

MEMORANDUM

February 4, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Diana Krogmeier, Historic Preservation Intern

SUBJECT: Public hearing and consideration of whether to initiate the designation of 1045 Linden Ave. as a locally designated Historic Landmark, pursuant to Section 9-11-3, B.R.C. 1981.

STATISTICS:

1. Site: 1045 Linden Ave.
2. Zoning: RE (Residential-Estate)
3. Owner: John and Kathy Steinbaugh
4. Applicant: Landmarks Board

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board not initiate landmark designation of the property at 1045 Linden Ave. for the following reasons:

- The property owners have explored alternatives to the demolition of the house, including landmark designation, rehabilitation, construction of an addition, relocation, and using the building as an Owner's Accessory Unit (OAU). but no feasible alternatives to demolition have been identified.
- The initiation of landmarking over an owner's objection by the Landmarks Board has historically been used very rarely and then only for exceptional structures.
- There are limited staff resources available to adequately process an application for designation of a property for which there is not owner consent.

SUMMARY:

- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 1045 Linden Ave.
- On July 31, 2013 the Landmarks design review committee reviewed an application to demolish the building. Finding there was “probable cause” that the building may be eligible for individual landmark designation, the application was referred to the full Landmarks Board for review.
- On October 2, 2013 the Landmarks Board imposed a stay-of-demolition for a period of up to 180 days in order to seek alternatives to the demolition.
- The 180 day stay period expires on February 19, 2014.
- Since the stay was imposed, staff has met with the applicant on several occasions to discuss alternatives to the demolition including landmarking, rehabilitation, and moving the building. For a variety of reasons, none of these are considered feasible.
- On January 8, 2014, the Landmarks Board voted to schedule a landmark designation initiation hearing for the property at 1045 Linden Ave.

ANALYSIS:

The Historic Preservation ordinance calls for the Landmarks Board to hold a public hearing to consider initiating landmark designation of a property if there is some interest in designating a property, pursuant to 9-11-3, BRC, 1981. At the January 8, 2014 board meeting, interest was expressed by a majority of members to hold an initiation hearing in advance of the February 19, 2014 expiration of the stay-of-demolition for 1045 Linden Ave.

Purpose of Stays-of-Demolition

The stated purposes of a stay-of-demolition are “to prevent the loss of buildings that may have historic or architectural significance” and also “to provide the time necessary to initiate designation as an individual landmark or to consider alternatives.” Sec. 9-11-23(a), “Purpose,” B.R.C. 1981. During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmarking over an owner’s objection by the Landmarks Board has, historically, been used only on very rare occasions.

Of the approximately 60 stays-of-demolition imposed by the Board over the past ten years, only twice during that period has it initiated and recommended landmark designation of a property over the owner’s objection. However, many

stays during this same period have resulted in the avoidance of demolition through reconsideration of projects and the subsequent preservation of buildings. A recent example where a stay-of-demolition resulted in consensual landmarking is 1815 Mapleton Avenue (2014). There are also examples of stays that have been allowed to expire (or have been lifted), by the Board when alternatives to demolition have not been found.

Purpose and Legislative Intent

The following is an analysis of whether landmarking the subject property meets the purpose and legislative intent of historic preservation as described in Section 9-11-1 (a) and (b), B.R.C. 1981:

a. "The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage."

Potentially eligible for local landmark designation, the one-story frame house at 1045 Linden Ave. has a front gable roof with overhanging eaves with exposed rafters and triangular braces. The façade features a centrally located door and a two-over-two double-hung window. A projecting, front-gabled porch features tapered square columns that rest on concrete piers. A low, simple wooden railing is located between the concrete piers. The building rests on a concrete foundation and is clad in horizontal vinyl siding. The original wood shingle roof remains. Overall, the building is in poor condition (see 10.02.2013 Demolition Memo, Attachment C).

While the property appears to meet the City of Boulder's criteria for individual local landmark designation, staff considers the initiation of landmark designation for this property inappropriate. This opinion is based upon the poor condition of the building, the relative lack architectural distinction, and the good-faith efforts the owners have made to find alternatives to the demolition during the course of the stay.

b. "The city council does not intend by this chapter to preserve every old building in the city, but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives"

Staff considers the initiation of landmark designation of this property inappropriate given efforts that have been made to explore alternatives to the demolition during the stay. A stay-of-demolition is issued to provide time to "explore alternatives" that might prevent the demolition of significant historic resources. Staff considers that time has been taken and real efforts have been made to explore alternatives. As such, staff does not consider that initiating landmark designation over the owner's objection represents a "reasonable balance between private property rights and the public interest."

Further, section 9-11-3 (d) "Criteria for Review" states that applications received by a historic preservation organization or less than all of the property owners pursuant to paragraph 9-11-3(a)(3) or (4), B.R.C. 1981, may consider, without limitation, the following criteria in making its decision:

- (1) There is probable cause to believe that the building or district may be eligible for designation as an individual landmark or historic district consistent with the purposes and standards in Sections 9-11-1, "Legislative Intent," 9-11-2, "Definitions," and 9-11-3, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981;

The house at 1045 Linden Ave. represents a relatively well-preserved, though very deteriorated, example of bungalow architecture with Craftsman detailing dating from the 1910s and was the home of Ted Allen, a world champion horseshoe pitcher.

Over the course of the stay, staff has met with the applicant on several occasions to discuss alternatives to the demolition including rehabilitation and potential use as a Owner's Accessory Unit, construction of an addition to the building, and the possibility of donating the house to a preservation organization. There has been no interest from preservation organizations or funds available to move the house from its present location.

Staff considers that the initiation of landmark designation for this property over the owner's objection would be inappropriate and that, in this circumstance, designation of the property would not meet the legislative intent of balancing private property rights and the public interest as stated in 9-11-1 "Legislative Intent" of the historic preservation ordinance.

- (2) There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;

There are limited staff resources available to process an application for designation of a property for which there is not owner consent.

- (3) There is community and neighborhood support for the proposed designation;

At the demolition hearing Historic Boulder spoke in favor of a stay-of-demolition to explore alternatives. A subcommittee of the Historic Boulder Board met with the applicants to discuss alternatives to demolition but did not offer a formal position on the house. Staff has received no other responses or inquiries either in support or opposition to landmark designation for this property.

- (4) The buildings or features may need the protection provided through designation;

While the property possesses architectural and historic significance, staff considers that, given its very poor condition and relative lack of architectural distinction, designating over the owner's objection is not warranted in this case. Staff will require Historic American Building documentation of the property in the event a demolition permit is granted.

- (5) The potential boundaries for the proposed district are appropriate;

Not applicable

- (6) In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan;

Policy 2.33 of the Boulder Valley Comprehensive Plan States that, "Buildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings . . . , design review, public improvements, and other tools." Staff and Historic Boulder have met with the applicant on several occasions to discuss possible incentives to preserving the house. Few of the identified incentives have found to be applicable to the preservation of the house.

- (7) The proposed designation would generally be in the public interest.

While the property would likely meet the city's criteria for designation of individual landmarks, in this case staff does not consider that designating over the owner's objection would represent a reasonable balance between private property rights and the public's interest as outlined above.

Despite the efforts on the part of the property owner, a feasible alternative to the demolition has not been found over the course of the stay. Staff considers that, in this case, initiating designation over the owner's objection would not represent a reasonable balance of private property rights and the public interest

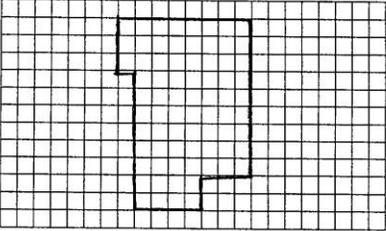
DECISION OF THE BOARD:

If the Board chooses not to initiate landmark designation of the property, a demolition permit for the house will issue on February 19, 2014.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in Attachment B. If initiated, the application shall be heard by the Landmarks Board within 60 to 120 days in order to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981.

ATTACHMENTS:

- A: Historic Building Inventory Record
- B: Draft resolution to initiate landmark designation of 1045 Linden Ave
- C: 10.02.2013 demolition memo to the Landmarks Board

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5430		
	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): <p>In 1910 Pheba D. Crandall acquired Tract 363/1 for \$400. The 1915 Drumm map of Boulder indicates Tract 363 with a building footprint and C. Romain as the property owner. Joseph Theodore Allen (1908-1990) lived here from 1943 until 1990. Mr. Allen was called the "Babe Ruth of Horseshoes," winning ten world championships. He was a world class horseshoe pitcher, horseshoe manufacturer, performer at rodeos, theater, sports, and horse shoes, exhibition and trick shot pitcher, and was inducted into the National Horseshoe Pitchers Hall of Fame as a charter member in 1966 and the Colorado Hall of Fame as a charter member in 1962. Allen began designing his own horseshoes in 1938 and produced them until his death. By the 1950s over 75% of all world championship entries pitched his horseshoes. At his one-man business at this property he produced the shoes which were used throughout the country. Allen was born in 1908 in Kansas. His family moved to Boulder in 1923, relocated to California in 1926, and returned to Boulder in 1934. By the early 1940s, the Allen family had moved to this address.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; border: none;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS 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
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TIER EVALUATION: STATEMENT OF SIGNIFICANCE: This house is representative of the Bungalow style, as reflected in the gabled roof with overhanging eaves, exposed rafters, and triangular braces and the projecting gabled porch with tapered columns.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Lara Ramsey, Memorandum to Landmarks Preservation Advisory Board, 25 July 1995.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		



Historic Building Inventory Photograph, 1045 Linden Ave., 1995

Attachment B: Draft resolution to initiate landmark designation of 1045 Linden Ave

RESOLUTION NO. _____

**A RESOLUTION OF THE LANDMARKS BOARD
INITIATING THE DESIGNATION OF 1045 LINDEN
AVE. AS AN INDIVIDUAL LANDMARK.**

WHEREAS, on January 8, 2014, the Landmarks Board voted to schedule an initiation hearing for 1045 Linden Ave;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

The City of Boulder Landmarks Board initiates the designation of 1045 Linden Ave. and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 4th day of February, 2014.

This resolution is signed by the chair of the landmarks board on February 5, 2014.

Dated: _____

Chair, Landmarks Board

ATTEST:

Secretary to the Board

M E M O R A N D U M
October 2, 2013

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Diana Krogmeier, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit for the building located at 1045 Linden Ave., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2013-00182).

STATISTICS:

1. Site: 1045 Linden Ave.
2. Date of Construction: c. 1915
3. Zoning: RE (Residential – Estate)
4. Lot Size: 20,089 sq. ft.
5. Owner/Applicant: John and Kathy Steinbaugh

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) 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 1045 Linden Ave., 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 as listed below, in order to further explore alternatives to demolishing the building.

Staff encourages the applicant to consider landmark designation of the house and its incorporation into future redevelopment plans for the site. A 180-day stay period would expire on Feb. 19, 2014.

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 CP&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;
2. Black and white medium format archival quality photographs of the interior and exterior of the house and shed.

