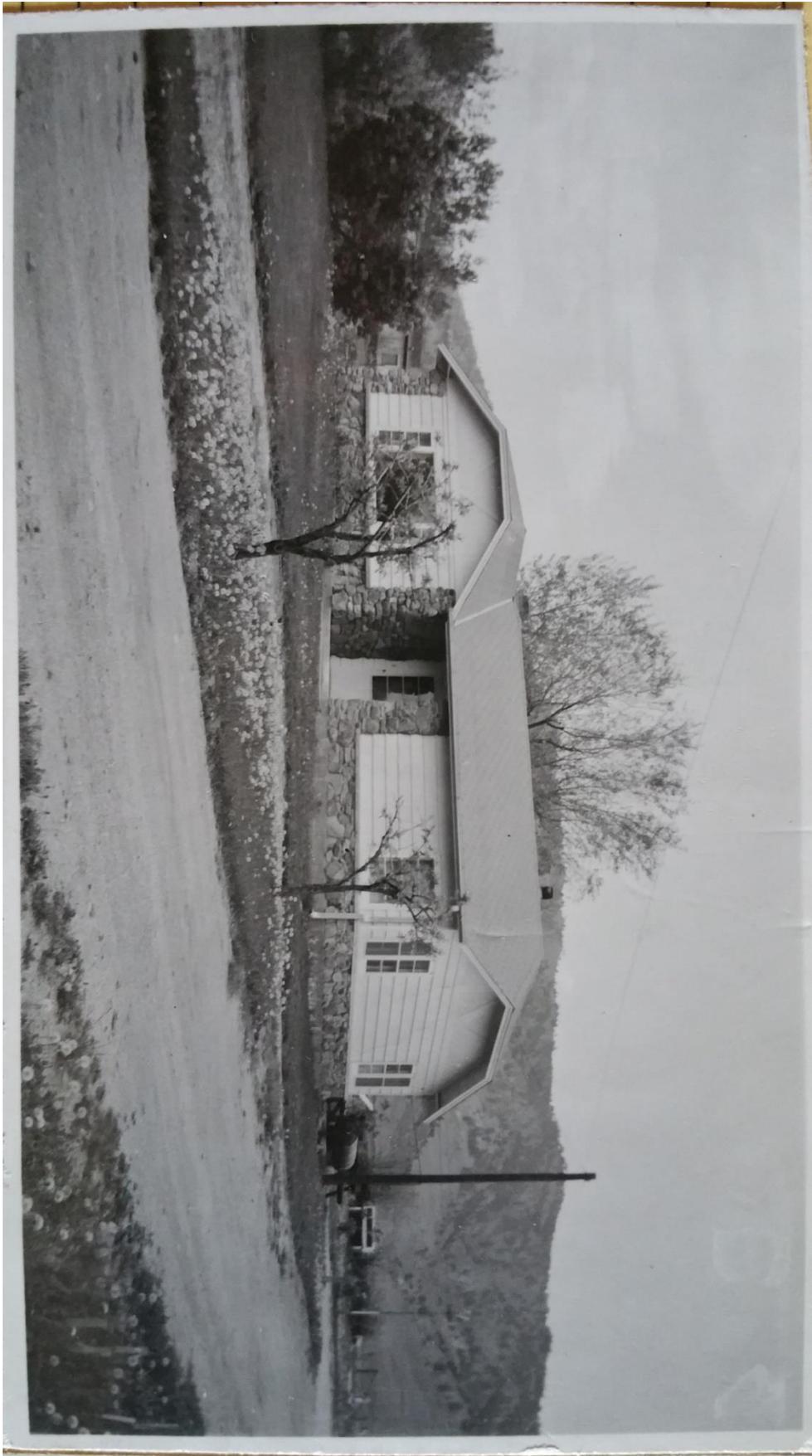
North (side) elevation, 2016



Accessory Building, South Elevation, 2016



Accessory Building, North Elevation, 2016



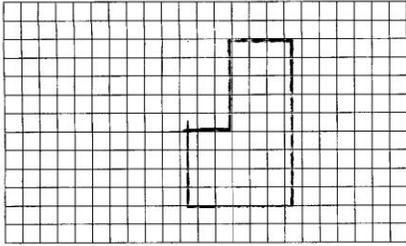
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL6256		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-Present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): Unknown				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: 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%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS 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 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 CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This house is representative of the Bungalow style, as reflected in the stone, wood, and stucco walls; double-hung windows; and enhanced porch.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995		



Photo from Historic Building Inventory Record, 1988.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory

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.



Memorandum

Date: 09.16.2016
To: City of Boulder, Landmarks Board
From: Jarrow Montessori School
Regarding: 3900 Orange Ct, Jarrow Montessori, Demolition Permit Additional Information

Jarrow Montessori School is seeking Landmarks Board approval to demolish two existing structures on the campus. The purpose of this memo is to provide additional information regarding the age of the building, the condition of the building, and projected costs of restoration, repair, or replacement.

1. The date of construction of the primary structure has been estimated to be 1940. This estimate is based on real estate appraisal documents archived at the Carnegie Branch Library for Local History, Boulder, CO. The appraisal information for 3875 Broadway indicates a major alteration or addition in 1950. The documentation indicates that the structure was 10 years old at that time, establishing a likely, original date of construction to be 1940.

Initial demolition permit review by the City of Boulder Historic Preservation indicates a date of construction of 1910. We believe that the real estate records do not support this estimate of date of construction. Records show that in addition to the structures that are the subjects of the current proposal, there were at least (2) other structures on the property. Those structures are no longer present on the site but do share a common address, 3875 Broadway, in the archived records. We would ask staff to clarify whether or not the reference to a 1910 date of construction might in fact be associated with one of these other structures.

2. Jarrow Montessori school has done a good job of maintaining these structures over the years. Considering the age of the structures, they are in good but not excellent condition. As stated in the school's memo dated September 16, 2016, there are specific, material hazards associated with the aging structures. Recent testing of the structures revealed Asbestos Containing Material (ACM) on the interior of the structures to include duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials such as asphaltic roofing, exterior cladding, conduit, and other appurtenances were not tested but should be assumed to be asbestos containing materials until analysis proves otherwise. While no specific testing has been conducted, it is believed that based on the age of the structures, the exterior and interiors contain lead-based paint below layers of more contemporary, non-lead-based paint. Additional testing will be required.

The condition of certain original elements such as the windows, stone veneer, and roof form are in good condition. However, some factors could be considered to fully assess the value of these existing features:

While the windows appear to be original, the potential of lead-based paint and the thermal performance of the windows need to be considered in the long-term use of the buildings as educational spaces.

The native stone veneer is perhaps the most distinguishing architectural feature of the structures. Initial assessment suggests that this stone is in fact a veneer on wood-framed exterior envelope (as opposed to true stone bearing wall). This creates the impression of a solid stone façade. The condition of the stone itself is good, with some areas of fracturing or chipping, typical of this type of native sandstone. Some areas of stone, especially around openings for doors and windows, have been replaced over the years with like or similar types of stone. The condition of mortar varies in places from deteriorated to good. Any remediation of the structures would require extensive repointing to key-in sections of stone and to ensure proper waterproofing and mortar integrity going forward.

caddis architecture, planning, etc.
1510 Zamia #103 • Boulder, CO 80304 • tel 303.443.3629 • info@caddispc.com • www.caddispc.com



The original roof forms are still intact, with the exception of a building addition at the rear of the primary structure which added a single gable which intersects the main roof.

It should be noted that type of construction and condition of the building materials, especially the stone veneer, make these structures poor candidates for building relocation on or off-site. Based on a recent general contractor walk-through and assessment, the friable nature of the stone, slab on grade construction, and unknown foundation conditions present significant technical challenges that would largely prohibit the alternative of relocating the structures. It is likely that even the most selective demolition of the exterior stone veneer would be insufficient to preserve and reuse those materials.

3. Without a more detailed scope of work and assessment of the existing building systems, it is difficult to provide an exact cost estimate for restoration or repair. In general terms however, it is safe to assume that any significant improvement of the structures would include extensive abatement of hazardous materials. A reasonable estimate of restoration or repair would be approximately \$300,000. This would not include additional costs for any contingencies related to conditions discovered in the field, e.g.: structural deficiencies, foundation upgrades, major mechanical, electrical, plumbing, or utility improvements. By comparison, the estimated cost of fully replacing the same floor area with new construction would be approximately \$400,000 at current labor and materials market rates.

Attachments:

1. Annotated Real Estate Appraisal Card (archived Carnegie Library of Local History)
2. Jarrow Montessori Demolition Permit Review Narrative

Please contact Caddis (Architect) at 303.443.3629 for specific technical questions regarding this application.

Landmark Board: Jarrow Narrative 2016



Jarrow Montessori School
NURTURING THE HUMAN SPIRIT
FOUNDED 1964

Date: 09.16.2016
To: City of Boulder, Landmarks Board
From: Jarrow Montessori School
Regarding: 3900 Orange Ct, Jarrow Montessori, Demolition Permit Review

Jarrow Montessori School is currently exploring expansion solutions that focus on how to serve students and staff in their everyday engagement for developing lifelong learners. It is a community school which draws from the neighborhood with the flexibility to enroll students from the larger community of Boulder.

Jarrow Montessori School is seeking Landmarks Board approval to demolish two existing structures on the campus. The school has been a good steward to these structures over the years. But as the school plans for the next 50 years, it is clear that the structures pose significant limitations on the school's ability to adapt to future needs. Recent master planning discussions have identified certain qualities that define the campus and serve to guide any future development:

1. Modern cottage feeling with more transparency.
2. Integration of new educational technology.
3. Maintain and enhance connections to nature (the site).
4. Create an area of more dense vegetation for a forest feel.
5. Improve pedestrian and vehicular flows on site and in the vicinity of the campus.

While the existing structures satisfy some of these criteria, they present very real logistical and operational challenges. If it is determined that these structures do not offer the requisite level of architectural and historical significance, the school would like to redevelop the site with the goal of reinforcing the qualities that make the campus a unique community and cultural asset.

Aside from any architectural merits of the two existing structures, it can be argued that the most prominent historic value of the site is the Jarrow Montessori School itself. Established in 1964, the school has been witness to many changes throughout the decades. During this time, the school has made incremental improvements that have been compatible with the scale and character of the neighborhood. By considering the demolition of the existing structures, the community will be giving Jarrow Montessori School the opportunity to continue its evolution as an educational campus and community resource.

Jarrow Montessori School was the first Montessori School in Colorado and was started by a dedicated group of parents who were looking for a high quality and progressive preschool for their children. Since

September 2016

Landmark Board: Jarrow Narrative 2016

its inception in 1964, it has grown as the needs of North Boulder have grown. Jarrow currently serves a population of 170-180 students, ranging in age from 18 months [toddler] to 12 years old [6th grade]. We pride ourselves in being one of the best Montessori schools in the area, and hold full accreditation from the American Montessori Society. It is our position that Jarrow Montessori School holds the weight of the historical significance of this property, having occupied it for over 50 years. By supporting our masterplan and expansion, the City of Boulder will enable Jarrow to continue providing quality education and support our historic use into the future.

According to the 1995 report maintained by the Colorado Historical Society, the two existing structures described in this application do not represent any specific historical significance associated with significant persons, significant events or patterns, nor do they contribute to an historic district. Estimated to have been built circa 1940 (please reference real estate appraisal card archived at Carnegie Branch Library for Local History), the structures do represent a type, period, or method of construction establishing some degree of architectural significance. There is evidence of likely alterations to the structures over time which does not further contribute to the architectural significance.

As previously mentioned, the property is not included in an historic district. There is no evidence of any specific geographic importance of the structures nor is it evident that the structures could be included in any overall pattern of historic development. This suggests that the alteration or demolition of these structures would not disrupt the historic or architectural integrity of the area. While the residential scale of the existing structures are compatible with the site and neighborhood to some degree, it must be acknowledged that development in the area over the decades has significantly changed the character of the site.

In addition to architectural and historic considerations, it should be noted that the school is concerned about specific, material hazards associated with the aging structures. Recent testing of the structures revealed Asbestos Containing Material (ACM) on the interior of the structures to include duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials such as asphaltic roofing, exterior cladding, conduit, and other appurtenances were not tested but should be assumed to be asbestos containing materials until analysis proves otherwise. While no specific testing has been conducted, it is believed that based on the age of the structures, the exterior and interiors contain lead-based paint below layers of more contemporary, non-lead-based paint. Additional testing will be required. While these hazards might be mitigated in some form or other, the costs of remediation are prohibitive and not compatible with the long-term need to provide a healthy, indoor learning environment.

Jarrow Montessori School recognizes the value of these existing structures, investing care and capital over the years to keep them functioning as educational spaces. But as the school plans for the future, it is becoming more evident that maintaining the structures comes at the price of limiting the school's outreach and mission to provide a modern, environmentally engaging, and fully realized learning campus. The school hopes that its legacy will continue well beyond the next 50 years. Making space to plan for that ongoing evolution and contribution to community will be essential.

Thank you for your consideration. Jarrow Montessori School looks forward to engaging with Landmarks Board and the community on this proposal. Please contact Caddis (Architect) at 303.443.3629 for specific technical questions regarding this application.


Michael Girodo
Head of School

September 2016



MEMORANDUM

To: Landmarks Board

From: Maureen Rait, Executive Director of Public Works
David Driskell., Executive Director of Planning, Housing + Sustainability
Dave Thacker, Building Services Manager/Chief Building Official
Kendra Tupper, Energy Services Manager
Elizabeth Vasatka, Business Sustainability Coordinator

Date: October 5, 2016

Subject: Energy Codes: Update on the City's Long-Term Strategy and Seeking Feedback on the Proposed Near-Term Energy Code Amendments

EXECUTIVE SUMMARY

This memo outlines the long-term strategy for Boulder's energy codes and proposed amendments for the next building and energy code update (late 2016). Staff has provided an outline of the long-term strategy (**Attachment A**) for context, and is updating and seeking feedback from the Landmarks Board on the proposed near-term energy code amendments (**Attachment B**).

