



**CITY OF BOULDER
LANDMARKS BOARD MEETING**

DATE: Wednesday, November 2, 2016

TIME: 6:00 p.m.

PLACE: 1777 Broadway, Municipal Building, City Council Chambers

1. Call to Order
2. Approval of minutes from the October 5, 2016 Landmarks Board Meeting
3. Public Participation for Items not on the Agenda
4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report
5. Public Hearings
 - A. Public hearing and consideration of an application to designate the building and a portion of the site at 4750 Broadway St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00053). Owner / Applicant: Armory Community, LLC
 - B. Public hearing and consideration of an application to designate the building at 1345 Spruce St., The Boulder Shambhala Center, as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00253). Owner / Applicant: Front Range Shambhala
 - C. Public hearing and consideration of an application to designate the building and property at 2061 Bluff St. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00289). Owner / Applicant: Jesse Markt and Lindy Hinman
 - D. Public hearing and consideration of a Landmark Alteration Certificate application to relocate existing accessory building at 1735 Mapleton Ave. so that the building and overhangs do not encroach into the alley per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2016-00257). Owner / Applicant: Elizabeth Helgans / Joel Smiley
6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Update Memo
 - B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources
7. Debrief Meeting/Calendar Check
8. Adjournment

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

PUBLIC HEARING PROCEDURES

Board members who will be present are:

Deborah Yin, chair
Eric Budd
Briana Butler
Ronnie Pelusio
Fran Sheets
John Putnam or Harmon Zuckerman **Planning Board representative without a vote*

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

Public hearing items will be conducted in the following manner:

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

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

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

**CITY OF BOULDER
LANDMARKS BOARD**

October 5, 2016

1777 Broadway, Council Chambers Room

6:00 p.m.

The following are the action minutes of the October 5, 2016 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Deborah Yin

Briana Butler

Ronnie Pelusio

Fran Sheets

*John Putnam, *Planning Board representative without a vote

Eric Budd, out-of-town and unavailable to attend this meeting

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Holly Opansky, Landmarks Board Secretary

William Barnum, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Chair **D. Yin** declared a quorum at 6:03 p.m. and the following business was conducted.

D. Yin opened the public comment for the Landmark Alteration Certificate application for 541 Marine St.

Scott Raderstorf, 517 Marine St., a neighbor, spoke in support of the Landmark Alteration Certificate application for the demolition of an accessory building and construction of a new garage at 541 Marine St.

The public comment period was closed.

2. APPROVAL OF MINUTES

On a motion by **D. Yin**, seconded by **F. Sheets**, the Landmarks Board approved (4-0, **E. Budd** absent) the minutes as amended of the September 7, 2016 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

No one from the public spoke for items not on the agenda.

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

- Statistical Report
- 2220 Bluff St. – Stay expires December 3, 2016
- 1723 15th St. – Stay expires January 9, 2016

6. PUBLIC HEARINGS

A. Public hearing and consideration of a Landmark Alteration Certificate application to demolish a non-contributing accessory building (barn built c. 1952) and construct a 728 sq. ft., two-car garage at 541 Marine St. in the Highland Lawn Historic District, pursuant Section 9-11-18 of the Boulder Revised Code 1981 (HIS2016-00213). Owner / Applicant: Chris and Sarah Cottingham / Rachel Lee, Mosaic Architects & Interiors

Ex-parte contacts

B. Butler, R. Pelusio and **D. Yin** assessed the application for the rehabilitation of the house and construction of an addition Landmarks design review committee.

D. Yin made a site visit.

F. Sheets recused herself from the review of this application due to the proximity of her primary residence to the subject property.

J. Putnam had no ex-parte contacts.

Staff Presentation

J. Hewat, presented the case to the board, with the staff recommendation that the Landmarks Board approve with conditions.

Applicant's Presentation

Rachel Lee, 405 S. 43rd St., Boulder, CO, applicant and architect from Mosaic Architects & Interiors, spoke in support of the application and answered question from the board. Ms. Lee noted that she was amendable to conditions of approval #1 and #3, but not #2 the size constraint of 493 sq. ft., and would like the structure to be approved for 609 sq. ft.

Chris Cottingham, 631 University Ave., the property owner, spoke in support of the application and agreement to reduce the size of the garage to 609 sq. ft.

Public Comment

Jane Snyder, 1701 15th St., architect from Mosaic also working on the project, spoke in support of demolition and approval of the proposed garage, especially because the alley is non-contributing and handed out a map showing the building footprints in the Highland Lawn Historic District.

Board Discussion

With regard to determining if this structure is contributing, **B. Butler**, **R. Pelusio** and **D. Yin** agreed that although this is an attractive building, the date of construction, c. 1952, is outside the district period of significance and the structure is non-contributing.

With regard to demolishing the barn and constructing a new structure, **B. Butler**, **R. Pelusio**, and **D. Yin** agreed with staff recommendation. They encouraged the applicant and owner to consider a few things: 1) revisiting the idea of not demolishing the barn and refurbishing it (and showed some examples); 2) incorporating some of the existing barn characteristics in the new design, for example, a) by adjusting the pitch of the roof to reflect the house roof pitch more closely without going over 20' height limit, b) by adjusting details like using 1" by 6" roof trim instead of the 1" by 10" trim shown; and 3) reducing the width of alley facing wall, possibly by moving the shed to the back of the garage.

Motion

On a motion by **B. Butler**, and seconded by **D. Yin** voted and approved (3-0; **E. Budd** absent, **F. Sheets** recused) this landmark alteration certificate application to demolition of the barn and to construct a new, two-car garage with at the contributing property at 541 Marine Street in the Highland Lawn Historic District in that the proposed construction meets the requirements set forth in Chapter 9-11-18, B.R.C. 1981, subject to the conditions below, and adopts this memorandum as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with all approved plans on file in the City of Boulder Planning Department, except as modified by these conditions of approval.

2. Prior to a building permit application, the applicant shall submit, subject to the final review and approval of the Landmarks design review committee, architectural plans for a two-car garage that is smaller than the proposed 728 sq. ft., with a vertical mass and roof pitch/configuration complimentary to the historic house, and is narrower in width; and in addition, include the racking and type of solar panels for the photovoltaic system.
3. Architectural plans indicating exterior materials for the garage more in keeping with the design guidelines including one-over one windows, simplified garage doors, and details on roofing, siding, and paving materials. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines.

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

- B.** Public hearing and consideration of a demolition permit for the building located at 2334 14th St., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00191). Owner / Applicant: Alexander Brittin / Bob Von Eschen

Ex-parte contacts

R. Pelusio made a site visit.

B. Butler, D. Yin and **J. Putnam** have no ex-parte contacts.

Staff Presentation

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

Applicant's Presentation

Alexander Brittin, 9136 Vendome Dr., Bethesda, MD, spoke in support of the demolition. To demonstrate the integrity of the application, Mr. Brittin started by highlighting the history of the previous owners, his now 91-year old mother and late father who came to Boulder in 1941 from Europe after WWII. He continued that when his father died, his mother used the insurance money to buy this property so that her sons, Alexander and Bobby, could have a place to live. Mr. Brittin described his intention to move back to the town he grew up, Boulder, to

build a home on this property that his family could live in, as well as build an auxiliary unit in the back that his brother could live in rent free.

To make a case for demolition, he pointed to the 9-11-18 B.R.C. concerning the rights of property owner interests and that the code's intent is to not landmark every old building. Mr. Brittin shared his findings that the structure is in unreparable condition and has had major alterations. He noted that the cost to rehabilitate would be close to \$1.5, higher than estimated.

Public Comment

Bob Von Eschen, 3445 Penrose Pl., #230, contractor, spoke in support of a demolition. He met with city staff 7 times to look at options to rehabilitate this building. The engineers report shows significant damage.

Kenneth Jacques, 128 Katie Ln., architect for the applicant, spoke in support of demolition. He mentioned significant lateral shifting that has occurred.

Abby Daniels, 1200 Pearl St., Executive Director of Historic Boulder, spoke in support of a stay of demolition.

Rebuttal

Alexander Brittin, reinforced that the building's integrity will be lost if the required structural improvements are made, and stated that he is happy to look at alternatives to demolition, such as keeping the façade of the building.

Board Discussion

B. Butler agreed with staff and appreciates the applicant's point of view. **R.**

Pelusio acknowledged the amount of the time and energy that Alex, Bob, and Ken has put into the project adding that the thorough investigation has helped advance the conversation, and especially since Mr. Brittin offered facade preservation.

Motion

On a motion by **F. Sheets**, and seconded by **B. Butler**, voted and approved (4-0; **E. Budd** absent) to issue a stay of demolition for the building located at 2334 14th St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to further analyze information on the condition of the buildings.

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

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

1. A site plan showing the location of all existing improvements on the subject property; and
 2. Color medium format archival quality photographs of the interior and exterior of the house.
- C. Public hearing and consideration of a demolition permit for the house located at 1723 Marine St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00192). Owner / Applicant: Stewart Cohune / Ellsworth Builders, Inc.

Ex-parte contacts

D. Yin made a site visit.

B. Butler, R. Pelusio, and J. Putnam had no ex-parte contacts.

Staff Presentation

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

Applicant's Presentation

Kenneth Jacques, 128 Katie Ln., architect for the applicant, spoke in support of demolition.

Public Comment

Abby Daniels, 1200 Pearl St., Executive Director of Historic Boulder, spoke in support of a stay of demolition.

Discussion

D. Yin, B. Butler, R. Pelusio, F. Sheets, and J. Putnam agreed with staff recommendation.

Motion

On a motion by **F. Sheets**, and seconded by **D. Yin**, voted and approved (4-0, **E. Budd** absent) that the Landmarks Board issue a stay of demolition for the

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

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

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

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

D. Public hearing and consideration of a demolition permit for two buildings located at 3900 Orange Ct., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00229). Owner / Applicant: Jarrow Montessori School / Faurot Construction, Inc.

Ex-parte contacts

B. Butler and **R. Pelusio** assessed the application at the Landmarks design review committee.

F. Sheets, **D. Yin** and **J. Putnam** had no ex-parte contacts.

Staff Presentation

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

Applicant's Presentation

Michael Girodo, 1094 Fairway Ct., Head of Jarrow Montessori School, spoke in support of demolition.

Matthew Schexnyder, 3840 Telluride Pl., architect for the owner, spoke in support of demolition highlighting the hazmat compliance issues with regarding to early learning facilities.

Discussion

R. Pelusio brought forth the idea that the story behind the property and the amenity is compelling even though it is not specifically noted in the code, meaning that if the specific structures are gone that the amenity (of the school) will not be lost.

D. Yin, B. Butler, F. Sheets and **J. Putnam** agreed with staff recommendation.

Motion

On a motion by **F. Sheets**, and seconded by **D. Yin**, voted and approved (4-0, **E. Budd** absent) that the Landmarks Board issue a stay of demolition for the building located at 1723 Marine St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition for the building.

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

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

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

8. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT, AND CITY ATTORNEY

- A. Update and Review of Proposed Revisions to the Energy Code by Dave Thacker, Building Services/Manger/Chief Building Official, Kendra Tupper, Energy Services Manager, Elizabeth Vasatka, Business Sustainability Coordinator
- B. Update Memo
- C. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources

10. DEBRIEF MEETING/CALENDAR CHECK

11. ADJOURNMENT

The meeting adjourned at 9:58 p.m.

Approved on _____, 2016

Respectfully submitted,

_____, Chairperson

DRAFT



CITY OF BOULDER
Planning and Development Services

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Historic Preservation Reviews

Between September 24, 2016 and October 21, 2016

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

Landmark Alteration Certificate Reviews

Case Count: 8

HIS2016-00107	535 MAPLETON AV	Mapleton Hill
LANDMARK ALTERATION CERTIFICATE: Demolition of addition at rear of residence and construction of new addition as shown on plans dated 5/25/2016 and details dated 9/23/2016. Repaint house; windows in new addition to be wood.		
<u>Sequence #:</u>	65	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/17/2016
		<u>By:</u> LPAB
HIS2016-00288	731 SPRUCE ST	Mapleton Hill
Construction of a solid cast iron rail fence and matching gates at front and sides of property to height of no more than 36", as detailed on landmark alteration certificate plans dated 08.31.2016.		
<u>Sequence #:</u>	168	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/12/2016
		<u>By:</u> LDRC
HIS2016-00295	815 MAXWELL AV 2	Mapleton Hill
Reroof of townhouse with GAF Timberline asphalt (weathered wood) shingles as detailed on landmark alteration certificate application dated 09.19.2016.		
<u>Sequence #:</u>	173	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 09/29/2016
		<u>By:</u> Staff
HIS2016-00302	900 BASELINE RD	Chautauqua Park
Installation of year-round fountain in front of Ranger Station as detailed in landmark alteration certificate application dated 09.26.2016.		
<u>Sequence #:</u>	176	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/12/2016
		<u>By:</u> LDRC
HIS2016-00305	541 MARINE ST	Highland Lawn
Soring and underpinning of house foundation that will be parged & tinted to match existing foundation, as detailed on landmark alteration certificate application dated 09.29.2016.		
<u>Sequence #:</u>	177	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/12/2016
		<u>By:</u> LDRC
HIS2016-00308	2444 9TH ST	Mapleton Hill
Repaint exteriors of 915 Maxwell (quixotic plum & Dover white) 921 Maxwell (Ryegrass & Dover White), and 2444 9th (Peppercorn & Bok Choy) all Sherwin Williams colours as detailed on landmark alteration certificate application dated 10.03.2016.		

Landmark Alteration Certificate Reviews**Case Count: 8**

Sequence #: 180
Case Manager: James Hewat

Decision: Application Approved
Date: 10/12/2016
By: Staff

HIS2016-00312 13 CHAUTAUQUA B**Chautauqua Park**

Construction of railing and shed roof covering at south exterior stair with 6" fascia, as detailed on landmark alteration certificate drawings dated October 12th, 2016 to match front porch shed roof assemble.

Sequence #: 182
Case Manager: James Hewat

Decision: Application Approved
Date: 10/12/2016
By: LDRC

HIS2016-00315 731 SPRUCE ST**Mapleton Hill**

Modifications to retaining wall and steps as well as four steps to house, as detailed on landmark alteration certificate application dated 09.19.2016.

Sequence #: 183
Case Manager: James Hewat

Decision: Application Approved
Date: 10/12/2016
By: LDRC

Non-Designated Accessory Demolition Reviews**Case Count: 2****HIS2016-00304 2345 SOUTH ST****Not Landmarked**

Full demolition of a one car, wood framed garage constructed c.1950s.

Sequence #: 5
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/07/2016
By: Staff

HIS2016-00320 820 10TH ST**Not Landmarked**

Full demolition of a detached accessory garage/shed constructed c.1951.

Sequence #: 6
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/13/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 6****HIS2016-00298 1216 AIKINS WY****Not Landmarked**

Partial demolition (construction of a wall in front of a street-facing wall; enclosed entry) for a house constructed in 1966.

Sequence #: 78
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 09/28/2016
By: Staff

HIS2016-00299 4465 MARTIN DR**Not Landmarked**

Partial demolition (removal of portion of the roof and street facing wall) for a house constructed in 1957. Full demolition approved.

