

MEMORANDUM

August 5, 2015

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
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a motion to adopt a resolution to initiate landmark designation of the property at 1300 Canyon Blvd, as an individual landmark pursuant to Section 9-11-3, B.R.C. 1981 (HIS2015-00086).

STATISTICS:

1. Address: 1300 Canyon Blvd.
 2. Date of Construction: 1968
 3. Zoning: DT-5 (Downtown- 5)
 4. Owner: City of Boulder
 5. Applicant: Historic Boulder, Inc.
-

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board initiate landmark designation of the property at 1300 Canyon Blvd. by resolution as shown in Attachment E.

SUGGESTED MOTION:

I move that the Landmarks Board initiate landmark designation for the property located at 1300 Canyon Blvd., finding that it meets the criteria for such initiation pursuant to Section 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code 1981, and, in balance, is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.

SUMMARY:

- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 1300 Canyon Blvd.
- On April 7, 2015 Historic Boulder, Inc. submitted an individual landmark application for the property. See Attachment A: Landmark Designation Application.
- The letter from Historic Boulder, Inc. states that the Atrium Building possesses distinctive

architectural character; it was designed by prominent Boulder architect Hobart Wagener; the building is suitable for adaptive reuse; and that it should continue to anchor the southeast corner of 13th St. and Canyon Blvd.

ANALYSIS:

The Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, requires that the Landmarks Board hold a public hearing to consider initiating landmark designation of a property if an application is made by a historic preservation organization pursuant to Section 9-11-3 (a)(4), B.R.C., 1981.

CRITERIA FOR THE BOARD’S DECISION

Initiation hearings are legislative, not quasi-judicial. In reviewing applications from a historic preservation organization¹, the board may consider without limitation the following criteria:

- (1) There is probable cause to believe that the building or district may be eligible for designation as an individual landmark or historic district consistent with the purposes and standards in Sections 9-11-1, “Legislative Intent,” and 9-11-2, “City Council May Designate Landmarks and Historic Districts,” B.R.C. 1981;
- (2) There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;
- (3) There is community and neighborhood support for the proposed designation;
- (4) The buildings or features may need the protections provided through designation;
- (5) The potential boundaries for the proposed district are appropriate;
- (6) In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan; or
- (7) The proposed designation would generally be in the public interest.

ANALYSIS:

¹ Historic Boulder was last recognized by the board as a historic preservation organization in January 2007 (See *Attachment B: Recognition Resolution*).

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

Staff considers that the building may be eligible for designation as an individual landmark per section 9-11-1 and 9-11-2, B.R.C., 1981. The building was surveyed as part of the *Modern Architectural Structures in Boulder: 1947-1977* survey in 2000, and was found to be potentially eligible for listing on the National Register of Historic Places and eligible for designation as a local landmark. The survey documents that the building's significance includes:

- Its association with the development of the Modern movement in architecture in Boulder...The Midland Savings and Loan is significant in that it embodies the characteristics of the Rustic Modern style, including:
 - A mix of horizontals and verticals;
 - Horizontal ribbon windows divided by vertical mullions and a skylight;
 - Use of traditional materials like stone;
 - Traditional conception of the building's volumes;
 - Integration of the indoors and outdoors;
 - No ornamentation;
 - Deep overhanging eaves; and
 - Pyramidal hipped roof which is a prominent design feature.
- Its high standard of construction and craft
 - The stonework is of the highest quality as is the tile-clad roof.
 - The pyramidal roof structure is expertly crafted.
- The appearance of natural stone walls
 - A prominent feature in Boulder's architecture that relates to the University of Colorado campus and to many historic buildings off-campus.
- The work of Hobart D. Wagener, an acknowledged master of Boulder architecture.
- Its prominent location as a key commercial building on Canyon Blvd. in downtown Boulder.
- The Midland Savings and Loan also satisfies criterion Consideration G, achieving significance within the past fifty years due to its exceptional significance including its integral relationship to the post-war development of Modern architecture in Boulder. *See Attachment B: Survey Form, 2000.*

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

The historic preservation program has limited resources due to current workload but can complete the necessary work for this application.

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

At this time, there is little information on whether there is community support for initiating the application.

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

As part of the Civic Area Master Plan, the building may be proposed for demolition. However, there is no current threat of demolition.