Long-Term Strategy

The City of Boulder has set an aggressive goal of adopting net zero energy (NZE) codes by 2031, and has developed a strategy and pathway to achieve that target. Staff recognizes that in order to support the city's [Climate Commitment](#) and sustainability goals, energy codes must begin to address sustainability beyond just energy use such as transportation, water, indoor environmental quality and waste. In fact, when staff projected emissions reductions out to 2050, savings from the implementation of progressively more stringent energy codes was the largest of *any* building efficiency program, including [EnergySmart](#), [SmartRegs](#) and the [Building Performance Program](#).

Proposed elements of the long-term strategy for energy codes include:

1. Pathways for achieving high performance NZE codes including: a phased schedule for NZE deadlines, early adopter incentives, allowance of off-site renewables, future adoption of outcome-based codes and the encouragement of all-electric buildings.
2. A six-year cycle for major updates linked to the national code adoption schedule, with local evaluation and updates every three years.
3. The prioritization and phasing schedule of non-energy sustainability requirements for commercial energy codes.

Proposed Near-Term Updates

Staff has developed proposed updates to the building and energy code, which is tentatively scheduled to be presented to City Council for consideration and adoption in late 2016. The proposed effective date of these changes is early 2017.

Proposed near-term building and energy code updates include:

1. Restructuring and updates of the residential energy code, Green Building and Green Points ([link to the current Green Building and Green Points program](#)); and
2. New prescriptive requirements for commercial buildings, including only allowing this prescriptive pathway for alterations and new construction/additions with a construction cost less than \$500,000.
3. Other miscellaneous updates including: revising how multi-family units are addressed and allowing off-site renewable energy for energy code compliance.

Questions

1. Does the Board have feedback on the proposed near-term updates?
2. Does the Board have any questions on how the city's adopted building and/or energy codes address historically significant buildings?

BACKGROUND

Please refer to **Attachment B** for an overview of energy and green codes. This Attachment provides background information on national energy and green codes, definitions of key terms that are used throughout this memo and a brief history of Boulder's energy codes.

Goals and Objectives of the City's Energy Codes

The overall long-term goal for the city's energy code is to build high-performance, NZE residential and commercial buildings. The objectives below are designed to support this overarching goal:

Supporting the Climate Commitment

- To achieve and sustain significant greenhouse gas (GHG) reductions in support of the city's overall Climate Commitment

- To reach NZE codes by 2031
- To support technologies and practices that will move the community towards local, distributed and renewable energy systems (for both buildings and transportation) that support the goal of 100 percent renewable electricity, as well as economic vitality and community resilience

Promoting High-Performance Buildings

- To promote sustainable building practices throughout the lifecycle of the building process (e.g., waste management, water management, transportation impacts, etc.)
- To promote the development and ongoing maintenance of safe, comfortable and high performing buildings
- To support energy resilience (the ability to maintain operations during grid failure)

Creating Effective and Viable Codes

- To adopt codes that are feasible to update regularly, implement and enforce
- To provide building owners and design professionals with viable and economically feasible paths to comply with energy codes that are straightforward and easy to understand

What is Net Zero Energy (NZE)?

While NZE can be defined a number of ways, in this context, NZE means:

The amount of renewable energy produced on-site, plus the amount purchased from approved community energy systems, is equal to or greater than the annual energy consumption of the site.

This definition makes it possible for all buildings to become NZE even with poor solar access or other site constraints.

ANALYSIS: NEAR-TERM CODE UPDATES

As the city evaluates and updates its energy codes every three years, staff has gathered stakeholder feedback on some of the challenges related to compliance with current codes. Staff has drafted updates based on the feedback received which will be presented to council for adoption in late 2016 with an effective date in early 2017. Specifically, staff is proposing the following near-term energy code amendments:

- Restructuring and updates to the current residential energy code, [Green Building and Green Points](#) (GBGP), including amendments to the International Residential Code (IRC) to require electric vehicle charging infrastructure
- New prescriptive requirements for commercial buildings, including amendments to the International Building Code (IBC) to require solar photovoltaic (PV)-ready and electric vehicle charging infrastructure for multi-family and commercial buildings

In addition, the city plans to improve the compliance process by streamlining steps and providing more consistent and detailed guidance. Please see the [July 19, 2016 Information Packet Memo \(Attachment G\)](#) for a summary of the scope and intended outcomes of this compliance improvement effort. Staff also plans to make a few administrative updates to clarify the common points of confusion, such as how to consistently measure square footage in gaining compliance with the Green Points program.

Near-Term Residential Energy Code Updates

Planned amendments to the current residential building and energy code are as follows:

- 1) Eliminate the point structure in the Green Building and Green Points program, and prioritize and update key measures as mandatory (see Table 1).
- 2) Implement a sliding Energy Rating Index (ERI) scale based on floor area which will require residential buildings larger than 5,000 square feet (sf) to be NZE (see

Figure 1).

- 3) Revise the ERI requirements for additions to impose more efficient requirements for larger homes and additions. ERI requirements for additions will only apply if the addition is 1,000 sf or larger – smaller additions will be required to meet the prescriptive requirements of the 2012 International Energy Conservation Code (IECC).
- 4) Revise alterations requirements as follows:
 - a) Eliminate the Green Points program “point” options and the 500 sf threshold, to provide clarity and streamline the building permit process.
 - b) Change the trigger for alteration requirements from measured floor area to the percentage of the project cost¹ compared to the assessed or appraised value of the existing structure (see Table 2).
 - c) Mandatory efficiency measures will be required for all alterations; these include: energy advising, energy audits and new construction regulations (see Table 2).

¹ Project cost will be either the customer’s construction cost or the city’s project cost evaluation, whichever is higher.

Table 1: Proposed Changes to the Point Structure of GBGP

Requirements	Current Requirements	Proposed Requirements
Energy Performance¹	ERI/HERs	ERI/HERs
Waste Management²	Mandatory	Mandatory
Preservation of Natural Resources: Require shading from existing and new trees; organic, low water landscaping practices; and stormwater management ³	Optional point	Mandatory
Solar Photovoltaic “Ready:” Pre-wire for solar PV and a space allocation roof plan	Optional point	Mandatory
Electric Vehicle Charging Infrastructure: Require the installation of both 120-Volt and 240-Volt charging outlets in any dedicated off-street parking space for single family homes and townhomes. For multi-family units, require charging infrastructure (120 and 240 V outlets) for 7.5% of the parking spaces, and require Level 2 dual port charging stations for 2.5% of the spaces. ⁵	NA	Mandatory (NEW)
Water Efficiency: High efficiency kitchen and bathroom fixtures	Optional point	Covered in IRC ⁴
Sustainable Products: Require the use of re-used, recycled, bio-based, environmentally certified or locally sourced materials	Optional point	Not required
Solar Thermal “Ready”: Require solar thermal systems to heat hot water (water heating, space heating and/or pools and spas)	Optional point	Not required
Material Efficient Framing: Require efficient use of lumber and methods to frame a house and design the structure	Optional point	Not required ⁶
Indoor Air Quality: Require means of detecting, reducing and mitigating indoor air pollutants	Optional point	
Design Process and Education: Require green building design professionals and an owner manual for efficient operation	Optional point	
¹ Updated for both new construction (Figure 1) and additions.		
² These requirements may be revised to increase the diversion rates (based on the current recycling markets).		
³ A landscaping plan is required for new construction must be submittal with the permit. A landscape rehabilitation plan will be required for additions and alterations.		
⁴ Staff will increase the current requirements in the International Residential Code (IRC) to match the current national EPA’s WaterSense Standards		
⁵ This requirement is only triggered when there are at least 25 parking spaces.		
⁶ An updated HERS rating software will be released in the 2017, which will incorporate these sustainability attributes. The design manual will remain a requirement.		

Figure 1: Proposed Changes to Efficiency Requirements for New Homes

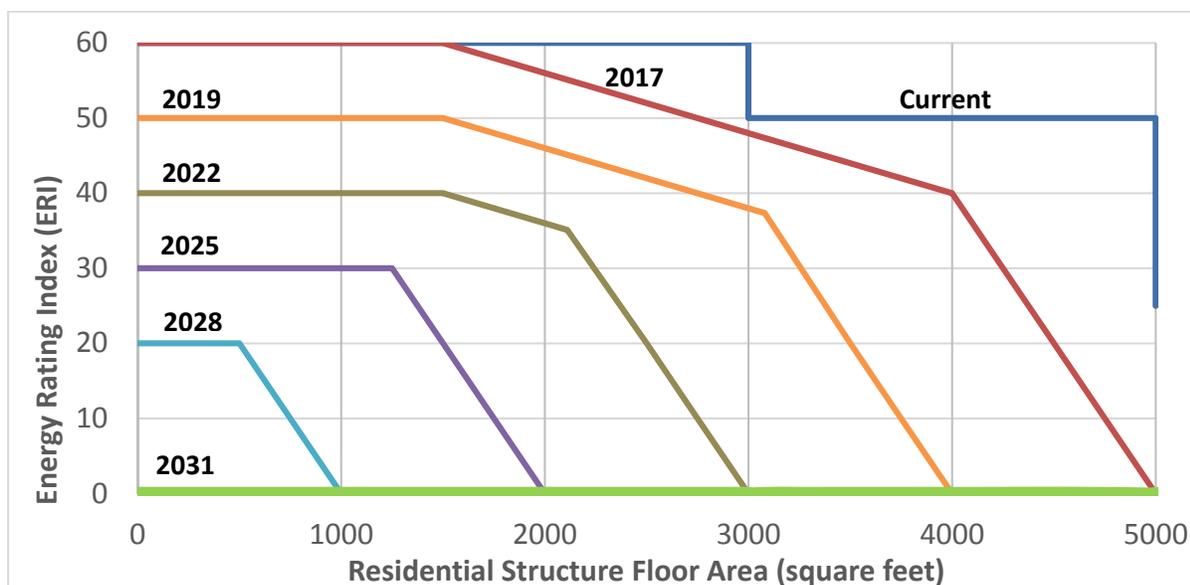


Table 2: Alterations Requirements

Thresholds for requirements	Project cost is $\leq 20\%$ of assessed value of existing property	Project cost is 21-50% of assessed value of existing property	Project cost is $\geq 51\%$ of assessed value of existing property
Measures	All energy and building code requirements (for the scope of the alteration)		
	EnergySmart Advising ¹	EnergySmart Audit ² and Advising	Triggers new construction requirements
		Air sealing and insulation in ceiling and walls ³	
	Crawl space conditioning ³		

¹ Homeowner must contact EnergySmart and discuss the construction project with an energy advisor to ensure efficiency opportunities are maximized.

² Homeowner must enroll in EnergySmart and receive an energy audit that includes a blower door test that measures infiltration of the existing building.

³ When applicable, implement these measures to code standards.

Near-Term Commercial Energy Code Updates

Revisions to the prescriptive path of Boulder’s commercial energy code are being proposed with the primary goal of improving usability and compliance while maintaining or increasing energy efficiency. While the performance pathway for new construction and major alterations must have an energy performance which is 30 percent better than IECC 2012, the prescriptive path is limited by market availability and construction and cost feasibility per individual requirement.

The changes are described below, along with rationale for the changes.

Table 3: Proposed Changes to Commercial Energy Code

Proposed Change	Rationale
<p>When the Performance (Modeling) Approach is Required or Allowed:</p> <p>For new buildings, additions, and major alterations (more than 50 percent of the exterior wall area is being demolished) with a project cost greater than or equal to \$500,000², compliance using the modeling based performance approach will be required. Compliance using the prescriptive approach for these projects will no longer be allowed.</p> <p>Alterations which are not considered “major alterations” are required to comply using the prescriptive approach.</p>	<p>Performance approach compliance is designed for new construction and major alterations that must achieve the city’s energy requirement of 30 percent better than IECC 2012. This requirement is so efficient that it requires the whole building tradeoffs allowed via the performance pathway.</p> <p>For smaller scope alterations, the prescriptive pathway is much better suited.</p>

² A threshold of a project cost of \$500,000 was chosen as the limit for allowing the prescriptive path for new construction and additions based on the typical costs of energy modeling require for the performance and outcome based paths. This limit should keep the modeling costs to below 2.5 percent of the total project cost.

