

MEMORANDUM

December 4, 2013

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the property at 1815 Mapleton Ave. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2011-00214).

STATISTICS

1. Site: 1815 Mapleton Ave.
 2. Date of Construction: 1916
 3. Zoning: RL- 1 (Residential Low – 1)
 4. Applicant/Owner: Brad Schell
 5. Construction Type: Brick
 6. Lot size: 7,389 sq. ft.
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board recommends to the City Council that it designate the property at 1815 Mapleton Ave. as a local historic landmark, to be known as the **Beck-Schell House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopts the staff memorandum, including the following as the findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, the proposed designation application is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 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. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is of an individual building that has special character and historic, architectural or aesthetic interest or value and includes a landmark site for the proposed landmark. Sec. 9-11-2(a)(1).

BACKGROUND

On Oct. 7, 2011 the city received an application from Brad Schell to designate the property at 1815 Mapleton Ave. an individual landmark. Prior to this, the Landmarks Board had reviewed a demolition permit application for and placed a stay of demolition on the property. Following discussions with staff and Landmarks Board members, the applicant withdrew the demolition request and submitted an application for individual landmark designation in order to explore alterations to the house including a rear addition and converting the upstairs of the historic house into living space. In March of 2012, a proposal to rehabilitate and add to the historic house and to construct a garage at the rear of the property was conditionally approved by the Landmarks Board. After two sessions with the Landmarks design review committee, the conditions were met and the applicant received a Landmark Alteration Certificate for the rehabilitation and construction of an addition and free-standing garage. Work on this project has commenced.



Figure 1. Location Map, 1815 Mapleton Ave.

Yellow shading indicates location within the potential Whittier Historic District.

PROPERTY DESCRIPTION

The property at 1815 Mapleton Ave. is located on the north side of Mapleton Ave., between 18th and 19th Streets, and is located within the boundaries of the potential Whittier Historic District. An alley runs along the north edge of the property.



Figure 2: Photograph of 1815 Mapleton Ave. c.1919-1943.

Photograph courtesy the Carnegie Branch Library for Local History.

The one-story brick house has a hipped-roof, with a small front gable dormer with shingles and a small window with an architrave surround. A front porch is supported by classical columns and features a wooden balustrade. The windows on the façade and rear elevation feature segmental arches and stone sills. A bay window is located on the east elevation and has staggered brick corners. A wood-frame porch at the northeast corner (later enclosed) appears in the 1918 Sanborn Map. Its removal was approved as part of the 2012 Landmark Alteration Certificate. The blond brick used for the construction of the house is unusual for its speckled appearance, a result of a darker “clinker” probably having been added to the clay matrix before firing. All doors and windows on the house appear to be original.



Figure 3: South Façade, 1815 Mapleton Ave., 2011



Figure 4: East Elevation Bay Window, 1815 Mapleton Ave., 2011

An accessory building is located at the northeast corner of the property. The one-and-a-half story garage features a gable roof form with exposed rafter tails, board and batten siding, fixed wood casement windows and a rolling vehicle door. According to Boulder County Tax Assessor records, the garage was constructed in 1950; however, due to its method of construction, it is very likely it was built earlier. Building permit records indicate that only minor, interior modifications have been made to the property over the years. Demolition of the accessory building was approved as part of the 2012 review for the construction of a new, larger garage on the property.

HISTORY:

John W. Valentine, the manager of Valentine Hardware Company located at 1144 Pearl, owned the property at 18th Street and Mapleton Ave. prior to the construction of the house, and sold it to Elliott A. Van Dyke in March of 1916. Van Dyke was a music store operator in 1916 and later dealt in real estate. While the tax assessor gives the date of construction for the house as 1915, a building permit was issued to Elliot A. Van Dyke on April 1, 1916 to build a brick, 5-room, 1 bath, 1 water closet house on the property at an estimated cost of \$2,190.00.. The house was projected to cost \$2,190 and be completed in six months.