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

Not applicable.

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

Policy 2.33 of the Boulder Valley Comprehensive Plan States that, “[b]uildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings . . . , design review, public improvements, and other tools.” This policy encourages landmark designation of significant buildings and sites.

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

As part of the Civic Area Master Plan, a feasibility study for the potential reuse of the Atrium is scheduled to be undertaken in the fall of 2015. The results of the study will help inform the value of landmark designation of the Atrium Building to the public interest. Staff recommends that, if the Board chooses to initiate landmark designation of the Atrium Building, the Landmarks Board and the applicant (Historic Boulder, Inc.,) agree to delay the designation hearing until the feasibility study is complete.

DECISION OF THE BOARD:

If the board chooses not to initiate landmark designation of the property, the application will be denied.

If the board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in Attachment E. If initiated, the application will be scheduled for a public hearing before the Landmarks Board within 60 to 120 days (unless otherwise agreed upon by the board and the applicant) in order to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981. If the board initiates the designation application, the owner must obtain a landmark alteration certificate prior to the submission of building permit applications for the property if they choose to proceed while the application is pending, or they may choose to wait until the application process is complete.

Staff recommends that, if the Board chooses to initiate landmark designation of the Atrium Building, the designation hearing be delayed until the feasibility study is complete.

ATTACHMENTS:

- A: Designation Application
- B: Architectural Survey Form, 2000
- C: History of 1300 Canyon Blvd.
- D: Recognition Resolution of Historic Boulder, Inc.
- E: Draft Resolution to Initiate

Attachment A: Landmark Designation Application

H152015-00086

Application for Individual Landmark

Name of Building: Atrium Building **Date:** 03/27/2015

Address: 1300 Canyon Boulevard, Boulder, CO 80302

Owner(s): City of Boulder **Phone:** (303) 441-3388

Address(es): P. O. Box 791, Boulder, CO 80306

Applicant: Historic Boulder, Inc. **Phone:** (303) 444-5192

Address: 1123 Spruce Street, Boulder, CO 80302

Date of Construction: 1969

Type of Construction: Colorado Sandstone

Architectural Style / Period: Rustic Modernism

Architect / Builder: Hobart D. Waegner

Condition of Exterior: Good

Additions / Alterations to Exterior: N/A

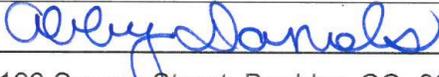
Date of Alteration(s) / Addition(s):

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:	
Address:	1123 Spruce Street, Boulder, CO 80302
Designation initiated by:	Date: 03/27/2015



March 27, 2015

Historic Boulder is submitting an application for individual landmark designation of the city-owned Atrium Building (originally the Midland Federal Savings Bank) at the southeast corner of 13th Street and Canyon Boulevard.

The Atrium Building, built in 1969, possesses distinctive architectural character was designed by prominent mid-century Boulder architect Hobart D. Wagener. The Atrium Building was included as one of 66 important modern buildings in the city's Survey of Boulder Modern Architecture, produced in 2000 to guide the city in the preservation of important modernist structures. This building was singled out in that survey as "one of the finest modern buildings in the city" and its architect as "one of the acknowledged masters of Boulder's mid-century modern architecture."

Three architects and a structural engineer who are members of Historic Boulder's board have studied the original drawings for the building and have made a preliminary evaluation that the Atrium Building can be altered without great expense for the purposes described above. This would involve the removal of the existing interior construction in the 9,000 SF building resulting in one large high-ceilinged dramatic space, open to the skylight and pyramidal roof structure. Also, we have considered the addition of overhead glass garage-type doors at the south side to allow the building to open up to the exterior plaza adjacent to the Tea House.

Historic Boulder strongly believes the Atrium Building, an eminent example of Boulder's unique mid-century modernism, a building which is suitable for many new and creative uses in the community, and which has anchored the corner of Canyon Boulevard and 13th Street with an appropriate park-related scale for nearly fifty years, should not be destroyed.