Proposed Change	Rationale
<p>Revision of Prescriptive Requirements:</p> <p>The custom prescriptive pathway is being replaced with amendments to the IECC 2012 prescriptive path. These amendments will increase the stringency of IECC 2012 requirements up to what is allowed by federal regulations, or what is being proposed for the 2018 version of the International Green Conservation Code (IgCC). These changes address insulation levels, fenestration performance, lighting power and equipment efficiency.</p>	<p>Current prescriptive requirements in the commercial energy code are extremely stringent, without the tradeoffs allowed through the modeling-based performance path. Overwhelming stakeholder feedback indicates that the requirements are confusing and extremely difficult, if not impossible, to achieve.</p> <p>These new prescriptive requirements will replace a complicated set of custom requirements. Simplification of prescriptive requirements that are based on nationally developed standards will improve compliance and simplify enforcement.</p>
<p>Operable Window/Door Shut Off:</p> <p>New mandatory requirement for operable windows and doors to have switches which will shut off heating and cooling equipment when doors or windows are left open.</p>	<p>This change prevents wasted operation of heating and cooling equipment when doors or windows remain opened. These requirements are based on requirements already present in other energy codes.</p>
<p>Removal of the Building Area Method:</p> <p>For determining prescriptive interior lighting power, the Space by Space Method is now the only allowed approach.</p>	<p>The Space by Space Method is based on the details of the proposed design. The Building Area Method is an approximation based on “typical” space allocations for a building type.</p>
<p>Appliance Requirements:</p> <p>New mandatory requirement that appliances installed in multi-family buildings be EnergyStar rated.</p>	<p>Requiring EnergyStar appliances in new residential occupancies will ensure that this end use is addressed even when multi-family buildings are covered under the commercial energy code.</p>
<p>Solar “Ready” Requirements:</p> <p>Mandatory requirement to identify roof locations for installation of future solar systems , and keep these areas clear of obstructions. Locations for conduit and other electrical equipment that would be required for the solar system must also be identified. This equipment need not be installed.</p>	<p>Identification and reservation of space for future solar systems will greatly facilitate future installation of solar systems where solar systems are not currently required or where larger systems may be required in the future.</p>

Proposed Change	Rationale
<p>Requirements for Electric Vehicle (EV) Charging Infrastructure:</p> <p>The following will be required for offices, industrial buildings and multi-family buildings³:</p> <ul style="list-style-type: none"> • 7.5% of parking spaces must have (1) 240-V and (1) 120-V charging outlet • 2.5% of parking spaces must have a Level 2, dual port charging station installed <p>Lodging facilities will be required to install charging stations (Level 2, dual port) for 1% of parking spots (a minimum of 1).</p>	<p>Workplace EV charging provides employees that live in multi-family units without EV charging the opportunity to drive an EV. There is also a need for EV charging facilities at lodging facilities, as more and more rental car agencies are beginning to offer EV options. However, there has been very little usage in general public charging stations provided at commercial buildings for transient visitors.</p>

³ There must be at least 25 parking spaces to trigger these requirements.

Other Miscellaneous Energy Code Updates

Table 4: Summary of Other Miscellaneous Energy Code Updates Impacting Both Residential and Commercial Buildings

Topic	Description of Update
Multi-family Units	1) Townhomes and duplexes will be covered under residential energy code. If there are any shared commercial spaces, they must comply with the prescriptive requirements for the commercial energy code. 2) All other multi-family buildings are covered under the commercial energy code, regardless of the number of stories.
Water Fixture Use Rates	The water fixture use requirements covered under the International Plumbing Code (IPC) and the International Residential Code (IRC) will be amended to be as efficient as current national WaterSense standards put out by the Environmental Protection Agency (EPA).
Allow Off-Site Renewables	Due to shading, roof space constraints and high energy intensity buildings (such as a data center or lab), off-site renewable energy will be required for some residential and commercial buildings to achieve NZE. Off-site renewable options will only be allowed if all on-site renewable options have been exhausted. Community solar gardens, but not Renewable Energy Credits (RECS), will be allowed to meet required overall energy performance for new buildings and major alterations.

NEXT STEPS

In terms of the next code updates, there are several more steps in the coming months. The tentative schedule is as follows:

- November 3, 2016: Planning Board will review near-term energy code amendments.
- November 15, 2016: City Council First Reading of proposed energy code amendments.
- December 6, 2016: City Council Second Reading of proposed energy code amendments.
- Q1 2017: Amendments to energy code become effective (following 60-day grace period after adoption)
- Q1 2017: Noresco, the city’s consultant for this work, will conduct staff training and develop supporting documentation and resources on the city’s website to help explain the energy codes
- Q2 2017: Staff will implement changes to improve energy code compliance

Once the 2018 version of the national codes are released, the city will work quickly to adopt the 2018 versions of the codes, with local amendments.

- Q1 2018: Staff will review the newly released 2018 codes, including IECC 2018 and IgCC 2018

- Q3 2018: Staff will review the next building code update with the relevant boards, including moving from IECC 2012 to IECC 2018 and beginning to adopt portions of IgCC 2018
- Q4 2018: Planned adoption of full set of ICC 2018 building codes, with amendments
- Q1 2019: New building codes (based on ICC 2018 codes) becomes effective

ATTACHMENT A: LONG-TERM STRATEGY

Proposed elements of the long-term strategy for energy codes include:

1. The long-term pathway for achieving high performance, NZE codes including:
 - a. The allowance of off-site renewables to meet energy code requirements.
 - b. The adoption of an outcome-based pathway for commercial energy codes.
 - c. A schedule for when new buildings would need to meet a NZE code.
 - d. Early adopter incentives for designing NZE buildings before the requirements ARE phased in.
 - e. The encouragement of all-electric buildings.
2. A six-year cycle for major updates linked to the national code adoption schedule, with local evaluation and updates every three years (see the [July 19, 2016 Information Packet Memo](#) for more information).
3. Prioritization and a proposed phasing schedule of adopting IgCC’s non-energy sustainability requirements for commercial codes, and subsequently amending other portions of the city’s codes that may currently address these issues (see the [July 19, 2016 Information Packet Memo](#) for more information).

The City of Boulder has set an aggressive goal of having NZE codes in effect by 2031, and this recent work effort represents staff’s first attempt at charting a clear strategy and pathway to achieve that target. The figure and table below provide more details on the key components of the long-term strategy and illustrate when each is suggested to go into effect.

Figure 2: Long-Term Strategy Key Component Timeline

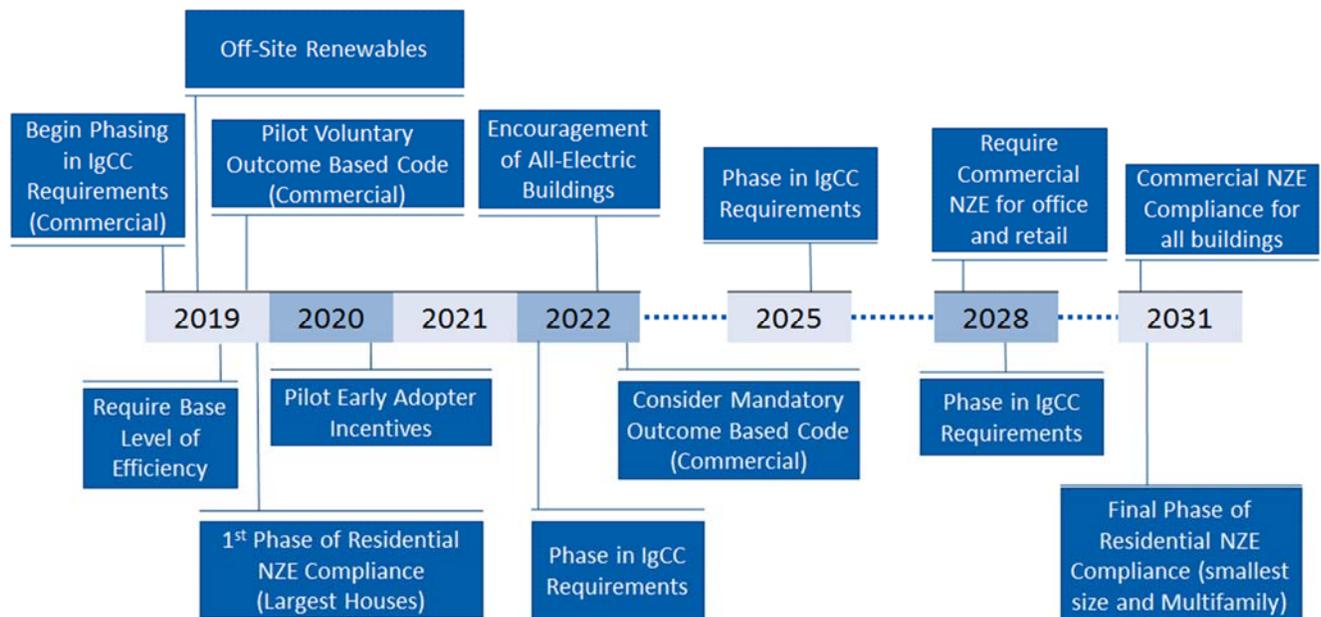


Table 5: Long-Term Strategy Key Components (Post 2016/2017 Updates)

Key Component of Long-Term Strategy	Description	Scope	Phasing
Off-Site Renewables	<p>Due to shading, roof space constraints and high energy intensity buildings (such as a data center or lab), off-site renewable energy will be required for many buildings to achieve NZE. Off-site renewable options will only be allowed if all on-site renewable options have been exhausted.</p> <p>Community solar gardens, but not Renewable Energy Credits (RECS), will be allowed to meet required overall zEPI scores for new buildings and major renovations.</p>	Commercial and Residential	2017
Require a Base Level of Efficiency Prior to Renewables	<p>The following method will ensure that building efficiency is prioritized before the use of renewables:</p> <ul style="list-style-type: none"> • A zEPI score (commercial) or ERI (residential) is required for overall compliance. • A zEPI score of 45 or an ERI of 50 must be achieved through efficiency alone; renewables can then be used to achieve the code specified energy target (currently zEPI 38 for commercial and ERI value of 25 to 60 for residential). 	Commercial and Residential	2019
Outcome-Based Codes for Commercial Buildings	<p>Staff plans to pilot a voluntary outcome-based energy code for new commercial buildings, which will be based on the actual, measured energy consumption of the building post-occupancy.</p> <ul style="list-style-type: none"> • Outcome-based codes bring energy behavior of occupants, maintenance and operating practices under the purview of the codes. These factors can account for 50 percent of a building’s energy use. • This is a new approach to energy codes; compliance and enforcement approaches are still under development nationally. • Data collected from the Building Performance Program will aid this process. 	Commercial	Voluntary pilot 2019; possibly mandatory in 2022 (depending on pilot outcome)
Schedule for NZE Compliance	<p>Staff is planning a slightly accelerated schedule for NZE for new residential and commercial buildings. Those with low energy use intensity and high roof to floor area ratios, can reasonably be required to be NZE sooner than 2031. This allows NZE requirements to be phased in over time to minimize enforcement issues, and accelerates achievement of the city’s Climate Commitment goals.</p>	Commercial and Residential	2019 to 2031

Key Component of Long-Term Strategy	Description	Scope	Phasing
Early Adopter Incentives	<ul style="list-style-type: none"> • Providing incentives for buildings to be NZE before it is required by code encourages owners and design teams to develop advanced designs and share feasible examples for other buildings. • These incentives might include reduced city fees, expedited plans approvals and/or positive publicity. 	Commercial and Residential	2020
Encouragement of All-Electric Buildings	<p>To support long-term goals, local code amendments should begin encouraging all-electric buildings within the next five years.</p> <ul style="list-style-type: none"> • Many of the city’s long-term goals will eventually require that the use of natural gas in buildings be minimized or eliminated: the goals of having all new buildings be NZE; moving the city towards local, distributed and fossil-fuel-free energy systems; and achieving and sustaining significant greenhouse gas reductions. • Buildings that use natural gas be made net zero with on-site or building-owned resources. They must have a market to allow excess renewable energy to be sold to other buildings to offset the gas consumption. • Minimizing the use of natural gas in new buildings facilitates the long-term achievement of a sizeable population of net zero buildings. 	Commercial and Residential	2022

ATTACHMENT B: OVERVIEW OF ENERGY AND GREEN CODES

Many components of the long-term strategy, as well as the short-term updates, rely on the national suite of building and energy codes. This section provides background information on those codes, definitions of key terms that are used throughout this memo, and a brief history of Boulder’s energy codes.

The International Code Council (ICC) publishes an extensive series of model codes every three years. In Colorado, these codes can then be adopted by local jurisdictions along with modifications or exclusions, as desired. The International Energy Conservation Code (IECC) and the International Green Construction Code (IgCC) are two such codes, and both are based on standards developed by the America Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

Table 6: Summary of National Energy and Green Codes

National Code	International Energy Conservation Code (IECC)	International Green Construction Code (IgCC)
Scope	Building energy performance – applies to both commercial and residential buildings	“Green Code” addressing many aspects of sustainability beyond energy; applies only to commercial and high-rise (>3 stories) residential buildings
Use in Boulder Code	<u>Residential</u> : IECC 2012 with local amendments (Green Building and Green Points) <u>Commercial</u> : 30 percent more stringent than IECC 2012	Not currently adopted
Alternate compliance via ASHRAE	Commercial: 30% more stringent than ASHRAE 90.1-2010	ASHRAE 189.1 (2014 is equivalent to IgCC 2015)
Important Notes	IECC 2015 is only slightly more stringent than the 2012 version ⁴ , and still far less stringent than Boulder’s current codes. IECC 2018 is expected to have more significant updates and changes when released.	IgCC 2018 ⁵ will be merged with the ASHRAE Standard 189.1-2017, reducing confusion and pulling the best aspects from both codes.