EXECUTIVE SUMMARY:

On July 25, 2013, the Community Planning and Sustainability Department received a demolition permit application for the house at 1045 Linden Ave. The building is not in a designated historic district or locally landmarked. but is over 50 years old, and the action proposed meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On July 31, 2013, 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 (Aug. 23, 2013, when the Landmarks Board fee was paid) and expire on February 19, 2014. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The subject property is located on the north side of Linden Ave., west of Broadway. The 20,089 square foot lot is not located in a designated or potential historic district. A demolition permit for the property was reviewed by the Landmarks Preservation Advisory Board in 1995 and a stay-of-demolition was placed on the property at that

time. The stay expired and the permit issued, however, the house and shed were not demolished.



Figure 1. Location Map showing 1045 Linden Ave.



Figure 2. South and west elevations, 1045 Linden Ave., 2013.

The one-story frame residence at 1045 Linden Ave. has a front gable roof with overhanging eaves with exposed rafters and triangular braces. The façade features a centrally located door and a two-over-two double-hung window. A projecting, front-gabled porch features tapered square columns that rest on concrete piers. A low, simple wooden railing is located between the concrete piers. The building rests on a concrete foundation. The building is clad in horizontal vinyl siding. The original wood shingle roof remains. *See Attachment A: Current Photographs*



Figure 3. West Elevation, 1045 Linden Ave., 2013

The west elevation features two divided-light casement windows, a double-hung window and a rectangular projecting bay with a pair of double-hung windows. All of the windows on the building appear to be original and are in a deteriorated state. Two stuccoed chimneys are located on the west slope of the roof.



Figure 4. East Elevation, 1045 Linden Ave., 2013

The east elevation features a variety of window types. A small shed-roof addition is located on the north (rear) elevation. Its date of construction is unknown but was likely a very early alteration to the house. The openings on the rear addition are screened in, and a door and screen door are centrally located. The shed portion of the roof is sheathed in rolled asphalt roofing.

The building retains much of its original form and materiality. The original wood windows, doors and wood shingles remain. The c. 1956 tax assessor photograph indicates the building was stuccoed at that time. Since then the building has been clad in horizontal vinyl siding, though the stucco is evident underneath.

The building is in a state of disrepair, due to decades of deferred maintenance. Missing shingles on the roof allow water infiltration and many window panes are missing and some of the window sashes are broken. The property owner indicates that a fire damaged much of the interior.



Figure 5. North (rear) Elevation, 1045 Linden Ave., 2013

The site features a few mature trees but is otherwise open lawn. A small, gable roof accessory building is located to the northwest of the building. Its date of construction is unknown. The 1995 Architectural Survey and c. 1956 Tax Assessor photographs show two large trees at the front of the property. These are no longer standing.



Figure 6. North (rear) Elevation, 1045 Linden Ave., 2013



Figure 7. 1045 Linden Ave., Tax Assessor Photograph, c.1956.

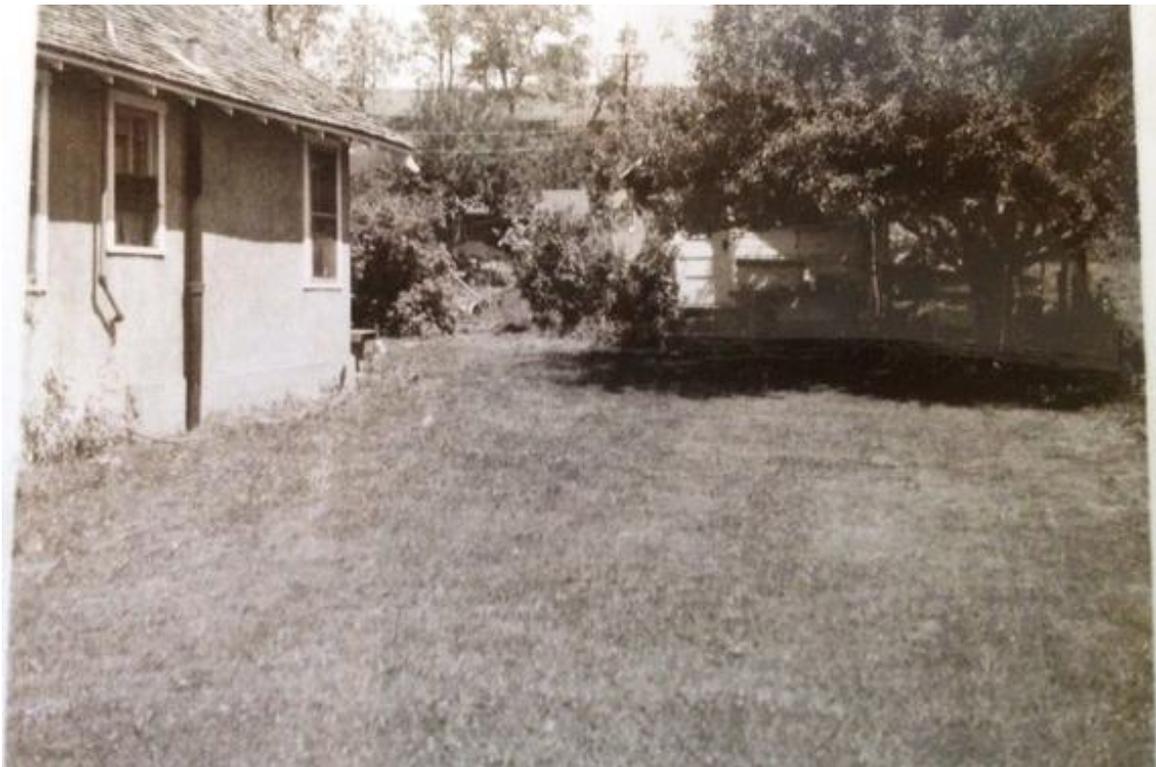


Figure 8. 1045 Linden Ave., Tax Assessor Photograph, c. 1956.

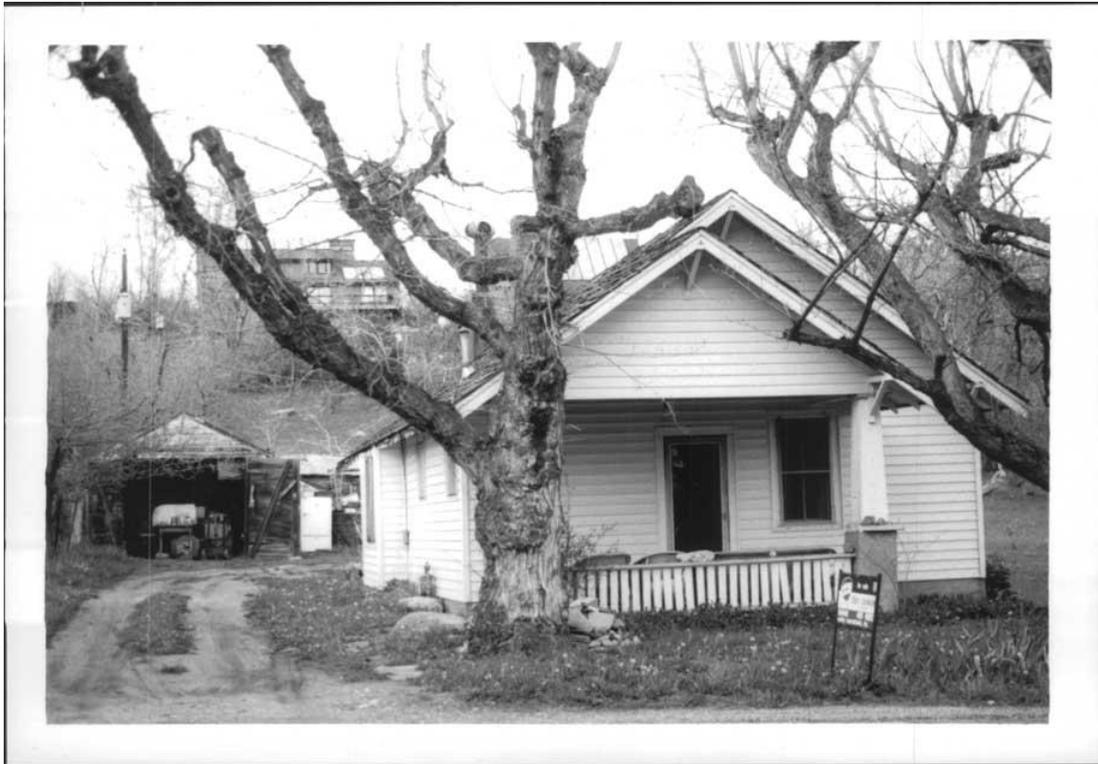


Figure 9. Architectural Survey Photograph, 1995.

NEIGHBORHOOD HISTORY¹

Prior to World War-II, North Boulder was predominately agricultural, consisting of cropland and cattle grazing. Truck gardens, orchards, and fruit cultivation were undertaken in small parcels of twenty acres and less. Well-known, large farms and ranches were located in this area of Boulder in the early 1900's, such as the Maxwell ranch to the north where cattle were raised and the Wolff farm to the southeast where wheat, dairy cattle and fruit trees were raised.

In the late 1800s and early 1900s, most land in this area of Boulder was owned by James P. Maxwell, who had purchased the land from the U.S. Government in 1880. At that time, Maxwell acquired several thousand acres west of Broadway and north of what is now Hawthorne. These lands were primarily irrigated by Silver Lake Ditch (1888), which was constructed by Maxwell to water 1,000 acres of land in north Boulder. By the early 1900s, Maxwell began selling off the level land in small tracts of one to five acres; many of these tracts were sold with water rights to Silver Lake Ditch. Since these tracts were well outside of the city limits, there was no restriction as to the use of the land; many of the owners planted orchards and truck gardens and continued this usage until the beginning of the building boom after World War II.²

¹ North Boulder Historic Overview, 1994.

² Landmarks Preservation Advisory Board Memo: 1045 Linden Ave., July 25, 1995.

The property at 1045 Linden Ave. was sold by Maxwell in 1910 for \$400.00 to Pheba D. Crandall. A 1915 Drumm Map (Carnegie Library) shows Tract 363 with a building footprint and C. Romain shown as the property owner.³

A few historic subdivisions were platted in the north Boulder area. The 1910-era Wellington Gardens subdivision was one component of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. Wellington Gardens embraced more than four square miles, including most of North Boulder north of present-day Norwood, as well as lands to the northeast. The property was purchased from James Maxwell and the Tyler estate and reportedly had hundreds of acres of alfalfa under cultivation. The subdivision was planned as irrigated fruit and garden tracts, bringing "the agricultural center of the county right to the doors of Boulder." The Wellington Terrace subdivision, platted on sixty acres purchased from W.W. Wolf in 1908, was also developed by Degge. Located immediately north of Wolf's homestead on Broadway, the subdivision was laid out in a more typically residential manner with smaller lots.