Van Dyke sold the house to John Wesley Beck in February of 1918, shortly after it was completed. John W. Beck, a Civil War veteran, and his wife Carrie Hays Beck lived in the home at 1815 Mapleton until 1943.



John W. Beck was born on February 4, 1843 on a farm in Washington County, Ohio. He moved to Indiana at the age of seven where he resided until he was nineteen. On August 6, 1862 he joined the Co. F, 6th Indiana Calvary serving in the Civil War until returning to Indiana to help on his father's farm at the war's end. On, August 25, 1866, he married his first wife, Rachel Runyon, and in 1869 they moved to Taylor County, Iowa. Beck was the county recorder of Taylor County for four years. In 1909, the Becks moved to Boulder. Beck appears to have been retired at the time they moved to Boulder. It is possible that they moved to Boulder for health reasons, as Mrs. Rachel Beck died shortly after, in 1914.

born in Canal, Pennsylvania

Figure 8. John Beck at 19, when he entered the Civil War.

In June of 1916, Beck married Carrie Hays. Carrie was born on January 11, 1869. Her family moved to Siam, Iowa the next year and she was raised in Bedford, Iowa. Carrie worked as a school teacher for much of her life. She was also leader in the Daughter of Union Veterans Boulder

Chapter.



Figure 9. Photograph of six Civil War Veterans, c. 1930s. Beck is pictured second from the right. *Photograph courtesy the Carnegie Branch Library for Local History.*

John W. Beck was a member of the Grand Army of the Republic, an organization for Civil War veterans. He served as chaplain for the Nathaniel Lyon Post in Boulder and both of the Becks were members of the Methodist Episcopal Church in Boulder. They resided in the house at 1815 Mapleton Ave. until their deaths. John W. Beck died at

home at the age of 92 on April 8, 1935. Carrie Hays Beck died at the age of 74 at the Boulder-Colorado Sanitarium on March 16, 1943.



Figure 10. Frank (1988) and Rubye (1998) Ray

In April of 1943, the house was sold to Frank P. and Rubye E. Ray, who lived there for 45 years. Frank P. Ray was born on November 7, 1897 in Danbury, North Carolina and moved to Boulder in 1924. He married Rubye E. Craft on August 23, 1927 in Hartford City, Indiana. Rubye was the president of the Women's Missionary Society at the First Church of the Nazarene. Mr. Ray worked as a shift supervisor for the Public Service

Company of Colorado for 43 years and taught Sunday school at the First Church of the Nazarene. Mr. Ray died on May 23, 1988 and Rubye died on August 20, 1998. In July of 1995, the current owner of the house, Brad Schell, purchased the property from the Rays.

A native of Steamboat Springs, CO, Schell attended the University of Colorado and later started the company *CadZooks* which developed a computer application to automate the drawing of pre-cast structures. In 1999, Schell started *LastSoftware* with Joe Esch which developed the immensely popular 3D architectural design *SketchUp* program. The intent of the software was to "allow design professionals to draw the way they want by emulating the feel and freedom of working with pen and paper in a simple and elegant interface, that would be fun to use and easy to learn, and that would be used by designers to play with their designs in a way that is not possible with traditional design software. It also has user friendly buttons to make it easier to use." The program won a Community Choice Award at its first tradeshow in 2000 and by the 2004 had millions of users worldwide.

The company quickly grew to 70 employees with offices in Boulder, Munich, and London. In 2005, Schell worked with Google to develop a "Plug In" for *Google Earth* and the following year *LastSoftware* was acquired by Google for \$45 million.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, of the historic preservation ordinance specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, *Legislative Intent*, and 9-11-2, *City Council May Designate Landmarks and Historic Districts*."

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 D: Significant Criteria for Individual Landmarks.*

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

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

ANALYSIS OF LANDMARK CRITERIA:

A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the proposed application to landmark 1815 Mapleton Ave. will protect, enhance, and perpetuate a property reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 1815 Mapleton Ave. has historic significance under criteria 1, 2, and 4.