⁴ IECC 2015 compared to IECC 2012: 8.7% more stringent for commercial buildings and 0.73% more stringent for residential buildings (according to Department of Energy)

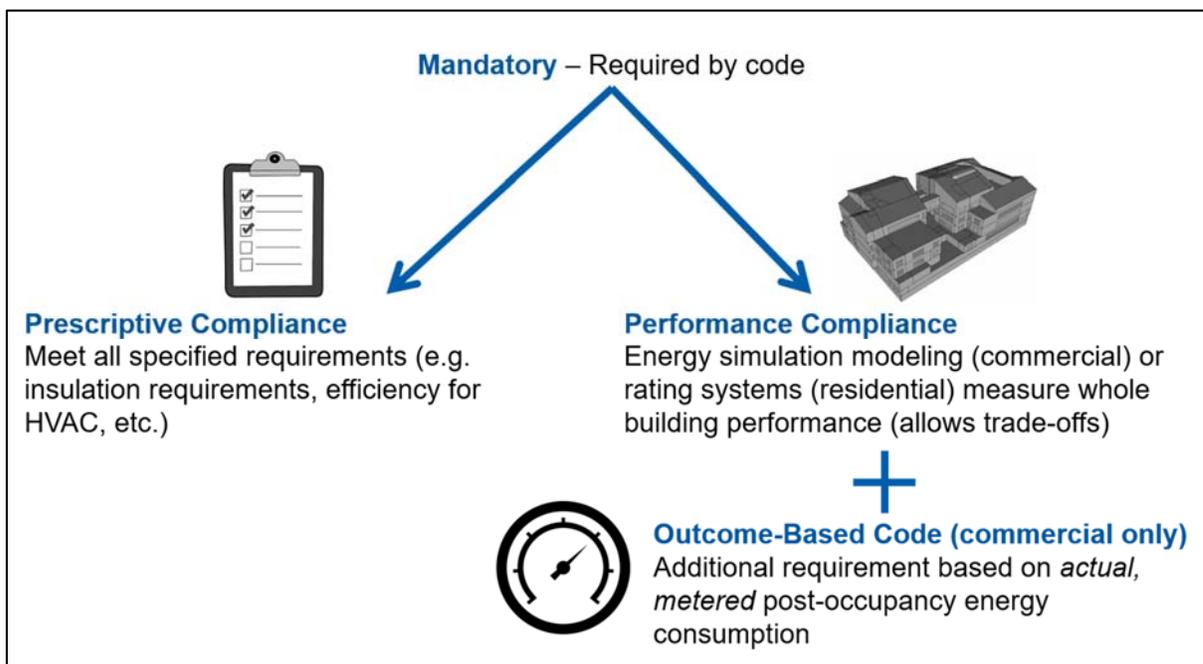
⁵ Planned for release in late 2017

While the IgCC is now available to provide green code language for commercial buildings, there is still no suitable national model code⁶ for low-rise residential buildings. There are also many voluntary residential green building programs, but most of them have third-party evaluators, cost money to participate in and verify, have their own compliance guidelines and were not designed to be “codified” (e.g., LEED for Homes, etc.) As a result, Boulder will continue to update and evolve its residential green building code, the Green Building and Green Points program.

Pathways for Compliance

Energy codes have traditionally included at least two paths to compliance, prescriptive and performance (see figure below). More recently, an additional option of outcome-based energy codes has emerged. Mandatory requirements must be met regardless of which path is chosen.

Figure 3: Energy Code Pathways for Compliance



One limitation to both prescriptive and performance pathways is that they only address efficiency characteristics of building design. Studies have shown that these design aspects only account for 50 percent or less of the total energy consumption of the building. Characteristics that are just as important include good building maintenance, efficient process and plug loads, and operating practices by occupants and building staff.

To account for the energy performance of the entire building as used after occupancy, the addition of *outcome-based* compliance is being explored for commercial buildings. This is an approach that uses performance modeling to establish an energy consumption target during the design stage, but final compliance is shown by monitoring of a building’s energy consumption

⁶ National Green Building Standard (NGBS) is the only known option, but is not recommended because the energy chapter is not set up to guide builders to reach NZE and because it requires that certification is achieved through the Home Innovations Research Lab, a subsidiary of the National Association of Home Builders.

over a period of time (typically one year) following full occupancy. A building that exceeds the target energy consumption established at the design stage must then take corrective actions to reduce consumption. This type of code is currently being evaluated for inclusion in IgCC, IECC, and in several jurisdictions. It is also being piloted in Seattle as an optional compliance path with a lower energy target than the performance path alone ([link to 2014 ACEEE paper on Seattle's program](#)). Outcome-based codes verify and guarantee that new buildings are actually performing to the efficiency levels to which they were designed, but they also feature more complicated compliance verification and contract structures, as compliance responsibility is spread over multiple parties, including building occupants.

Metrics for Energy Code Stringency and Compliance

As the energy codes become more stringent, new methods of showing compliance or describing stringency are evolving. As a result, several metrics have been established to compare energy code stringency. These metrics will be referred to later in this memo.

Table 7: Metrics and Energy Rating Scales

<p>EUI (Energy Use Intensity): the total annual energy used per square foot of gross floor area. It is expressed in unit of kBtus (thousand British thermal units) per square foot per year (kBtu/ft²-yr).</p>	<div style="text-align: center;"> <h3>ERI and zEPI Scale</h3> </div>
<p>HERS (Home Energy Rating System): A nationally recognized index created by RESNET and used as the industry standard to measure the energy efficiency of a house. It is a scale where 0 is a NZE house and 100 is the energy consumption of a typical new construction house that meets the IECC 2006 for energy efficiency.</p>	
<p>ERI (Energy Rating Index)⁷: The ERI is essentially a non-trademarked equivalent of the HERS index. It is used as the scale for establishing the performance path target by the current version of the IECC for low-rise residential buildings. Current Boulder residential energy code requires a HERS score/ERI ranging from 25 to 60, depending on house size.</p>	
<p>zEPI (Zero Energy Performance Index): This is a scale for commercial buildings that is similar to the ERI for residential buildings. This scale also uses 0 for NZE buildings, but a score of 100 is representative of the EUI of typical existing building (opposed to new construction) from the 2003 CBECS⁸ data. The current Boulder energy code is equivalent to a zEPI score of 38.</p>	

The metrics described the figure above can help establish more stringent energy code requirements by specifying a lower zEPI or HERS/ERI requirement, thereby moving toward NZE. By using these metrics, the comparison with energy code requirements throughout the country is possible, regardless of which model code is adopted. However, compliance with the commercial energy code requires modeling the energy usage of the reference building. This can vary by building type, floor area and other factors. In the future, there is an opportunity to simplify the commercial energy codes greatly by stating energy targets by building usage in

⁷ Because ERI is the metric used in national energy codes, the city will use this term in place of HERS.

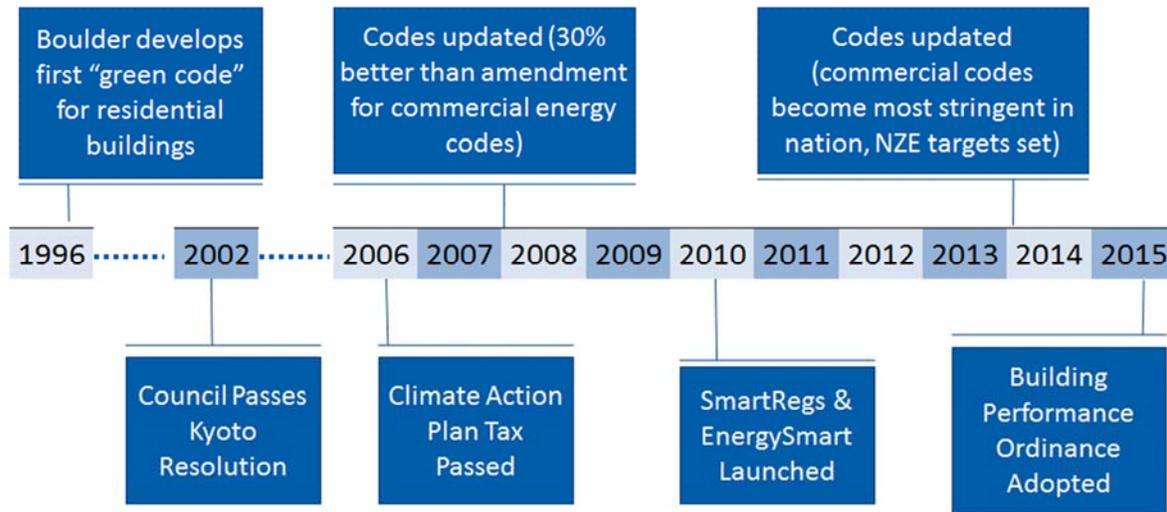
⁸ Commercial Building Energy Consumption Survey – The Energy Information Administration (EIA) conducts a survey of existing building energy use by building type and climate zone to form this dataset.

terms of Energy Use Intensity (EUI), which then eliminates the need for modeling a fictitious reference building.

Brief History of the City’s Energy Codes

The city has a long history of “green” (also referred to as “above” or “sustainability”) code programs, and more recently, it has acquired a reputation of boldly adopting aggressive energy code requirements. Below is a summary and brief timeline of code and policy adoption that has put the city at the forefront in progressive and stringent building and energy code requirements, with supporting programs such as [Energy Smart](#), [SmartRegs](#), and the [Building Performance Program](#).

Table 8: Overview of Boulder Energy Code History



Currently, the city evaluates and amends the latest national codes on a three-year cycle, and usually adopts the newest suite of national/international code every six years. Because the city has not yet adopted a national green building code, such as the IgCC for commercial buildings, other portions of the city’s codes and Design Standards currently address many non-energy sustainability issues (such as transportation and water). Please refer to Attachment A in the [July 19, 2016 Information Packet Memo](#) for a more complete history of the city’s residential and commercial energy codes, including a comparison of their stringency to other energy codes.

Resource number: **5BL.6065**
Temporary resource number: **N/A**

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: **5BL.6065**
2. Temporary resource number: **N/A**
3. County: **Boulder**
4. City: **Boulder**
5. Historic building name: **Boulder Public Library**
6. Current building name: **Boulder Public Library, North Wing**
7. Building address: **1001 Arapahoe Avenue, Boulder, Colorado**
8. Owner name and address: **City of Boulder, PO Box 791, Boulder, CO 80306-0791**

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1N Range 71W
SE ¼ of SE ¼ of SE ¼ of Section 25
10. UTM reference: **Zone 13: 475934 mE 4429449mN**
11. USGS quad name: **Boulder**
Year: 2013 Map scale: 7.5' 15' Attach photo copy of appropriate map section.
12. **Blks 11 & 12 & track adjacent to Blk 11 on the west - Boulder o t & pt lot 9 Smiths addition to Boulder & vac Riverside St & 10th St & 11th St**
13. Boundary Description and Justification: **The boundary of the building for the purposes of documentation includes the building and adjacent built features, excluding the 1992 addition (south wing) to the Boulder Public Library.**

III. Architectural Description

14. Building plan (footprint, shape): **Cross-shaped plan**
15. Dimensions in feet: Length 170 ft x Width 160 ft
16. Number of stories: **2**
17. Primary external wall material(s): **Stone**

18. Roof configuration: **Flat**
19. Primary external roof material: **Unknown**
20. Special features: **N/A**
21. General architectural description: **The original 1961 Boulder Public Library, aka the North Wing, anchors the northeast end of the City of Boulder's Municipal Campus. Although it is connected to the southerly additions of the library by a bridge addition that extends across Boulder Creek, for purposes of this description it is considered separately, with the bridge and addition built in the 1974 renovation described as a piece, and the 1992 addition shown only in the attached photographs. Its orientation is approximately 15 degrees west of a NS axis, and for purposes of description the northwest elevation is north and etc.**

The North Wing is a blocky, low-slung Modern style building that contains some elements of the International Style but cannot be said to fit neatly into that category, partly now due to modifications (primarily the alteration and relocation of the main entrance). It sits between Canyon Drive on the north and Boulder Creek on the south and faces east toward the Municipal Building. Its geometry is essentially that of a carefully composed collection of squares and rectangles: Massing is organized in a cruciform plan, with a square center bay surrounded on four sides by similarly sized bays. The central and west bays carry a second story, while the entrance and north and south bays are a single story. The entry bay extends to the east and garden courtyards lie on the east sides of the ells.

Exterior wall material is generally red sandstone, with full-height glazing on the east elevation. The front of the building is lined with a row of tree-like squared concrete columns, with the entry columns rising a little higher than the others and set forward. These columns are topped with wide, tapered concrete spans that join at the top to form a long surround that extends along the east façade, turning to define the sides of the courtyards as well. The courtyards are screened with gridded aggregate concrete panel set between the columns. The exterior walls of the west bay and second story are faced in solid exposed aggregate concrete panels, with a full-height section of grid panels set into the west elevation at the rear parking lot. The main entrance of the North Wing is a fully glazed vestibule entry with automated sliding doors. Secondary entrances are set into the interior corners of the courtyards, and are curved, glazed walls with glazed doors, sheltered by projecting awnings. The roof of the building is flat, with a simple white concrete cornice topping the walls.

A 1974 bridge addition extends from the south bay over Boulder Creek to a raised rectangular addition that echoes the boxy form of the North Wing. The bridge is supported by square concrete piers and is concrete and sided with aggregate grid panels that are similar to those found on the exterior of the North Wing. The addition is also constructed of concrete, and is partially founded at ground level and, at the creek side, raised on concrete piers, which have been faced in decorative tiles. Exterior walls of the addition are glazed, concrete panel, and sandstone, with differences in material indicating differences in interior spaces. The south side of this addition connects to the 1992 addition, which is a

large, multi-story building that now houses most of the library's events and functions. It was not recorded for this documentation (see aerial and Photo #18).