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until 1959. The first annexation of land in North Boulder north of Iris Ave. occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed. See *Attachment F: North Boulder Historical Background*

PROPERTY HISTORY



This property is associated with Joseph Theodor "Ted" Allen, who resided on this property from 1943 until his death in 1990. Ted Allen was oftentimes referred to as the "Babe Ruth of Horseshoes," winning 10 World Championships. Allen, World Class horseshoe pitcher, horseshoe manufacturer, performer at rodeos, theater, sports and horse shoes, exhibition and trick shot pitcher, was inducted into the National Horseshoe Pitchers Hall of Fame as a charter member in 1966 and the Colorado Hall of Fame as a charter member in 1982.⁴ He was oftentimes booked in the middle of a program with Roy Rogers and Gene Autry extravaganzas. Allen began designing his own horseshoes in 1938 and produced them until his death; by the 1950's it had been noted that over 75% of all World Championship entries pitched "Allens." Operating out of his home at 1045 Linden Ave., Allen was about 1,000 orders

³ Landmarks Preservation Advisory Board Memo: 1045 Linden Ave., July 25, 1995.

⁴ Osborne County, Kansas Biography, 2012.

behind in producing his shoes at the time of his death in 1990. His business was a one-man operation, grounding the shoes outdoors and painting, packaging and mailing them from Boulder.⁵ *See Attachment D: Ted Allen Biographies, Osbourne County Hall of Fame and National Horseshoe Hall of Fame.*

The current owners purchased the property in 1996. It had been subdivided in 1994.

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 eligible for designation as an individual landmark.

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 1045 Linden Ave. meets historic significance under criteria 1 and 2.

1. Date of Construction: c. 1915

Elaboration: The building appears on the 1915 Drumm Wall Map.

⁵ 1995 Landmark Preservation Advisory Board memo.

2. Association with Persons or Events: Ted Allen

Elaboration: Joseph Theodore "Ted" Allen (1908-1990) was oftentimes referred to as the "Babe Ruth of Horseshoes," winning 10 World Championships. Allen, World Class horseshoe pitcher, horseshoe manufacturer, performer at rodeos, theater, sports and horse shoes, exhibition and trick shot pitcher, was inducted into the National Horseshoe Pitchers Hall of Fame as a charter member in 1966 and the Colorado Hall of Fame as a charter member in 1982. He was oftentimes booked in the middle of a program with Roy Rogers and Gene Autry extravaganzas. Allen began designing his own horseshoes in 1938 and produced them until his death; by the 1950's it had been noted that over 75% of all World Championship entries pitched "Allens." Operating out of his home at 1045 Linden Ave., Allen was about 1000 orders behind in producing his shoes at the time of his death in 1990. His business was a one-man operation, grounding the shoes outdoors and painting, packaging and mailing them from Boulder.

3. Development of the Community: Agriculture

Elaboration: Throughout the early 20th Century, this area of Boulder, which was outside of the City limits until 1959, was primarily agricultural, with its earliest residents listed as farmers, gardeners, or nurserymen. Many more well-known, large farms and ranches were located in this area of Boulder in the early 1900's.

4. Recognition by Authorities: Front Range Research Associates, Inc.

Elaboration: The 1995 architectural survey identifies the house as a representative example of architecture influenced by the Craftsman Bungalow, as reflected in the gable roof with overhanging eaves, exposed rafters, triangular braces, and the projecting porch with tapered columns.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 1045 Linden Ave. meets historic significance under criterion 1.

1. Recognized Period or Style: Craftsman Bungalow

Elaboration: The house is an example of the Craftsman Bungalow, as reflected in the gable roof with overhanging eaves, exposed rafters, triangular braces, and the projecting porch with tapered columns. The house retains much of its original form and materiality, but is in a state of disrepair.

2. Architect or Builder of Prominence: None known

3. Artistic Merit: None observed

4. **Example of the Uncommon:** None observed.

5. **Indigenous Qualities:** None observed

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 1045 Linden Ave. meets environmental significance under criterion 1.

1. **Site Characteristics:** The house sits on a large lot, retaining its rural context.

2. **Compatibility with Site:** Although the original site was reduced in size, the house remains compatible with its site and the surrounding neighborhood.

3. **Geographic Importance:** This residence is an example of the area's open and agricultural character from the late 19th Century through the late 1950s. This area of Boulder was annexed into the city in 1959 and zoned ER-E (Estate Residential, Established) for "areas primarily used for large-lot detached residential development at a density lower than that customarily found in urban area". While a sense of openness remains in this neighborhood, the area's earliest structures have been altered to the point where historic integrity no longer remains or they were demolished and replaced with larger, more modern buildings. Although many houses of this type exist throughout Boulder, this house is one of the only houses on Linden Avenue which retains its historic integrity.

4. **Environmental Appropriateness:** None observed

5. **Area Integrity:** This property may provide historic and environmental importance or significance as a representative example of the character of this area of Boulder in the early 20th Century.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

This house is one of the few remaining houses associated with North Boulder's agricultural past. The area has become more residential in nature; however, this property has retained its rural character.

CRITERION 3: CONDITION OF THE BUILDING

An inspection by staff indicates the house is in an advanced state of disrepair. It appears little, if any maintenance to the house has occurred in a number of years. The property owner indicates a fire destroyed much of the interior of the house. An engineer's report

assessing the condition of the house and cost estimates to rehabilitate it was submitted by the applicant See Attachment G Applicant's Materials and below.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The engineer notes that the building “has been unoccupied for 17 years and consequently suffers from a lack of maintenance as well as many deficiencies due to code changes instituted since it was originally constructed.” The following repairs were identified by the engineer as being necessary in order for the building to be “habitable, appear original, and meet current codes...”

- Foundation stabilization and repair- \$50,000
- Replacement of exterior wood elements, vinyl and rear addition; repair stucco- \$23,000
- Replace roofing- \$13,000
- Structure stabilization- \$9,000
- Replace plumbing, electric and mechanical systems- \$25,000
- Building envelope- replace windows, add insulation \$7,000
- Replace interior plaster walls- \$10,000
- Install cabinets, countertops, doors and trim - \$8,000
- Re-paint house- \$6,000
- Refinish flooring - \$5,000
- Re-grade site- \$4,000
- City of Boulder Permit Fees (estimate) - \$20,000

Total Estimated Cost: \$180,000

Estimated per square footage cost: \$205 sq. ft.

See Attachment G: Applicant's Materials.

The recent flooding appears to have caused water damage through gaps in the roof, but not from the overflow of the ditch to the south or water running down Linden Ave.

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 February 19, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 1045 Linden Avenue 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: Historic Building Inventory Form
Attachment C: Boulder County Tax Assessor Card c. 1956
Attachment D: Ted Allen Biography, Osborne County Hall of Fame and National Horseshoe Hall of Fame
Attachment E: Significance Criteria for Individual Landmarks
Attachment F: North Boulder Historical Background
Attachment G: Applicant's Materials

Attachment A: Current Photographs



1045 Linden Ave., South and west elevations, 2013.



1045 Linden Ave., South Façade, 2013.



1045 Linden Ave., South and west elevations, 2013.



1045 Linden Ave., south and east elevations, 2013.



1045 Linden Ave., north (rear) elevations, 2013.



1045 Linden Ave., window detail, 2013.



1045 Linden Ave., window detail, 2013.

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5430		
	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): In 1910 Pheba D. Crandall acquired Tract 363/1 for \$400. The 1915 Drumm map of Boulder indicates Tract 363 with a building footprint and C. Romain as the property owner. Joseph Theodore Allen (1908-1990) lived here from 1943 until 1990. Mr. Allen was called the "Babe Ruth of Horseshoes," winning ten world championships. He was a world class horseshoe pitcher, horseshoe manufacturer, performer at rodeos, theater, sports, and horse shoes, exhibition and trick shot pitcher, and was inducted into the National Horseshoe Pitchers Hall of Fame as a charter member in 1966 and the Colorado Hall of Fame as a charter member in 1962. Allen began designing his own horseshoes in 1938 and produced them until his death. By the 1950s over 75% of all world championship entries pitched his horseshoes. At his one-man business at this property he produced the shoes which were used throughout the country. Allen was born in 1908 in Kansas. His family moved to Boulder in 1923, relocated to California in 1926, and returned to Boulder in 1934. By the early 1940s, the Allen family had moved to this address.				
<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: <input 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 </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input 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 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: This house is representative of the Bungalow style, as reflected in the gabled roof with overhanging eaves, exposed rafters, and triangular braces and the projecting gabled porch with tapered columns.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Lara Ramsey, Memorandum to Landmarks Preservation Advisory Board, 25 July 1995.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		



Historic Building Inventory Form Photograph, 1995

Attachment C: Boulder County Tax Assessor Card c. 1956



Tax Assessor Photograph, 1045 Linden Ave., c.1956



Tax Assessor Photograph, 1045 Linden Ave., c.1956

The Osborne County Hall of Fame

Presenting The Notable Past and Present Citizens of Osborne County, Kansas

MAY 14, 2012 by OCHF

Joseph Theodore “Ted” Allen – 1996 Inductee



<http://ochf.files.wordpress.com/2012/05/allen-ted1.jpg> Ted Allen, world class horseshoe pitcher, horseshoe manufacturer, performer at rodeos, theaters, sports and horse shows, exhibition and trick shot pitcher, was inducted into the National Horseshoe Pitchers Hall of Fame as a charter member in 1966.

Joseph Theodore Allen (always known as Ted) was born March 29, 1908, to Will and Esther (True) Allen on a wheat farm in Osborne County, Kansas, near Natoma. His family later moved into Natoma where his grandparents Mr. and Mrs. Solon True lived. Will was a well known horseshoe pitcher and his five sons and five daughters became quite good at the game. Ted started pitching when he was seven and learned to beat the best of them. At age twelve he was thrilled to hear one expert say, “If I had that boy, I’d take him to Chicago.” Little did they know that Chicago was where Ted Allen would first win a World Championship at the World’s Fair in 1933. He was just twenty-four years old and would compete in thirty-one world championships.

Ted won ten times in the first nineteen years he competed, finished second five times, third and fourth twice. His name appears in the Guinness Book of Records as having won the most World Championships, and many of his other records have never been broken.

The Allens moved to Colorado in 1922. While farming and attending school, Ted was state champion eight years out of ten, losing those times to his brother Ira. In 1932 the family moved to Oregon for a short time, and Ted won that state’s championship. They moved to California, and it was while there that he won his first World Championship.

All his life he had wanted to be somebody, and he thought his horseshoes could make that possible. He worked hard and began performing in many shows from coast to coast. For four years in a row, he strutted his ability in Madison Square Garden and the Boston Garden, performing in such shows as the

Roy Rogers and Gene Autry extravaganzas. Although short in stature, Ted was a big man in horseshoe circles and on the show circuit. He instructed many famous people, including Roy Rogers, on the proper way to pitch. One time he was asked to stay and meet President Franklin Roosevelt, but his schedule made it impossible.

Ted excelled in about thirty different tricks with horseshoes. Some of these were: lighting a match with his steel missiles; knocking cigars from between the teeth of people courageous enough to serve as his targets; ringing a peg by tossing between a man's legs; whipping the arched bit of steel forty feet to hit a dime; and tossing ringers around a pop bottle, until one bottle broke and he wouldn't do that any more. Allen's big regret was that he didn't find a show willing to let him race in on a galloping horse and shoot ringers from the saddle. He said his average was fifty percent in practicing that stunt.

