M E M O R A N D U M
November 6, 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 3315 4th St., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2013-00197).

STATISTICS:

1.	Site:	3315 4th St.
2.	Date of Construction:	1890
3.	Zoning:	RL-1 (Residential Low- 1)
4.	Lot Size:	10,846 square feet
5.	Owner:	Ragan Melton
6.	Applicant:	Annette Shaver

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 the demolition permit for the house located at 3315 4th St., finding that the building is not eligible for landmark designation due to a loss of architectural integrity, and adopt the staff memorandum dated Oct. 2, 2013 as the findings of the board.

EXECUTIVE SUMMARY:
On Aug. 2, 2013, the Community Planning and Sustainability Department received a demolition permit application for the house at 3315 4th St. 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 Aug. 7, 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."

After detailed analysis, staff finds that the property does not meet the significance criteria for possible individual landmark designation because of non-historic alterations, resulting in a loss of architectural integrity. Therefore, staff recommends that the Landmarks Board issue a demolition permit for the house.

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 require 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. The public hearing must take place within the 75 days from the date the completed application was accepted by the city manager. Sec. 9-11-23(f), B.R.C. 1981.

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 this case, Aug. 23, 2013, when the Landmarks Board fee was paid), in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period starts when the completed application is accepted by the city manager and expires up to 180 days later. Section 9-11-23 (g) and (h), B.R.C. 1981.

In this instance, the public hearing on the application was scheduled to take place on Oct. 2, 2013; however, the applicant requested that the hearing be postponed due to her unavailability on that date. The applicant and the property owner signed a tolling agreement that extended the 180-stay period by the number of days the public hearing was ultimately delayed and the Landmarks Board continued the public hearing to Nov. 6, 2013. If the public hearing on this application goes forward on Nov. 6, 2013, as planned, the 180-day period will be extended by 35 days (the public hearing having been delayed from Oct. 2, 2013 to Nov. 6, 2013). Rather than expiring on Feb. 19, 2014, the 180-day stay period will expire on Mar. 26, 2014.

DESCRIPTION:
The subject property is in the Wonderland Hill neighborhood of Boulder. The lot, measuring approximately 10,850 sq. ft. in size, is located on the west side of the 3300 block of 4th St., near the termination of Iris Ave. It is not located within the boundaries of a designated or potential historic district.

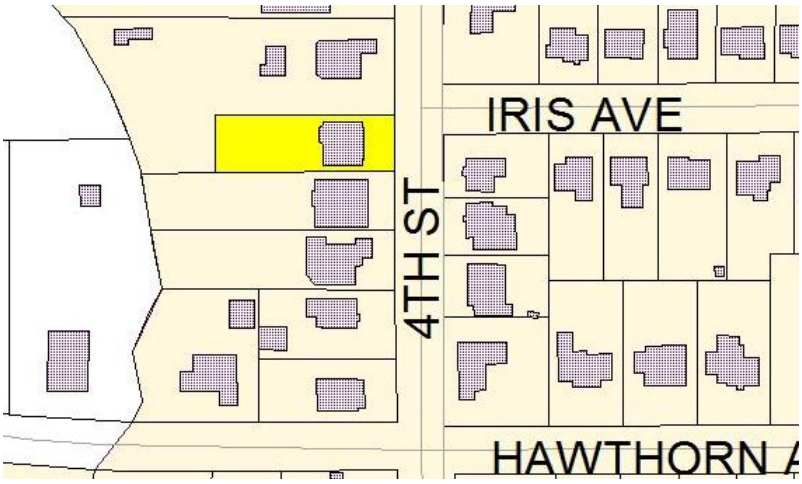


Figure 1. Location Map showing 3315 4th St.