Sequence #: 79
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/07/2016
By: Staff

HIS2016-00301 1777 KING AV**Not Landmarked**

Partial demolition (removal of detached garage and removal of 100% of the roof) of a house constructed in 1956. Partial demolition approved. If scope of exterior demo changes, a new demo application will be required.

Sequence #: 80
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/14/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 6****HIS2016-00313 711 6TH ST****Not Landmarked**

Full structure demolition of a single family dwelling built in 1949.

Sequence #: 82Case Manager: Marcy CameronDecision: Application ApprovedDate: 10/13/2016By: Staff**HIS2016-00314 1285 ALBION WY****Not Landmarked**

Partial demolition (removal of more than 50% of the roof) of a house constructed in 1961.

Sequence #: 83Case Manager: Marcy CameronDecision: Application ApprovedDate: 10/13/2016By: Staff**HIS2016-00330 1385 CHERRYVALE RD****Not Landmarked**

Full demolition of a house and garage constructed in 1944. Previously reviewed and approved per HIS2015-00332.

Sequence #: 86Case Manager: Marcy CameronDecision: Application ApprovedDate: 10/19/2016By: Staff**Non-Designated Pre-1940 Demo/Off Site Relocation Reviews****Case Count: 2****HIS2016-00303 2956 11TH ST****Not Landmarked**

Full demolition of a house constructed in 1925 and attached garage constructed in 1952. Alterations have diminished historic integrity. LDRC approved full demolition.

Sequence #: 31Case Manager: Marcy CameronDecision: Application ApprovedDate: 10/07/2016By: LDRC**HIS2016-00311 2200 IRIS AV****Not Landmarked**

Partial demolition (construction of a wall in front of a street-facing wall) of a house constructed in 1920. Alterations have diminished the integrity of this house. Full demolition approved.

Sequence #: 32Case Manager: Marcy CameronDecision: Application ApprovedDate: 10/19/2016By: LDRC

Historic Preservation Reviews Summary

between 9/24/2016 and 10/21/2016

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

Landmark Alteration Certificate

Application Approved	8
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Non-Designated Accessory Demolition

Application Approved	2
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Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved	6
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Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved	2
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MEMORANDUM

November 2, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and a portion of the property at 4750 Broadway as a local historic landmark as per Section 9-11-5, Boulder Revised Code 1981 (HIS2016-00145).

STATISTICS

1. Site: 4750 Broadway, Boulder, Colorado
 2. Zoning: MU-1
 3. Owner/Applicant: Armory Community, LLC
 4. Legal Description: NW ¼ SW ¼ SW ¼ 7-1N-70 1 0 ACS M/L ARMORY BLDG.
 5. Date of Construction: 1940
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the building and a portion of the property at 4750 Broadway as a local historic landmark, to be known as the **Armory Mess Hall**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 2, 2016, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be

consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a property reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will help maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The property proposed for designation has historic, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On March 4, 2016, the City of Boulder received an application from the property owner, Armory Community, LLC, for individual landmark designation of the Armory Mess Hall Building at 4750 Broadway. On Aug. 4, 2016, the Planning Board approved a Site Review Application (LUR2015-00012) for redevelopment of the property with up to 200 dwelling units and 8,400 sq. ft. of retail, and two new street connections. The Site proposal includes a 23 percent parking reduction and a condition of the approval was for the applicant to submit a landmark designation application for the Armory Mess Hall.

PROPERTY DESCRIPTION

The Mess Hall Building is located on an 8.55 acre property that is bounded by Broadway on the west, 14th Street on the east, and Lee Hill Drive on the north adjacent to the Holiday neighborhood. The front gabled building proposed for Landmark designation is oriented north-south building and located approximately 50 feet south of Lee Hill Drive and approximately 200 feet from Broadway, with the primary entrance

on the north end. The property is not located in a potential or designated historic district and has not been previously surveyed.

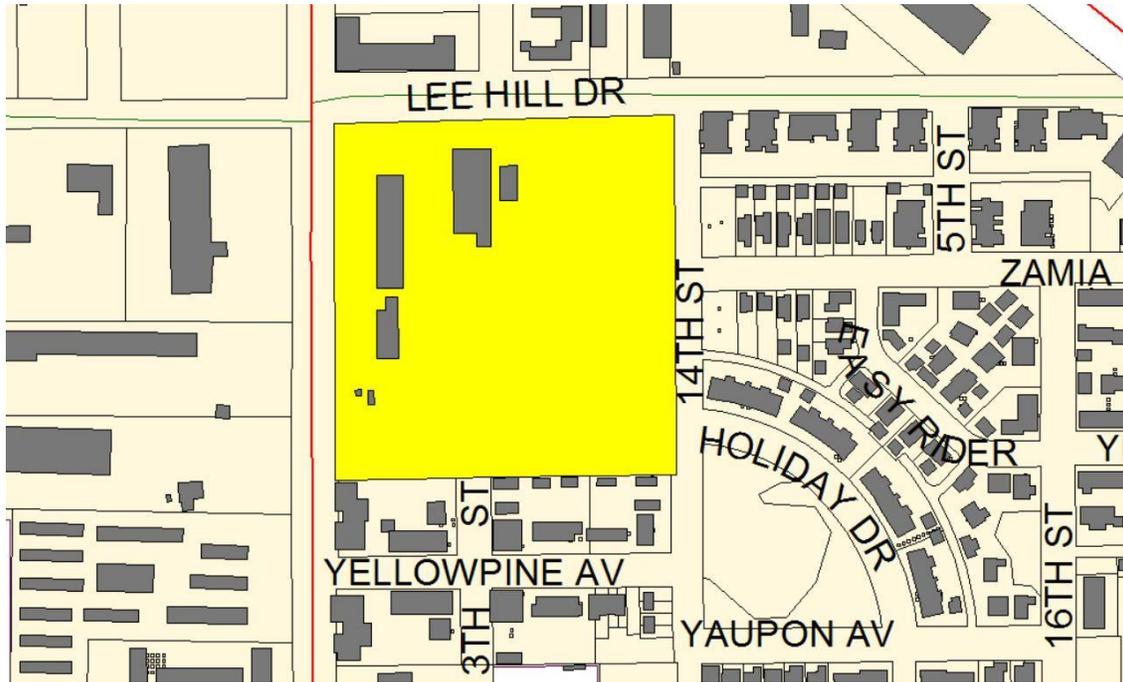


Figure 1. Location Map, 4750 Broadway



Figure 2. 4750 Broadway, North Elevation, 2016.

Utilitarian in form and design, the building is constructed of painted concrete block with a corrugated metal and louvered vents on the gabled ends. Six window openings with 18-light steel casement windows are located on the western portion of the north elevation.



Figure 3. West elevation, 2016.

The east and west elevations feature a series of paired openings with multi-light casement windows. Five pedestrian doors and two vehicular doors are located on the west elevation. Pairs of square windows are located on the south end of the west elevation; two windows are aligned above the middle pedestrian doors at a clerestory level, while the three southern most window openings are located approximately 5' from the floorplate. A concrete ramp is located along the western elevation.



Figure 4. East elevation, 2016.

The east elevation features two vehicular doors with paired windows above, and a single pedestrian door. In total, twelve window openings are located on the east elevation. A non-historic shed, approved for demolition, is located east of the building.



Figure 5. South Elevation, 2016.

The south elevation mirrors the north elevation, with five off-center window openings located on the lower half of the elevation. A louvered vent is located at the gable end. A tiered brick chimney is located at the southeast corner of the building. The south elevation features five square window openings that are location on the west portion of the elevation. A one-story, gable-roof addition is located at the southeast corner of the building. It appears in the 1958 aerial photograph of the property (see Figure 11). The addition has been approved for demolition as part of the redevelopment of the property with the chimney to be maintained.

ALTERATIONS

The building appears to be largely intact to its original construction, with the exception of replacement of doors.



Figure 6. Buildings approved for demolition, 1972.

Two other buildings are located on the property and have been approved for demolition. The CMU block buildings are located on the west side of the property, oriented parallel to Broadway. Constructed in 1954, the buildings have flat roofs and square window openings with multi-light windows. While associated with the Colorado Army National Guard, staff recommended through the Site Review process that only the Armory Mess Hall be designated as an individual landmark. The largest building on the site, the Mess Hall is representative of the property's history and allows for redevelopment of the rest of the site.

LANDMARK ALTERATION CERTIFICATE

On June 16, 2016, the Landmarks Design Review Committee (Ldrc) reviewed and approved a Landmark Alteration Certificate (LAC) for the rehabilitation of the building. The proposal includes replacement of the windows within the existing openings, construction of two dormers on the east elevation and a single dormer on the west elevation, and the addition of projecting canopies above two pedestrian doors on the east and one door on the west. A new storefront opening on the north elevation was approved. A screen wall measuring six feet in height has been approved on the north elevation. The south elevation will remain the same, with the addition of a CMU trash enclosure at the base of the building.

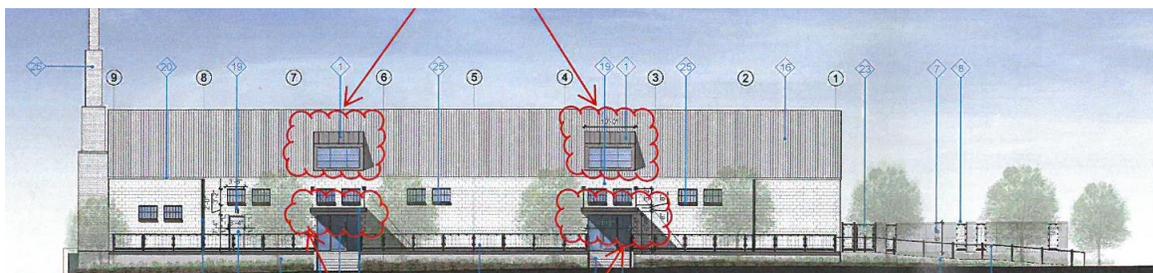


Figure 7. Approved LAC drawings, East Elevation, 2016. Note indicates corrugated galvanized roofing on the new dormers and construction of canopies at the entrances.

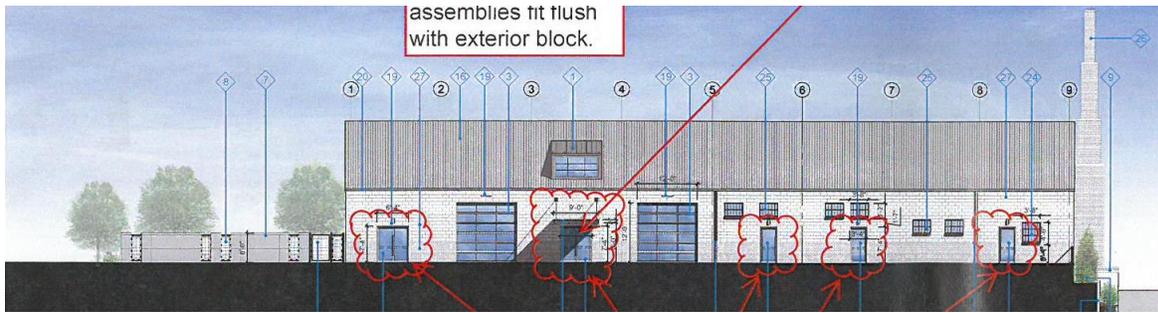


Figure 8. Approved LAC drawings, West Elevation, 2016. Note indicates existing doors to be changed to glass and construction of canopies at the entrances.

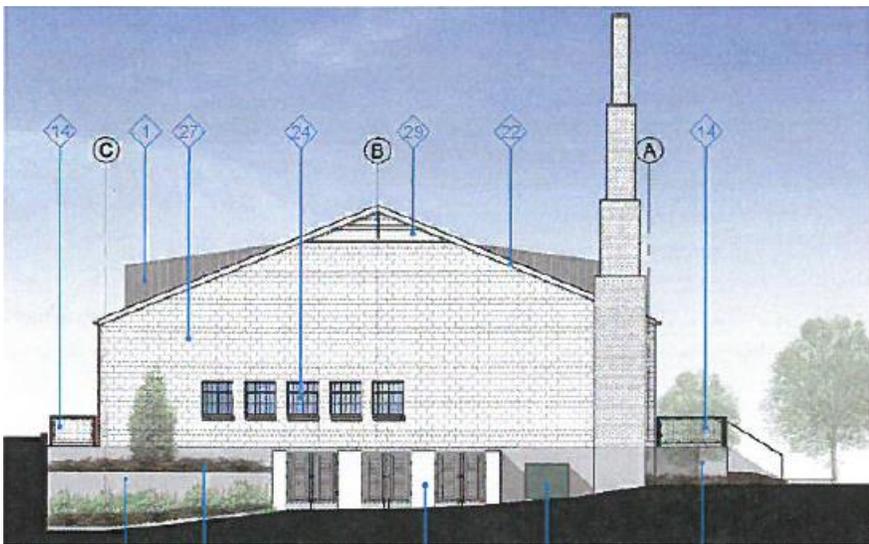


Figure 9. Approved LAC drawings, South Elevation, 2016.

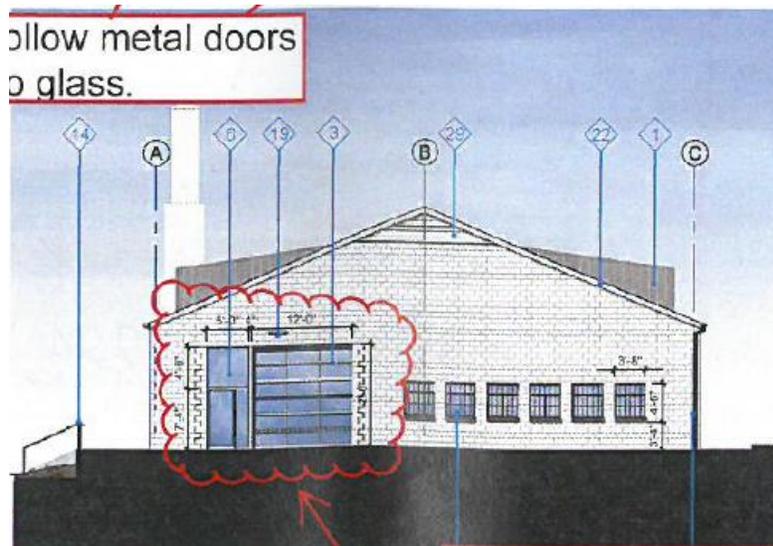


Figure 10. Approved LAC drawings, North Elevation, 2016. Notes indicates new storefront opening to be aligned flush with exterior block.

HISTORY

In 1950, the *Daily Camera* reported that the National Guard was constructing a \$4 million base that would house the third largest National Guard unit of its type in the United States and the largest Guard unit, including both ground and air squadrons, in Colorado.¹ The facility was originally built to serve as the headquarters for the 139th Aircraft Control and Warning Squadron of the Colorado Air National Guard. The unit was formed in Boulder in 1947 and maintained 4750 Broadway as their headquarters until 1956, when the unit relocated to Buckley Air Force Field near Denver. In 1956, the property served as the headquarters for Battery A of the 137th Artillery of the Colorado Army National Guard.



Figure 11. Aerial view of the Armory, 1958.

¹ “Air Guard Training Station Opened In 1950.” *Daily Camera*. 9 January, 1966.



Figure 12. Early view of 4750 Broadway while occupied by the Air National Guard, c. 1954.