In the late thirties, Allen designed and began manufacturing his own pitching shoes, which later became the "most used of all shoes" by pitchers. He began this venture in Denver, Colorado, in 1937 and later moved to Boulder, Colorado. There are only two shoes known in existence that are stamped with "Denver" on them. He insisted on making a first-class shoe by doing all the work himself—he ground his shoes outdoors, painted, packaged and mailed them. The first ones were advertised for \$2.25 a pair, which included postage. At the time of his death, he had orders for one thousand pairs that he hadn't been able to fill.

Allen took his championship responsibility very seriously, believing that it was his job to look and act respectable. He lived cleanly, worked hard at keeping physically fit and especially wanted to see that young children respected him for clean living. On one occasion in Detroit, hundreds of kids crowded and jostled him, wanting autographs. Finding it hard to write, he climbed a big sign hoping to get above and reach down. The kids climbed up, too, and the sign fell down. Ted also put in his stint in the army where he served as a male nurse in World War II.

One of his goals was to travel, and this he did. For forty years he was on the road, averaging thirty-five thousand miles a year. He gave over five hundred radio broadcasts and was the first man to pitch on television. In all his exhibitions and personal appearances, not counting millions who have seen his five newsreels and two movie shorts, it has been calculated that around eighteen million people saw Allen's act; besides this, there have been two hundred thousand people who saw him in tournaments. He set a record of public appearances never equaled by any other horseshoe pitcher. He also performed longer than other champs.

Ted's seventh World Championship in 1955 was his most convincing by far. He had seven 90% games, four of them over 95%. He had twelve other games over 85%. He was known as "Babe Ruth of Horseshoes." Ted held many records, four of which remain unbeatable. He tossed seventy-two consecutive ringers in 1955; his 187 ringers in 200 shoes and eighty-five doubles in 1955 will stand forever since this type qualification is no longer used. His total victories in those thirty-one years stood at 771 in 989 games; the next closest was 488 wins. Never was Allen beaten in a play-off game.

During his later years, Allen loved to visit and spin yarns about his earlier life. One of his memories goes like this: "A rabbit hopped into my back yard one day when I was practicing and on impulse I let fly with a shoe. It was a 'ringer' and I had the critter for dinner." One of his hobbies was capturing rattlesnakes and milking them of the venom, which he sold to the University of Colorado. After one

trip to Oklahoma, he returned with a gunny sack full of snakes in his car trunk. Unbeknownst to him, one of the snakes had escaped from the sack and the next time he opened his trunk, he got the surprise of his life! Fortunately he wasn't bitten.

Ted always planned to write a book but just didn't get around to it. He did write many articles for horseshoe magazines. He continued to make his horseshoes with very little help from anyone else.

Today, his nephew continues to manufacture the popular "Ted Allen" shoes at a much higher price than when the business began.

Ted Allen passed away on January 26, 1990, in Boulder, Colorado, of a heart attack. He will always be remember as a "giant" in the horseshoe world.

TED ALLEN, Boulder, CO

Inducted 1966

Player: Ted Allen of Boulder, CO, holder of ten official World Championship titles, ranked as the Babe Ruth of since he won his first title at the 1933 Chicago World Fair. He was champion also in 1934, 1935, 1940, 1946, 1953, 1955, 1956, 1957 and 1959. Allen also finished 2nd six times. He held more records than any other player and gave exhibitions all over the United States including New York's Madison Square Garden. His mark of 72 consecutive ringers is still a world record, which Ted actually accomplished two different occasions. Ted died January 24, 1990 at the age of 81. His popular designed horseshoe, first manufactured in 1937, is still on the market. Ted competed in the world Tournament 31 years.



National Horseshoe Pitchers Association Biography

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: North Boulder Historical Background

4/94 - prepared by Front Range Research, Inc. with funding from the City of Boulder Landmarks Preservation Advisory Board

1

NORTH BOULDER HISTORIC OVERVIEW

Agricultural and Transportation Development

Agriculture was the dominant pursuit in the North Boulder area prior to World War II. Truck gardens, orchards, and fruit cultivation were undertaken on small parcels of twenty acres and less. Cattle ranching was also important. The Farmers and Silver Lake ditches flow northward through the area and provide irrigation water to the region's agricultural endeavors. The Farmers Ditch (Priority Number 14) first diverted water from Boulder Creek in 1862. The Silver Lake Ditch (Priority Number 48) was developed by James P. Maxwell and George Oliver in 1888. The latter ditch supplied water to Mesa Reservoir (1893), located to the northeast, and to Mesa Park Reservoir (now Wonderland Lake), which was created about 1905.¹

A natural transportation corridor northward along the hogback extended through the North Boulder area. An early wagon road connected Boulder and Lyons, extending from the end of 12th Street (Broadway) in Boulder. In the early 1880s, the Boulder, Left Hand, and Middle Park Railroad was organized by C.G. Buckingham, James P. Maxwell, and others to construct a line north from Boulder, westward up Left Hand Canyon, over Buchanan Pass, to the coal fields of Middle Park. From 1881 to 1883 a road bed was graded through North Boulder west of Broadway to the mouth of Left Hand Canyon. The project was abandoned before any rails were laid along the route.²

Residents of North Boulder

The most prominent member of the agricultural community in North Boulder was James P. Maxwell, who lived northwest of present-day Broadway and Linden. Born in Bigfoot, Wisconsin, in 1839, Maxwell came to Colorado with his father in 1859 and settled in Boulder in 1870. Maxwell, for whom the Boulder street is named, compiled a long career of public service, serving as a Colorado State Senator (1876-80 and 1896-1900), State Engineer (1888-93), mayor of Boulder (1878-80), and Boulder County Treasurer (1880-82). In private affairs, Maxwell was one of Boulder's most active pioneers. He served as president of the First National

¹Anne Dyni, **Pioneer Voices of the Boulder Valley: An Oral History** (Boulder, Colorado: Boulder County Parks and Open Space Department, 1989), 99-100 and Colorado Historical Society, Management Data Form, "Silver Lake Ditch," 5BL3813.1.

²Colorado Historical Society, Inventory Record Form, "Boulder, Left Hand, and Middle Park Railroad and Telegraph Company," 5BL417.

Bank of Boulder and was active in many development projects in Boulder County, including surveying, real estate, irrigation development, road building, and cattle raising.³

Maxwell became involved in cattle ranching in the North Boulder area around 1893. In 1906, he built a large, two-story brick home on Maxwell Hill north of Linden (addressed as 3737 Broadway). The home was surrounded with orchards (See Figures 1 and 2). Maxwell died in 1929 but his sons, Mark N. ("Marc") and Clinton J., continued to live at the homestead. They formed the Maxwell Brothers Registered Hereford Company and engaged in the cattle business for many years. Clinton died in 1958 and Mark in 1960. Other members of the Maxwell family were also involved in the development of the North Boulder area.⁴

South and southwest of Maxwell Hill, in the area today bounded by Broadway west to 4th Street and Linden south to Juniper, was an area of agricultural parcels. One of the better known farms here was the Cunningham place at 3703 4th Street, which consisted of a portion of the Maxwell Ranch sold to Oscar and Lottie Johnson in 1916. The site featured a two story house and barn (both with fieldstone first stories) and assorted outbuildings (See Figure 3). The farm was sold to Walter and Minnie Wamser in 1944. Minnie (Wamser) Cunningham lived on the farm until her death in 1984. Ms. Cunningham ran a large herd of goats, and the tendency of the goats to stray onto adjoining lands led Mark Maxwell to seek an injunction and damages against her in 1952.⁵

Other agricultural settlers in the area south of Maxwell Hill included: William G. and Mildred S. Sutherland (a landscape gardener and nurseryman); Everett M. and Belle D. McCaslin (a farmer); Walter H. and Ella Wilson (a fruit grower); John M. and Jennie Conley (a market gardener); Burns R. and Emma Glidden (a farmer); and Quinsy A. and Mabel F. Zimmerman (a gardener).⁶

William W. and Anna J. Wolf owned twenty acres at the northeast corner of Broadway and Iris. Wolf, a stockman, came to the site

³Boulder Daily Camera, 7 April 1929 and 4 May 1954.

⁴Jane Valentine Barker, **76 Historic Homes of Boulder, Colorado** (Boulder, Colorado: Pruett Publishing Co., 1976), 76-77 and **Boulder Daily Camera**, 7 January 1960.

⁵Boulder Daily Camera, 16 August 1952.

⁶Henry A. Drumm, "Drumm's Wall Map of City of Boulder and Vicinity" (Boulder, Colorado: Henry A. Drumm, 1915) and R.L. Polk, **Boulder City Directory** (Boulder, Colorado: R.L. Polk and Co., 1913-26).

in 1891 and developed a large orchard of apple trees. A large house surrounded by maple trees (see Figure 4) and a barn were among the improvements at the farm.⁷ Farms were more scattered east of the Wolf farm along present-day Iris Avenue and the quarter section roads extending northward (present-day 19th and 26th streets). For example, Adam C. Fye was located northeast of 19th and Iris, while Carl G. and Johanna Johnson lived northwest of 26th and Iris. A slaughterhouse owned by E.P. Euler and Charles Voegtle was located south of the Farmers Ditch just east of 19th Street. Euler operated a meat store at 1425 Pearl Street.⁸

Development Activity

A few historic subdivisions were platted in the north Boulder area. The 1910-era Wellington Gardens subdivision was one component of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. Wellington Gardens embraced more than four square miles, including most of North Boulder north of present-day Norwood, as well as lands to the northeast (See Figure 5). The property was purchased from James P. Maxwell and the Tyler estate and reportedly had hundreds of acres of alfalfa under cultivation. The subdivision was planned as irrigated fruit and garden tracts, bringing "the agricultural center of the county right to the doors of Boulder, where it can be marketed with the least expense and the greatest return." The Wellington Terrace subdivision, platted on sixty acres purchased from W.W. Wolf in 1908, was also developed by Degge. Located immediately north of Wolf's homestead on Broadway, the subdivision was laid out in a more typically residential manner with smaller lots.⁹

In 1918, the Boulder County Hospital and Poor Farm relocated to the North Boulder area on William W. Wolf's twenty acre site. The original Wolf residence was used by the institution, additions constructed, and new buildings added to the site (See Figure 6). The facility stopped functioning in 1962 and was subsequently used by the County Health Department and other county governmental activities.¹⁰

⁷Anne Quinby Dyni, "History of the Boulder County Poor Farm and Hospital," 7, in the files of the Carnegie Library for Local History, Boulder, Colorado.

⁸Drumm and R.L. Polk.

⁹Boulder Daily Camera, Industrial Number, 4 January 1910; Drumm; and Boulder Daily Camera, 30 March 1908.

¹⁰Dyni, "History of the Boulder County Poor Farm and Hospital."

Post World War II Developments

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until fairly recent times. The first annexation of land in North Boulder north of Iris Avenue occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed.¹¹

Post World War II developments in the area have included the emergence of a commercial strip along North Broadway and the construction of the 28th Street Bypass, extending diagonally from the vicinity of 28th and Jay Road to Broadway north of Lee Hill Road. Maxwell Reservoir, a city water distribution facility west of Maxwell Hill, was completed in June 1953. A National Guard Armory and the Holiday Twin Drive-In Theater were constructed in the area southeast of Broadway and Lee Hill Road. Mobile home parks and townhome developments have also occurred in the area.