Figure 2. East Façade, 3315 4th St., 2013

The 1995 historic building inventory identifies the house at 3315 4th St. as an example of the Dutch Colonial Revival Style, evidenced through its gambrel roof, shingled gable with round window, and porch with classical columns. The survey also identifies the house as one of the "best preserved historic homes in this area of North Boulder," however, the building's form has been significantly altered by the construction of a additions to the north, west, and south elevations in 1998. *See Attachment B: Historic Building Inventory Form.*

The east façade features a pair of original double-hung windows on the first level, located to the south of the front door, which features a transom window. A stained glass

window, not original to the house, is located to the north of the front door. Double-hung windows are also located on the northern bay end of the east façade. A pair of double-hung wooden windows is located on the second level, and features a wooden lattice window screen that mimics typical glass patterns common to this building style. A round window is located at the peak of the gambrel roof form. The original wood shingles are located on the gable end and are painted. A wrap-around porch with classical columns and a simple wooden railing is located on the north and east sides of the first level. A vertical, two-story addition is located at the south end of the east façade and features pairs of double-hung windows on the first and second levels. A shed roof addition extends from the north slope of the roof. *See Attachment A: Current Photos.*

Figure 3. North Elevation, 3315 4th St., 2013

The 1998 addition obscures the historic portion of the north, west and south elevations. The north elevation features a bay at the northeast corner of the house, and newer casement windows and doors.

Figure 4. West Elevation, 3315 4th St., 2013

The west elevation features a complex roof form, with a gable at the center, a shed roof at the north, and a large gable facing south. A polygonal bay is located at the north end of the west façade. Large casement windows and doors are located at the rear. A shed roof overhang delineates the first and second floors.

Figure 5. South Elevation, 3315 4th St., 2013

The south elevation features a gable roof end with a pair of casement windows with a triangular window above, and a shed roof portion with two windows at the east end of the south elevation.

Figure 6. Tax Assessor Photo, c. 1961.

The original, vertically-proportioned form of the house is evident in the c. 1961 tax assessor photograph. The house featured a flat-roof porch with three classical columns and a simple railing. A second porch was located at the south elevation; the date of its construction is unknown. The gable and shed roof portions of the house visible in the tax assessor photograph are thought to have been early additions to the house, though the date of that alteration is unknown.

The house was significantly altered in 1998 by the construction of an addition that wrapped around the south, west and north elevations.

Figure 7. 3315 4th St., Architectural Survey Photograph, 1995.

Figure 8. View of addition at north elevation under construction, 1998.

Figure 8. View of addition at west (rear) elevation under construction, 1998.

The lot features mature landscaping, with a thriving floral garden at the front and a koi pond, mature trees and plans at the rear. The applicant is also proposing to demolish two non-historic accessory buildings on the lot.

Figure 9. View of two non-historic accessory buildings proposed for demolition, 1998.

NEIGHBORHOOD HISTORY[1]

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.

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

[1] North Boulder Historic Overview, 1994.

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 fairly recent times. 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 E: North Boulder Historical Background*

PROPERTY HISTORY

Early city directories do not indicate specific addresses for this area, making it difficult to determine the property's earliest occupants.

The longest residents of the house at 3315 4th St. were Robert and Beulah LaRue and their 4 children, who resided here from 1921 until 1954. Robert was born in Kentucky and studied at the Southern Baptist Theological Seminary. He moved to Boulder in 1918 and was a preacher and chairman of the board of deacons of the First Baptist Church in Boulder. He also operated a small truck farm, growing and selling fruit and vegetables in North Boulder. He died in 1944. Beulah Barnes LeRue was born in 1866 and married Robert in 1894. Together they had four children: Joy, Robert Jr., Ruth and Lemuel. In 1920, Joy was employed as a high school teacher, Robert worked as a clerk in a shoe store, and Ruth and Lemuel attended school. Beulah died in 1958 at the age of 91 and is buried in Green Mountain Cemetery.

The property sold every ten years or so until the 1990s. Subsequent owners to the Le Rues included Wilfred and Dorothea Knebel (1954-1961), Joseph and Rita Walters (1961-1969), George and Dorothy Orians (1971-1989), Philip and Ema Lyman (1989-1994) and Karen Raucher (1994-2013). The current owners purchased the property in 2013.

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 ineligible 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 D: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:
Summary: The house located at 3315 4th St. meets historic significance under criterion 1
Date of Construction: 1890
Elaboration: The 1995 Architectural Survey form indicates the building was constructed in 1890.

2. **Association with Persons or Events**: La Rues
Elaboration: From 1919 until 1954, this was the home of Robert and Beulah La Rue. Robert was a preacher and chairman of the board of deacons of the First Baptist Church in Boulder and he also operated a small truck farm. He and his wife, Beulah and their four children lived here from 1919 until 1954.