1. **Date of Construction:** c. 1916

Elaboration: A building permit was issued to Elliot A. Van Dyke on April 1, 1916 to build a brick, 5-room, 1 bath, 1 water closet home at an estimated cost of \$2,190.00. The address first appears in city directories in 1918.

2. Association with Persons or Events: John W. Beck, Brad Schell

Elaboration: The property has only had a handful of owners in its nearly 100 year history.

John and Carrie Beck owned and resided in the house from 1918 until Mr. Beck's death in 1935. Beck, a Civil War Veteran, was a member of the Grand Army of the Republic and served as chaplain for the Nathaniel Lyon Post in Boulder. Mrs. Beck was active in the Daughters of Union Veterans Boulder Chapter and worked as a school teacher.

From 1995 to the present, the property has been the home of noted software developer, Brad Schell. Schell started *LastSoftware* with Joe Esch which developed the immensely popular 3D architectural design *SketchUp* program.

See Attachment C: Building Research.

3. Development of the Community: None observed

4. Recognition by Authorities: The 1987 Historic Building Inventory Form for this property identifies the house and barn as significant as representative of a "Boulder's early, vernacular, middle-class housing," and that it "adds to the architectural diversity of Mapleton Avenue and the Whittier neighborhood."

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 1815 Mapleton Ave. has architectural significance under criteria 1 and 3.

1. Recognized Period or Style: Vernacular/Queen Anne

Elaboration: The house is representative of vernacular building evidenced by its simple plan and relative lack of ornamentation. Queen Anne variants of this form feature an asymmetrical massing and decorative shingled gables. The Colorado Office of Archeology and Historic Preservation considers the simple Queen Anne form as a common type of residential building in Colorado.

2. **Architect or Builder of Prominence:** Elliott Van Dyke was involved in the real estate business in Boulder, however he is not considered to be a builder of prominence.
3. **Artistic Merit:** None observed
4. **Example of the Uncommon:** The blond brick used for the construction of the house is somewhat unusual for its speckled appearance, a result of a darker “clinker” probably having been added to the clay matrix before firing.
5. **Indigenous Qualities:** None observed

B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?

Staff finds that the proposed designation will maintain an appropriate setting for the house at 1815 Mapleton Ave. and enhance property values, promote tourist trade and interest, and foster knowledge of the City’s living heritage. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 1815 Mapleton Ave. has environmental significance under criteria 5.

1. **Site Characteristics:** None observed
2. **Compatibility with Site:** None observed
3. **Geographic Importance:** None observed
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** The property is located in the potential Whittier Historic District, which retains its residential historic character.

C. Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city’s cultural, historic, and architectural heritage

by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).

Staff finds this application draws a reasonable balance between private property rights and the public interest in preserving the city’s cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:

Remarkably, this house has only had three owners in its nearly 100 year history. Staff considers that the landmark should be named the **Beck-Schell House**, given its association with John W. Beck, a Civil War veteran and his wife Carrie, who were the first residents of the house. Software developer owner has been a careful and considerate owner of the property for nearly 17 years. Because of his careful stewardship of this property and given his significance as an internationally known software developer at the turn of the twentieth century, staff considers the property to bear his name also. 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 E: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The house is located on a standard size residential lot measuring approximately 7,389 square feet in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