¹¹City of Boulder Planning Department, "Annexation Map, Boulder, Colorado."

Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s. SOURCE: Barker, *76 Homes*, p. 76.

Figure 2. The Maxwell family poses in the orchard surrounding their house, with the house and barn visible in background, circa 1910s. SOURCE: Carnegie Library for Local History, Thomas C. Black photograph (damaged negative), call number BHS 207, b04, e56.

Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.

Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

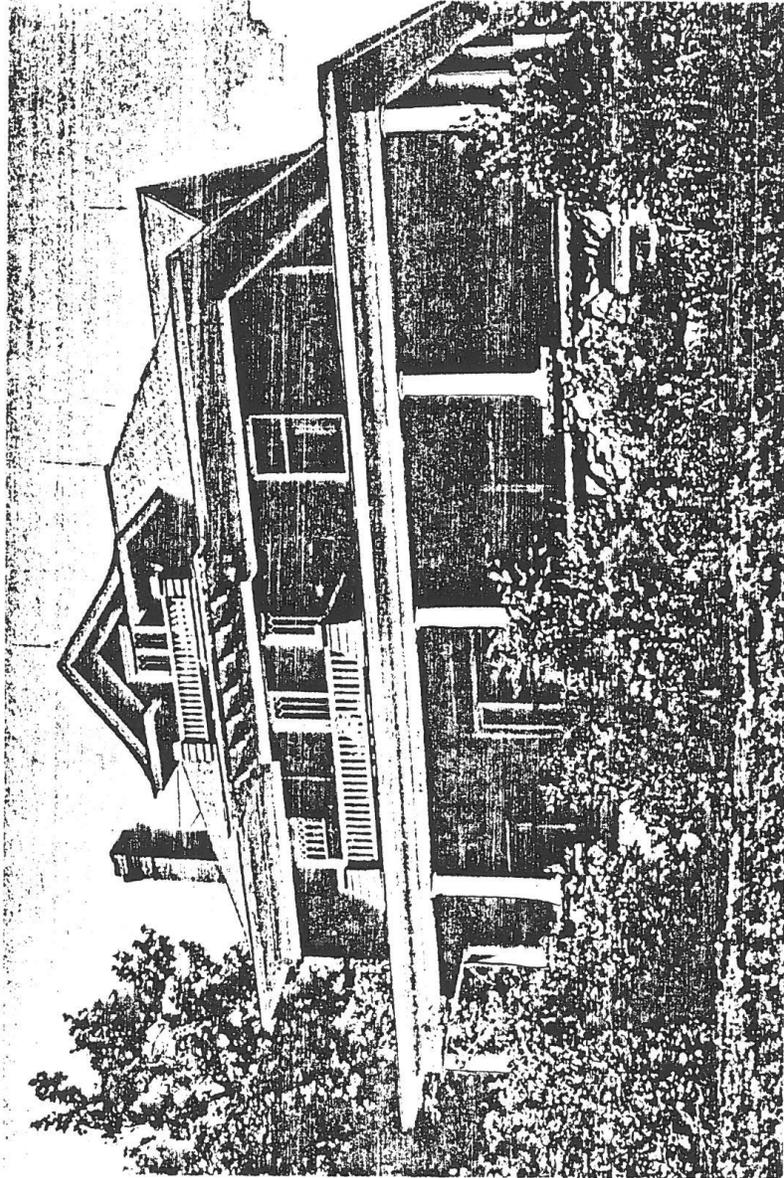


Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s.
SOURCE: Barker, 76 Homes, p. 76.

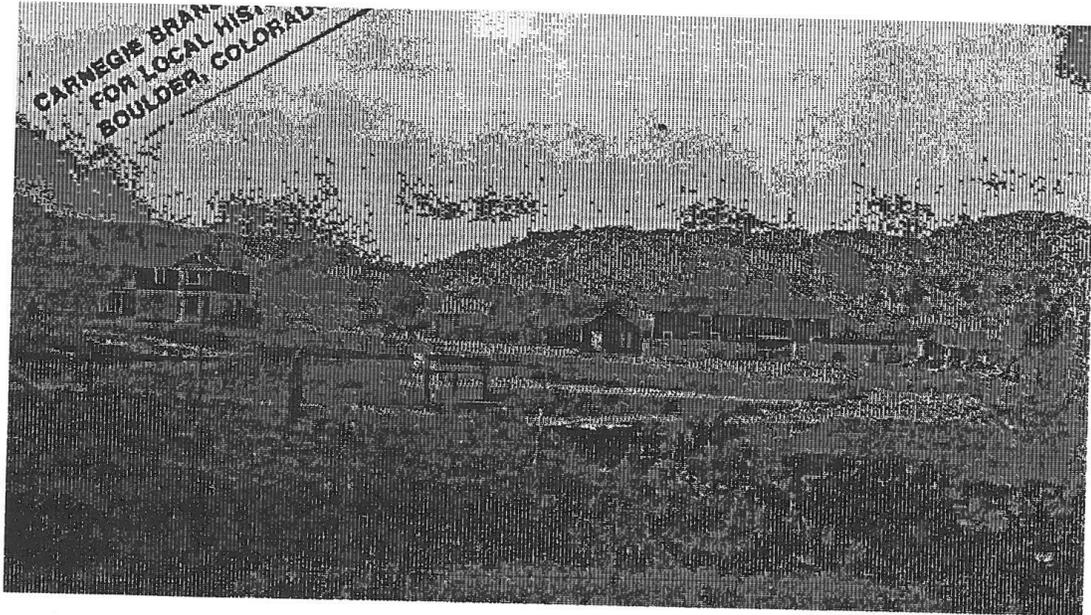


Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

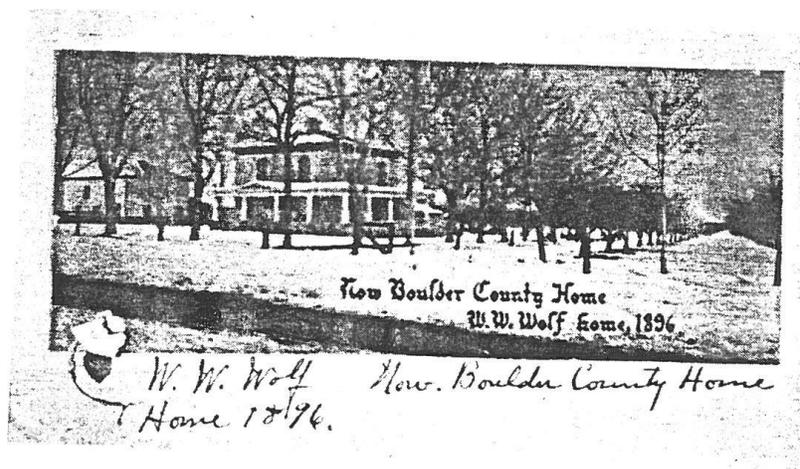


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

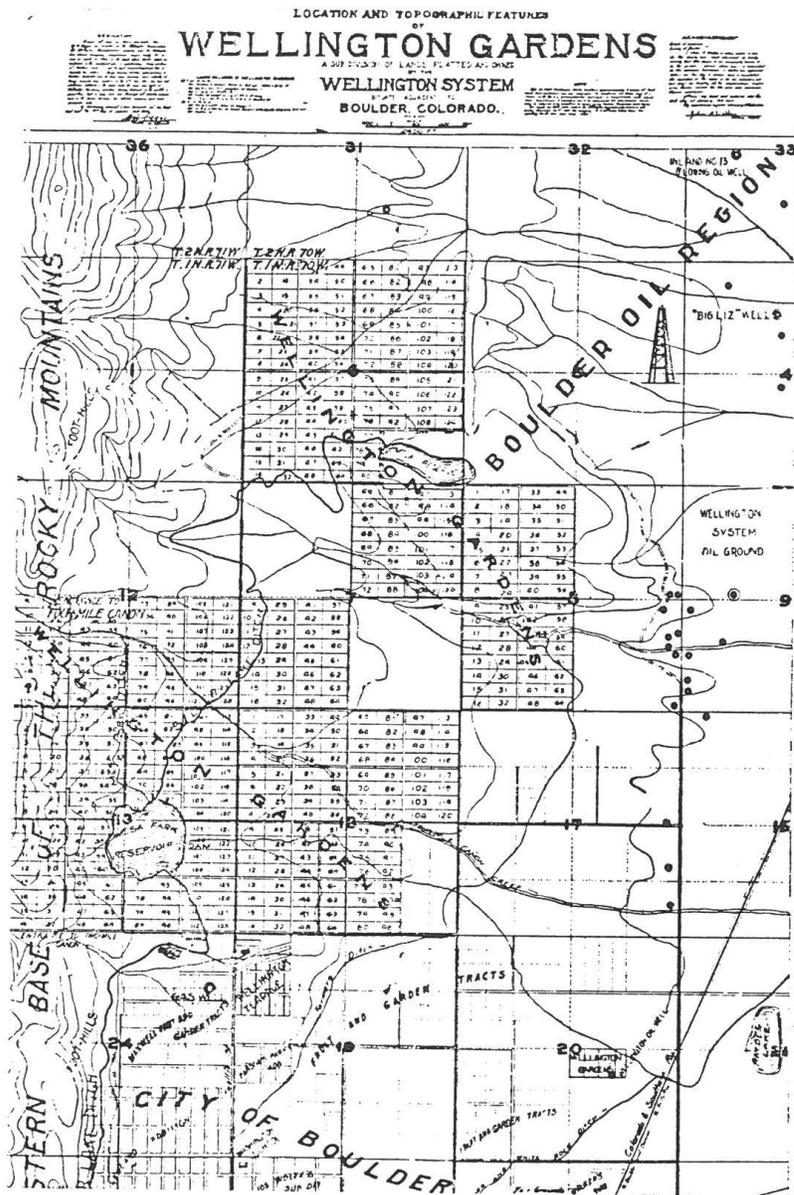


Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.

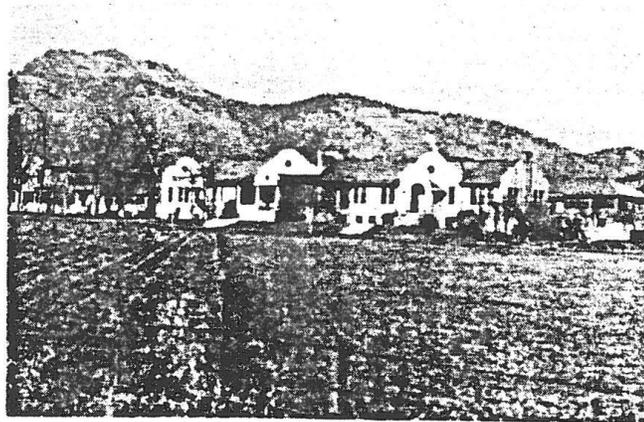


Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dymi, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Attachment G: Applicant's Materials

CARL SCOTT ENGINEERING, LLC
2187 Hermosa Drive, Boulder, CO 80304
(303) 443-3096 FAX: 443-1314

August 22, 2013

Cathy & John Steinbaugh
1075 Linden Ave.
Boulder, CO 80304-0726

RE: FEASIBILITY OF REHABILITATING
1045 LINDEN AVENUE, BOULDER, COLORADO

Dear Mr. & Mrs. Steinbaugh,

Per your request I visited the subject dwelling on August 15, 2013 for the purpose of assessing the feasibility of restoring the building to a habitable dwelling of basically original appearance, which meets current codes.