3. **Development of the Community:** Agriculture
Elaboration: Prior to World War-II, North Boulder was predominately agricultural, consisting of cropland and cattle grazing. The La Rues operated a fruit and vegetable truck farm on their property in the 1920s until the 1940s.

4. **Recognition by Authorities:** Front Range Research Associates, Inc.
   Elaboration: The 1995 architectural survey identified the house at 3315 4th Street to be "one of the best preserved historic homes in this area of North Boulder" and "a good example of the Dutch Colonial Revival Style…"

ARCHITECTURAL SIGNIFICANCE:
Summary: Alterations to the house at 3315 4th St. have diminished the building's architectural significance.

1. **Recognized Period or Style:** Dutch Colonial Revival
   Elaboration: The house is an example of a Dutch Colonial Revival Style house, evidence through its gambrel roof form, shingled gable with round window, and porch with classical columns.

   The house has been altered substantially in the recent past, through the construction of an addition at the north, west and south elevations of the property in 1998.

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 at 3315 4th St. is not considered to have environmental significance.

1. **Site Characteristics:** The house sits on a large lot with mature landscaping.

2. **Compatibility with Site:** None observed.

3. **Geographic Importance:** None observed.

4. **Environmental Appropriateness:** None observed

5. **Area Integrity:** Many of the older houses in North Boulder have been demolished and replaced with new houses, creating an eclectic mix of architectural styles. This section of 4th St. generally retains its scale and character.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:
This house is an example of the Dutch Colonial Revival Style, and is one of the few houses in the North Boulder area that was constructed before 1900. The surrounding area has an eclectic mix of building styles built at various time periods. The property is not located in an identified potential historic district.

CRITERION 3: CONDITION OF THE BUILDING
No information has been submitted in regards to the condition of the building. It appears to be in good condition.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:
No information about the projected cost of restoration or repair was received as part of this application.

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.

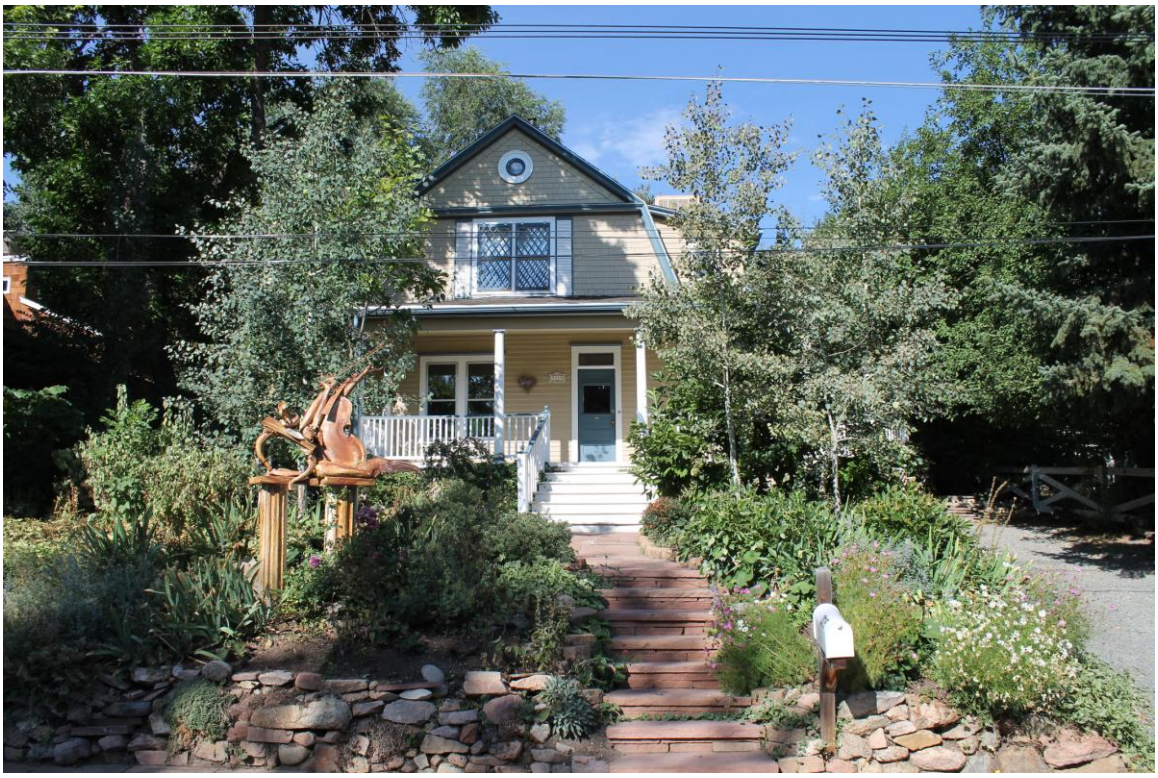
FINDINGS:
Staff recommends that the Landmarks Board adopt the following findings:

Issuance of a demolition permit for the house at 3315 4th St. is appropriate based on the criteria set forth in Section 9-11-23(f) B.R.C. 1981, in that the identified building has been modified to an extent that has resulted in the loss of its architectural integrity.

ATTACHMENTS:

Attachment A:	Current Photographs
Attachment B:	Historic Building Inventory form
Attachment C:	Boulder County Tax Assessor Card Photographs c.1961
Attachment D:	Significance Criteria for Individual Landmarks
Attachment E:	North Boulder Historical Background

Attachment A: Current Photographs



3155 4th St., East façade, 2013.

3155 4th St., East façade, 2013.

3155 4th St., View of windows on east façade, 2013.

3155 4th St., View of west (rear) elevation, 2013.

View toward 3155 4th, facing southwest down 4th Street, 2013.

3155 4th St., View of north elevation, 2013.

3155 4th St., View of west (rear) elevation, 2013.

3155 4th St., View of south elevation, 2013.

3155 4th St., View of shed proposed for demolition, 2013.

3155 4th St., View of greenhouse proposed for demolition, 2013.

Attachment B: Historic Building Inventory form

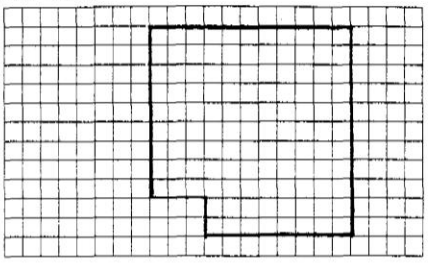
COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Boulder Survey of Historic Places, 1995	COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5093 TEMPORARY NO.: 1461-24-3-00-004
CURRENT BUILDING NAME:	OWNER: RAUCHER KAREN SHAFER & ROBERT SHAFER RAUCHER 3315 4TH ST BOULDER CO 80304-1747		
ADDRESS: 3315 4TH ST BOULDER, CO 80304	TOWNSHIP 1N RANGE 71W SECTION 24 SW 1/4 NE 1/4		
HISTORIC NAME: LaRue Residence	U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:	BLOCK: N/A LOT(S): Tr. 342-43p ADDITION: N/A YR. OF ADDITION: N/A		
FILM ROLL NO.: 95-12 BY: Roger Whitacre	NEGATIVE NO.: 8	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1890 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residence HISTORIC: Residence
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: South side of porch screened in; new lattice under porch. CONTINUED YES X NO
STYLE: Dutch Colonial Revival	STORIES: 2		ORIGINAL SITE X MOVED DATE(S) OF MOVE:
MATERIALS: Wood, Stone	SQ. FOOTAGE: 1206		NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: X YES NO CONTRIBUTING TO DISTRICT: YES NO
ARCHITECTURAL DESCRIPTION: Large, asymmetrical frame dwelling with front gambrel roof with intersecting gable. Lower walls clad with lap board siding (weatherboard); upper walls have wood shingles; stone foundation. Shed roof, shingled dormers. Upper facade gable is pedimented, with circular window at apex. The pediment extends slightly forward above paired second story windows with false shutters. Hipped roof, one-story porch with classical column supports wraps along facade and front of southern elevation; southern portion screened in. Porch has stick balustrade; lattice under porch; wood railing; off-center entrance. Off-center, paneled and glazed door with transom faces porch. Windows are 1/1-light, double-hung, with wooden architrave surrounds. Center brick chimney with stone cap. CONTINUED? YES X NO			LOCAL LANDMARK DESIGNATION: No NAME: DATE:
ADDITIONAL PAGES: YES X NO			ASSOCIATED BUILDINGS? X YES NO TYPE: Old and new sheds. IF INVENTORIED, LIST ID NOS.:

PLAN SHAPE:



ARCHITECT:
Unknown

SOURCE:

BUILDER/CONTRACTOR:
Unknown

SOURCE:

STATE ID NO.: 5BL5093

ORIGINAL OWNER:
Unknown

SOURCE:

THEME(S):
Urban Residential Neighborhoods, 1858-present

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
Until 1930, this house was addressed as 3515 4th Street.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
Early city directories do not indicate specific addresses for houses in this area, making it difficult to identify the earliest occupants of this house. By 1921, this was the home of Reverend Robert A. and Beulah LaRue. The LaRues were listed as ranchers. A newspaper article published in 1944 noted that Robert LaRue had purchased the house at 3305 4th Street with his sisters Joy and Ruth LaRue because that property was next to their homes. Assessor records indicate that Beulah LaRue continued to own the property after her husband's death. Robert A. La Rue was born in Kentucky and studied at the Southern Baptist Theological Seminary in Kentucky and held ministries in Kentucky until he retired. He moved to Boulder in 1918, acquiring a small tract of land in North Boulder which he farmed and was a teacher and chairman of the board of deacons of the First Baptist Church in Boulder. Beulah Barnes LaRue was born in Salem, Kentucky, in 1866 and married Robert A. LaRue in 1894. Reverend LaRue died in 1944 and Mrs. La Rue in 1958, at the age of 91.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

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

HISTORICAL SIGNIFICANCE:
- ASSOCIATED WITH SIGNIFICANT PERSONS
- X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

TIER EVALUATION:

STATEMENT OF SIGNIFICANCE:
This dwelling is one of the best preserved historic homes in this area of North Boulder and is a good example of the Dutch Colonial Revival style, as reflected in the building's gambrel roof, shingled gable with round window, and porch with classical columns. The house is associated with the agricultural history of the area, as it was one of the large tracts of land in this part of Boulder which were the homes of farmers and ranchers.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
Boulder County Assessor records; Boulder City Directories; and Boulder Daily Camera biographical files.

CONTINUED YES X NO

SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995

3155 4th St., Architectural Survey Photo, 1995.

Attachment C: Boulder County Tax Assessor Card Photos c.1961

3315 4th St., Tax Assessor Photograph, 1961

3315 4th St., Facing northeast, Tax Assessor Photograph, 1961

3315 4th St., Shed and trees at rear of property, Tax Assessor Photograph, 1961

Attachment D: 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 E: North Boulder Historical Background

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

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

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[1]Anne 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.

[2]Colorado 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

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

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

[5]**Boulder Daily Camera**, 16 August 1952.

[6]Henry 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]

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

[8]Drumm and R.L. Polk.

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

[10]Dyni, "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.

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[11]City 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.

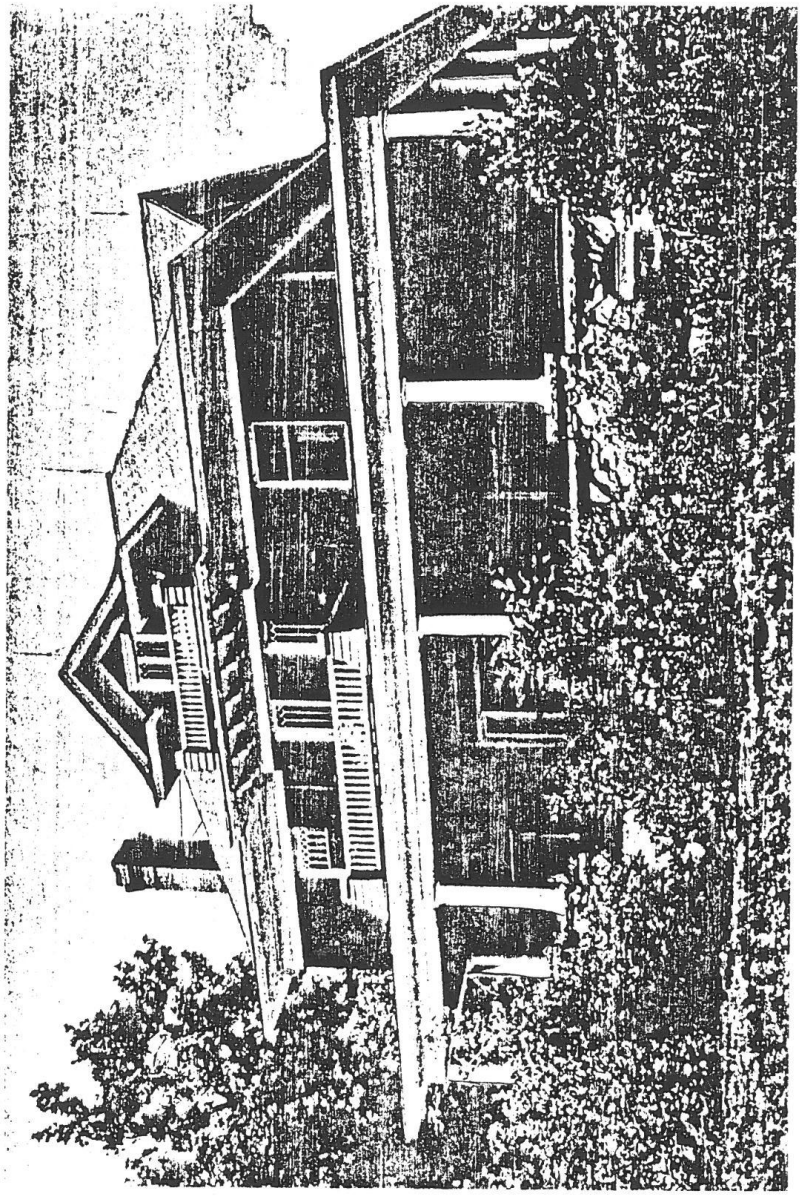
Figure 2. The Maxwell family poses in the orchard surrounding their house, with the house and barn visible in background, circa 1910s. SOURCE: Carnegie Library for Local History, Thomas C. Black photograph (damaged negative), call number BHS 207, b04, e56.