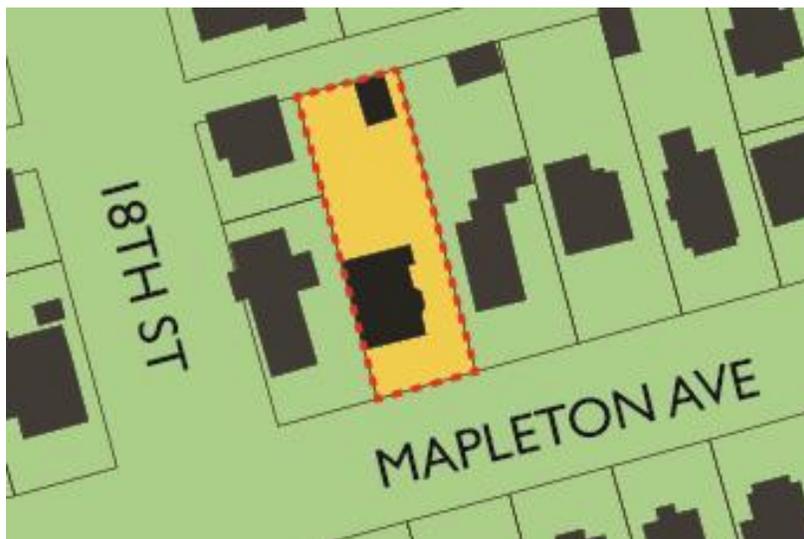


Figure 11: Proposed Landmark Boundary (dashed line)

ATTACHMENTS:

- A: Application for Individual Landmark Designation
- B: Historic Building Inventory Form
- C: Building Research
- D: Significance Criteria for Individual Landmarks
- E: Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)*

Attachment A: Application for Individual Landmark Designation

H152011-00214

Application for Individual Landmark

Name of Building:	Date: 10/7/11
Address: 1815 MAPLETON	
Owner(s): BRAD SCHELL	Phone: 303.444.8889
Address(es):	
Applicant: SAME	Phone:
Address:	
Date of Construction: 1915	
Type of Construction: BRICK	
Architectural Style / Period:	
Architect / Builder:	
Condition of Exterior:	
Additions / Alterations to Exterior:	
Date of Alteration(s) / Addition(s):	

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: Brad Schell	
Address:	
Designation initiated by:	Date: 10/7/11

Parcel Summary Report For Parcel # 0006700

Notes

Legals: LOT 7 BLK 23 BOULDER NORTH

OWNER

SCHELL BRAD

1815 MAPLETON AVE
BOULDER CO 80304 - 4265

PROJECTS

Number Description

CASES

<u>Number</u>	<u>Description</u>
HIS2008-00093	Proposal to demo detached garage
HIS2011-00091	Demolition Review - For changes to street facing walls on home constructed in 1915 and complete demolition of 292 sf detached garage off of alley.
HIS2011-00214	Designate single-family residence with detached garage as an individual landmark.
HIS2011-00215	Landmark Alteration Certificate for changes to street facing walls on home constructed in 1915 and complete demolition of 292 sf detached garage off of alley.
PMT1998-04038	Electrical RESIDENTIAL SERVICE CHANGE
PMT2005-01766	Excavation of crawlspace in conformance with engineer's letter. Approx. 30 cubic yards to be removed. Resulting crawlspace will be approx. 6' in height.

DOCUMENTS

File Name:

Description

Created:

Created By:

Attachment B: Historic Building Inventory Form

594x

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

HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Boulder Survey of Historic Places, 1987 CITY: Boulder STATE ID NO.: 58L1848
 TEMPORARY NO.: Not applicable

CURRENT BUILDING NAME: OWNER: Frank & Ruby Ray
 1815 Mapleton Ave.
 ADDRESS: 1815 Mapleton Ave. Boulder, CO 80302
 Boulder, CO

TOWNSHIP 1 N., RANGE 70 W., SECTION 30, SE 1/4, NW 1/4

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

DISTRICT NAME: Not applicable ADDITION: Boulder North YEAR: 1873
 BLOCK: 23 LOTS: 7

FILM ROLL NO.: BL-14 NEGATIVE NO.: 19 NEGATIVE LOCATION: City of Boulder Planning DATE OF CONSTRUCTION: ESTIMATE: 1915 ACTUAL: SOURCE: Boulder County Assessor's records, 1929 and 1987

USE: PRESENT: residence HISTORIC: residence

CONDITION: EXCELLENT GOOD FAIR DETERIORATING

EXTENT OF ALTERATIONS: MINOR MODERATE MAJOR

DESCRIBE:

ATTACH PHOTOGRAPH HERE.