The Colorado National Guard was established in 1883, however, the Colorado Volunteer Militia, a predecessor of the National Guard, was established in 1861. The Armory Building at 934 Pearl St. was established in 1883 and operated until 1915, when the second armory was completed at 1511 University Ave. Both previous armories still stand today; 934 Pearl St. was designated as an individual landmark in 1976 and has been adaptively reused as a retail store, and the University of Colorado utilizes the armory at 1511 University Ave. as classrooms.

The buildings at 4750 Broadway were nearly finished in late 1949 and an open house was held Jan. 15, 1950. The project cost an estimated \$4 million, and included sophisticated radar equipment.

In 1951, during the early years of the Cold War, the Federal government devised a plan to spread out their Federal facilities from the Washington, D.C. area. Boulder was chosen as the home for a Central Radio Propagation Laboratory (CRPL), which researched how radio energy travels in space. Since this research required an environment clear of radio interference, Boulder was deemed suitable for its quiet environment and proximity to a university.



Figure 13. Lt. Col. John R. Mack, head of the 138th Aircraft Control and Warning Squadron, adjusts the controls on the radar equipment, 1954.

During the construction of the Radio Building at 325 Broadway in south Boulder (now incorporated in NIST), CRPL staff occupied facilities at what was then the Air National Guard headquarters in north Boulder. In 1954, CRPL moved to its modern home at 325 Broadway, and the Air National Guard moved back in. In 1965, CRPL was reorganized into the NOAA and NIST agencies and is still located at 325 Broadway today. The CRPL was able to use the north Boulder facilities during this time, as the 138th squadron of the Air National Guard was on active duty serving in the Korean War.

In 1955, the Air National Guard relocated its facilities to Buckley Field near Denver. Commanding Officer Lt. Col. John Mack noted that while the site was appropriate for training, the area “would not be good for actual use in event of mobilization” due to the range of mountains directly to the west.²

In February of 1956, the property became the headquarters for the Colorado Army National Guard, and Battery A of the 137th Field Artillery relocated to the site from the Armory at 1511 University Avenue. During the 1960s and 70s, the unit was typically made up of around 60 soldiers, 10 officers and housed approximately 42 trucks, 39 different radios, four 155 mm howitzers, and later in 1966, an 8 inch, self-propelled howitzer. Each summer, the unit would travel to Fort Carson for annual training.

² “Air National Guard To Abandon Boulder Station.” *Daily Camera*. 6 February 1956.

The National Guard units that occupied the 4750 Broadway have since been dispersed to other armories in Colorado. However, some equipment remained at the Armory as well as personnel to maintain stewardship until the National Guard vacated the property in 2014.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, and 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, B.R.C. 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2, B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historic, architectural or aesthetic interest or value?*

Staff finds that the designation of the Armory Mess Hall at 4750 Broadway will protect, enhance, and perpetuate a building reminiscent of a past era, past events, and persons important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE

Summary: The building located at 4750 Broadway has historic significance under criteria 1, 2, and 3.

1. Date of Construction: 1949

Elaboration: A *Daily Camera* article reported that the facility was completed in late 1949.

2. Association with Persons or Events: Military Operations; Science and Technology

Elaboration: The site was developed for use by the Air National Guard, and used by the Central Radio Propagation Laboratory (CRPL) from 1951-1954. From 1956 until 2014, the property was used as the headquarters for the Colorado Army National Guard.

3. Development of the Community: Military, Science and Technology

Elaboration: The site was utilized for military operations for over sixty years, and represents Boulder's development during the post-war years due to national emphasis on military and scientific progress.

4. Recognition by Authorities: None observed.

ARCHITECTURAL SIGNIFICANCE

Summary: The building at 4750 Broadway has architectural significance under criteria 1, 2 and 4.

1. Recognized Period or Style: Post-WWII

Elaboration: The simple building lacks architectural detailing, and is representative of utilitarian buildings constructed in the post-WWII period.

2. Architect or Builder of Prominence: Air National Guard

Elaboration: The Air National Guard constructed the Amory Mess Hall for use as their headquarters.

3. Artistic Merit: None Observed.

4. Example of the Uncommon: Military Building

Elaboration: The building is representative of a building constructed by the Air National Guard. Two other armories, located at 934 Pearl St. and 1511 University Ave., are historically significant. The building at 934 Pearl St. was designated as an individual landmark in 1976.

5. Indigenous Qualities: None Observed.

B. *Does the proposed application 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?*

Staff considers the proposed application would 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. The proposed boundary encompasses a five-foot perimeter around the building. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE

Summary: The building at 4750 Broadway has environmental significance under criterion 3.

1. **Site Characteristics:** None Observed
2. **Compatibility with Site:** None Observed
3. **Geographic Importance:** Familiar visual feature in north Boulder.
Elaboration: Prominently located near the intersection of Broadway and Lee Hill Road, the armory is a familiar visual feature in north Boulder.
4. **Environmental Appropriateness:** None Observed
5. **Area Integrity:** None Observed
Elaboration: The property is not located in a designated or identified potential historic district.

Landmark Name:

Staff considers this landmark should be known as the **National Guard Armory Mess Hall**, for its association with the Colorado National Guard and its historic use as a mess hall. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The proposed boundary includes a five-foot around foundation of the building, which is consistent with current and past practices and the National Register of Historic Places Guidelines for establishing landmark boundaries.

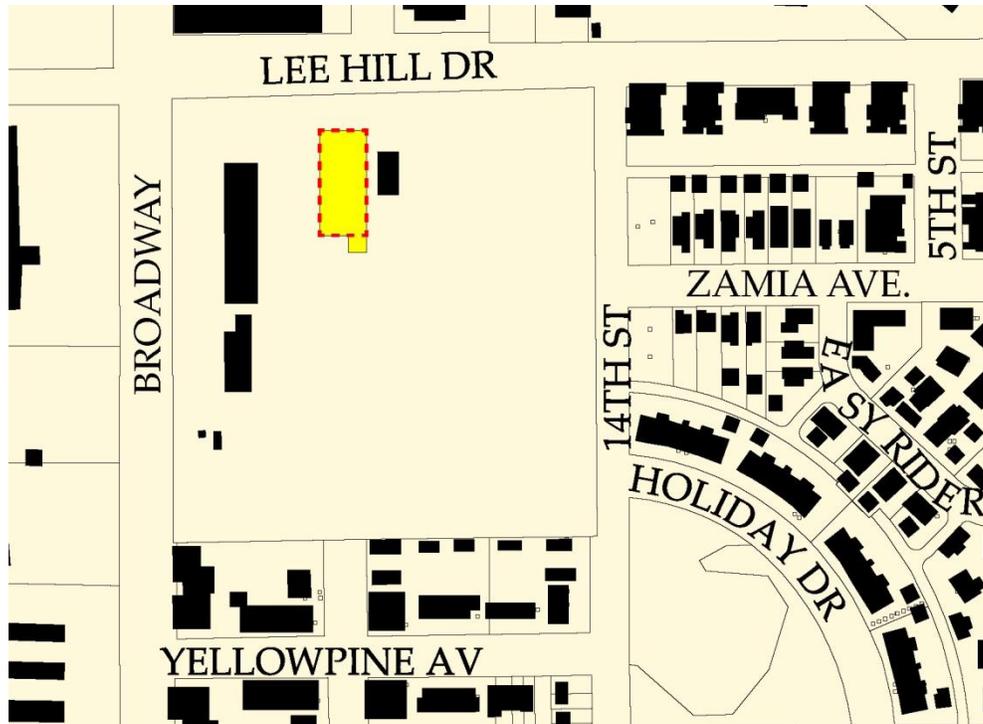


Figure 14. Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Designation Application
- B: Current Photographs
- C: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- D: Significance Criteria for Individual Landmarks
- E: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Designation Application

1/15 2016-00053

Application for Individual Landmark

Name of Building: North Boulder Armory Mess Hall **Date:** 02/24/2016

Address: 4750 N. Broadway

Owner(s): State of Colorado DMVA **Phone:** (720) 250-1511

Address(es): 6848 Revere Parkway, Centennial, CO 80112

Applicant: Armory Land Investors, LLC **Phone:** (303) 447-0450

Address: c/o Bruce Dierking, 2595 Canyon Blvd., Ste. 200

Date of Construction: 1940's

Type of Construction: Block and brick with metal roof

Architectural Style / Period: Post WW II National Guard Armory

Architect / Builder: Colorado National Guard

Condition of Exterior: Paint is chipping and peeling; otherwise good

Additions / Alterations to Exterior: N/A

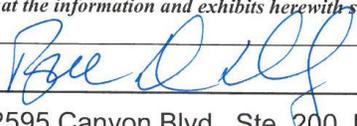
Date of Alteration(s) / Addition(s): N/A - Unknown

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: 
Address: 2595 Canyon Blvd., Ste. 200, Boulder, CO 80302
Designation initiated by: _____ Date: _____

Attachment B: Current Photographs



Armory Mess Hall, East Elevation, 2016



Armory Mess Hall, North Elevation, 2016



Armory Mess Hall, South Elevation, 2016



Armory Mess Hall, West Elevation, 2016

Attachment C: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment 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 (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

MEMORANDUM

November 2, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and property at 1345 Spruce St. as a local historic landmark as per Section 9-11-5, Boulder Revised Code 1981 (HIS2016-00253).

STATISTICS

1. Site: 1345 Spruce St., Boulder, Colorado
 2. Zoning: DT-3 (Downtown-3)
 3. Owner/Applicant: Front Range Shambhala
 4. Legal Description: Lot 12 Blk 121 Boulder OT
 5. Date of Construction: 1905
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the building and property at 1345 Spruce St. as a local historic landmark, to be known as the **Physician's Building**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 2, 2016, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a property reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On August 8, 2016, the City of Boulder received an application from the property owner, Front Range Shambhala, for an individual landmark designation of the property at 1345 Spruce St. The building is located within the boundaries of the local and National Register Downtown Historic District and is considered to be contributing to both districts. The property owner would like to further recognize the historic importance of the building.

PROPERTY DESCRIPTION

The 6,561 sq. ft. property is prominently located on the corner of Spruce and 13th Streets in the Downtown Historic District, which was listed in the National Register of Historic Places in 1980 and was designated as a local historic district in 1999. The building is considered a contributing resource to both district. First surveyed in 1986, the building was found to be potentially eligible for designation as an individual landmark. The identified, potential Whittier Historic District (local and national) is located across the street, east of 14th Street and north of Spruce Street.

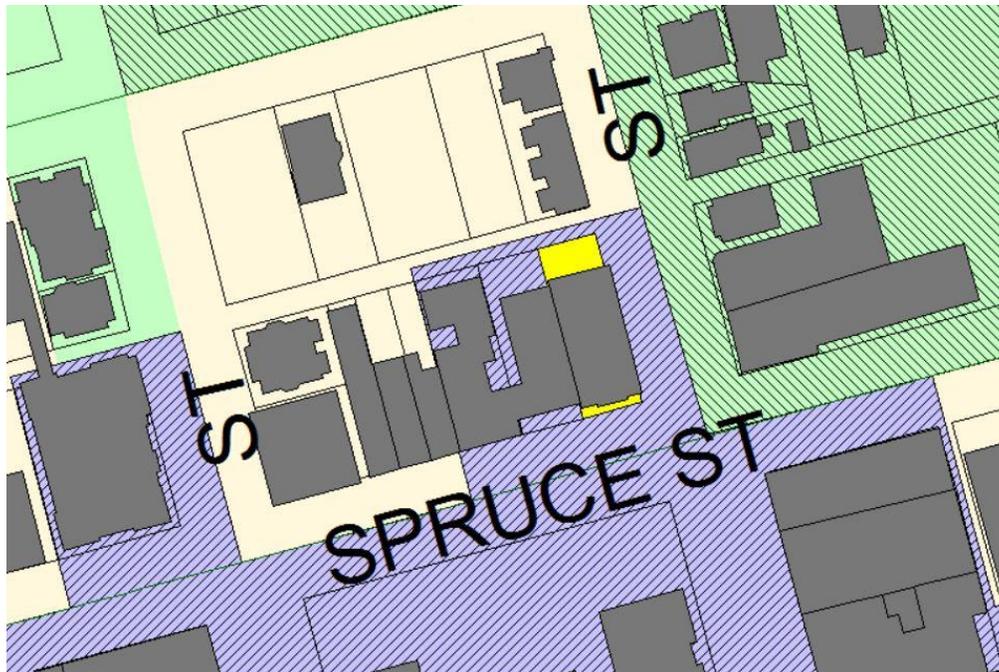


Figure 1: Location Map, 1345 Spruce St.



Figure 2: 1345 Spruce St., South Elevation (façade), 2016

Designed in an eclectic variant of the Renaissance Revival manner by local architects, Wright and Saunders, the building was constructed in 1905. The blond brick building

features limestone surrounds at the window and door openings and limestone stringcourses. Symmetrically organized the well-articulated façade and main entrance to the building is adorned by a two-story pedimented entrance flanked by large double-hung windows. The door and windows in the center and on the top floor feature Romanesque arches, a hipped tile roof while the building rests on a stone foundation with sandstone steps leading to the front entrance.



Figure 3. East Elevation, 2016.

The east elevation features regularly spaced window openings with limestone stringcourses while the window on the first and second floor feature limestone lintels and sills. The windows on the third floor feature Romanesque arches. Paired corbels continue beneath the eaves, under the exposed rafter tails. Two masonry chimneys are visible at the east elevation. A secondary entrance is located near the north end of the east elevation, denoted by a heavy Romanesque arch supported by classical columns. Two gold decorative finials are located at the ridge of the tiled roof, and are a later alteration and signal the building's current use as the Front Range Shambhala Center.



Figure 4. North (rear) Elevation, 2016.

The rear elevation lacks the architectural detailing of the primary faces, and is clad in brick that has been painted. The windows have arched surrounds and rest on stone lintels. A door is located at the west end of the north elevation.

The west elevation mirrors the design of the east elevation, with regularly spaced windows and sandstone detailing. The west elevation is minimally visible due to the construction of the building adjacent to it.

ALTERATIONS

The building remains largely intact to its original construction. The original windows remain. The doors on the south, east and north elevations have been replaced. The decorative finials at the ridge of the roof were added in the last twenty years.