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.



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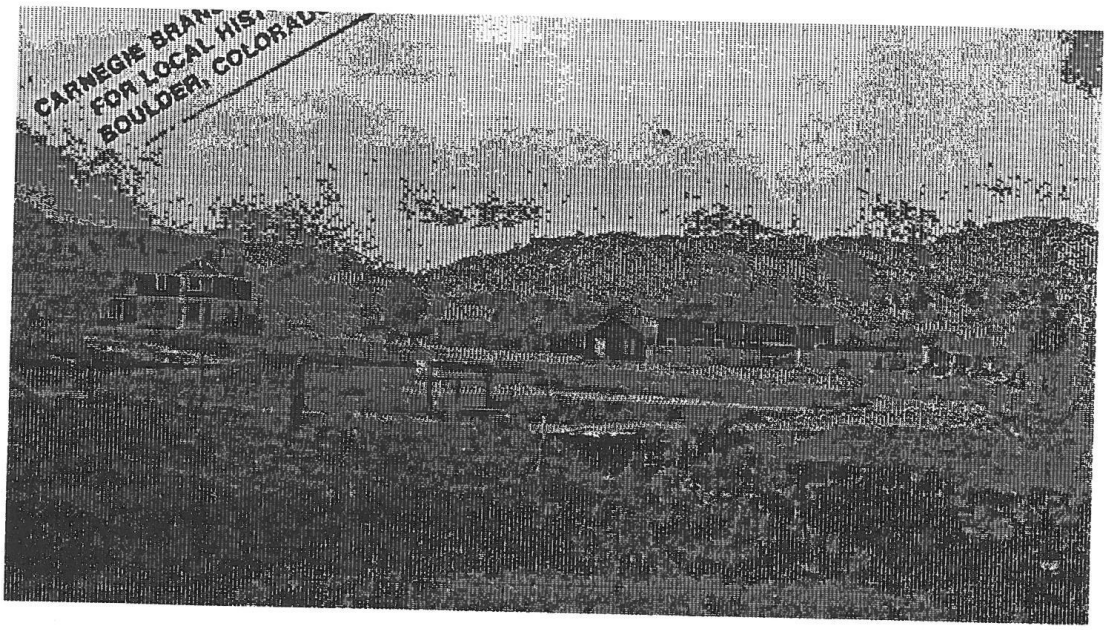