STYLE: Classic Cottage STORIES: 1 ORIGINAL SITE MOVED DATE(S) OF MOVE:

MATERIALS: brick, wood SQ. FOOTAGE: 1378 FIELD ASSESSMENT: ELIGIBLE NOT ELIGIBLE

ARCHITECTURAL DESCRIPTION: Hipped roof; two front bays. The front-gabled bay has regularly coursed shingles, a small window with architrave surround, and a pent roof enclosure. The one bay, open, inset, entry porch has column supports; balustrade with wooden balusters; classical frieze. Notable features include the bay window on the eastern elevation which has staggered brick corners; the double-hung facade windows which have segmental arches; and the rusticated stone sills. Stone foundation.

DISTRICT POTENTIAL: YES CONTRIBUTING NO NON-CONTRIBUTING

LOCAL LANDMARK DESIGNATION? YES NO NAME: DATE:

ASSOCIATED BUILDINGS? YES NO TYPE: garage

ADDITIONAL PAGES: YES NO IF INVENTORIED, LIST ID NOS.:

PLAN SHAPE:	ARCHITECT: unknown	STATE ID NUMBER: 58L1948
	SOURCE:	ORIGINAL OWNER: unknown
	BUILDER/CONTRACTOR: unknown	SOURCE:
	SOURCE:	THEME(S): The Urban Frontier (1860-1920)
	CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE)	
CONTINUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)		
The current owners of the house, Frank and Ruby Ray, have owned the house since at least the 1940s.		
CONTINUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)		
ARCHITECTURAL SIGNIFICANCE:		HISTORICAL SIGNIFICANCE:
<input type="checkbox"/> REPRESENTS THE WORK OF A MASTER	<input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES	<input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION
<input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS	<input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS	<input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
STATEMENT OF SIGNIFICANCE: This brick house, built c. 1915, represents Boulder's early, vernacular, middle-class housing. The house, which still features its original porch detail, adds to the architectural diversity of Mapleton Avenue and the Whittier neighborhood.		
CONTINUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
REFERENCES: (BE SPECIFIC) Boulder County Assessor's records, 1929 and 1987.		
CONTINUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
SURVEYED BY: L. Simmons/C. Whitacre	AFFILIATION: Front Range Research Associates Inc.	DATE: Sept. 1987