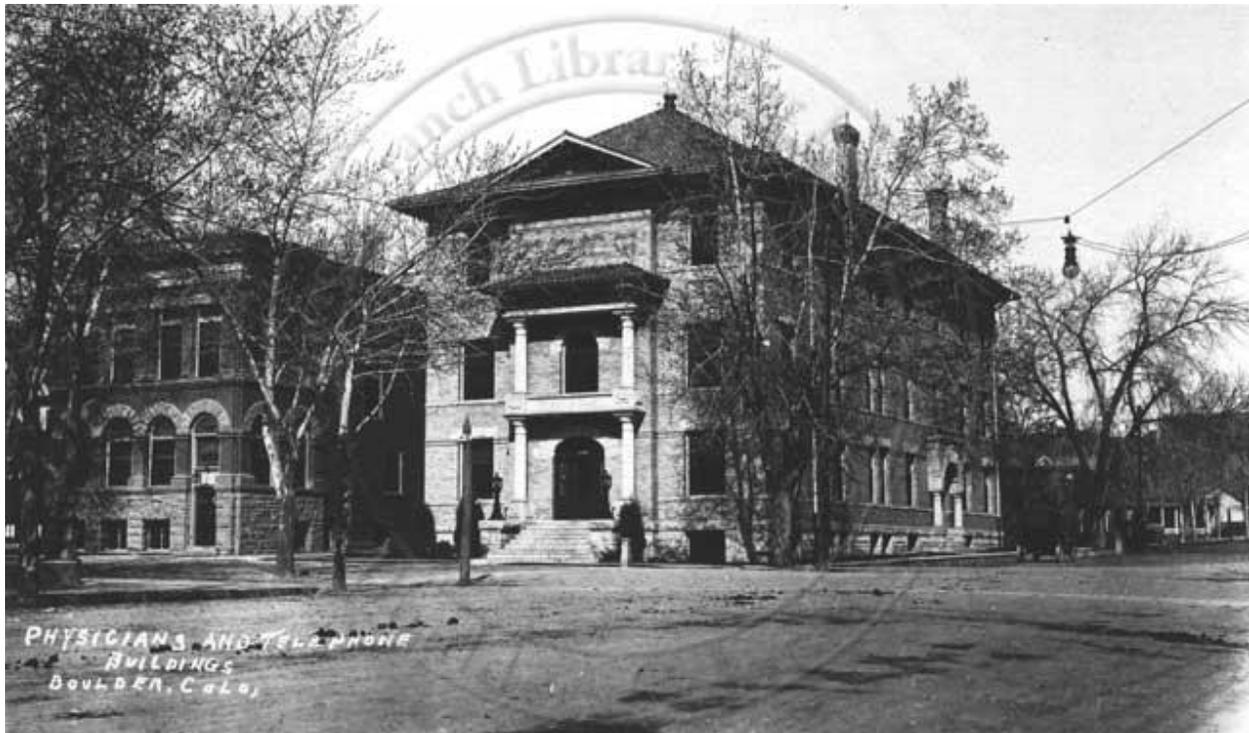
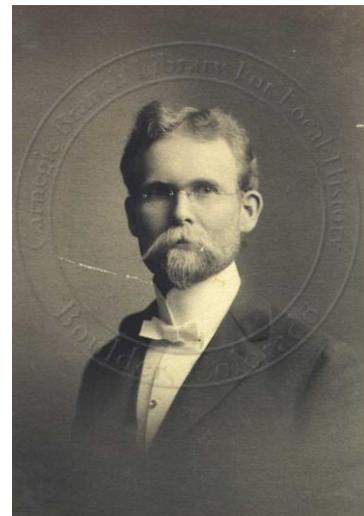


Figure 5. Physicians (right) and Telephone (left) Building, c.1920s

HISTORY

The building at 1345 Spruce St. was constructed in 1905 for prominent local physician Oscar M. Gilbert, to address a need for better spaces for medical offices in Boulder:¹ In 1904, the *Daily Camera* reported that the construction of the building would begin in the fall of that year:

“Wright & Saunders, the architects, have made plans and specification for the fine new Physicians’ building, which Dr. O.T. Gilbert will erect at the corner of 14th and Spruce. It is understood that the structure will be underway this fall. It will be arranged especially for the accommodation of physicians, many of whom will have their offices there.”²



Doctor Oscar M. Gilbert, N.D.
Photo courtesy of Boulder
Carnegie Library.

The building was designed by Boulder architects Wright and Saunders using a Renaissance Revival vocabulary. In addition to the Physician’s Building, the duo is

¹ Daily Camera, “Dr. O. M. Gilbert Dies in Sleep Early Today.” 18 October, 1944. Boulder Carnegie Library.

² Daily Camera, “The Physician’s Building.” 30 September

credited with the design of the Grill Mansion (2305 Broadway Street, designated as a local landmark in 1976), the Kirkbride Block (1635 Pearl St., destroyed by fire in 1968), the Y.M.C.A. Building (1231 Walnut Street, demolished in 1960), and the Derham-Lindgren House (905 13th St., designated as individual landmark).

Arthur Sanders

Arthur Saunders (1860-1930) studied architecture in Santa Cruz, California and came to Boulder to begin his architectural practice in 1903. Saunders found considerable success in Boulder, first in partnership with Wright from c. 1905-1907 before establishing his own firm in 1908.³

Saunders is responsible for the design of a number of prominent commercial and residential buildings in Boulder, including:

- The Mercantile Bank, 1201 Pearl St., Downtown Historic District;
- The Willard Building, 2045 Broadway Street, Downtown Historic District;
- 604 Mapleton Ave., 1913, Tudor-Revival, Mapleton Hill Historic District;
- 731 Spruce St., 1910, Craftsman, Mapleton Hill Historic District;
- 1815 17th St., 1901, Spanish-Revival, Chamberlain Historic District.

Saunders continued to practice in Boulder until his death in 1930. The 1910 Census indicates Saunders lived at 1136 Spruce St. with his wife Caroline ("Carrie") and son Arthur. Caroline died in 1914, and Arthur married Alda A. Hodge in 1917. At the time of his death 1930, he was survived by his wife, son, and step-daughter Katy May Hodge.

Charles Wright

Charles H. Wright was born in Iowa in 1859.⁴ In 1880, he lived in El Paso, Colorado with his parents and brothers. By 1900, he had moved with his wife, Emma Reed, to Pasadena, California, where he worked as a teacher. From 1903 until c.1920, he lived and worked in Boulder as an architect. By 1920, he had moved back to California where he resumed working as a teacher.

Dr. O. M. Gilbert

Oscar Monroe Gilbert was born on February 12, 1873, in Fulton, Missouri.⁵ He was the son of William Gilbert, a farmer, and Mildred D. Gilbert. He graduated from Barnes Medical College, St. Louis, Missouri in 1898, and thereafter served as a member of the faculty there for two years. His two brothers, Charles T. and Carson Gilbert, were the

³ http://www.historicdenver.org/uploaded-files/Architects_Colorado_Database_1875-1950.pdf

⁴ Research Notes. Carnegie Library for Local History. Undated.

⁵ Daily Camera, "Dr. O. M. Gilbert Dies in Sleep Early Today." 18 October, 1944. Boulder Carnegie Library.

first members of his family to arrive in Boulder, where they established a pharmacy. William and Mildred followed in 1898, followed by Oscar in 1900, who soon established a successful medical practice. He married Agnes Kirkbride —born February, 1873, the daughter of English immigrants George and Jane Kirkbride— on 26 March, 1902. He travelled to Europe to undertake post graduate studies, and, in 1926 travelled to London with a convention of physicians assembled by the famed Dr. Charles H. Mayo, one of the founders of the Mayo Clinic.

After commissioning the Physician's Building in 1905, he practiced from an office in the building throughout his lengthy career. He was a leader in the field of tuberculosis treatment, founder of the Mesa Vista Sanitarium, an influential member of the committee which established Boulder Community Hospital, and president of the Colorado Medical Society. He was sole owner of the Physician's Building from its construction until 1940, when he added Agnes as a co-owner. When Oscar Gilbert died on October 18, 1944, Agnes maintained ownership until 1948. She then sold it to Ernest and Dorothy Lucke.⁶

The Physician's Building

The Physician's Building, also known as the PIC Building, was designed specifically for the use of doctor's offices. At the time of the purchase of the building by the Luckes in 1948, the *Daily Camera* reported that the first two floors of the building were occupied primarily by doctors, while the third floor hall was used by the Woman's Club and other organizations for meetings and dances. Businesses and living quarters were located in the basement.⁷

The following year, the *Daily Camera* reported that the third floor was to be remodeled for office use by the U.S. Census, which was relocating from Longmont to Boulder. The third floor's kitchen and dining room was remodeled into an office for the supervisors and a training and work room for the field representatives."⁸ The article reported that 25 groups, including the Boulder Woman's Club and the Arapahoe Chapter of the Daughters of the American Revolution, were making other arrangement for regular meeting space.

In 1975, Vajradhatu, a non-profit association of Buddhist centers, purchased the building for its administrative headquarters, graphics studio, print shop, archives, library, child care facility, instruction rooms, and a large meditation hall.⁹ Remodeling was undertaken by the local architecture firm of Wallace D. Palmer. At the time, a

⁶ Ibid.

⁷ *Daily Camera*. "Physicians Building is Sold by Mrs. Gilbert to Ernest Lucke and Wife." 8 June 1948.

⁸ *Daily Camera*. "Physicians Third Floor Is To Be Made Into Offices." 12 February 1949.

⁹ *Daily Camera*. "PIC Building Purchased by Buddhist Association." 7 December 1975.

portion of the building was utilized as the county election office, which subsequently relocated to the county courthouse.

Vajradhatu was founded by Chogyam Trungpa Rinpoche, a Tibetan Buddhist scholar and meditation master. The organization, still locally active today through Vajradhatu's affiliate and current building owner Boulder Shambhala, "combines the teachings of the Kagyü and Nyingma traditions of Tibetan Buddhism with the Shambhala principles of living an uplifted life, fully engaged with the world."¹⁰

CRITERIA FOR THE BOARD'S DECISION

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, and 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, Boulder Revised Code 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2, B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

- A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?*

¹⁰ Boulder Shambhala. <http://boulder.shambhala.org/about-us/>. Webpage. Accessed Oct. 20, 2016.

Staff finds that the designation of the building at 1345 Spruce St. will protect, enhance, and perpetuate a building reminiscent of a past era, past events, and persons important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE

Summary: The building located at 1345 Spruce St. has historic significance under criteria 1, 2, 3, and 4.

1. Date of Construction: 1905

Elaboration: The *Daily Camera* reported the building was to begin construction in later 1904. The 1986 Survey Form notes that the building was constructed in 1905.

2. Association with Persons or Events: Dr. Oscar M. Gilbert

Elaboration: The building was constructed for Dr. Oscar M. Gilbert, a leader in the field of tuberculosis treatment, founder of the Mesa Vista Sanitarium, an influential member of the committee which established Boulder Community Hospital, and president of the Colorado Medical Society. He was sole owner of the Physician's Building from its construction until 1940,

3. Development of the Community: Health

Elaboration: The building was designed specifically for the use of doctor's offices. At the turn of the twentieth century, Boulder became a destination for patients who sought treatment and the dry, mountain air. The construction of the prominently located and grandly designed Physician's Building represents the need for doctor's offices during this time.

4. Recognition by Authorities: 1977 Survey, 1986 Survey, Contributing to Local and National Register Historic District

Elaboration: The building was surveyed in 1977 and 1986, which found the building to be eligible for designation on the local, state and national levels. The property is located within the boundaries of the Downtown Historic District, which was listed in the National Register of Historic Places in 1980 and designated as a local historic district in 1999. The building is considered to be a contributing resource to both districts.

ARCHITECTURAL SIGNIFICANCE

Summary: The house at 1345 Spruce St. has architectural significance under criteria 1, 2, 3, and 5.

1. Recognized Period or Style: Renaissance Revival

Elaboration: The building is an excellent example of the Renaissance Revival, evidenced through its Romanesque arched windows, hipped tile roof, pediments, columned entrance and use of stone detailing.

2. Architect or Builder of Prominence: Wright and Saunders

Elaboration: The building was designed by the local architecture firm of Wright and Saunders. The partnership existed from 1905-1907 and the firm is credited with a number of prominent buildings, including the Grill Mansion (2305 Broadway Street, designated as a local landmark in 1976), the Kirkbride Block (1635 Pearl St., destroyed by fire in 1968), the Y.M.C.A. Building (1231 Walnut Street, demolished in 1960), and the Derham-Lindgren House (905 13th St., designated as individual landmark). Saunders continued to practice in Boulder until his death in 1930, designing the Willard Block and Mercantile Building and a number of prominent houses in popular revival styles.

3. Artistic Merit: Skillful Integration of Design

Elaboration: The building exhibits a skillful integration of design and material, evidenced through its Romanesque arched windows, hipped tile roof, pediments, columned entrance and use of stone detailing.

4. Example of the Uncommon: None Observed.

5. Indigenous Qualities: Native stone

Elaboration: The building features limestone detailing.

B. Does the proposed application 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?

Staff finds that the proposed application would 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. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE

Summary: The building at 1345 Spruce St. has environmental significance under criteria 1, 2, 3, 4 and 5.

- 1. Site Characteristics:** Downtown Historic District
Elaboration: The building is prominently located on the corner of 14th and Spruce streets in the Downtown Historic District. The building enhances the variety, interest and sense of identity within downtown Boulder.
- 2. Compatibility with Site:** Downtown Corner
Elaboration: The building is specifically designed to sit prominently on the corner of 14th and Spruce streets.
- 3. Geographic Importance:** Familiar visual feature in downtown Boulder
Elaboration: The building, located north of the County Courthouse and a block from the Pearl Street Mall, is a familiar visual feature in downtown Boulder.
- 4. Environmental Appropriateness:** Downtown Historic District
Elaboration: The surroundings are complementary and specifically addresses the street.
- 5. Area Integrity:** Downtown Historic District
Elaboration: The property is located in the Downtown Historic District, which is designated on the local and national levels.

Landmark Name:

Staff considers this landmark should be known as the **Physician's Building**. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The proposed landmark boundary follows the property lines, and is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

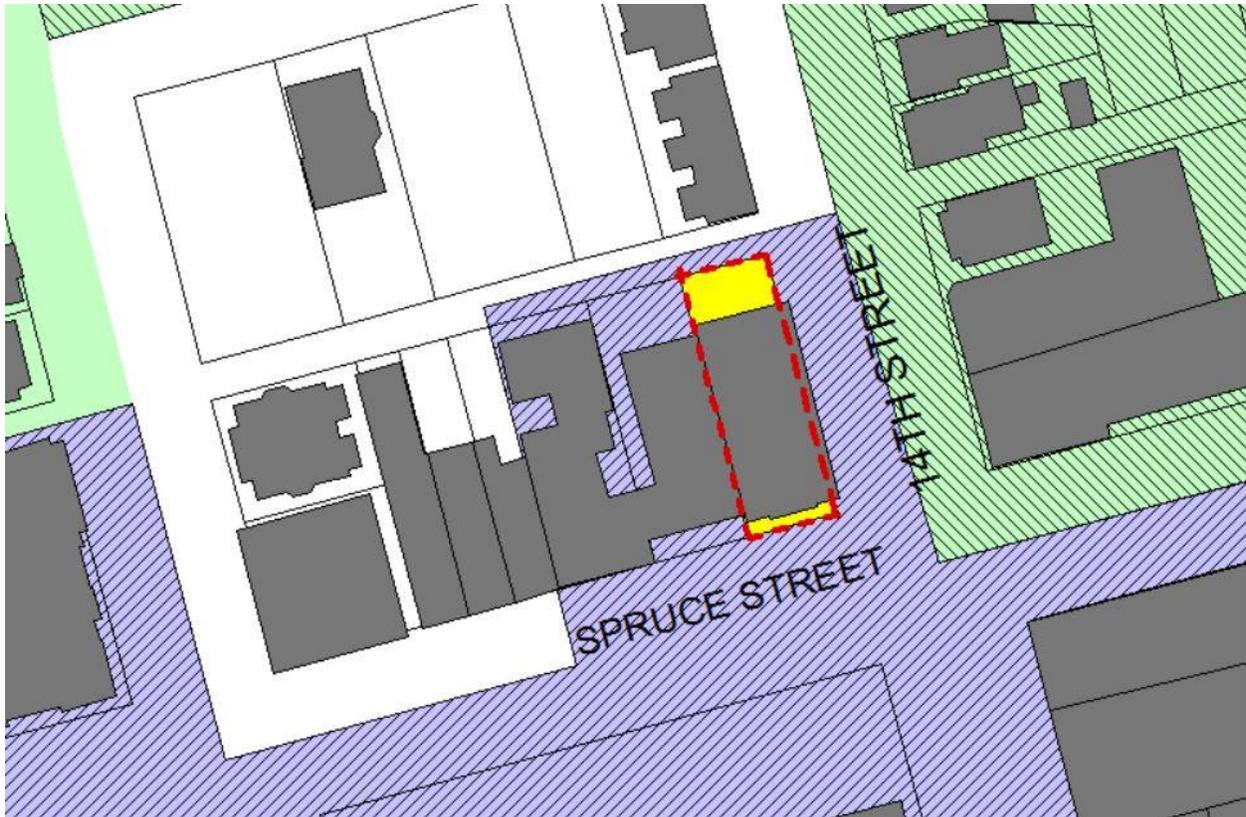


Figure 10. Proposed Landmark Boundary (dashed line).