22. Architectural style/building type: **Modern Movements**
23. Landscaping or special setting features: **The Municipal Campus is a full city block that contains several city-owned buildings set in a park-like setting bisected by Boulder Creek and the Boulder Creek Path. Adjacent features to the North Wing include a rear parking lot and loading dock area. At the front of the building, a broad paved area lies at the front façade of the building, and a public parking lot and lawn area reach to the northeast toward the Municipal Building. Sidewalks and walkways, including and especially the Boulder Creek Path, lace the area around the building. Boulder Creek runs to the south of the North Wing and under the 1974 bridge addition, providing natural beauty that provides a clear counterpoint and compliment to the strong, simple geometry of the North Wing and the 1974 Addition. Surrounding the North Wing more closely are many mature trees of a wide variety, shrubs and lawn. The courtyards contain gardens: The south courtyard contains a Japanese-influenced garden, with junipers, benches, and rock-lined walkways. The north courtyard contains a vegetable garden, with trough beds and a spiral-masonry herb bed.**
24. Associated buildings, features, or objects: **A concrete ADA ramp with sandstone sidewalls and iron handrails is located on the north side of the building at the sidewalk. It accesses the side door of the north courtyard. Although the Municipal Campus contains many other civic buildings, the one that sits in close conversation with the North Wing is the Municipal Building, which is a similar, Modern-style building likewise faced in Lyons formation sandstone and also designed by the same architect.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1961** Estimate: Actual:
Source of information: **"James M. Hunter, Colorado Architects Biographical Sketch" Produced by the OAHP and History Colorado**
26. Architect: **James M. Hunter**
Source of information: **James Hunter, Colorado Architects Biographical Collection, OAHP**
27. Builder/Contractor: **Mike Campbell Construction**
Source of information: **<https://libraryarchitecture.wikispaces.com/Boulder+Public+Library+-+1961+Construction>**
28. Original owner: **City of Boulder**
Source of information: **Boulder County Assessor Records**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The North Wing was constructed in 1961. In 1974, an addition and renovation included the construction of a bridge addition over Boulder Creek and a large, concrete addition. Research did not reveal major alterations on the North Wing, although the Children's Courtyard, which once sat in the southwest

corner of the building's exterior, was removed. In 1992, the construction of the new south wing of the library also included major alterations to the North Wing, including the relocation of the entrance to the center of the east elevation from the interior of the north courtyard, reconfiguration of the courtyard entrances, and screening of the north courtyard's east side. Additionally, the interior remodel was extensive and complete. Today, little visual evidence remains of the original interior, although one staircase is still in place.

30. Original location Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Education: Library**

32. Intermediate use(s): **Education: Library**

33. Current use(s): **Education: Library**

34. Site type(s): **Public Library in park setting**

35. Historical background: In the post-World War II period, Boulder saw a significant rise in population, largely due to the growth of the energy and defense industry in the region and improvements in infrastructure, like the Denver-Boulder Turnpike, which allowed for Denver workers to commute to work from Boulder. The population expanded from around 13,000 in the 1940 census to more than 37,000 in the 1960 census (Wikipedia), and all bets were on the growth to continue (which it did). With its ability to hold only about 40,000 volumes, 1906 Carnegie Library was quickly becoming inadequate. In 1959, Boulder voters approved a 450,000 bond for a new library. Architect James M. Hunter, a well-known local architect whose work included Regis College in Denver, Baseline Junior High School in Boulder, and the 1951 Municipal Building, was chosen to design the new building. Educated at the University of Illinois, whose architecture school emphasized European modernism, Hunter's talent for using local materials in the service of modern design was to come into play in the design for the new library. Choosing the site was contentious: much discussion went into putting it in Central Park, but the public wanted open space in the city, so instead it was decided that the Library would be sited to face the Municipal Building (Gralapp 2007). Hunter's vision was for more than a library; in addition, for space allowing the book collections to double in size, his plan included gallery and event space. In 1961, the 28,300 sf library was completed at a cost of \$486,437.19. The contractor was Mike Campbell Construction, of Denver. The library included a children's department, adult reading room, cataloging room, reference room, central services area, and auditorium, garage, stack area, three meeting rooms, a music room, and storage. Offices were located on the mezzanine. In addition to Library Director Claude Settlemyre and Associate Director and Children's Librarian Marcelee Gralapp, the staff included two librarians and 13 library technicians (Celsus 2016B).

Settlemyre left the library in 1966 and Gralapp took his place (she would hold the job until 2003, overseeing two more significant expansions). By 1970, Boulder's population had again almost doubled, to 66,000. The library needed to expand, and under Gralapp's leadership it was determined that the best course was to build a new Children's department and a non-print media center. The problem was keeping the

addition above water in a 100-year floodplain. In 1971, voters approved an addition to the library and the architecture firm of Gaston and Associates, along with the structural engineering firm of Johnson-Voiland-Archuleta and Associates designed the addition to span the creek, as a bridge, connecting to a concrete building on the south side of the creek. The addition added 15,000 needed square feet to the library, which could now offer space for users to sit comfortably and listen to recordings or view visual media (Celsus 2016A). More importantly, the addition would prove worthy almost 40 years later, when the Boulder Public Library was noted to have sustained no significant damage in the 100-year flood of 2013 (Library Journal, 2013).

In 1992, the large South Wing was added, and many, if not most, library services were relocated to that building.

36. Sources of information:

- “James M. Hunter, Colorado Architects Biographical Sketch” Produced by the OAHP and History Colorado
- Celsus, A Library Architecture Resource
 - 2016A. The Boulder Public Library 1974 Renovation. 2016. <https://libraryarchitecture.wikispaces.com/Boulder+Public+Library+1974+Renovation+and+New+Addition>. Accessed July 28, 2016.
 - 2016B. The Boulder Public Library – 1961 Construction. 2016. <https://libraryarchitecture.wikispaces.com/Boulder+Public+Library+--+1961+Construction>. Accessed July 28, 2016.
- “Boulder, Colorado”. https://en.wikipedia.org/wiki/Boulder,_Colorado#History. Accessed July 31, 2016.
- Marcelee Gralaap, oral history. Boulder Public Library, Maria Rogers Oral History Program. Interview OH 1007-V.
- Noel, Thomas J. and Dan W. Corson. 1999. *Boulder County: An Illustrated History*. Heritage Media Corp.
- “After Floods, Colorado Libraries Assess the Damage, Step in With Services” by Ian Chant. Library Journal. October 8, 2013. <http://lj.libraryjournal.com/2013/10/public-services/after-floods-colorado-libraries-assess-the-damage-step-in-with-services/>. Accessed July 31, 2016.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;

- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria

39. Area(s) of significance: **Community Planning and Development; Architecture**

40. Period of significance: **1961 to 1974 (Community Planning and Development) 1961 (Architecture);**

41. Level of significance: National State Local

42. Statement of significance: **The North Wing of the Boulder Public Library is significant under Criterion A, at the local level, in the area of Community Planning and Development for the important effort undertaken by the City of Boulder to accommodate the city's cultural and educational needs in the face of exploding population growth in the post-World War II period. Additionally, both the North Wing the 1974 renovation and bridge building should be included as eligible under Criterion C. The North Wing is significant at the local level in the area of Architecture as an important example of Modern architecture that conveys high artistic value and as the work of a master for its association with architect James M. Hunter. The 1974 addition is significant at the local level in the areas of architecture and engineering, for its innovative architecture that embodies distinctive design and construction methods and also possesses high artistic value. In the case of the 1974 addition, Criteria Consideration G should apply, as the addition is not yet 50 years old, but should be considered to be endangered in the event of another flood.**

43. Assessment of historic physical integrity related to significance: **Although the North Wing has suffered impacts to its integrity of design, most severely through the relocation of the primary entrance and the redesign of the courtyard entrances, it still has a preponderance of its original design, materials, workmanship, and feeling. The columns, courtyard screens, cornice, and red sandstone masonry are all still intact, the location, setting, and association have not changed, and the building's basic form easily conveys its history as post-World War II modern architecture. Additionally, the integrity of the 1974 addition still allows it to convey its historic significance as a work of modern architecture and an arresting and innovative work of structural engineering.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: **With the Municipal Building, the North Wing and the 1974 Addition carry sufficient integrity and significance to be considered a potential historic district.**

Resource number: **5BL.6065**

7

Temporary resource number: **N/A**

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: **1 through 18 (shown); 924 through 985 (on file)**

Negatives filed at: Corbett AHS, Inc., Denver, CO

48. Report title: **N/A**

49. Date(s): **May 11, 2016; July 31, 2016**

50. Recorder(s): **Kathleen Corbett**

51. Organization: **Corbett AHS, Inc.**

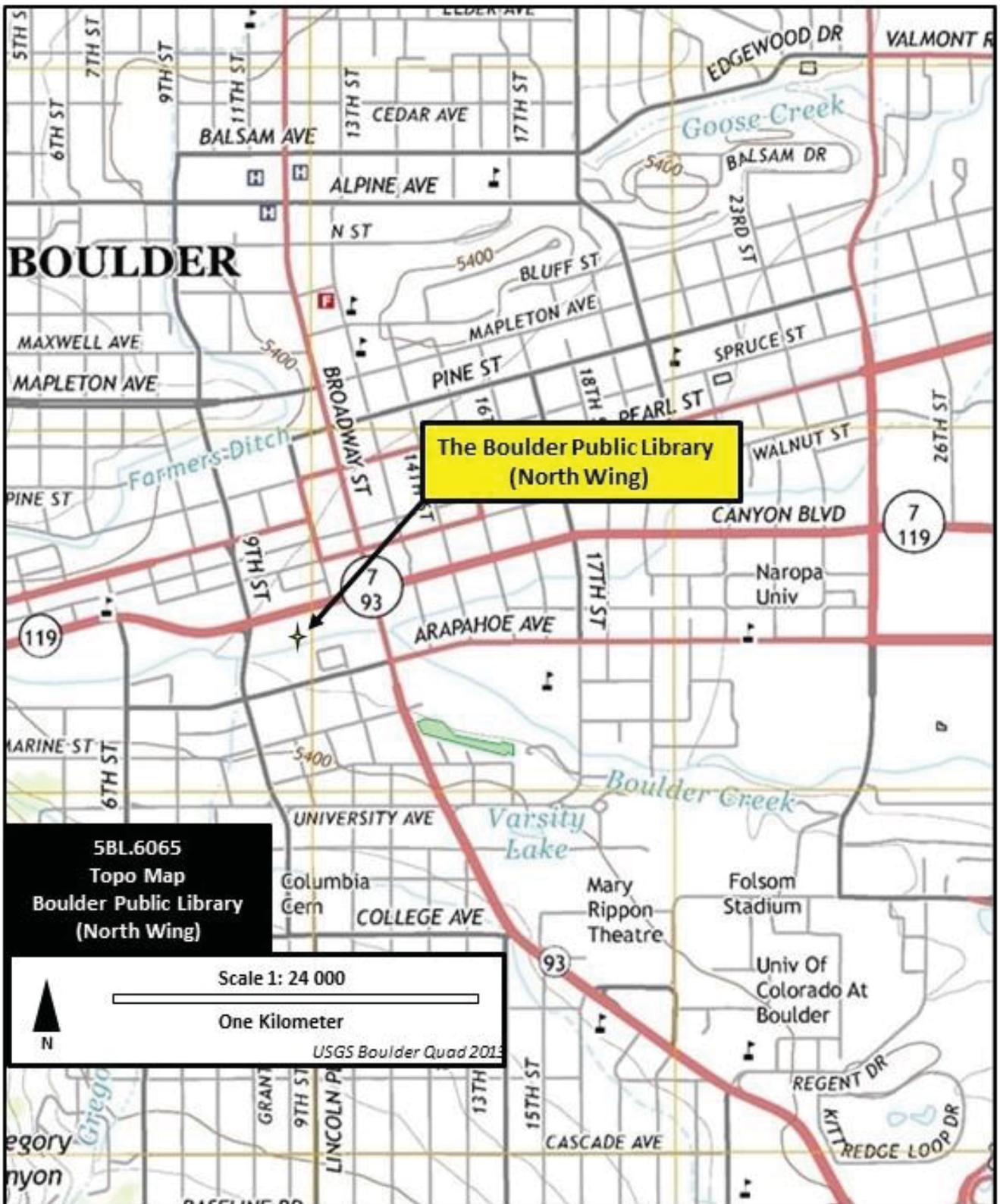
52. Address: **4659 E. Amherst Avenue**

53. Phone number(s): **(925) 351-7417**

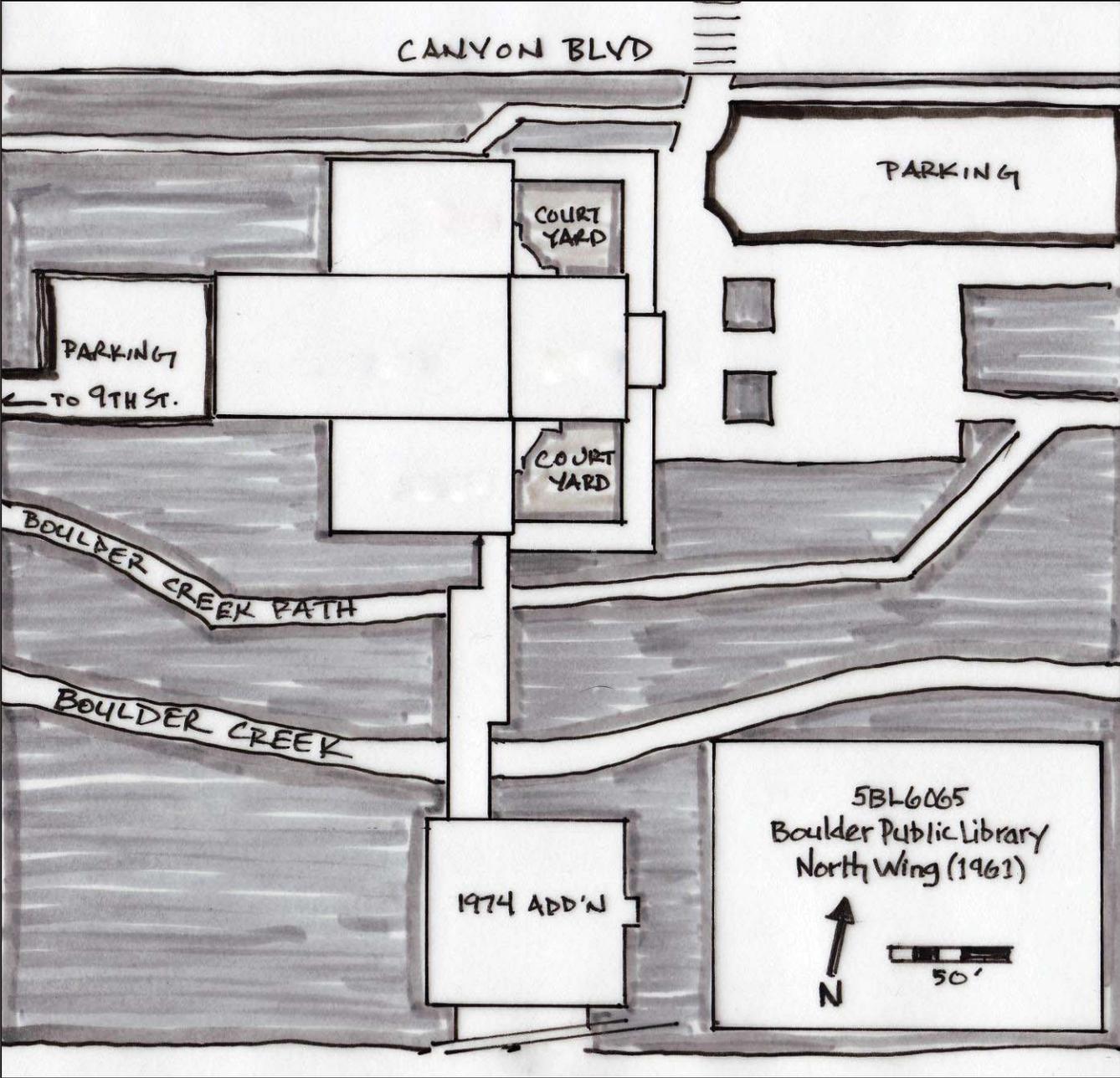
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