1123 Spruce Street
Boulder, CO 80302

Architectural Inventory Form

Page 1 of 4

Resource # 5BL8248

1300 Canyon Boulevard

OAHP1403

Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Official eligibility determination
(OAHP use only)

Date	Initials	Eligibility not yet determined by the Boulder Landmarks Board or the Colorado Historical Society
_____	Determined Eligible - NR	
_____	Determined Not Eligible - NR	
_____	Determined Eligible - SR	
_____	Determined Not Eligible - SR	
_____	Need Data	
_____	Contributes to eligible NR District	
_____	Noncontributing to eligible NR District	

Architectural Inventory Form

I. IDENTIFICATION

1	Resource number	5BL8248
2	Temporary resource number	None
3	County	Boulder
4	City	Boulder
5	Historic building name	Midland Savings and Loan
6	Current building name	Atrium Building
7.1	Building address	1300 Canyon Boulevard
8.1	Owner name	City of Boulder
8.2	Owner address	1050 Walnut #325
8.3	Owner city	Boulder
8.4	Owner state	CO
8.5	Owner zip	80302

II. GEOGRAPHIC INFORMATION

9.1	P.M.	6TH
9.2	Township	T1N
9.3	Range	R70W
9.4	1/4 of	NE
9.5	1/4 of	SE
9.6	1/4 of	SW
9.7	1/4 of	SW
9.8	Section	30
10.1	Zone	13
10.2	mE	476360
10.3	mN	4429340
11.1	USGS quad name	Boulder Quadrangle
11.2	Year	1966, Photorevised 1979
11.3	Map scale 7.5'	Yes
11.4	Map scale 15'	Not applicable
12.1	Lot(s)	4, 5, 6 and 1/2 Vac Alley
12.2	Block	14
12.3	Addition	Boulder O T
12.4	Year of Addition	Unknown
13	Boundary Description / Justification	Legal boundaries of property

III. ARCHITECTURAL DESCRIPTION

14	Building plan (footprint, shape)	Square plan
15.1	Length in feet	Unknown
15.2	x Width in feet	Unknown
16	Number of stories	One

Architectural Inventory Form

Resource # 5BL8248

1300 Canyon Boulevard

17	Primary external wall material(s) 2 max	Stone, Glass
18	Roof configuration 1 max	Pyramidal roof
19	Primary external roof material 1 max	Other Roof Material
20	Special features (all that apply)	See architectural description
21	General architectural description	

The Midland Savings and Loan is prominently sited on Canyon Boulevard in the central business district of downtown Boulder. The building is a one story rectilinear structure with a square footprint. The front wall on the street side comprises a line of floor to ceiling glass windows with piers placed at regular intervals. These square columns are clad in golden brown Colorado sandstone. These square stone columns surround the entire building. On the other sides of the building, the walls are clad in sandstone with large horizontally linked windows above. A distinctive feature of the building is the pyramidal roof surmounted by a pyramidal skylight made of transparent acrylic. In the original floor plan that has been lost, this large skylight once provided illumination for an enclosed central atrium. At that time, the rooms of the building were arrayed around the atrium space. The pyramidal roof is clad in brown-colored cast composition roof tiles. The material choices are interesting since they relate to those used on the University of Colorado campus buildings. The architect, Hobart Wagener employed golden brown sandstone and brown roof tiles for the Midland Savings and Loan. This seems to be a critique of the parallel relationship of the red sandstone and red roof-tiles, seen on many campus buildings. The landscaping includes foundation plantings and screens of deciduous trees.

22.1	Architectural style	Rustic Modernism
22.2	Building type	Not applicable
23	Landscaping or special setting features	See architectural description
24	Associated buildings, features or objects	See architectural description

IV. ARCHITECTURAL HISTORY

25.1	Date of construction, estimated	None
25.2	Date of construction, actual	1969
25.3	Source of information	City Tax Assessor Records
26.1	Architect	Hobart D. Wagener
26.2	Source of information	Interview Hobart Wagener
27.1	Builder / contractor	Unknown
27.2	Source of information	Unknown
28.1	Original owner	Midland Savings and Loan
28.2	Source of information	<i>The Denver Post</i> , October 15, 1967
29.1	Major additions/alterations/dates	Unknown
30.1	Original location Yes/No	Yes
30.2	Moved Yes/No	No
30.3	Date of move	Not applicable