ATTACHMENTS

- A: Designation Application
- B: Current Photographs
- C: Architectural Inventory Record Form
- D: Assessor's Card
- E: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- F: Significance Criteria for Individual Landmarks
- G: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Designation Application

HS2016-00253

8/8

Application for Individual Landmark

Physician's Building / Pic Building / Dosje Dzong

Name of Building: Boulder Shambhala Center **Date:** 7-20-2016

Address: 1345 Spruce Street, Boulder, CO 80302

Owner(s): Front Range Shambhala **Phone:** 303-444-0190

Address(es): 1345 Spruce Street, Boulder, CO 80302

Applicant: Eileen Malloy **Phone:** 303-444-0190 x102

Address: 1345 Spruce Street, Boulder, CO 80302

Date of Construction: 1905

Type of Construction: beige brick / limestone trim

Architectural Style / Period: Renaissance Revival style

Architect / Builder: Wright and Saunders

Condition of Exterior: Good

Additions / Alterations to Exterior: relatively unaltered; access ramp in rear

Date of Alteration(s) / Addition(s): 2006

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: <u>Eileen Malloy</u>
Address: <u>1345 Spruce St, Boulder, CO 80302</u>
Designation initiated by: <u>Eileen Malloy</u> Date: <u>7-20-2016</u>

Attachment B: Current Photographs



1345 Spruce St., South (Front) Elevation, 2016.



1345 Spruce St., Southeast Corner, 2016



1345 Spruce St., East (side) Elevation, 2016



1345 Spruce St., Northeast Corner, 2016



1345 Spruce St., Northwest Corner, 2016

Attachment C: Historic Building Inventory Form, 1986

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado
HISTORIC BUILDING INVENTORY RECORD
CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
__ ELIGIBLE
__ DET NOT ELIG
__ NOMINATED
__ CERTIFIED REHAB
__ DATE _____

PROJECT NAME: BOULDER HISTORIC PLACES State ID#:5BL1489

*Building Name: DORJE DZONG Temporary #: 30

*Building Address: 1345 SPRUCE STREET BOULDER, COLORADO 80302

Building Owner: VAJRADHATU
Owner Address: 1345 SPRUCE STREET BOULDER, COLORADO 80302

USGS Quad: BOULDER Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 NW1/4 SW1/4

*Historic Name: PHYSICIANS BLDG/P. I. C. BLDG
District Name:

Block: 121 Lot: 12 Addition: BOULDER OT
Year of Addition: 1859

Film Roll By: WHITACRE Film Number: BL12
Number of Negatives: 28,29 Negative Location: BOULDER

*Construction Date: ACTUAL 1905
Source: DAILY CAMERA, SEP 30,1904

Present Use: OFFICE SPACE Historic Use: PHYSICIANS ACCOMMODATION

Condition: EXCELLENT Extent of Alterations: MINOR
Description:

ORIGINAL If Moved, Date(s):

Style: RENAISSANCE REVIVAL Stories: 3
Materials: BRICK Square Footage: 16,000

Field Assessment: ELIGIBLE District Potential: YES CONTRIBUTING

Local Landmark Designation?: NO Name: Date:

Associated Buildings?: Type:
If Inventoried, List Id Numbers:

Architect: WRIGHT AND SAUNDERS Source: DAILY CAMERA, SEPTEMBER 30, 1904
Builder/Contractor: Source:
Original Owner: Source:



1345 Spruce St., Survey Photograph, 1986.



Attachment E: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment F: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment G: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

MEMORANDUM

November 2, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the property at 2061 Bluff St. as a local historic landmark as per Section 9-11-5, Boulder Revised Code 1981 (HIS2016-00145).

STATISTICS

1. Site: 2061 Bluff St., Boulder, Colorado
 2. Zoning: RMX-1 (Residential Mixed – 1)
 3. Owner/Applicant: Jesse Markt and Lindy Hinman
 4. Legal Description: PARCEL A COOPER
 5. Date of Construction: 1901
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 2061 Bluff St. as a local historic landmark, to be known as the **Nelson Terrace**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 2, 2016, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a property reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On August 11, 2016, the City of Boulder received a demolition permit application to demolish and rebuild the south, east, and west exterior walls of the building at 2061 Bluff St. On August 17, 2016 and September 7, 2016, the Landmarks Design Review Committee (Ldrc) reviewed the application and determined the building to be potentially eligible for landmark designation. On September 8, 2016, the city received an application from the property owner, Jesse Markt and Lindy Hinman, for an individual landmark designation of the property. In September 2016, the Ldrc reviewed and approved a request for the deconstruction and reconstruction of a portion of the south, east and west walls. Landmark designation of the property will allow the property owners to take advantage of historic preservation tax credits and for the work to be reviewed to ensure consistency with historic preservation practices.

PROPERTY DESCRIPTION

The 3,670 sq. ft. property, located on the north side of Bluff St., between 20th Street and Mesa Drive, was subdivided in 1983 through a Planned Unit Development (PUD). At that time, a rear addition was constructed on the house and, in 1986, a second unit was constructed at the rear of the lot, which is accessed from Mesa Drive. The property is located in the identified potential Whittier Historic District, which was found to be eligible for listing at the local level and in the National Register of Historic Places. The

building was recognized by the Landmarks Board (then Landmarks Preservation Advisory Board), as a Structure of Merit in 1988 for its distinct Terrace design.

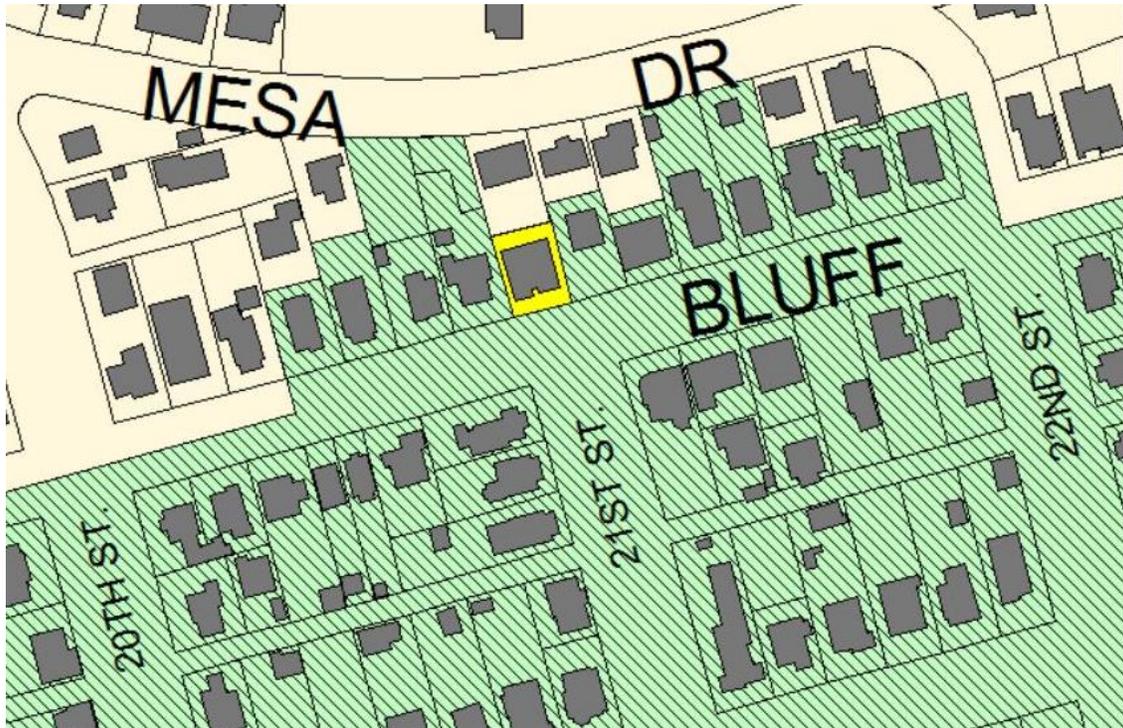


Figure 1. Location Map, 2061 Bluff St.



Figure 2. 2061 Bluff St., South Elevation (façade), 2016

Originally constructed as a duplex, the one-story, flat-roof building features two entrances, each with a central door flanked by wide, double-hung windows. Wooden frame porches cover each of the entrances, and feature simple square supports, railing, and a gable peak at the entrance. The building exhibits a high quality of craftsmanship in the masonry detailing including a parapet that features decorative pressed brick. The building rests on a stone foundation. The foundation on the west elevation has been parged with concrete.



Figure 3. East elevation, 2016.

The east and west elevations are mirrored, with two window openings: a single opening toward the south corner of the elevation, and a second opening with pairs of double-hung windows farther north. All openings have sandstone sills and arched

openings. The foundation on the west is parged. A single-story, brick addition is located at the rear of the building. All of the windows and doors on the building have been replaced.



Figure 4. West elevation, 2016.



Figure 5. North (rear) elevation, West Elevation, 2016.

ALTERATIONS



Figure 6. Boulder County Assessor's Photo, c.1949



Figure 7. Boulder County Assessor's Photo, date unknown.



Figure 8. Boulder County Assessor's Photo, c.1980

This building remains highly intact, with minor alterations. The house was converted from a duplex into a single unit in 1980, which did not involve exterior changes. A portion of the northwest wall of the building was replaced in 1985, at which time the foundation was parged, a cedar picket fence was constructed around the front of the property in 2000 (no longer extant), and the house was reroofed with a membrane system in 2004.

Structure of Merit Recognition

The Landmarks Board recognizes buildings and sites that have architectural and/or historic merit as Structures of Merit. Properties are either nominated by the property owner or by the Landmarks Board. Structure of Merit recognition is honorary and does not provide protection or regulation. *See Attachment G: Structure of Merit Records.*

Following the historic building inventory survey of the Whittier neighborhood in 1988, the Landmarks Board recognized seventeen identified Terrace buildings in Boulder, including the building at 2059-2061 Bluff St., as Structures of Merit. Two buildings, 2010-14 19th St. and 1911-15 Pearl St., have been individually landmarked. Two others, 2535-37 5th St. and 1815-21 17th St., are located within the boundaries of local historic districts. The Terrace building at 1433-35 13th St. was demolished sometime after 1989.

The 1988 Landmarks Preservation Advisory Board Memo includes the following description of 2059-2061 Bluff St.:¹

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

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

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

¹ Landmarks Preservation Advisory Board Memorandum. City of Boulder. April 5, 1989.

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

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

HISTORY

This property is located within Widner’s addition to the city, which was created in 1872, and enlarged in 1874. It is named for Amos and Louise Widner, who created the addition from their farmlands. Amos Widner had made some money in the 1849 California Gold Rush, before returning east to marry Louise shortly before 1860, when the couple travelled to Colorado via covered wagon. For their first few years in Colorado, they lived in Central City, where Amos established a successful gold ore mill. Later, they moved to Boulder to establish a farm. Their log house (since demolished) was noted for its richly crafted furnishings, and served as a center of social life in the town.²

This property changed hands several times before the current house was constructed. In 1889, notable local banker Charles G. Buckingham sold the property to the Benedictine Sisters of Chicago, but they held it for only a year before selling it to Mary V. Macon. After passing through four other owners, the property was acquired by Nicholas and Mary Glaze in 1898. They owned the property until 1905, and the current house was likely built in about 1901 under their ownership. Nicholas was born in 1840 in Ohio, the son of John and Sally Glaze³. By 1850, the family had relocated to Crawford, Illinois, from where Nicholas joined Company D of the 38th Illinois Regiment as a 1st Lieutenant during the Civil War⁴. Mary Amanda Glaze was born on March 9, 1834, in Newark, Ohio⁵. She married Nicholas in 1872, and they had moved to Denver by 1880, where Nicholas worked as a teamster⁶. They had a daughter, Eva, in 1885, and by 1900 were living at 2442 Fourth Street.⁷ At that time, Nicolas was working as a coach driver.⁸ Evidently, the Glazes built the terrace at 2061 Bluff Street as a rental property, as the city directory listings, which first list this address in 1901, never show them as the

² Whitacre, Christine, and R. Laurie Simmons, “1986/1987 Boulder Survey of Historic Places: Whittier Neighborhood.” City of Boulder, September, 1987.

³ Bureau of the Census, *Seventh Census of the United States*. United States of America, 1850. Ancestry.com.

⁴ Ibid; Office of the Illinois Secretary of State Website, Illinois Civil War Muster and Descriptive Rolls. Web. <http://www.ilsos.gov/isaveterans/civilMusterSearch.do?key=94807>

⁵ Find-A-Grave Index, “Mary Amanda Glaze.” Ancestry.com.

⁶ Bureau of the Census, *Thirteenth Census of the United States*. United States of America, 1910. Ancestry.com.;

Bureau of the Census, *Tenth Census of the United States*. United States of America, 1850. Ancestry.com

⁷ Bureau of the Census, *Twelfth Census of the United States*. United States of America, 1900. Ancestry.com

⁸ Ibid.

occupants. They sold the property to Benjamin Nelson in 1905, and had relocated to Los Angeles, California by 1910.⁹ Mary died there on December 24, 1921, followed by Nicholas on December 3 of the following year.¹⁰

Benjamin and Christina Nelson owned the house from 1905 to 1941, the longest owners of the property. Benjamin was born in about 1848 in Sweden, and immigrated to the United States in 1869.¹¹ Christina was born on July 17, 1863 in Veigland, Sweden. Her obituary in the Daily Camera recorded that she often told tales of her experience working as a cook for the Swedish royal family as a young woman, including an occasion where she was tipped the equivalent of U.S. \$10 by Crown Prince Christian of Denmark for serving an excellent meal.¹² She immigrated with her mother to the United States in 1906, settling in Idaho Springs to join other members of her family who had immigrated before.¹³ It was there that she met Benjamin, whom she married in 1907, and they moved to Boulder soon after.¹⁴ Benjamin became a carpenter, building contractor, and wagon maker.¹⁵ The Nelsons appear to have moved in and out of the then two unit terrace sporadically until taking up permanent residence in the western unit, 2059 Bluff, in 1918. They rented out whichever units they were not dwelling in. During its early years, residents of the house included a variety of working and middle class tenants, including miners, shoemakers, widows, painters and carpenters. During the Nelson's ownership, they often rented the property to fellow Swedes, such as G. Wald Leustedt, the pastor of the Swedish Mission, and carpenter Charles A. Gumeson and his wife Bettie. Following Benjamin's death in 1927, Christina continued to live at 2059 Bluff until around 1936, when her son Frank Oscar Nelson and his wife Viola were the listed occupants. Frank was working as a driver for Graham Furniture Co. at that time. By the time of his mother's death on September 19, 1942, he was employed at Blackmarr furniture store.¹⁶ Frank had sold the house at 2061 Bluff St. in May of 1942 to Harold W. and Viola M. New.