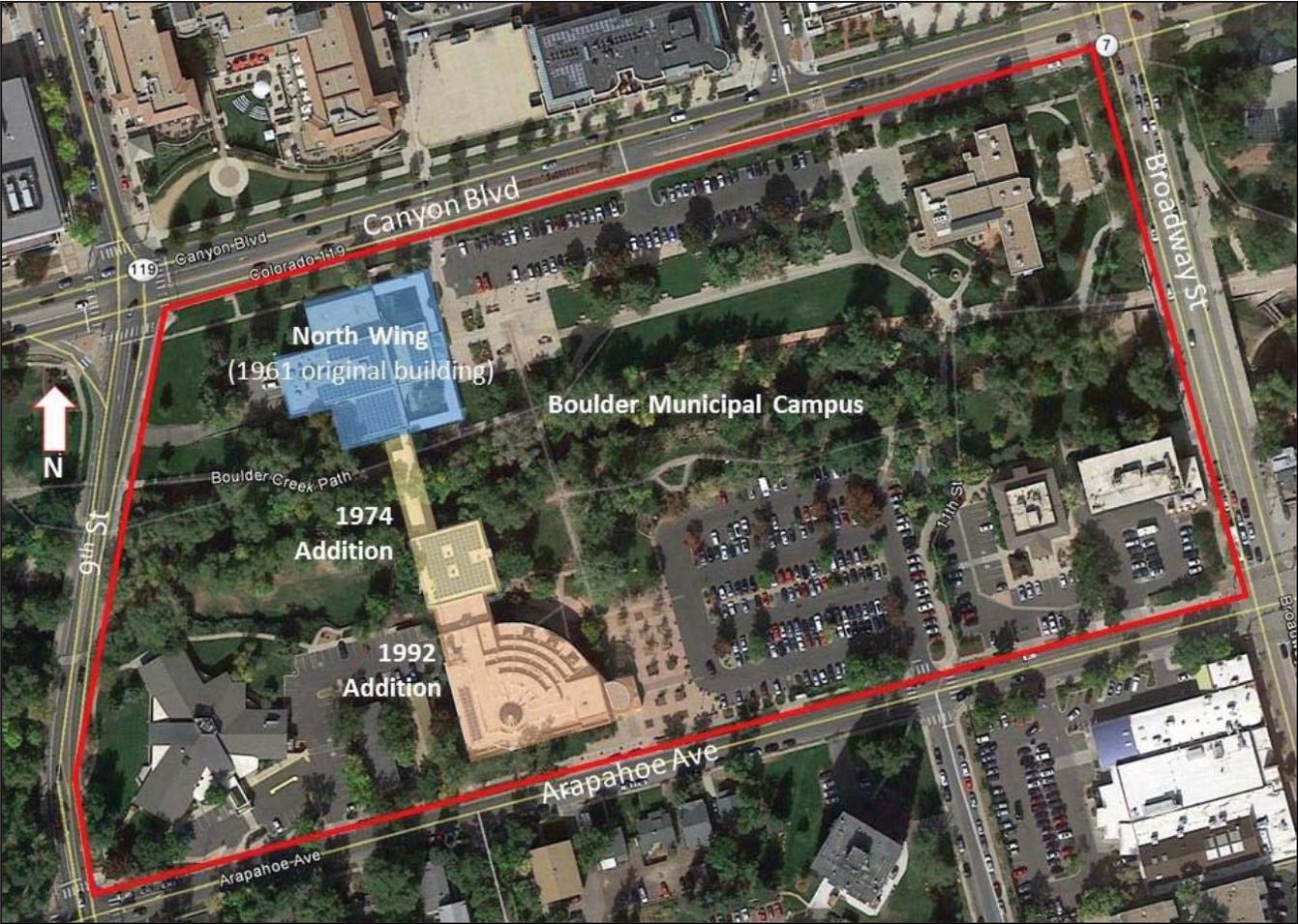
Topo Map



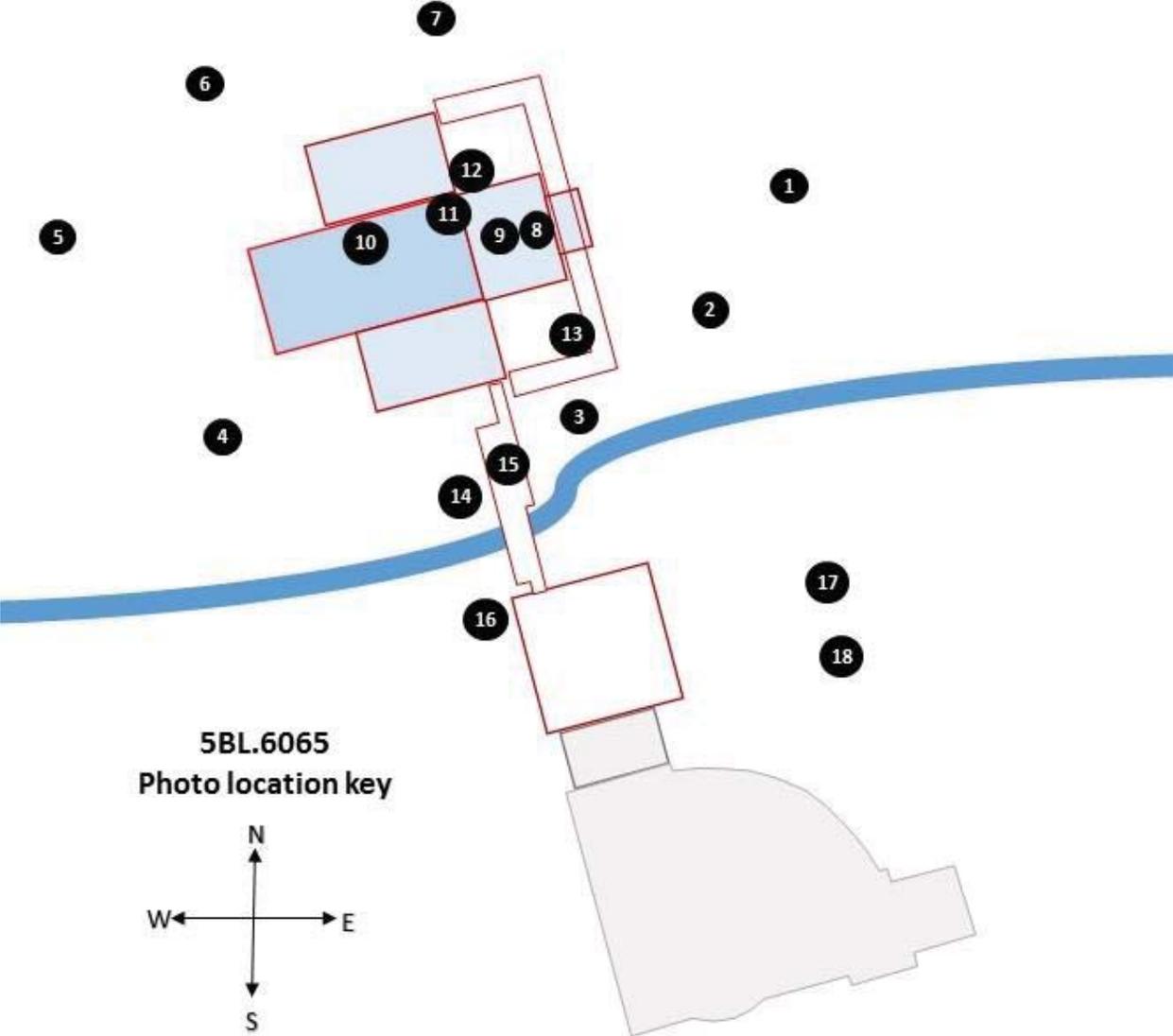
Sketch Map



Aerial Map



Photograph Location Key



Photographs

Photo #: 1
Date: 7/31/2016
Direction Facing: WSW
P7310924

Front façade of the North Wing



Photo #: 2
Date: 7/31/2016
Direction Facing: NNW
P7310925

Front Façade, showing columns and concrete spans and front entrance



Photo #: 3
Date: 7/31/2016
Direction Facing: NW
P7310929

Side entrance to south courtyard



Photo #: 4
Date: 4/22/2016
Direction Facing: ENE
P4220696

South side of the building, at the juncture with the bridge addition, Boulder Creek Path running underneath



Photo #: 5
Date: 7/31/2016
Direction Facing: ESE
P7310938

Rear elevation of the building, with rear parking lot and loading dock.



Photo #: 6
Date: 7/31/2016
Direction Facing: SE
P7310940

Northwest corner of the building. Note cornice and Lyons formation sandstone masonry



Photo #: 7
Date: 7/31/2016
Direction Facing: SSE
P7310941

North side of the building at the side entry to the north courtyard



Photo #: 8
Date: 7/31/2016
Direction Facing: ENE
P7310949

Interior.
Main entrance, looking out from the gallery



Photo #: 9
Date: 7/31/2016
Direction Facing: WSW
P7310951

**Interior.
Gallery at the main
entrance.**



Photo #: 10
Date: 7/31/2016
Direction Facing: WSW
P7310954

**Interior.
Original Staircase**

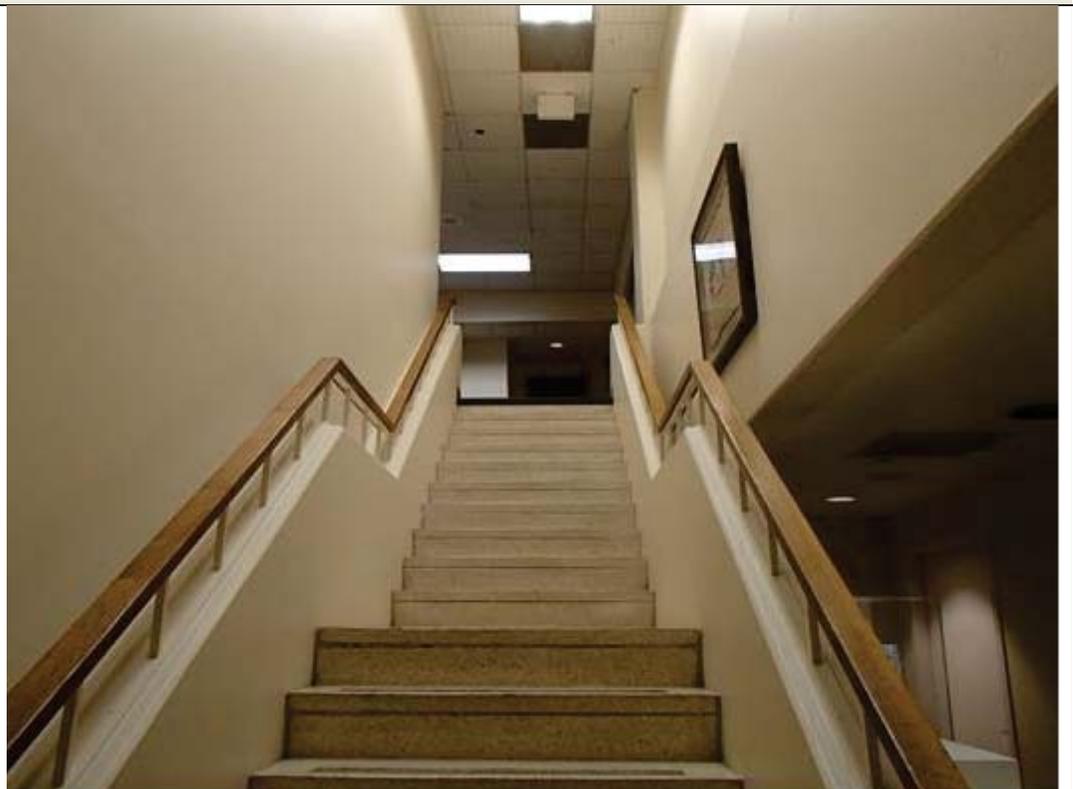


Photo #: 11
Date: 7/31/2016
Direction Facing: N
P7310952

Interior.
Curved glazed entry to
the north courtyard



Photo #: 12
Date: 7/31/2016
Direction Facing: NE
P7310956

North Courtyard



Photo #: 13
Date: 4/22/2016
Direction Facing: NW
P4220685

South courtyard looking toward entrance to building.