Resource # 5BL8248

1300 Canyon Boulevard

V. HISTORICAL ASSOCIATIONS

31	Original use/s	<u>Financial Institution</u>
32	Intermediate use/s	<u>Financial Institution</u>
33	Current use/s	<u>Government Office</u>
34	Site type/s	<u>Not applicable</u>
35	Historical background	<u>See Boulder Modern Context and statement of significance</u>
36	Sources of information	<u>See bibliography, Boulder Modern Survey</u>

VI. SIGNIFICANCE

37.1	Local landmark designation	<u>No</u>
37.2	Date of designation	<u>Not applicable</u>
37.3	Designating authority	<u>Not applicable</u>
38.1	A. Associated with events	<u>No</u>
38.2	B. Associated with significant persons	<u>No</u>
38.3	C. Architectural significance	<u>Yes</u>
38.4	D. Yielded/likely to yield import hist	<u>No</u>
38.5	Criteria considerations Letter	<u>G</u>
38.6	Meets no criteria	<u>Not applicable</u>
39	Areas of significance	<u>Architecture</u>
40	Period of significance	<u>1969</u>
41.1	National	<u>No</u>
41.2	State	<u>Yes</u>
41.3	Local	<u>Yes</u>
42	Statement of significance	

The Midland Savings and Loan is significant for its association with the development of the Modern movement in architecture in Boulder. The Midland Savings and Loan is significant in that it embodies the characteristics of the Rustic Modern style: it has a mix of horizontals and verticals, it has horizontal ribbon windows divided by vertical mullions, there is a skylight, there is the use of traditional materials like stone, there is a traditional conception of the building's volumes, there is the integration of the indoors and outdoors, there is no ornament, there are deep over-hanging eaves, and there is a pyramidal hipped roof which is prominent design feature. The Midland Savings and Loan is significant for the high standard of the construction craft. The stonework is of the highest quality as is the tile-clad roof. The pyramidal roof structure is expertly crafted. The Midland Savings and Loan is significant for the appearance of natural stone walls, a prominent feature in Boulder's architecture that relates to the University of Colorado campus and to many historic buildings off-campus. The Midland Savings and Loan is significant because it is the work of Hobart D. Wagener, an acknowledged master of Boulder architecture. The Midland Savings and Loan is significant for its prominent location as a key commercial building on Canyon Boulevard in downtown Boulder.

The Midland Savings and Loan also satisfies Criteria Consideration G, achieving significance within the past fifty years due to its exceptional significance. This exceptional significance is defined by its integral relationship to the post-war development of Modern architecture in Boulder, a movement which has received extensive press coverage; by comparison with other Modern architecture of the post-war period in Boulder; and as documented by an ever-increasing body of scholarly evaluation on the historical importance of Modern architecture which developed during the post-war period.