Harold and Viola lived in the eastern unit, then addressed as 2061 Bluff St., and left the western unit, 2059 Bluff St., vacant. Harold was a bus operator for the Public Service Company. The News sold the property to Margaret Hitchcock in 1943, who in turn sold it to Frank L. and Cora B. Creamer in 1945; they owned it for the next twelve years.

⁹ Bureau of the Census, 1910.

¹⁰ Find-A-Grave Index, "Mary Amanda Glaze." Ancestry.com.; Find-A-Grave Index, "Nicholas Glaze." Ancestry.com.

¹¹ Bureau of the Census, *Fourteenth Census of the United States*. United States of America, 1920. Ancestry.com

¹² Daily Camera, "Obituaries: Christine Nelson" September 19, 1942. Boulder Carnegie Library.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Bureau of the Census, 1920; Bureau of the Census, 1910.

¹⁶ Daily Camera, September 19, 1942.

Frank had a long career as a carpenter.¹⁷ They maintained it as a rental property, and are never listed as dwelling there. From 1946 to 1967, 2059 Bluff was continuously rented by John L. and Katie Love. John was an employee of the Crockett Bit and Spur Co. The Creamers sold the property to Flossie Harvey, who likewise rented it out. She sold it to George and Hazel J. Kreller in 1960, who in turn sold it to Charles H. and Ruth M. Simpson in 1963. The Simpsons retained the property and rented out both units for the next 22 years. Charles Simpson served in the army air corps during the second world war, and worked as a salesman for the Boulder Tobacco and Candy Co. from his arrival in Boulder from 1951 to his retirement in 1983.¹⁸ He retired in 1983, but remained an active athlete, competing in the Senior Olympics and running the Bolder Boulder three times before his death on July 27, 1990.¹⁹ They sold the property to Fred C. and Susan Cooper in 1985, who retained it until 1999. City construction permit records show the house was converted into a single unit in 1980. There were four additional owners before the property was acquired by its present owners, Lindy M. Hinman and Jesse Markt, who are the applicants for this Landmark designation.

CRITERIA FOR THE BOARD'S DECISION

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, & 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, Boulder Revised Code 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2, B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying

¹⁷ Daily Camera, "Frank L. Creamer, Popular Carpenter, Dies Suddenly." March 1, 1960.

¹⁸ Daily Camera, "Obituaries: Charlie Sampson." July 29, 1990. Boulder Carnegie Library.

¹⁹ Ibid.

and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?

Staff finds that the designation of the building at 2061 Bluff St. will protect, enhance, and perpetuate a building reminiscent of a past era, past events, and persons important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE

Summary: The house located at 2061 Bluff St. has historic significance under criteria 1, 3, and 4.

1. Date of Construction: c. 1901

Elaboration: The address first appears in the 1901 city directory.

2. Association with Persons or Events: Benjamin and Christina Nelson

Elaboration: Benjamin and Christina Nelson owned the house from 1905 to 1941, the longest owners of the property. The couple immigrated from Sweden and Benjamin worked as a carpenter. Christina appears to have managed the property for decades, followed by her son and daughter-in-law. While interesting, the Nelsons are not considered to be individually significant on a local, state or national level.

3. Development of the Community: Early multifamily rental complex

Elaboration: This duplex was built c. 1901, making it both an early development in North Boulder and an unusually early example of the properties constructed specifically for rentals, which often provided housing for widows, bachelors and the working class.

4. Recognition by Authorities: Historic Building Inventory Record, Structure of Merit

Elaboration: The property was surveyed in 1986 and was found to be contributing to a potential historic district for its significance as a representative of a type, period or method and construction: "This simple structure, virtually unaltered, represents a typical, multi-family residence for early, working class, Boulder families. In its neighborhood

context, it could contribute to a historic district.” See Attachment B: Historic Building Inventory Form.

Following the historic building inventory survey of the Whittier neighborhood in 1988, the Landmarks Board recognized seventeen identified terrace style buildings in Boulder, including the building at 2059-2061 Bluff St., as Structures of Merit.

ARCHITECTURAL SIGNIFICANCE

Summary: The house at 2061 Bluff St. has architectural significance under criteria 1, 3, 4, and 5.

1. Recognized Period or Style: Terrace

Elaboration: Terrace brick houses are an uncommon typology, mostly unique to Colorado. The building retains substantial historic integrity surviving as a significant example of Terrace housing in Boulder.

2. Architect or Builder of Prominence: Unknown.

3. Artistic Merit: Decorative Masonry

Elaboration: The brickwork including decorative brickwork, corbels, finials, parapet and running brick course reflect a high level of masonry craftsmanship.

4. Example of the Uncommon: Terrace Style

Elaboration: The Terrace House is relatively uncommon, though distinct variant of architecture in Boulder, and characteristic of like houses constructed at the beginning of the 20th century in Colorado.

5. Indigenous Qualities: Locally made brick, stone foundation

Elaboration: The brick was likely from a local brick manufacturing plant, while the foundation is of local stone.

B. Does the proposed application 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?

Staff finds that the proposed application would 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. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE

Summary: The building at 2061 Bluff St. has environmental significance under criteria 1, 2, 3, 4 and 5.

1. Site Characteristics: Stone retaining walls

Elaboration: The building is located above Bluff Street, with stone retaining walls that appear in historic photographs.

2. Compatibility with Site: Residential character

Elaboration: The scale, massing, and placement are compatible with the residential character of the section of the Whittier neighborhood

3. Geographic Importance: Visual Landmark

Elaboration: Located at the terminus of 20th Street and located above Bluff Street, the building is a visual landmark in the Whittier neighborhood.

4. Environmental Appropriateness: Complementary Surroundings

Elaboration: The surroundings are complementary to the building.

5. Area Integrity: Identified Potential Whittier Historic District

Elaboration: The property is located on the northern edge of the identified potential Whittier Historic District (local and national levels).

Landmark Name:

Staff considers this landmark should be known as the **Nelson Terrace**, for its association with. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The proposed boundary encompasses the property boundaries and is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

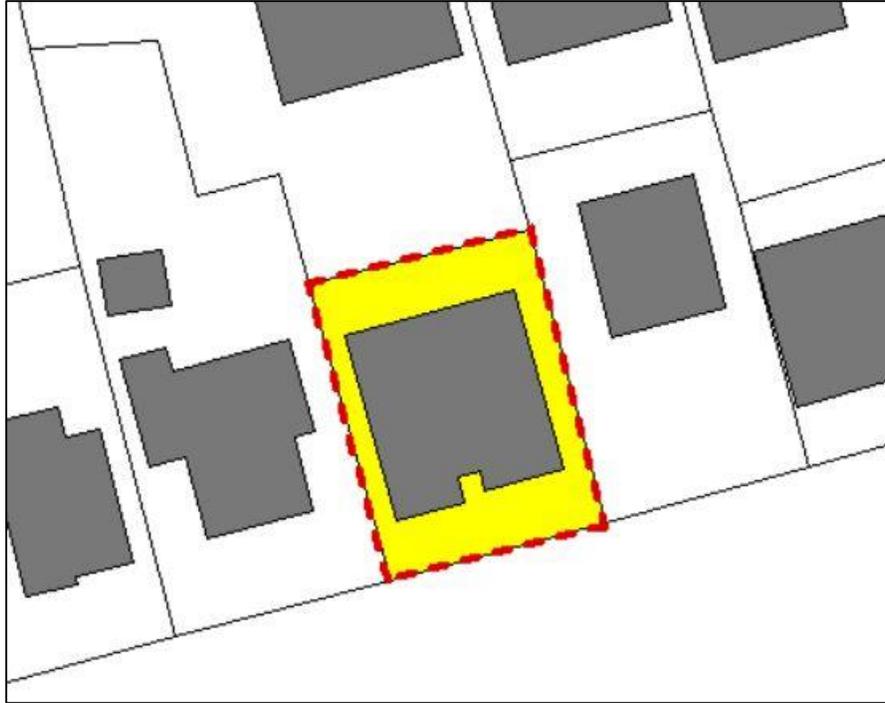


Figure 9. Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Designation Application
- B: Current Photographs
- C: Architectural Inventory Record Form
- D: Assessor's Card
- E: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- F: Significance Criteria for Individual Landmarks
- G: Guidelines for Names of Landmarked Structures and Sites
- H: Structure or Merit Nomination (Excerpt)

Attachment A: Designation Application

RECEIVED
SEP 06 2016

Application for Individual Landmark

Name of Building: _____ Date: _____

Address: _____

Owner(s): _____ Phone: _____

Address(es): 2061 Bluff Street, Boulder, CO 80304

Applicant: Jesse Markt Phone: 360-209-9226

Address: 2061 Bluff St., Boulder, CO, 80304

Date of Construction: 1901

Type of Construction: Brick

Architectural Style / Period: _____

Architect / Builder: _____

Condition of Exterior: _____

Additions / Alterations to Exterior: Rear addition

Date of Alteration(s) / Addition(s): Don't know

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: 
Address: 2061 Bluff St., Boulder, CO 80304
Designation initiated by: _____ Date: _____

Attachment B: Current Photographs



2061 Bluff St., South Elevation (Façade), 2016



2061 Bluff St., South Elevation (Façade), Porch, 2016



2061 Bluff St., East Elevation, 2016



2061 Bluff St., West Elevation, 2016



2061 Bluff St., South Elevation, 2016



2061 Bluff St., Rear Addition, West Elevation (facing south), 2016



2061 Bluff St., South Elevation, Brick Detailing, 2016



2061 Bluff St., Southeast Corner, Brick Detailing, 2016

Attachment C: Historic Building Inventory Record

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway Denver, Colorado HISTORIC BUILDING INVENTORY RECORD CITY OF BOULDER, COLORADO Boulder, County	NOT FOR FIELD USE ___ ELIGIBLE ___ DET NOT ELIG ___ NOMINATED ___ CERTIFIED REHAB ___ DATE _____
---	---

X

Project Name: BOULDER HISTORIC PLACES	State ID#: SBL1475
*Building Name:	Temporary #: 6E
*Building Address: 2059-61 BLUFF STREET BOULDER, COLORADO 80302	
Building Owner: FRED C./SUSAN COOPER	
Owner Address: 2061 BLUFF STREET BOULDER, COLORADO 80302	
USGS Quad: BOULDER	Quad Year: 1979 7.5'
*Legal: TNSP IN RANGE 70W SEC 30 SW1/4 NE1/4	
Historic Name:	District Name:
Block: Lot: PARCEL A	Addition: COOPER SUB.
Year of Addition: 1983	
Film Roll By: WHITACRE	Film Number: BL-1
Number of Negatives: 13,14	Negative Location: BOULDER
*Construction Date: ESTIMATE: 1900	
Source: FIELD SURVEY	
Present Use: DUPLEX/RESIDENTIAL	Historic Use: DUPLEX/RESIDENTIAL
Condition: GOOD	Extent of Alterations: MINOR
Description:	
ORIGINAL	If Moved, Date(s):
Style: TERRACE	Stories: 1
Materials: BRICK	Square Footage: 1783
Field Assessment: NOT ELIGIBLE	District Potential: YES CONTRIBUTING
Local Landmark Designation?: NO	Name: Date:
Associated Buildings?: NO	Type:
If Inventoried, List ID Nos.:	
Architect:	Source:
Builder/Contractor:	Source:
Original Owner:	Source:

Plan Shape:

Theme(s):

Architectural Description:
 Red brick duplex, flat roof, corbelling, frame porch.

Construction History:

Historical Background:

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.
 ___ Associated with significant events and/or patterns.
X Contributes to an historic district.

Statement of Significance:
 This simple structure, virtually unaltered, represents a typical, multi-family residence for early, working class, Boulder families. In its neighborhood context, it could contribute to an historic district.

References:
 Susan Baldwin, Boulder Historic Places Inventory 1977
 Boulder County Assessor's Office

Surveyed by Whitacre/Simmons Affiliation: Front Range Research
 Date: 1986

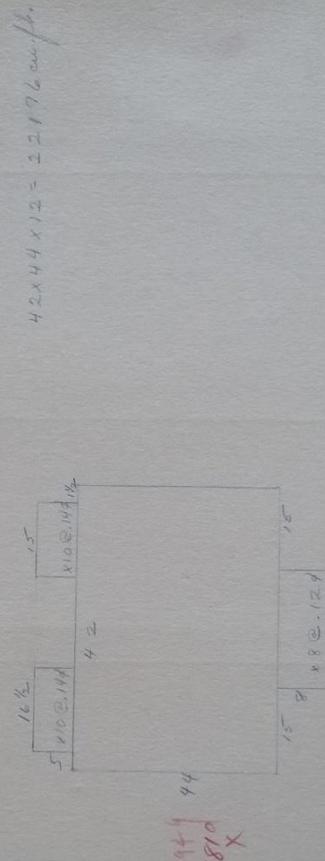


2059-2061 Bluff St., Survey Photograph, 1986



Map 1949
30-10-70
Appraised 19 29
Boulder County Real Estate Appraisal
OWNER: Charles & Gloria Harvey
HOUSE No. 2059 STREET: Cliff CITY: Boulder
LOTS: 10 BLOCK: Addition Videre North
Year Constructed: 50 years Est. Life in Years: 1949

BUILDING PLAN



Height of Building: 12

YEAR	AMOUNT	LAND	IMPROVEMENTS	TOTAL
1938	\$	\$ 210	\$ 780	\$
1939	\$			
1940	\$			
1941	\$			
1942	\$	210	790	
1943	\$			
1944	\$			
1945	\$			
1946	\$			
1947	\$			

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	22,176		
Cost per cu. ft.			
Total Cost	\$ 485,216		
Porches	313		
Garage			
Extras			
TOTAL	\$ 485,216	\$ 4,571	\$
10% Obsolescence	48,521.6		
20% Physical Dep.	97,043.2		
Net After Deducting	\$ 1,210	\$ 1,310	\$
20% Utility Dep.			
PRESENT VALUE	\$ 1,200	\$	\$

SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit					
Original Cost, Improvements Only					
Additions and Betterments					
Owner's Estimate of Present Value					
Private Appraisal					
Insurance					
Mortgage					
Monthly Rental					
Advertised for Sale					
Transferred in 19					

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	\$		\$
	\$		\$



2059-61 Bluff St., Assessor's Card Photograph, c. 1929

1-3-81 MB
8/11/86 2010

(DAF) TAX AREA

RESIDENTIAL PROPERTY APPRAISAL RECORD

(AA) PARCEL NO. 0010 1463 30 1 25 010 12M 7



1-3-81 MB
7535

(DA) CITY OR TOWN	(AA) PARCEL NO.	(AB) SCHEDULE NO.	(AC) SEC. MAP NO.	(AD) DIST.	(AE) ZONING	(AF) AREA	(AG) VALUE	(AH) TAX
BOULDER	0010 1463 30 1 25 010 12M 7							
LOT 10 BLK L 80 WIDNERS NORTH								
2059	2061	BLUFF	ST 80					
SIMPSON CHARLES H & RUTH M								
5149 ILLINI WY								
BOULDER CO 80303								
78	1800	3700	6000	12333	18333			
79	1800	4100	6000	13667	19667			
1112 1217								
737550 00-00 00-00								