Photo #: 14
Date: 7/31/2016
Direction Facing: SE
P7310934

1974 bridge and raised concrete addition



Photo #: 15
Date: 7/31/2016
Direction Facing: SSE
P7310931

View of Boulder Creek running under the 1974 bridge addition



Photo #: 16
Date: 7/31/2016
Direction Facing: N
P7310978

1974 Bridge Addition



Photo #: 17
Date: 7/31/2016
Direction Facing: WSW
P7310969

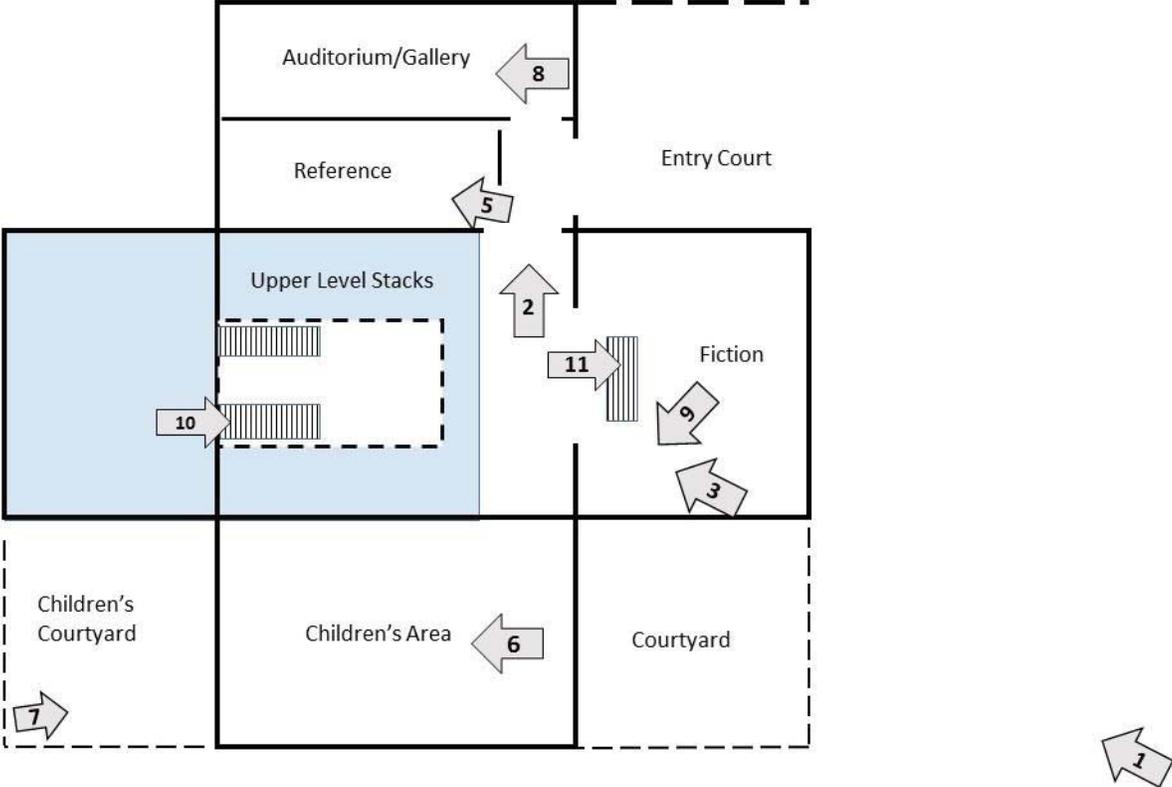
1974 Addition



Photo #: 18
Date: 7/31/2016
Direction Facing: S
P7310983



Historic Photographs: key to locations and directions



Historic Photographs

<p>Photo #: 1</p> <p>Date: 1962</p> <p>Photograph courtesy of the Carnegie Branch Library for Local History</p> <p>Front façade of the library at night.</p>	
<p>Photo #:</p> <p>Date: 1961</p> <p>Direction Facing:</p> <p>Photograph courtesy of the Carnegie Branch Library for Local History.</p> <p>Looking into the entry hall from the central area</p>	

Photo #: 4
Date: 1962
Photograph courtesy of the Carnegie Branch Library for Local History.

Seating in the Fiction area



Photo #: 5
Date: 1962
Photograph courtesy of the Carnegie Branch Library for Local History.

Reference area



Photo #: 6
Date: 1962
Photograph courtesy of the Carnegie Branch Library for Local History.

The Children's area of the library, facing the Children's courtyard.

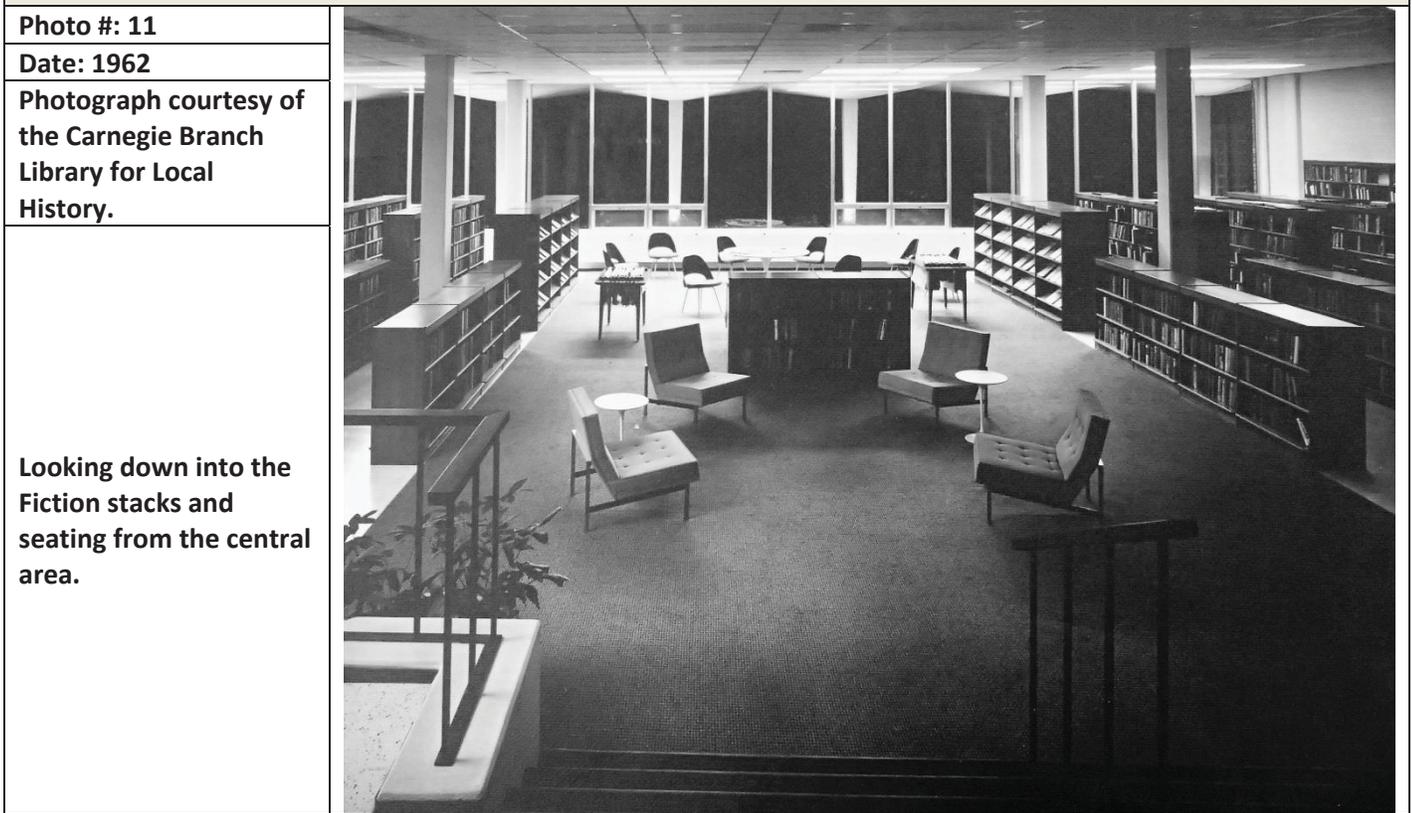
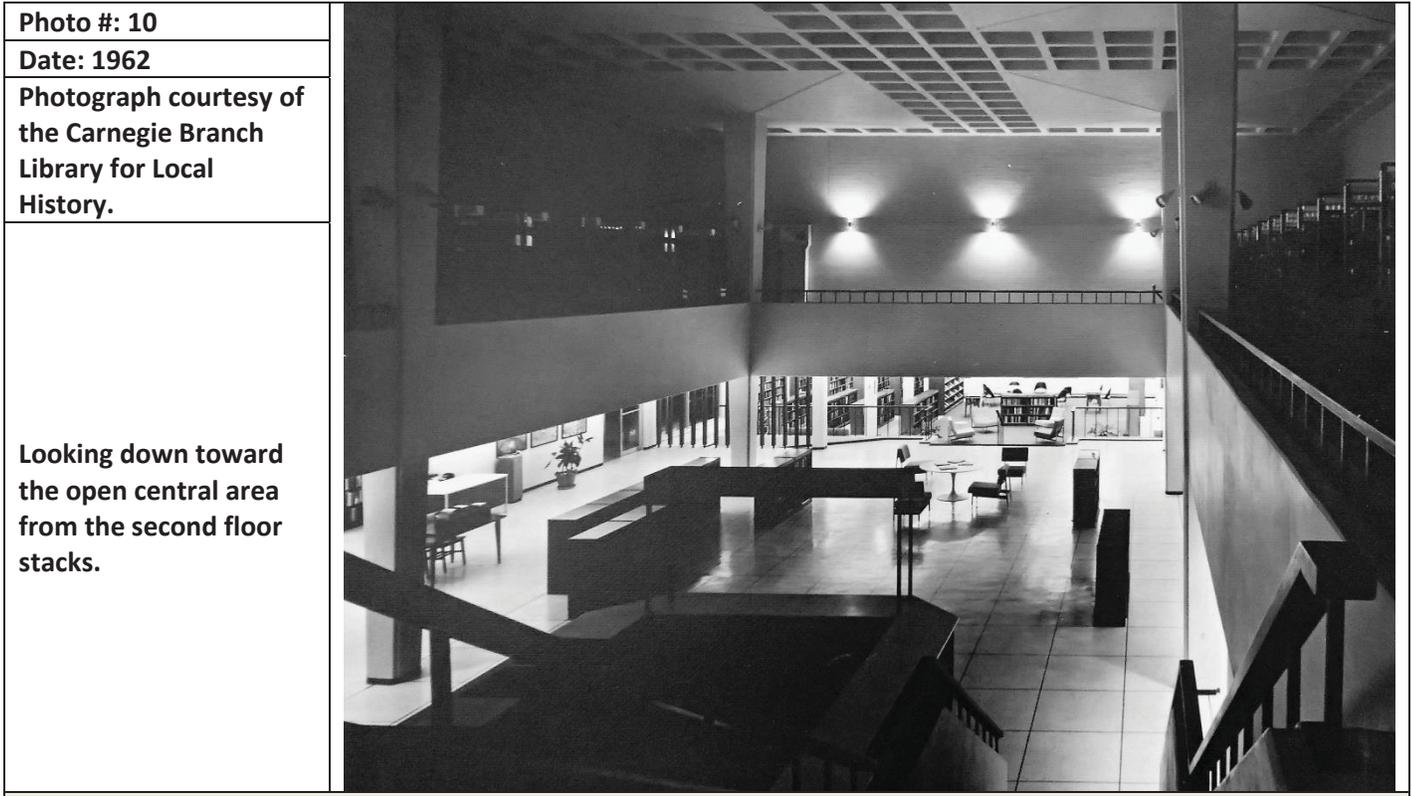