ATTACHMENT A
HISTORIC BUILDING INVENTORY RECORD

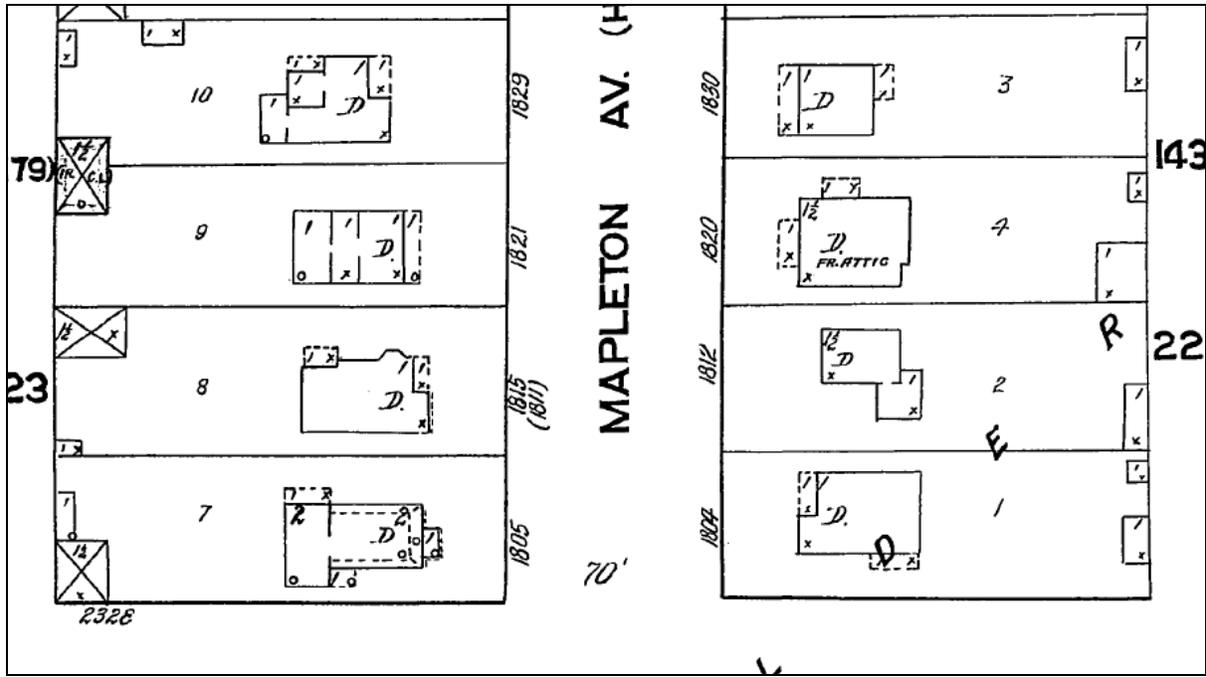


Attachment C: Building Research

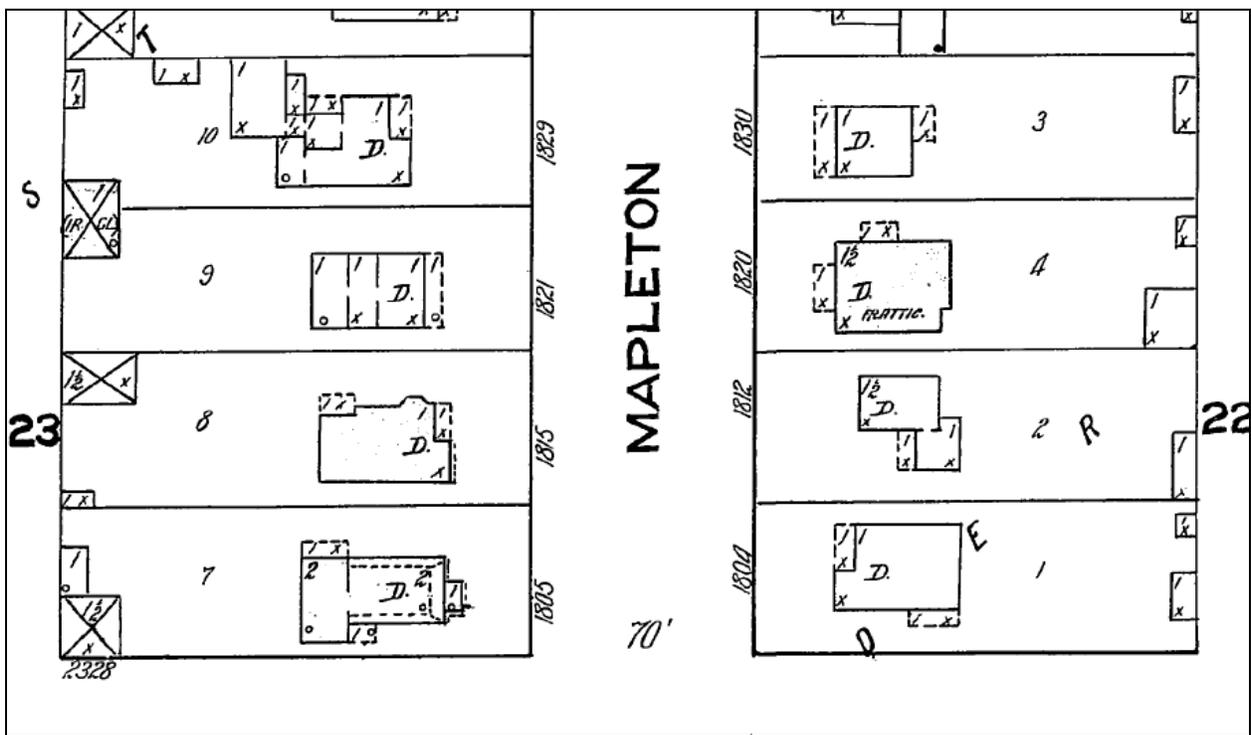
Deed and Directory Research -1815 Mapleton LOT 7 BLK 23 BOULDER NORTH