Charge due to HRS 1452 4/1/74

FEB 1978

LAND ATTRIBUTES		APPRaiser'S INTERVIEW AND VALUE ESTIMATE				INCOME APPROACH		APPROACH USED (CORRELATION)		ASSESSED VALUE		ENTERED BY	
(DA) ZONING	(WA) DATE	(WB) APPRAISER	(WC) CONFIRMED SALE PRICE	(WD) OCCUPANCY OWNER/TENANT	(WE) MONTHLY RENT	(WF) FURNISHED UNFURNISHED	(WG) EST. ECONOMIC RENT (UNFUR.)	(WH) EST. VALUE	(WI) DATE	(WJ) GROSS RENT MULTIPLIER	(WK) ECONOMIC RENT	(WL) DATA REFERENCE	(WM) INDICATED VALUE
(JAA) USE	(JAB) LAND CLASS	(JAC) LAND VALUE CALCULATION	(JAD) ADJUSTMENT FACTORS	(JAE) DATE	(JAF) DATE	(JAG) DATE	(JAH) DATE	(JAI) DATE	(JAJ) DATE	(JAK) DATE	(JAL) DATE	(JAM) DATE	(JAN) DATE
JBA Paved Street													
JBB Graveled Street													
JBC Unimproved													
JBD Sidewalk													
JBE Curb & Gutter													
JBF Street Lights													
JBG Alley													
UTILITIES													
JCA Public Water													
JCB Well Water													
JCC Public Sewer													
JCD Septic System													
JCE Natural Gas													
JCF Electricity													
TOPOGRAPHY													
JDA Level													
JDB High													
JDC Steep													
JDD Low													
JDE Sloping													
JDF Hilly													
JDG Rock													
JDH Retaining Wall													
SHAPE, ETC.													
JEA Representative													
JEB Irregular													
JEC Cut-Dw-Sec													
JED Corner													
JEE View													
JEF Non-St. Front													





2059-61 Bluff St., Assessor's Card Photograph, December, 1980.



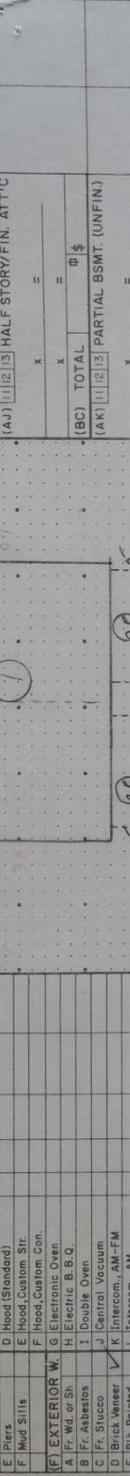
2059-61 Bluff St, Assessor's Card Photograph, N.D

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD - RESIDENTIAL (AZ) CARD

(AA) TYPE NO. 12 M (AN) DESIGN 12 M (AV) APPRAISED BY: (AW) DATE: 01/12/78

(AB) FIRST STORY (AC) BASEMENT (AD) ABOVE FIRST (AE) GARPORT ROOF (AF) CARPORT ROOF (AG) GARAGE (AH) GARAGE WALL (AI) CARPORT (AJ) ROOMS (AK) BEDROOMS (AL) BATHS (AM) FIRST FLOOR FIN AREA (AN) ABOVE FIRST FIN AREA (AO) BASEMENT FIN AREA (AP) TOTAL FINISHED AREA (AQ) RCN/SQ.FT. FIN. AREA (AR) RCN/SQ.FT. FIN. AREA (AS) APPLIANCES AND MECHANICAL (AT) APPLIANCES (AU) MECHANICAL (AV) COST (AW) COST (AX) 19 78 (AY) 19 78 (AZ) 19

Computed by: MG
 Reviewed by: B.E.
 FIRST FLOOR
 42 x 44 = 1848
 10 x 13 = 130
 31 x 12 = 372
 13 x 37 = 481
 TOTAL 2228 = 1077 \$18500\$
 SECOND FLOOR AND ABOVE
 TOTAL 18500\$
 QUALITY ADJUSTMENT 95%
 ADJUSTED BASE COST \$17575\$
 FINISHED BASEMENT \$17575\$



(Z)	OTHER ITEMS	EST. R.C.N.
A	Fireplaces	
B	Yard Improvements	
C		
D		
E		
Z	TOTAL OTHER ITEMS	

REMARKS
 * 2-25-85 Change Glass codes to Residential single pane 112-1212-1612
 Sample form Mup

APPLIANCES & MECHANICAL
 DOLLAR ADJUSTMENTS
 N. Sh./Moss Rock
 Framing Ad.
 Roofing
 Concrete Slab
 Carpet
 PORCHES, ETC.
 EP 8 x 12 161
 EP 5 x 13 134
 EP 5 x 14 145
 EP 5 x 17 170
 CARPORT
 GARAGE
 OTHER ITEMS

REPLACEMENT COST NEW
 ADJUSTED % GOOD
 TOTAL R.C.N.L.D.

(AA)	(AB)	(AC)	(AD)	(AE)	(AF)	(AG)	(AH)	(AI)	(AJ)	(AK)	(AL)	(AM)	(AN)	(AO)	(AP)	(AQ)	(AR)	(AS)	(AT)	(AU)	(AV)	(AW)	(AX)	(AY)	(AZ)
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

QUALITY ADJUSTMENT
 (CA) Design (Maximum 2%)
 (CB) Exterior (Minimum 3%)
 (CC) Interior (Minimum 1%)
 (CD) NET VARIANCE (From Total)
 +100%
 TOTAL QUALITY ADJUSTMENT 95%
 DEPRECIATION
 Year of Appraisal 19 71 19
 (DA) Year Built 1971
 (DB) Year Remodeled 1978
 (DC) % Remodeled 100%
 (DD) Adjusted Year Built 1978
 (DE) Normal % Good 100%
 (DF) Condition For Age 95%
 (DG) Functional Obsolescence 95%
 (DH) Economic Obsolescence 95%
 ADJUSTED % GOOD 95%
 TOTAL R.C.N.L.D. \$14416\$

Attachment E: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment F: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:

- A. Original owners, architect, or builder;
- B. Historically significant persons or prominent long-term residents;
- C. A commonly accepted name;
- D. Original or later event or use;
- E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
- F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

Attachment G: Structure of Merit Nomination (Excerpt)

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

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

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

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

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

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

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

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

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

April 5, 1989

Memo to Landmarks Board
From Structures of Merit Committee

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

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

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

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

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

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

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

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

STRUCTURES OF MERIT
TERRACES

ADDRESS: 2059-2061 Bluff

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

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

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

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

1978 ASSESSOR CARD:

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

OCCUPANTS:

1913 City Directory 2059 George W. Worthington
2061 R.A. Reynolds (Leona A.)

1916 City Directory 2059 Vacant
2061 C.F. Renning

1918 City Directory 2059 J.N. Harns
2061 J.W. Cleveland

1930 City Directory 2059 Mrs Christina Nelson
2061 Lester R. Walters

1936 City Directory 2059 Vacant
2061 Frank O. Nelson

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

MEMORANDUM

November 2, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a Landmark Alteration Certificate application to relocate existing accessory building at 1735 Mapleton Ave. so that the building and overhangs do not encroach into the alley (Reference HIS2016-00179 for exterior improvements), per Section 9-11-18, Boulder Revised Code 1981 (HIS2016-00257).

STATISTICS

1. Site:	1735 Mapleton Ave., Boulder, Colorado
2. Zoning:	RL-1 (Residential-Low 1)
3. Lot size:	7566 Sq. Ft.
4. Owner:	Elizabeth Helgans
5. Applicant:	Joel Smiley
6. Date of Construction:	c. 1910-1918
7. Construction Type:	Frame

STAFF RECOMMENDATION

Staff considers the relocation of the contributing accessory building will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981 and the *General Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board approve a Landmark Alteration Certificate to relocate the existing accessory building at the northeast corner of the lot at 1735 Mapleton Ave., from its current location to the proposed location on the same property, with a 3-foot

setback from the north property line, in that, provided the condition below is met, the proposed relocation will meet the requirements of Section 9-11-18, B.R.C. 1981, and to adopt the staff memorandum, dated Nov. 2, 2016, as findings of the board.

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for ensuring that the development shall be constructed in compliance with approved plans dated 08/09/2016 on file in the City of Boulder Planning, Housing and Sustainability Department.

This recommendation is based upon staff's opinion that, provided the condition listed above is met, the proposed construction will be generally consistent with the standards for issuance of a Landmark Alteration Certificate as specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*.

REQUEST FOR BOARD OF ZONING ADJUSTMENT (BOZA) VARIANCE

Relocation of the accessory building to the proposed location will require a setback variance from the BOZA. Staff recommends that the Landmarks Board support the requested variance per Section 9-2-3(h)(4) of the Boulder Revised Code, as relocating the building to a conforming location would not have an adverse impact upon the landmark property. The proposed 1' setback from the north and 3' setback from the west property line represents the minimal distance from the original location to one within the property boundaries.

SUMMARY

- The applicant has submitted a Landmark Alteration Certificate request to relocate the contributing accessory building at the northeast corner of the property at 1735 Mapleton Ave., to be located within the legal property boundary.
- To comply with zoning and building code requirements, the building must be moved to a location within the property boundaries before it may be rehabilitated. Section 9-11-18, B.R.C. 1981 requires that applications for relocation be reviewed by the board in a public hearing.
- Staff considers the pre-1906 accessory building to possess a high-degree of architectural, historic and environmental integrity, and contributes to the character of the landmarked property.
- Staff finds that with the listed condition, the proposed relocation will be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4) B.R.C. 1981, and the *General Design Guidelines*.

- This recommendation is based upon the understanding that, pursuant to the conditions of approval, the stated condition will be reviewed and approved by Historic Preservation staff prior to the issuance of a Landmark Alteration Certificate.

PROPERTY HISTORY



*Figure 1. 1735 Mapleton Ave. Tax Assessor Card photograph, c.1938.
Photograph Courtesy the Carnegie Branch Library for Local History.*

The main house on this site was constructed sometime before 1898, when it first appears in city directories. At that time, it was the residence of the Greenman family, who occupied the house until 1905.¹ The Greenmans originally lived on their farm in Counters Port, Pennsylvania.² The first member of the Greenman family to arrive in Boulder was Alfred A. Greenman in 1890.³ He established the Greenman stores company, which operated drug and stationary stores downtown and on the University Hill, and served as Mayor of Boulder from 1909 to 1911.⁴ His elder brother, Elbert, arrived in Boulder in 1892, where he pursued a successful career as an attorney.⁵ Their mother, Louise, younger brother Ernest, and sister Vera all arrived in 1896.⁶ Ernest would spend the next

¹ City Directories, Boulder Carnegie Library.

² Daily Camera, "Ernest M. "Dad" Greenman Dies at DeMarc Nursing Home Today." March 4, 1960. Boulder Carnegie Library.

³ Daily Camera, "A. A. Greenman, Former Mayor and Long an Outstanding Citizen, Dies." October 3, 1939.

⁴ Ibid.

⁵ Daily Camera, "Elbert Greenman, Former Boulder Attorney, Dies."

⁶ Daily Camera, March 4, 1960.

few years working as a surveyor on the various railroads then being run through the mountains above town, while Vera became a teacher.⁷ Ernest Greenman would later become locally well-known for running a popular drug store on the University Hill, and as a prominent member of Boulder's nascent climbing community.⁸ He led innumerable climbing trips to the Flatirons and Arapahoe Glacier, and he climbed the Third Flatiron 101 times; he is commemorated by a bronze plaque at its summit.⁹ Following the Greenmans' departure in 1905, the house was the dwelling of a variety of middle-class occupants, including a farmer, a post carrier, some clerks, and a dental assistant.¹⁰ See Attachment A: Historic Building Inventory Form.

DESCRIPTION



Figure 1. Location Map, 1735 Mapleton Ave.

The 7,566 sq. ft. lot is located on the northwest side of Mapleton Avenue, between 17th and 18th streets bordered by an alley to the northwest, Mapleton Avenue to the southeast, and three adjoining properties to the southwest and

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ City Directories, Boulder Carnegie Library.

northeast. A two-story, 400 sq. ft. historic barn (constructed prior between 1910 and 1918) is located at the northeast corner of the property.

This house is a highly intact and finely crafted example of a vernacular frame house. It is 1 ½ stories tall, and L-shaped in plan. Its prominent shed porch over the front entry is supported by turned column posts, and it is delineated with and spindled balusters.

The historic barn, located at the northeast corner of the property, has a gable roof which runs roughly parallel with the rear alley. It is clad in pale yellow clapboard siding, with matching wood trim. Its primary entrance is located in a small, shed-roofed lean-to situated on the southeast side. There are three double light sliding windows along the second story of the southeast side, and one window on the first floor, which is obscured behind solid wooden shutters. The second floor of the southwest elevation features a prominent 6 over 6 multi-light double hung window, with a smaller 1 over 1 window towards the southeast. There is no opening on the first floor of the southwest elevation, but there is a perceptible outline where a doorway was likely covered by siding. The northwest elevation, facing on to the alley, features a hay loft door in its second story, and a large wooden track door on its first level. The roofs of both the main structure and the lean-to are clad in asphalt shingles.

RELOCATION OF CONTRIBUTING ACCESSORY BUILDING

The application proposes to relocate the historic accessory building at the northeast corner of the property. A portion of the building is currently located in the public right-of-way, which violates Section 8-6-3, B.R.C. 1981, "Public Right of Way and Public Easement Encroachments Prohibited," in that:

No person shall erect or maintain any building, structure, fence, barrier, post, landscaping, obstruction, or other encroachment within, under, above, or upon any public right of way, path, alley, or public easement.

As such, the building must be moved to a location within the property boundaries before it may be rehabilitated. The building's northwest corner currently sits 1' beyond the northwest property line. The application proposes moving the building approximately 4' south, which represents the minimal distance from the original location to one where all walls and roof eaves are within the rear yard setbacks.

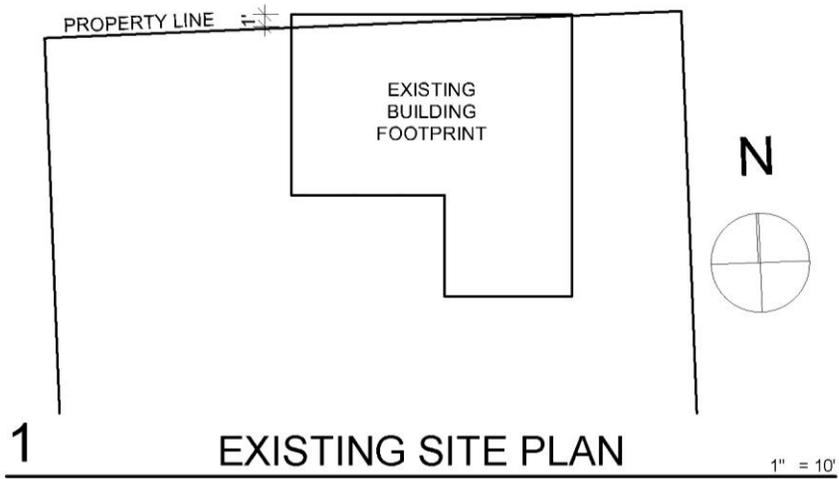


Figure 2. Existing Site Plan. Not to scale.