The approximately 100 year old building is a single family dwelling of wood frame construction. The dwelling has been unoccupied for 17 years and consequently suffers from a lack of maintenance as well as many deficiencies due to code changes instituted since it was originally constructed. The following is a tabulation of deficiencies due to these situations that must be remedied for the dwelling to be habitable, appear original, and meet current codes.

Foundation – The original foundation bears approximately 1 foot below grade and has broken at several locations. A 9 foot x 9 foot x 6 foot tall cellar accessed by concrete stairs at the northwest is defined by dirt walls; some are very close to the building foundation causing inherent instability. The rear 40% of the foundation is supported on a shallow continuous cast-in-place concrete footer of relatively recent origin. / Modify and replace the footings as required to meet the current code requirements for foundations. Design and install retaining walls within the cellar area to stabilize the relationship between the dirt cut cellar walls and the house foundation. / **\$50,000**

Exterior – The existing siding is vinyl lap type siding over original cementitious stucco. The exposed wood products such as fascia, trim, porch rails and columns and so on have weathered to such a degree that most must be replaced. A rear shed-type structure is attached to the original building and has degraded considerably. / Remove the vinyl

siding, repair the stucco as required and entirely re-coat. Repair and replace wood products as required. Remove the rear add-on structure. / **\$23,000**

Roofing – The cedar shingle roofing (shakes) has worn out with missing sections revealing gapped sheathing typical of the period but problematic for modern roofing. / Remove existing roofing, re-build a masonry chimney and a stucco chimney; re-sheath the entire roof with oriented-strand-board; flash as required and apply modern roofing (asphalt shingles) that will appear to be shingles. / **\$13,000**

Structure – The building floor joists are 2 x 6 at 16 inches on center. They are over-spanned and too close to soil (less than 18 inches). The exterior walls are framed with 2 x 4's which causes an insulation issue. The roof framing is of 2 x 6 at 24 inches on center with collar ties and diagonal bracing to an interior bearing wall. / During foundation re-do intermediate supports can be provided so as to shorten the over-spanned 2 x 6 joists. The 18 inch code clearance of soil to wood can be dealt with at that time. The 2 x 4 exterior walls cause the use of high density foam for wall insulation. The existing roof framing can be utilized with some minor rework and augmented. / **\$9,000**

Plumbing, Wiring & Heating – Must all be removed, re-worked and replaced so as to meet code requirements. / **\$25,000**

Insulation – Must be brought up to existing code, including windows, (replace with like appearing modern windows). / **\$7,000**

Drywall – The existing plastered wall covering must be removed so as to allow access to install wiring and insulation, (many of the existing walls are water damaged due to roof leaks). / Remove and replace all plastered coverings with drywall. / **\$8,000**

Drywall – Demolition. / **\$2,000**

Miscellaneous

- Install cabinets and countertops, doors and trim. / Mostly new materials. / **\$8,000**
- Paint the entire house, inside and out. / **\$6,000**
- Re-do floor coverings. / Refinish hardwood and install new sheet-goods. / **\$5,000**
- Site grading. / To code requirements. / **\$4,000**

Governmental – I don't know what fees will be levied by the City of Boulder for the noted re-work, (such as plant investment, building permit, etc...). / **Contingency - \$20,000**

I trust this discussion provides direction to your planning.

Please note that the above comments are based on a relatively short time observation and some information supplied by others, and since portions of the building are not available for observation without destructive testing or investigation, we make no warranty or guarantee with respect to hidden defects or as to the future condition of the building.

Thank you for contacting me. Please call if you have any questions concerning the above information or if you need further assistance.

Respectfully submitted,



Carl V. Scott, P.E



SUMMARY APPRAISAL REPORT

Case #:

UNIFORM RESIDENTIAL APPRAISAL REPORT File No. 120695

Property Description: 1045 LINDEN AVENUE, BOULDER, CO 80304. Legal Description: LOT 1 TRD ALLEN PLACE. Assessor's Parcel No. 146124103001. Tax Year: 94. S.E. Taxes: \$ 1280.08. Special Assessments: \$ NONE.

Appraisal: Location: Urban. Predominant occupancy: Owner. Single family housing: 150. Present land use: One Family. Lead use change: Not Likely.

Note: Race and the racial composition of the neighborhood are not appraisal factors. The subject's neighborhood is generally bound by Quince Avenue @ North, Broadway @ East, Baseline Avenue @ South and the foothills @ West.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trends of property values, demands/supply and marketing time) such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): THE CURRENT MARKET REMAINS STRONG, BUT HAS SLOWED SOMEWHAT FROM THE PAST SEVERAL YEARS.

Project Information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? No.

Dimensions: +/- 102' X 195'. Site area: +/- 19,890 SQUARE FEET (+/- .46 AC). Zoning: ERE - ESTATE RESIDENTIAL. Topography: GENERALLY LEVEL. Shape: MOSTLY RECTANGULAR.

Comments (regarding adverse easements, encroachments, special easements, slide areas, legal or legal nonconforming zoning use, etc.): THE SUBJECT FRONTS TO A MODERATE TRAFFIC STREET (LINDEN), WHICH HAS AN ADVERSE INFLUENCE ON THE SUBJECT.

GENERAL DESCRIPTION: No. of Units: 1. No. of Stories: 1. Type (Det/Att): 1. Design (Style): BUNGALOW. EXISTING/PROPOSED: EXISTING. Age (Yrs.): 1930-65 YRS. Effective Age (Yrs.): 65 YRS.

Table with columns: ROOMS, Foyer, Living, Dining, Kitchen, Den, Family Rm, Rec. Rm, Bedroom, Bath, # Stairs, Laundry, Other, Area Sq. Ft. Values: 1, 1, 1, 1, 2, 1, 942.

Finished area above grade contains: 5 Rooms, 2 Bedroom(s), 1 Bath(s), 942 Square Feet of Gross Living Area. INTERIOR: Heating: FORCED AIR. Kitchen Equip: Refrigerator, Range/Oven, Dishwasher, Fan/Hood, Microwave, Water/Dysp. ATTIC: None. AVENUES: Fireplace(s) # 1 GFR, Deck, Porch FR & RR, Pool. CAR STORAGE: Attached 1 CAR, Detached 1 CAR, Driveway 1 CAR.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: PLEASE SEE ADDITIONAL COMMENTS REGARDING PHYSICAL, FUNCTIONAL AND EXTERNAL OBSOLESCENCE.

Adverse environmental conditions (such as, but not limited to, hazardous waste, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: THIS APPRAISER IS NOT AN ENVIRONMENTAL EXPERT, BUT NO ADVERSE ENVIRONMENTAL CONDITIONS WERE APPARENT DURING THE INSPECTION. SEE ADDITIONAL COMMENTS.

SUMMARY APPRAISAL REPORT

Case #:

Valuation Section **UNIFORM RESIDENTIAL APPRAISAL REPORT** File No. **120695**

ESTIMATED SITE VALUE \$ **215,000** Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation, and for HUD, VA and FmHA, the estimated remaining economic life of the property): **PLEASE SEE ATTACHED COMMENTS.**

ESTIMATED REPRODUCTION COST-NEW-OF-IMPROVEMENTS:

Dwelling **942** Sq. Ft @ \$ **45.00** = \$ **42,390**
 Sq. Ft @ \$ =
 =

Garage/Carport Sq. Ft @ \$ =
 =

Total Estimated Cost New \$ **42,390**

Less **92.9%** Physical Functional External

Depreciation **39,380** **2,000** **15,000** = \$ **56,380**

Depreciated Value of Improvements = \$ **- 13,990**

"As-Is" Value of Site Improvements = \$ **20,000**

INDICATED VALUE BY COST APPROACH (**221,000**) = \$ **221,010** Remaining Economic Life: **5** Remaining Physical Life: **5**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1045 LINDEN AVENUE	3134 11TH STREET	1055 GRANT PLACE	749 LINCOLN AVENUE
Proximity to Subject		5 MILES SOUTH	2 MILES SOUTH	2 MILES SOUTH
Sales Price	\$ UNKNOWN	\$ 250,000	\$ 249,900	\$ 244,000
Price/Gross Liv. Area		\$ 302.33	\$ 228.85	\$ 224.26
Data and/or Verification Sources	INSPECTION	MLS/PUB RECRDS/VISUAL	MLS/PUB RECRDS/VISUAL	MLS/PUB RECRDS/VISUAL
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sales or Financing Concessions		CONVERT - NO SELLER PTS - 2,000	CONVERT - NO SELLER PTS - 0 -	CONVERT - NO SELLER PTS - 0 -
Date of Sale/Time	06-23-95	06-23-95	06-07-95	01-05-95
Location	N BLDR/TRAP	NEWLANDS/AVG	ROSE HILL/AV	UNIT PLAC/AVG
Leasehold/fee Simple	FEES SIMPLE	FEES SIMPLE	FEES SIMPLE	FEES SIMPLE
Site	46 ACRE	14 ACRE	14 ACRE	09 ACRE
View	AVG OF AREA	AVG OF AREA	AVG OF AREA	AVG OF AREA
Design and Appeal	RANCH/GOOD	RANCH/GOOD	RANCH/GOOD	RANCH/GOOD
Quality of Construction	AVG - FRAME	AVG FRAME	AVG FRAME	AVG FRAME
Age	1930-65YRS	1940-55YRS	1945-50YRS	1925-70YRS
Condition	FAIR-POOR	GOOD	AVERAGE	AVERAGE +
Above Grade	Total: Bsm: Bdr:	Total: Bsm: Bdr:	Total: Bsm: Bdr:	Total: Bsm: Bdr:
Room Count	5 12 1	4 2 1	5 3 1	4 2 1
Gross Living Area	942 Sq. Ft.	860 Sq. Ft.	1,092 Sq. Ft.	1,088 Sq. Ft.
Basement & Finishe Rooms Below Grade	NO BASEMENT	860 SF	338 SF	NO BASEMENT
Functional Utility	FAIR	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	GFA/NONE	GFA/NONE	SPACE HEAT	HWB/NONE
Energy Efficient Items	NONE	NONE	NONE	NONE
Garage/Carport	NO GARAGE	NO GARAGE	NO GARAGE	1 CAR GARAGE
Porch, Patio, Deck, Fireplace(s), etc.	1 FIREPLACE	1 FIREPLACE	NO FIREPLACE	1 FIREPLACE
Pool, etc.				
Net Adj. (total)		\$ 36,900	\$ 28,400	\$ 27,200
Adjusted Sales Price of Comparable		\$ 223,100	\$ 221,500	\$ 216,800

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): **THE INCLUDED FIVE SALES ARE CONSIDERED THE BEST AVAILABLE INDICATORS OF THE SUBJECT'S CURRENT MARKET VALUE. PLEASE SEE ADDITIONAL COMMENTS.**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date	PUB RECORDS	NO TRANSFER IN PREVIOUS YEAR	NO TRANSFER IN PREVIOUS YEAR	NO TRANSFER IN PREVIOUS YEAR
Source, for prior sales	NO TRANSFER	PREVIOUS YEAR	PREVIOUS YEAR	PREVIOUS YEAR
Within year of appraisal	IN PREV. YR.	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: **PLEASE SEE ADDITIONAL COMMENTS.**

INDICATED VALUE BY SALES COMPARISON APPROACH \$ **220,000**

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ No. x Gross Rent Multiplier = \$ **N/A**

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.