Owner (Deeds)	Date	Occupant(s)/Directory
John W. Valentine (owned property, house not yet built 1907-1916)	1907	
	1910 Census	
	1911	
	1913	
	1915	
Elliott Van Dyke (1916-1918) House built in 1916	1916	John W. Beck (Civil War Veteran) and Carrie Hays Beck (Carrie Hays Beck only from 1935-1943) (owners)
John W. Beck (1918-1943)	1918	
	1921	
	1923	
	1926	
	1928	
	1930 Census	
	1932	
	1936	
	1938	
	1943	
Frank P. Ray (1943- 1988)	1949	Frank P. Ray (Shift Supervisor at Public Service CO of Colorado) and Rubye E. Ray (owners). (Rubye E. Ray only from 1988-1995)
	1951	
	1953	
	1955	
	1960	
	1965	
	1970	
	1975	
	1980	
	1985	
Howard R. Ray (son of Frank and Rubye 1988-1995)	1888	
	1990	
	1995	
Brad Schell (1995-present)	1996	Brad Schell (owner)
	1999	
	2001	
	2003	
	2006	
	2009	
	2011	
	2013	

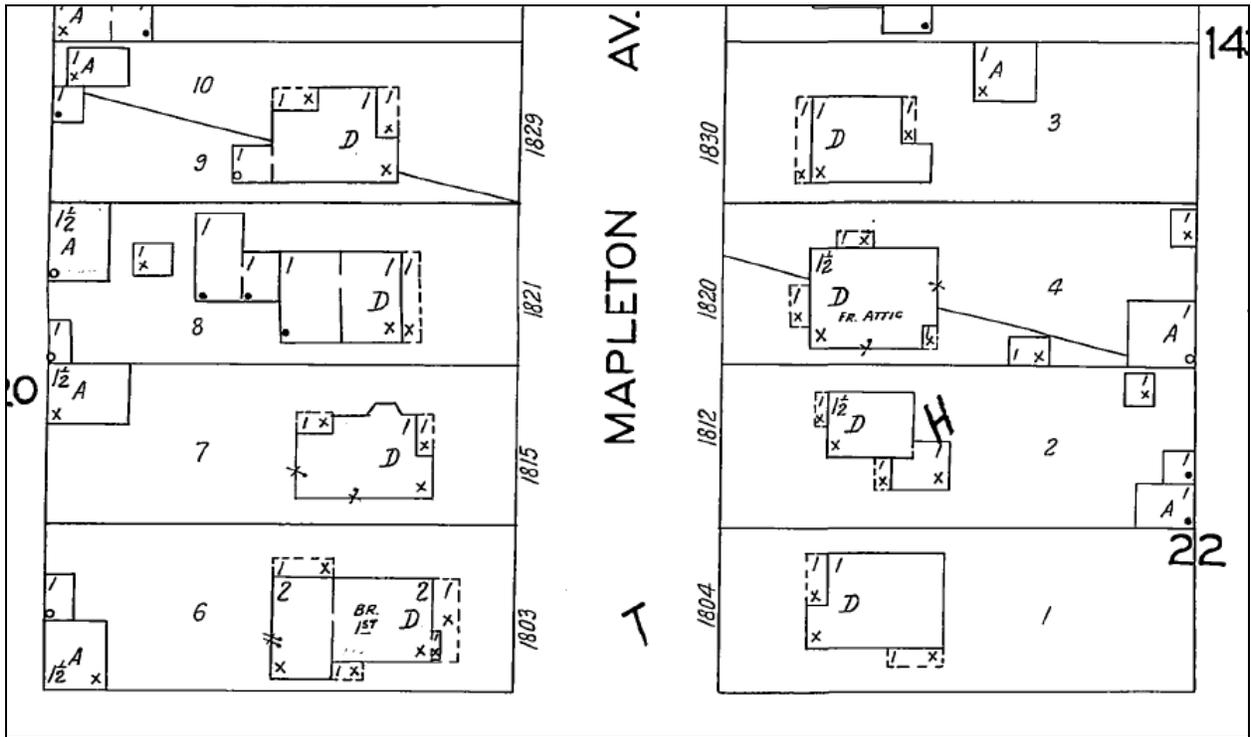
SANBORN MAPS



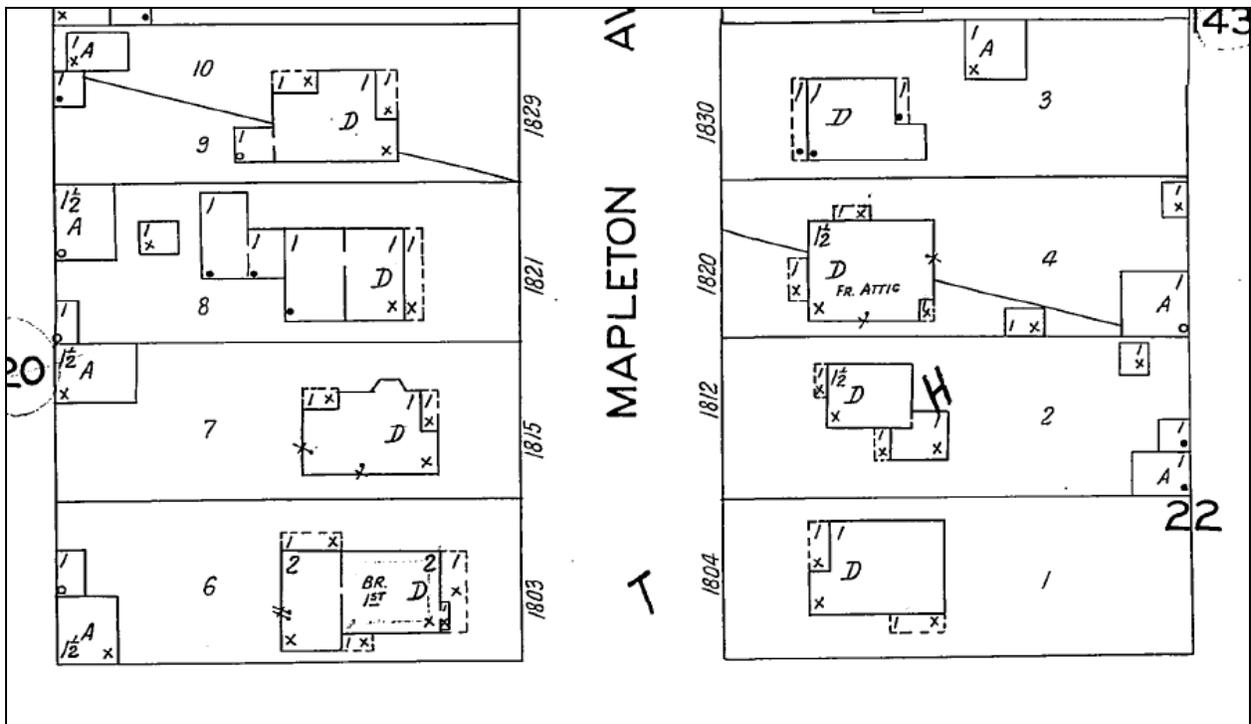
1918 Sanborn Map



1922 Sanborn Map



1931 Sanborn Map



1931-1960 Sanborn Map

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, and 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 E: Guidelines for Names of Landmarked Structures and Sites (1988)

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.