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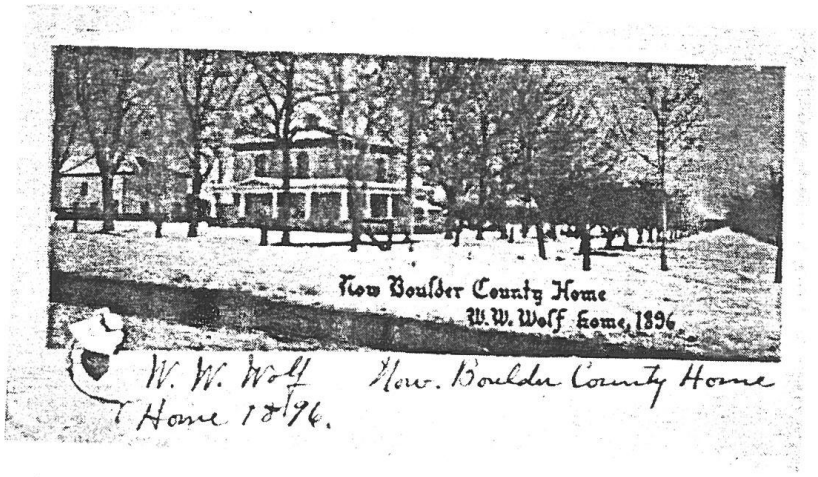
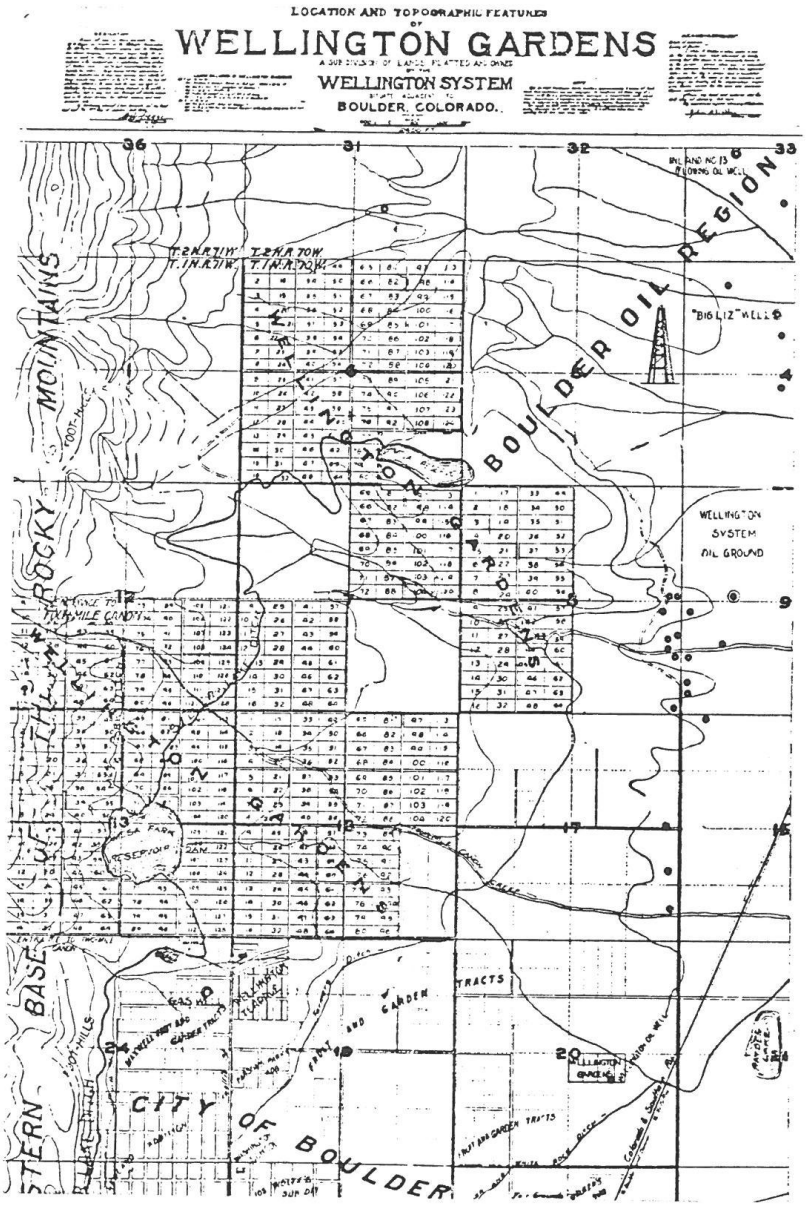


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.



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