Conditions of Appraisal: **PLEASE SEE ADDITIONAL COMMENTS.**

Final Reconciliation: **MOST WEIGHT IS GIVEN TO THE SALES COMPARISON APPROACH WITH SUPPORT FROM THE COST APPROACH. THE INCOME APPROACH IS NOT CONSIDERED APPLICABLE IN THIS PRIMARY OWNER OCCUPIED MARKET.**

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 459/Fannie Mae Form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF **DECEMBER 6, 1995** (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ **220,000**.

APPRaiser: **ROBERT GILLES** SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____ Name: _____ Did Did Not Inspect Property

Date Report Signed **DECEMBER 8, 1995** Date Report Signed _____

State Certification # **CO01314712** State **CO** State Certification # _____ State _____

Or State License # _____ State _____ Or State License # _____ State _____

ADDITIONAL COMMENTS Page 7

Borrower: UNKNOWN			
Property Address 1045 LINDEN AVENUE			
City BOULDER	County BOULDER	State CO	Zip Code 80304
Lender BANC ONE MORTGAGE CORPORATION			

SALE #1 INCORPORATED ONE SELLER PAID POINT WHICH HAS BEEN DEDUCTED FROM THE PURCHASE PRICE. THIS PROPERTY WAS RECENTLY REMODELED AND IS IN OVERALL GOOD CONDITION. THE HOUSE IS SMALLER, BUT DOES HAVE A PARTIALLY FINISHED BASEMENT.

SALE #2 IS LARGER WITH A SMALL, PARTIALLY FINISHED BASEMENT AND WAS IN OVERALL AVERAGE CONDITION. THIS HOUSE IS SIMILAR TO THE SUBJECT AS IT HAS A SINGLE SPACE HEATER WITHOUT HEAT TO EACH ROOM THE BEDROOMS TO HAVE CLOSETS, BUT THIS SUPERIOR FUNCTIONAL ASPECT IS OFFSET BY ITS INFERIOR SOURCE OF HEAT.

SALE #3 IS ON A MUCH SMALLER SITE (50' X 75') BUT IS UNAFFECTED BY TRAFFIC. THE HOUSE IS LARGER, HAS SUPERIOR HOT WATER BASEBOARD HEAT AND GARAGE PARKING.

SALE #4 IS LARGER AND IN OVERALL ABOVE AVERAGE CONDITION.

SALE #5 IS SMALLER AND IN AVERAGE CONDITION. IT HAS A SMALL, UNFINISHED BASEMENT AND GARAGE PARKING.

IT IS ACKNOWLEDGED THAT THE INCLUDED SALES ARE LESS THAN TYPICALLY EXPECTED. BUT, AS PREVIOUSLY STATED, BETTER SALES WERE NOT AVAILABLE. HOWEVER, THEY ALL INDICATE A RELATIVELY NARROW RANGE OF VALUE BUT MOST WEIGHT IS GIVEN TO SALES #1-3.

CONDITIONS OF APPRAISAL

IT IS TO BE NOTED THAT THIS APPRAISAL WAS COMPLETED AS A "SUMMARY APPRAISAL REPORT" WITH A SIGNIFICANT AMOUNT DATA IN THE APPRAISAL FILE.

IN ADDITION, THIS APPRAISAL WAS COMPLETED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (U.S.P.A.P.). IT WAS NOT BASED ON A MINIMUM OR SPECIFIC VALUATION, OR THE APPROVAL OF A LOAN.

ALL MECHANICAL SYSTEMS (PLUMBING, HEATING, ELECTRICAL, ETC...) ARE PRESUMED TO BE ADEQUATE FOR THEIR INTENDED USES. THIS APPRAISER IS NOT QUALIFIED TO GIVE AN EXPERT OPINION REGARDING THESE ITEMS AND THE ESTIMATE OF VALUE IS CONDITIONED ON THE ACCURACY OF THESE ASSUMPTIONS.

NO PERSONAL PROPERTY WAS INCLUDED IN THE VALUATION OF THE SUBJECT PROPERTY.

A COMPLETE HOME INSPECTION IS STRONGLY RECOMMENDED.

File No. 120695

ADDITIONAL COMPARABLES									
Subject: UNKNOWN									
Property Address: 1045 LINDEN AVENUE									
City: BOULDER			Country: BOULDER			State: CO		Zip Code: 80304	
Lender: BANC ONE MORTGAGE CORPORATION									
ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6	
Address:	1045 LINDEN AVENUE	1727 BLUEBELL AVENUE	2461 10TH STREET						
Proximity to Subject		2.5 MILES SOUTH	1 MILE SOUTH						
Sales Price	\$ UNKNOWN	\$ 235,000	\$ 239,800						
Price/Gross Liv. Area	\$	\$ 232.67	\$ 268.31						
Data and/or Verification Sources	INSPECTION PUB RECORDS	NLS/PUB RECRDS/VISUAL 20 DOM/LIST @ \$225K	MLS/PUB RECRDS/VISUAL 65 DOM 1ST @ \$238.8K						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		CONVENT - NO SELLER PTS			CONVENT - NO SELLER PTS				
Date of Sale/Time		10-16-95			06-26-95				
Location	N. BLDR/TRAF	FLORAL PK/AV	- 15,000		N BLDR/AVG	- 15,000			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE				
Site	.46 ACRE	.15 ACRE	+ 20,000		.12 ACRE	+ 20,000			
View	AVG OF AREA	AVG OF AREA			AVG OF AREA				
Design and Appeal	RANCH/GOOD	RANCH/GOOD			RANCH/GOOD				
Quality of Construction	AVG FRAME	AVG FRAME	- 7,500		AVG FRAME	- 7,500			
Age	1930-65YRS	1950-45YRS			1922-73YRS				
Condition	FAIR-POOR	AVERAGE	- 20,000		AVERAGE +	- 20,000			
Above Grade	Total Brms Balrs	Total Brms Balrs			Total Brms Balrs			Total Brms Balrs	
Room Count	5 2 1	5 3 1			4 2 1				
Gross Living Area	942 Sq. Ft.	1,010 Sq. Ft.	- 1,700		890 Sq. Ft.	+ 1,300			
Basement & Finished Rooms Below Grade	NO BASEMENT	NO BASEMENT	- 0 -		315 SF	- 1,600			
Functional Utility	FAIR	AVERAGE	- 2,000		AVERAGE	- 2,000			
Heating/Cooling	GFA/NONE	GFA/NONE			GFA/NONE				
Energy Efficient Items	NONE	NONE			NONE				
Garage/Carport	NO GARAGE	NO GARAGE	- 0 -		1 CAR GARAGE	- 3,000			
Porch, Patio, Deck	PORCH	PATIO			DECK				
Fireplaces, etc.	1 FIREPLACE	1 FIREPLACE			1 FIREPLACE				
Fence, Pool, etc.									
Net Adj. (total)			- X - \$ 26,200			- X - \$ 27,800			
Adjusted Sales Price			208,800			211,000			
Date, Price and Data Source for prior sales within year of appraisal	PUB RECORDS	NO TRANSFER IN PREVIOUS YEAR			NO TRANSFER IN PREVIOUS YEAR				
	NO TRANSFER IN PREV. YR.	PUBLIC RECORDS			PUBLIC RECORDS				

ADDITIONAL COMMENTS

Borrower UNKNOWN
 Property Address 1045 LINDEN AVENUE
 City BOULDER County BOULDER State CO Zip Code 80304
 Lender BANC ONE MORTGAGE CORPORATION

CONDITION OF IMPROVEMENTS
 OVER THE YEARS, THE SUBJECT APPEARS TO HAVE HAD MINIMAL MAINTENANCE AND UPDATING, AND AS A RESULT, IS IN OVERALL FAIR TO POOR CONDITION. THE FOLLOWING ARE THE MAJOR AREAS OF CONCERN: 1) THE ROOF APPEARS TO BE AT THE END OF ITS PHYSICAL LIFE; 2) BOTH THE INTERIOR AND EXTERIOR NEED PAINTING; 3) THE KITCHEN COUNTERS ARE SEVERELY CHIPPED AND NEED TO BE REPLACED; 4) THE BATHROOM HAS NO WAINSCOT AROUND THE TUB AREA AND SOME WATERPROOF MATERIAL SHOULD BE ADDED TO PREVENT WATER DAMAGE; 4) THE CEILING IN THE BATHROOM APPEARS TO BE ONLY TAPE OR PAPER OVER THE WOOD LATH - REPAIR/REPLACEMENT IS NEEDED.

THE SUBJECT ALSO SUFFERS FROM THE FOLLOWING FORMS OF FUNCTIONAL OBSOLESCENCE: 1) IT IS HEATED BY A GAS FORCED AIR FURNACE, LOCATED IN THE LIVING ROOM. HOWEVER, THE DUCT WORK FROM THE FURNACE IS LIMITED TO THE LIVING ROOM AND DINING ROOM - THE KITCHEN, BATHROOM AND BEDROOMS ARE NOT SERVED BY AN ESTABLISHED HEAT SOURCE; 2) THE BEDROOMS DO NOT HAVE CLOSETS.

AS PREVIOUSLY STATED, THE SITE SUFFERS FROM EXTERNAL OBSOLESCENCE AS IT FRONTS TO LINDEN AVENUE, A MODERATE TRAFFIC STREET.

IN ADDITION, THERE IS A DETACHED GARAGE, STORAGE SHED AND AN ADDITIONAL CONCRETE FOUNDATION ON THE SITE. HOWEVER, THESE IMPROVEMENTS ARE DILAPIDATED, AND TO REFLECT BUYER TRENDS, NO VALUE WILL BE ATTACHED TO THESE ITEMS.

ADVERSE ENVIRONMENTAL CONDITIONS
 THIS APPRAISAL ASSUMES THAT NO ADVERSE ENVIRONMENTAL CONDITIONS EXIST WHICH WOULD AFFECT THE SUBJECT PROPERTY. HOWEVER, IF AN EXPERT IN THE ENVIRONMENTAL FIELD WERE TO INSPECT THE AREA, AND DISCOVER ADVERSE CONDITIONS, THE VALUE INDICATED IN THIS REPORT COULD BE NEGATIVELY AFFECTED.

COST APPROACH
 CONSTRUCTION COST ESTIMATES ARE BASED ON MARSHALL & SWIFT HANDBOOK AND APPRAISER'S FILES.

THE LAND VALUE IS ESTIMATED FROM RECENT SALES OF COMPETITIVE BUILDING SITES AND IS SUPPORTED BY THE ABSTRACTION METHOD.