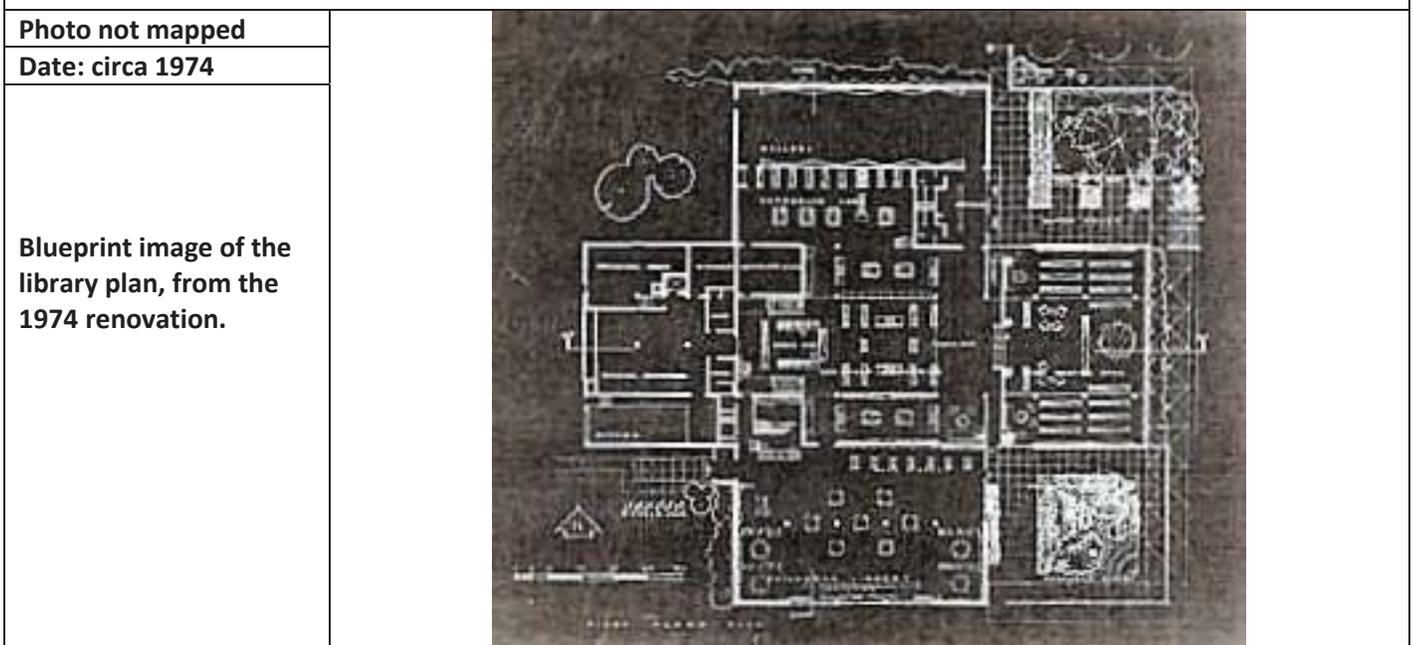
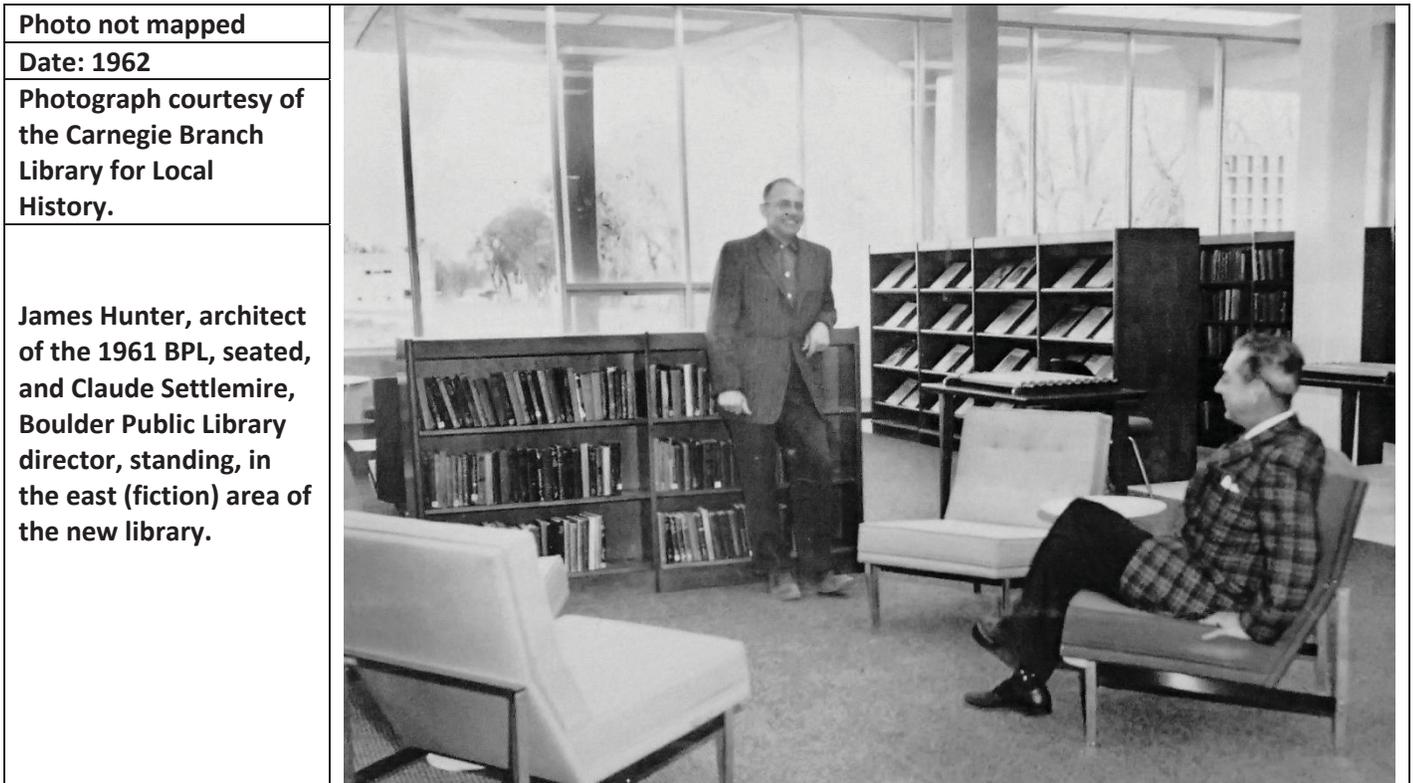
Photo #: 7
Date: 1962
Photograph courtesy of the Carnegie Branch Library for Local History.

Children's Courtyard









Source: Celsus, A Library Architecture Resource: The Boulder Public Library 1974 Renovation. Accessed July 28, 2016. <https://libraryarchitecture.wikispaces.com/Boulder+Public+Library+1974+Renovation+and+New+Addition>

Photo not mapped

Date: 1974

Photograph courtesy of the Carnegie Branch Library for Local History.

Looking down from the upper level stacks to the reference area below.



Photo not mapped

Date: 1974

Photograph courtesy of the Carnegie Branch Library for Local History.

Children in the Children's area of the Boulder Public Library.



DATE: October 5th, 2016
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Energy Code Updates

Please review attached memo and be prepared to provide feedback at the October 5th meeting.

Civic Area

The Civic Area webpage has been updated to provide current information on the [historic resources in the Civic Area](#). Update at Meeting.

Library Commission/Landmarks Board Joint

Discussion of the possibility of holding a joint meeting October or November to discuss the recent historic building inventory resurvey of the north wing of the Boulder Public Library (the initial survey was completed in the 1990s), and the Civic Area Planning process.

Atrium Building/Public Market

The Public Market team has periodically been out at the Wednesday evening or Saturday morning Boulder Farmers' Markets to hear from the community about what they think "Boulder's version" of a public market could look like. Initial input gives community members the opportunity to share some of their experiences at other community markets, and to react to draft vision statements and draft goals. All the feedback will culminate in a Public Market workshop with David O'Neil (leading market hall expert) where public input will help the city refine the Public Market vision, goals, proposed program and phasing that will be presented to City Council for direction in November. Discussion is ongoing in considering whether the Atrium Building might be used as a Market Hall on a temporary or permanent basis. Historic Boulder has agreed to continue keeping the March 2015 application to landmark the Atrium on hold as exploration of these options continues. Update at meeting.

University Hill Commercial District – National Register Nomination

On December 8, 2015 the City Council reviewed the [University Hill Reinvestment Strategy Update](#) (click for memo). As part of the strategy, the city is pursuing National Register designation for the commercial district. Front Range Research Consultants is now under contract to undertake the work with view to a May 2017 review of a National Register of Historic Places by the State Review Board. Staff will be having a kick-off meeting with the consultants the second week of October.

Grandview Conference Center

A memorandum of agreement between the City of Boulder and the University of Colorado's Board of Regents has been signed for cooperation in developing the Grandview site for conference center. The agreement sets out a process for consideration of potentially historic buildings in the area.

Chautauqua Historic District

Update on Chautauqua Improvements (2A) and design guideline planning process at meeting.

Landmarks Board Retreat.

Scheduled from 12 pm-4 pm, Friday, October 21st held on the CU campus, 1600 Pleasant Street, Old Main Conference Room, 1B-85. Staff and Board will collaborate on forthcoming the agenda.

DATE: October 5th, 2016
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Energy Code Updates

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Historic Building Survey of the North Wing of the Boulder Public Library Complete

A Cultural Resource Re-Survey has been completed for the north wing of the Boulder Public Library (see attached). The Civic Area Project team requested the re-survey be undertaken to gain better understanding of the potential future planning options related to the west bookend of the Civic Area. Historic surveys are the foundation for identifying, understanding, and preserving a community's important cultural and historic resources.

The north wing of the library was originally surveyed in 1995 (attached) and found that it was historically significant. The re-survey reconfirmed the historic significance and found that the building is eligible for local landmark designation and listing in the National Register Historic Places.

This is being shared for informational purposes. It is anticipated that the survey results will be discussed in a joint meeting of the Landmarks Board and the Library Commission to be held sometime in October or November. The status of the entire west bookend will be discussed in more detail once the Human Services Strategy is completed and the Library Master Plan is updated in 2017.

Atrium Building/Public Market

The Public Market team has periodically been out at the Wednesday evening or Saturday morning Boulder Farmers' Markets to hear from the community about what they think "Boulder's version" of a public market could look like. Initial input gives community members the opportunity to share some of their experiences at other community markets, and to react to draft vision statements and draft goals. The feedback presented Public Market workshop on September 27th with David O'Neil (leading market hall expert) where public was given to assist the city refine the Public Market vision, goals, proposed program, and phasing that will be presented to City Council for direction in November. Discussion is ongoing in considering whether the Atrium Building might be used as a Market Hall on a temporary or permanent basis. Historic Boulder has agreed to continue keeping the March 2015 application to landmark the Atrium on hold as exploration of these options continues. Update at meeting.

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Update on Chautauqua Improvements (2A) and design guideline planning process at meeting.

Landmarks Board Retreat.

Scheduled from 12 pm-4 pm, Friday, October 21st at Old Main at the University of Colorado, 1600 Pleasant Street, Old Main Conference Room, 1B-85. Staff and Board will collaborate on forthcoming the agenda.

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Boulder Survey of Historic Places-Scattered Resources, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL6065
CURRENT BUILDING NAME: Boulder Public Library		OWNER: CITY OF BOULDER		
ADDRESS: 1000 CANYON BL BOULDER, CO 80302		1777 BROADWAY BOULDER CO 80306		
HISTORIC NAME: Boulder Library & Comm. Center		TOWNSHIP 1N RANGE 71W SECTION 25 SE 1/4 SE 1/4		
DISTRICT NAME:		U.S.G.S. QUAD NAME: Boulder		
FILM ROLL NO.: 95B-39 BY: T.H. Simmons		NEGATIVE NO.: 19		YEAR: 1966 (PR1979) X 7.5' 15'
LOCATION OF NEGATIVES: Boulder City Png.		LOT(S):		
DATE OF CONSTRUCTION: ESTIMATE: SOURCE: Library		ACTUAL: 1961		
USE: PRESENT: Library		HISTORIC: Library		
CONDITION: X EXCELLENT FAIR		GOOD DETERIORATING		
EXTENT OF ALTERATIONS: MINOR MODERATE X MAJOR		DESCRIBE: Large additions in 1974 and 1992 to the original building.		
CONTINUED YES X NO				
STYLE: Modern (Formalist)		STORIES: 2		ORIGINAL SITE X MOVED
MATERIALS: Concrete, Stone, Glass, Metal		SQ. FOOTAGE: N/A		DATE(S) OF MOVE:
ARCHITECTURAL DESCRIPTION: Facing the Boulder Municipal Building across the Civic Center Mall, the Boulder Public Library's original 1961 section is a two-story building with flat roof with concrete coping. The upper story of the building is set back from the projecting entrance of the first story which displays walls of CU style sandstone and a glazed facade. Reinforced tapered piers atop bases of CU style stone support concrete overhangs along the facade. Screens to filter light extend between the piers enclosing courtyards. A metal and glazed hood projects outward above the central glazed automatic doors. Original building bordered by Boulder Creek and a parking lot off of Canyon Boulevard. A bridge over Boulder Creek connects the building with major newer additions on the north.		NATIONAL REGISTER ELIGIBILITY		
CONTINUED? YES X NO		INDIVIDUAL: YES X NO		
ADDITIONAL PAGES: YES X NO		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? YES X NO		
		TYPE:		
		IF INVENTORIED, LIST ID NOS.:		

PLAN SHAPE: 	ARCHITECT: James M. Hunter	STATE ID NO.: 5BL6065
	SOURCE: 20 January 1960	ORIGINAL OWNER: City of Boulder
	BUILDER/CONTRACTOR: Mike Campbell Construction Co.	SOURCE:
	SOURCE: Boulder Daily Camera, 11-11-61	THEME(S): Urban Residential Neighborhoods, 1858-Present

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

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 The Boulder Public Library, located at the west end of Boulder's Civic Center Mall, beside Boulder Creek, replaced the city's 1907 Carnegie Library at 1125 Pine. The design of the building was based on the 18th century athenaeum, a combination library and cultural center derived from Greece and found in many town squares in New England. The building contained an auditorium that could double as an art gallery, two meeting rooms, a children's garden with an amphitheater for skits, and provision for a music room, as well as large library rooms. The architect attempted to make the building both a library and cultural center. Voters had approved a \$450,000 bond issue for the library in November 1959. General contractor for the building was Mike Campbell Construction Co. of Denver and the electrical contractor was the Holt Electric Co. of Boulder. In 1974, a concrete addition was designed by Easton & Associates. In 1987, Boulder voters approved a bond issue for construction of a 53,000 square foot addition to be designed by the Boulder architectural firm of Midyette/Seieroe & Associates in conjunction with Eugene Aubry of Sarasota, Florida. The 1992 addition linked the two older portions of the building with a new up-to-date addition in a \$15 million project. The 1961 portion was renovated into a 225-seat auditorium and a bridge over the creek was created.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE: <input checked="" type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
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TIER EVALUATION:

STATEMENT OF SIGNIFICANCE:
 The Boulder Public Library is significant as representative of the work of Boulder architect James M. Hunter, who also designed the Municipal Building which it faces. The building is associated with the history of libraries in Boulder, having been the successor to the city's 1907 Carnegie Library. The building is representative of the Modern (Formalist) style, as evidenced in the building's symmetry, flat roof, the colonnade motif of the tapered piers supporting the overhang along the facade, and the screens enclosing courtyards.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Boulder Daily Camera, 10-16-51, 1-20-60, 7-19-61, 11-11-61; Daily Camera Focus, 3-2-80; Daily Camera files; Denver Post, 8-25-61; Denver Post, 11-7-61; Rocky Mountain News, 6-21-92.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995
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