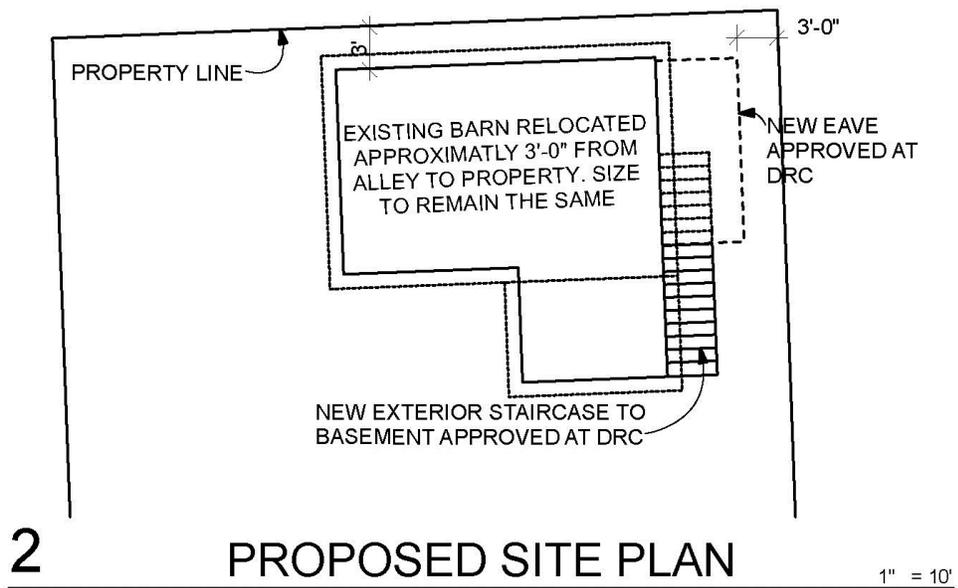


Figure 3. Proposed Site Plan. Not to scale.

CRITERIA FOR THE BOARD'S DECISION

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

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

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

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

ANALYSIS

1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?

Staff finds that in this instance, the proposed relocation of the accessory building is appropriate. The relocation will allow the building to be rehabilitated, which will further preserve, enhance and restore this significant architectural feature of the landmark property and the move so slight as to not affect the historic relationship of buildings on the property.

2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?

Staff finds that, while not ideal, the relocation of the existing contributing garage will not adversely affect the special character of the property as the accessory building proposed for relocation is contributing, that the move will not

significantly affect the historic relationship of buildings on the property and, therefore, the property’s special historic, architectural, and aesthetic value will not be adversely affected.

3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?

Staff considers the proposed relocation will be generally compatible in that it will not have a noticeable effect on the architectural style, arrangement, texture, color, arrangement of color, and materials on the main house and the historic district as a whole.

4. The Landmarks Board is required to consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled in determining whether to approve a Landmark Alteration Certificate.

No information has been provided to suggest that energy-efficient design or accessibility have been considered beyond that required by the city’s building code

DESIGN GUIDELINES ANALYSIS

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal’s compliance with the appropriate sections of the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*.

GENERAL DESIGN GUIDELINES

2.3	Alleys & Existing Accessory Buildings		
	<i>Along the alleys are historic accessory building of various shapes and sizes including barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of human scale in the alleys.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS

.1	<i>Maintain alley access for parking and retain the character of alleys as clearly secondary access to properties.</i>	Proposed relocation will not impact existing alley access or character.	Yes
.2	<i>Retain and preserve the variety and character found in the existing historic accessory buildings along the alleys.</i>	Proposed relocation will not impact existing character of the alley or the contributing building.	Yes
.5	<i>Maintain adequate spacing between accessory buildings so that the view of the main house is not obscured, and the alley does not evolve into a tunnel-like passage.</i>	The relocation of the existing building 3' to the south will not have a significant impact on the existing relationship between the house, accessory building and alley.	Yes
7.1	Existing Historic Accessory Buildings		
	<i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	The relocation of the contributing building will allow for its rehabilitation and will further preserve, protect and enhance this significant architectural feature. While never a first option, the relocation of contributing buildings is sometimes appropriate especially if the orientation does not change and the spatial relationship of the buildings on the property is not significantly changed.	Yes
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	The materials, features, and details of the accessory building will be maintained.	Yes

Staff finds that the proposed relocation of the existing garage generally appropriate in terms of site planning and preservation of character-defining features and that the proposal will meet the standards set out in Section 9-11-18, B.R.C. 1981, and will be consistent with the General Design Guidelines.

The building cannot be rehabilitated its current location in the public right-of-way and proposed new location, 3' within the north property line, will place it in compliance with the minimum allowed setbacks.

FINDINGS

Staff recommends that the board adopt the following findings:

The request for relocation of the existing contributing garage is compatible with the Historic Preservation Ordinance, in that:

1. If constructed in compliance with approved plans dated 08/10/2016 on file in the City of Boulder Planning, Housing and Sustainability Department, the proposed work will not damage or destroy the exterior architecture of the property.
 2. The request will meet the standards for issuance of a landmark alteration certificate per Section 9-11-18, B.R.C 1981, and will be consistent with the General Design Guidelines.
-

ATTACHMENTS:

- A: Tax Assessors Card
- B: Historic Building Inventory Record
- C: Current Photographs
- D: Plans

Attachment A: Tax Assessors Card

30-1N-70

Re-Appraised 19 58

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Mary Alice Andrus CITY Boulder

HOUSE No. 1735 STREET Maple

LOTS 11 BLOCK 19 ADDITION North Boulder

Year Constructed 1940 Est. Life in Years

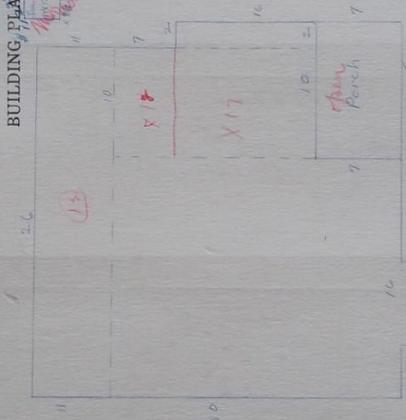
3432
8160
3680
572
360
16344

30x16x17 = 8160
10x23x16 = 3680
2x16x16 = 572
5x6x12 = 360

30x16x17 = 8160
12x16x17 = 3456
5x6x17 = 510
7x10x12 = 840
11x26x12 = 3432
16x206



BUILDING PLAN



Height of Building: 17

ESTIMATE OF VALUATION		ANNUAL ASSESSMENTS	
	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	15,869	11,266	8122
Cost per cu. ft.	20	20	20
Total Cost	\$317,380	\$32,532	\$162,440
Porch	100	100	1
Garage		283	
Extras			
TOTAL	\$317,380	\$32,532	\$162,440
% Obsolescence			
% Physical Depreciation			
Net After Deducting Depreciation	\$230,000	\$18,200	\$120,000
30% Utility Dep.	\$69,000		
PRESENT VALUE	\$161,000		

SUMMARY		ANNUAL ASSESSMENTS	
DESCRIPTION	AMOUNT	YEAR	TOTAL
Building Permit		1938	\$ 400
Original Cost, Improvements Only		1939	
Additions and Betterments		1940	
Owner's Estimate of Present Value		1941	
Private Appraisal		1942	400
Insurance		1943	
Mortgage		1944	
Monthly Rental		1945	
Advertised for Sale		1946	
Transferred in 19		1947	
		1956	600
		1920	1820
			2420

ADDITIONS AND BETTERMENTS		YEAR	AMOUNT
Class of Bldg.	Basement		
Construction	Roof		
Char. of Const.	Heating		
Exterior	Plumbing		
Interior Finish	Light		
Floors	Priv. Garage		
Stories	Barns or Sheds		
Fire Resisting	State of Repa.		
Foundation	Local Impa.		



1735 Mapleton Ave., Tax Assessor Photograph, c.1929.

Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway, Denver, Colorado
 HISTORIC BUILDING INVENTORY RECORD
 CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
 ELIGIBLE
 DET NOT ELIG
 NOMINATED
 CERTIFIED REHAB
 DATE

PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1851

*Building Name:

*Building Address: 1735 MAPLETON AVENUE BOULDER, COLORADO 80302

Building Owner: THOMAS J. AND ELIZABETH C. BROWN
 Owner Address: 1735 MAPLETON AVENUE BOULDER, COLORADO 80302

USGS Quad: BOULDER Quad Year: 1966, REV. 1979

*Legal: Tnsp 1N Range 70W Section 30 SE 1/4, NW 1/4

*Historic Name: GREENMAN HOUSE
 District Name: N/A

Block: 19 Lot: 11 Addition: BOULDER NORTH
 Year of Addition: 1873

Film Roll By: ROGER WHITACRE Film Number: BL-14
 Number of Negatives: 24 Negative Location: BOULDER

*Construction Date: ESTIMATE: PRE-1898
 Source: 1898 BLDR CITY DIRECTORY

Present Use: RESIDENCE Historic Use: RESIDENCE

Condition: EXCELLENT Extent of Alterations: MINOR
 Description: CONCRETE BLOCK PORCH BASE

ORIGINAL If Moved, Date(s):

Style: VERNACULAR FRAME--GABLED L Stories: 1 1/2
 Materials: WOOD Square Footage: 1600

Field Assessment: ELIGIBLE District Potential: YES CONTRIBUTING

Local Landmark Designation?: ~~NO~~ YES Name: CITY OF BOULDER 89-1 Date: 1989

Associated Buildings?: YES Type: BARN
 If Inventoried, List Id Numbers:

Architect: UNKNOWN Source:
 Builder/Contractor: UNKNOWN Source:
 Original Owner: UNKNOWN Source:

Statement of Significance:

This building is significant for being associated with the Greenman family, a prominent early Boulder family. Family members included Elbert, Alfred, Ernest, and Vera Greenman; their mother Louisa Greenman also lived in this house. Elbert Greenman was a prominent attorney who served in the 10th General Assembly. Vera was a popular Boulder school teacher. Ernest and Alfred formed the Greenman Drug and Stationary Store, which began on Pearl Street and later branched to University Hill. Ernest Greenman is best known, however, for his mountaineering exploits. The building is also significant for being a well-preserved example of early Boulder's middle-class housing. Although the building is vernacular, it has exceptionally fine architectural detail, including its pediment-shaped window surrounds and original porch detail. The building is an important addition to the architectural diversity of Mapleton Avenue and the Whittier neighborhood.

References:

Boulder County Assessor's Records, 1929 and 1987;
1898 Boulder City Directory;
1900 U.S. Census of Boulder;
The Greenman family files, Boulder Daily Camera library files.

Surveyed By: L. Simmons/C. Whitacre
Affiliation: Front Range Research
Date: September, 1987



Attachment C: Current Photographs



1735 Mapleton Ave., Barn, West Elevation, 2008



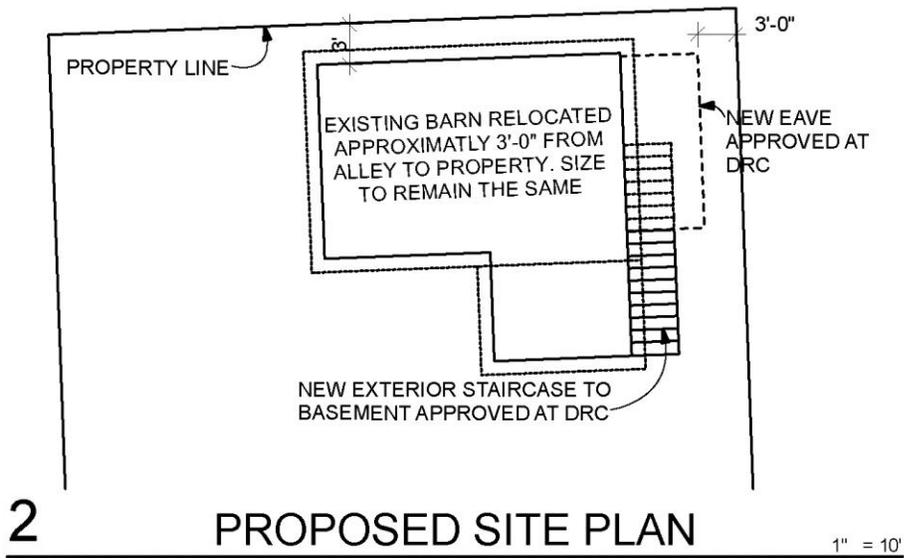
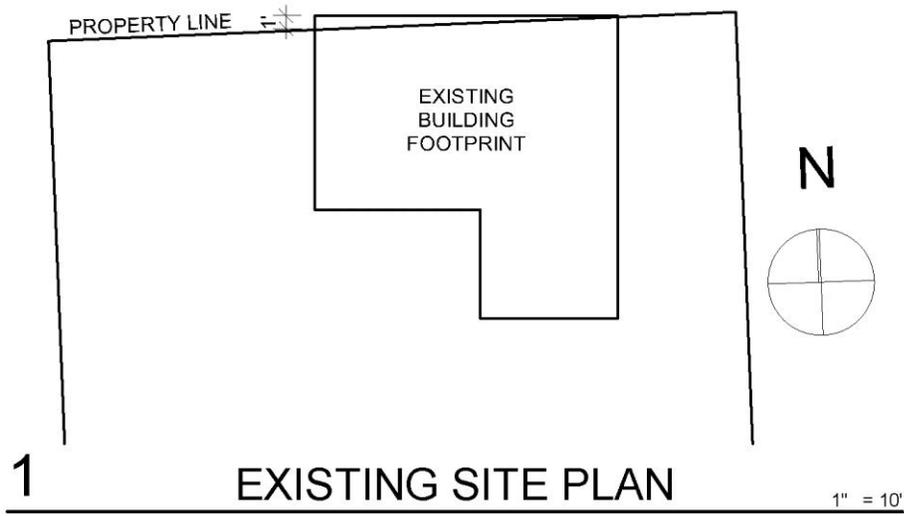
1735 Mapleton Ave., Barn, West Elevation, 2008



1735 Mapleton Ave., Barn, South and West Elevations, 2008



1735 Mapleton Ave., Barn, East Elevation, 2008



DATE: November 2, 2016
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Library Commission and Landmarks Board Joint Meeting

A joint Library Commission and Landmarks Board meeting will be held on November 17 from 6-8 p.m. at the Canyon Meeting Room at the Boulder Public Library. The purpose of this joint board meeting is to discuss the results of the historic resource survey of the north wing of the Boulder Public Library. No action will be taken at the meeting. The status of the entire west bookend will be discussed in more detail once the Human Services Strategy is completed and the Library Master Plan is updated in 2017.

University Hill Commercial District – National Register Nomination

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

Atrium Building/Public Market

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

Civic Area

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

Grandview Conference Center

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

Chautauqua Historic District

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

Landmarks Board Retreat.

Update at meeting