PHYSICAL DEPRECIATION IS ESTIMATED BY THE AGE/LIFE METHOD (65/70), AND THE IMPROVEMENTS ARE OBVIOUSLY NEAR THE END OF THEIR PHYSICAL AND ECONOMIC LIVES.

THE ESTIMATE OF FUNCTIONAL OBSOLESCENCE (LACK OF ADEQUATE HEAT AND THE LACK OF CLOSETS IN THE BEDROOMS) IS BASED ON THE COST TO CURE.

THE EXTERNAL OBSOLESCENCE IS BASED ON COMPARABLE SALES AND REFLECTS THE SUBJECT'S PROXIMITY TO A TRAFFIC STREET.

IT IS ACKNOWLEDGED THAT THE SITE VALUE IS VERY CLOSE THE SUBJECT'S TOTAL VALUE. THIS REFLECTS THE ABOVE AVERAGE SIZE OF THE SITE AND THE OVERALL CONDITION OF THE IMPROVEMENTS THIS RATIO, IN ITSELF, WILL NOT LIMIT THE SUBJECT'S MARKETABILITY, BUT DOES REPRESENT A STRONG LIKELIHOOD THAT TYPICAL BUYERS WILL CONSIDER DEMOLISHING THE IMPROVEMENTS TO BUILD A NEW HOME, MORE COMPATIBLE TO THE AREA.

CURRENT AGREEMENT OF SALE, OPTION, OR LISTING OF SUBJECT
 THE SUBJECT HAS NOT SOLD WITHIN THE PAST YEAR, BUT IS CURRENTLY LISTED FOR SALE FOR \$265,000. THE PROPERTY WAS ORIGINALLY LISTED 11/94 FOR \$325,000. THE PRICE WAS REDUCED TO \$299,000 IN MARCH OF 1995, THEN TO \$275,000 IN OCTOBER AND HAS RECENTLY BEEN REDUCED TO \$265,000.

COMMENTS ON SALES COMPARISON
 GIVEN THE INDIVIDUAL NATURE OF THE SUBJECT PROPERTY, TYPICAL PARAMETERS HAD TO BE EXPANDED TO INCLUDE DATED SALES, SALES MORE THAN A MILE FROM THE SUBJECT AND SALES THAT REQUIRED EXCESSIVE GROSS, NET AND LINE ADJUSTMENTS. HOWEVER, THIS DOES NOT NECESSARILY LIMIT THE INDICATIONS FROM THESE SALES. IN ADDITION, THESE SALES ARE STILL CONSIDERED THE BEST AVAILABLE AS BETTER, MORE RECENT SALES WERE NOT FOUND. NO COMPARABLE SALES WERE FOUND TO BE SIMILARLY AFFECTED BY TRAFFIC AS IS THE SUBJECT. THEREFORE, ALL SALES REQUIRED A DOWNSIDE ADJUSTMENT. IN CONTRAST, NO SALES WERE FOUND TO HAVE SITES AS LARGE AS THE SUBJECT'S, AND ALL SALES REQUIRED AND UPWARD ADJUSTMENT TO REFLECT THE ADDED VALUE OF THE SUBJECT'S LARGER SIZE. ALSO, ALL SALES WERE OF SUPERIOR QUALITY AND CONDITION, WHICH AGAIN, DID NOT ALLOW FOR "BRACKETING" OF THESE ASPECTS. FINALLY, ALL SALES WERE FOUND TO HAVE SUPERIOR FUNCTIONAL UTILITY WITH COMPLETE, ESTABLISHED HEAT SOURCES (EXCEPT FOR SALE #2) AND CLOSETS IN THE BEDROOMS.

Situs: 1045 LINDEN AV RESID-Single Family Residence
BOULDER, CO 80304-0726 TaxID: 0009382 Area: 0016 Card 1 of 2
Taxpy: STEINBAUGH KATHY L & JOHN STR: 24 1N 71 Nbr: BOU-Wonderland Hills
680 W HICKORY ST Lat: 40:02:27 Long:105:16:59
LOUISVILLE, CO 80027 Lgl: LOT 1 TED ALLEN PLACE

Census Tract:121.040 BlkGrp:2 Blk:212 Subd: TED ALLEN PLACE

Property Values		Legal	Sales Information	
LndAssd:	\$24,625	Lot :1	Owner:	STEINBAUGH KATHY L & JOHN
ImpAssd:	\$6,568	Block :		680 W HICKORY ST
TotAssd:	\$31,193			LOUISVILLE CO 80027
AssedYr:	1996		Phone#:	() -
TaxAmt :	\$2,482	Tax Yr:1996	Date/\$:	08/96 210,000 \$/SF: 238.64

Residential Property		Characteristics					
Style:	1 StoryRanch	Bldg SF:	880	YrBlt:	1930	PrclAc:	0.450000
Rooms:	4	Main SF:	880	Effage:		PrclSF:	19807
Bedrooms:	2	BsmntSF:		GarTyp:	Detached		
TotBaths:	1	ConsTyp:	Masonry	GarSF:			
		ConQual:	Average	CrptSF:			

Complete Vesting
STEINBAUGH KATHY L & JOHN
Legal Description
LOT 1 TED ALLEN PLACE

LandAct1: \$237,700 Full Bath: 1
ImprAct1: \$63,400 3/4 Bath :
TotlAct1: \$301,100 Half Bath:
Pin # : 146124103001

Boulder County, CO
06/14/1997 22:41:54

MDMS-MOORE DATA MANAGEMENT SVC

Page 2

Situs: 1045 LINDEN AV RESID-Personal Property
BOULDER, CO TaxID: 0009382 Area: 0016 Card 2 of 2
Taxpy: STEINBAUGH KATHY L & JOHN STR: 24 1N 71 Nbr: BOU-Wonderland Hills
680 W HICKORY ST Lat: 0: 0: 0 Long: 0: 0: 0
LOUISVILLE, CO 80027 Lgl: LOT 1 TED ALLEN PLACE

Census Tract:	BlkGrp:	Blk:	Subd:	TED ALLEN PLACE
-- Property Values			Legal	----- Sales Information -----
LndAssd:	\$0	Lot :1	Owner:	STEINBAUGH KATHY L & JOHN
ImpAssd:	\$0	Block :		680 W HICKORY ST
TotAssd:	\$0			LOUISVILLE CO 80027
AssdYr:	1996		Phone#:	() -
TaxAmt :	\$2,482	Tax Yr:1996	Date/\$:	08/96 210,000 \$/SF:
----- Residential Property			Characteristics-----	
Style:	Bldg SF:		YrBlt:	PrclAc:
Rooms:	Main SF:		Effage:	PrclSF:
Bedrooms:	BsmntSF:		GarTyp:	
TotBaths:	Constyp:		GarSF :	
	ConQual:		CrptSF:	

Complete Vesting
STEINBAUGH KATHY L & JOHN
Legal Description
LOT 1 TED ALLEN PLACE

LandActl: \$0 Full Bath:
ImprActl: \$0 3/4 Bath :
TotlActl: \$0 Half Bath:
Pin # : 146124103001

MDMS-MOORE DATA MANAGEMENT SVC

303-444-7764

Data believed reliable but not guaranteed

Prepared by: Nancy Umbreit on June 14, 1997

109365 RES SOLD 06/14/97 22:46
 Area: 1 SA: 1 Pr: \$224,000
 Range Pr:

Ad: 1045 LINDEN AV
 Lgl: LOT 1
 Subd: TED ALLEN PLACE Cnty: BOULDER
 Map-Book: Page: Sec: \$/SqFt: 238.64

TaxIDx(B)/Parclx(L)/PINx(W): 0009382
 Locale: BOULDER Zip Code: 80304
 Taxes: 9,999/99 IR:
 LoanBal: \$0 Pymnt:
 CashAssume: 210,000 LnTrm/Yrs:

Water: CITY Elec: Gas:
 Elem: FOOTHILLS Middle: CENTENNIAL Assoc Fee: /
 SrHi: BOULDER Sch Dist: BLDR VALLEY DIST RE2 Assc Xfer: Reserve:

Total SqFt: 880 TotFinInclBsmt: 880 FinExclBsmt: 880 BsmtSqFt:
 LowerLevel: 0 Main Level: 880 Upper Level: 0 Addl Upper: 0
 STR: 241N71 Water Meter: Y Water Rights: Waterfront: N
 Zoning: ERE Approx. Lot Size: 205X102 Approx. Acr: 0.48
 Well Permit No: Garage #: 1 Garage Type: D Landsize:
 Year Built: 1930 New: N Builder: Est Comp Dt:

Baths	B	L	M	U	Adl	Tot	Rooms:	L	F	L	F	L	F
Full	0	0	0	0	0	0	LR: 20 X 13 M W	DR: 12 X 15 M W	Kt: 12 X 09 M V				
3/4	0	0	0	0	0	0	GR: 00 X 00	FR: 00 X 00	RR: 00 X 00				
1/2	0	0	0	0	0	0	Lu: 05 X 11 M W	MB: 08 X 10 M V	2B: 08 X 10 M V				
							3B: X	4B: X	5B: X				
Total	0	0	0	0	0	0	SO: X	To BR: 2	All Beds Conform:	RI:			

MAP CODE 11M. BEDROOMS HAVE NO CLOSETS - SOLD IN AS IS CONDITION.
 OLDER HOME ON GREAT LOT. ZONED ERE, CONVERT HOUSE TO GARAGE AND ADD A
 NEW HOUSE. ADJACENT UNDEVELOPED LOT SOLD IN 94 FOR 275K. WATER, SEWER, GAS
 & ELEC ON PROPERTY. DETACHED GARAGE IS CURRENTLY USED AS SHOP. IMPROVEMENTS
 ARE IN ROUGH CONDITION BUT LOOK AT THE POTENTIAL FOR NEW CONSTR ON RARE
 ERE LOT. EXCLUDE: ANTIQUE RANGE/OVEN, POT BELLY STOVE, W/D & FRIG.

Ranch	Farm House	Frame	Wood Sh/Shng	No Basement
Forced Air	Natural Gas	Cable TV Avl	City Water	City Sewer
Window Cover	Sep DiningRm	Open Flr Pln	Wood Windows	Bay/Bow Wind
Stain/Nat Tr	Hardwood Flr	LR Fireplace	Storage Blds	Part Fenced
Prvte Owner	Owner Occup	1-3 Days/Clo	Conventional	Fthills Vw
City View	Level Lot	Near Bus	Bath ML	BR ML
PropDisclYes	Minimum - C	1 Ph/Mp/Rend		

LA: 620359 DON CONKLIN (303) 499-9091 SubAg: 0.00 ByAg: 2.80
 LO: RMRE RE/MAX REALTY CONSULTANT (303) 499-9880 TrnBr: 2.80 LC:R BE:N

Pend Date: 05/28/1996 Terms: CONV FIX Points Paid by Seller: DOM: 492
 Close Date: 08/09/1996 Oth Consid/Seller: Pts Pd Buyer: SP: \$210,000
 SA: 061324 NANCY UMBREIT (303) 938-0150 Misc:
 SO: MOOR MOORE AND COMPANY, REALTORS (303) 444-7800

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Prepared by: Nancy Umbrell on June 14, 1997