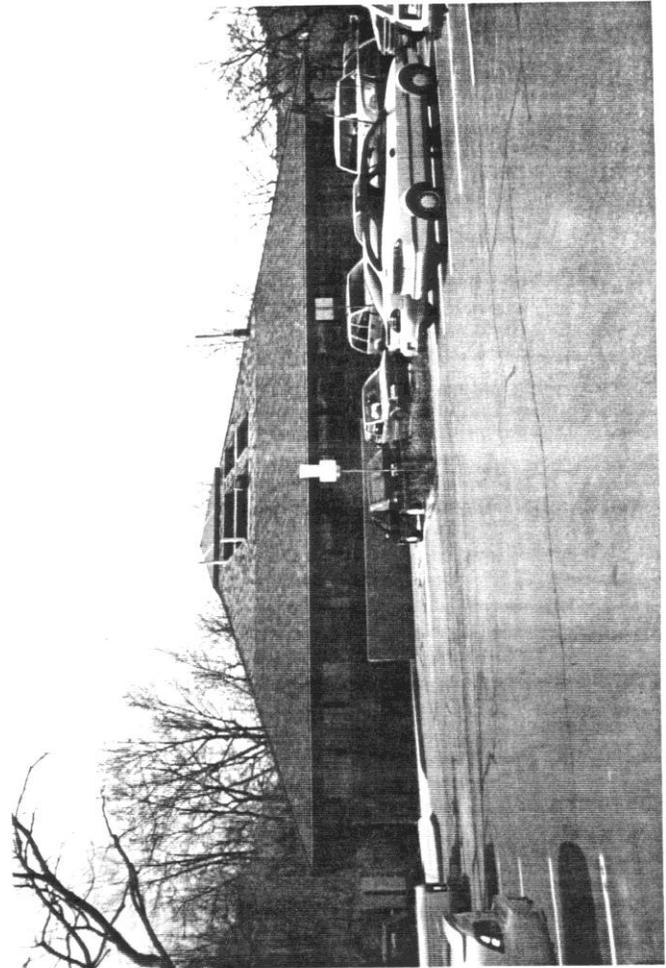
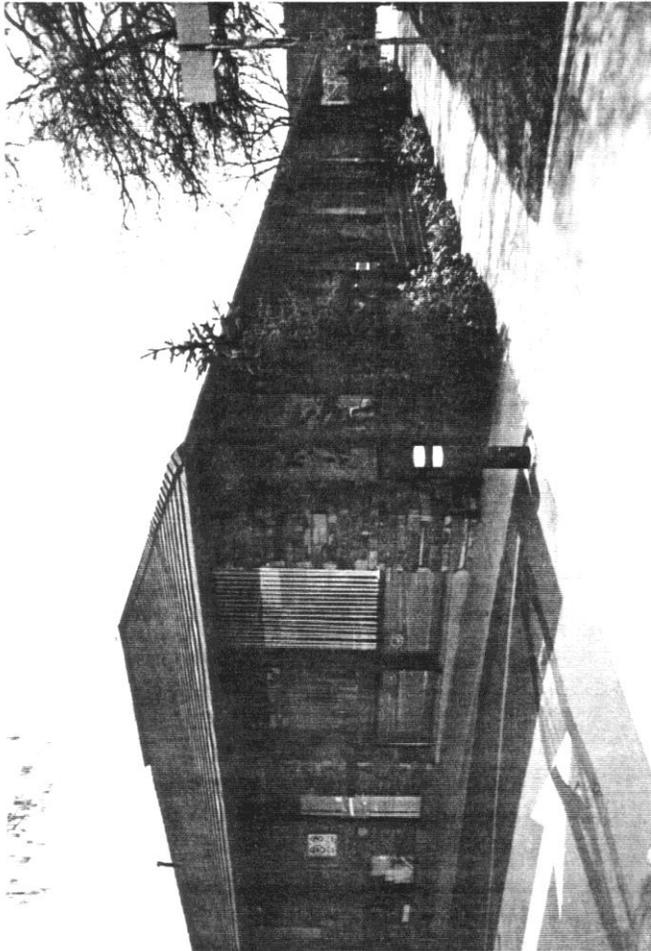
43	Integrity	<u>Largely original condition</u>
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Resource # 5BL8248

1300 Canyon Boulevard

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44.1 NR Eligible	Yes
44.2 NR Not Eligible	Not applicable
44.3 NR Need Data	Not applicable
45.1 NR District Potential Yes/No	No
45.2 NR District Potential Discussion	Not applicable
45.3 If district potential, Contributing	Not applicable
45.4 If district potential, Noncontributing	Not applicable
46.1 If existing district, Contributing	Not applicable
46.2 If existing district, Noncontributing	Not applicable
47.1 Photograph Numbers	Roll 07, Exposures 15-19
47.2 Negatives filed at	City of Boulder Planning Department Files
48 Report Title	Boulder Modern Architecture Survey
49 Date	June 1, 2000
50 Recorder	Diane Wray
51 Organization	None
52 Address	3058 S. Cornell Circle, Englewood, CO 80110
53 Phone number	303-761-8979









**History of the City of Boulder Atrium Building/Midland Savings & Loan
1300 Canyon Blvd.**

The Midland Savings & Loan/Atrium Building, located at 1300 Canyon Blvd., was built in 1969 after designs by noted modern architect Hobart Wagener. Today, this area is part of the downtown business district of Boulder and is on the eastern edge of the Civic Area. The southeast corner of 13th and Canyon was previously the site of the Miles D. Bradfield Lumber Company, operating from 1927 until 1966. The Lumber Company was oriented towards 13th Street rather than Canyon Boulevard, making its address 1776 13th Street. In 1966, the Bradfield Lumber Company relocated to 2490 Spruce Street where a “modern lumber and building supply facility” was built.²

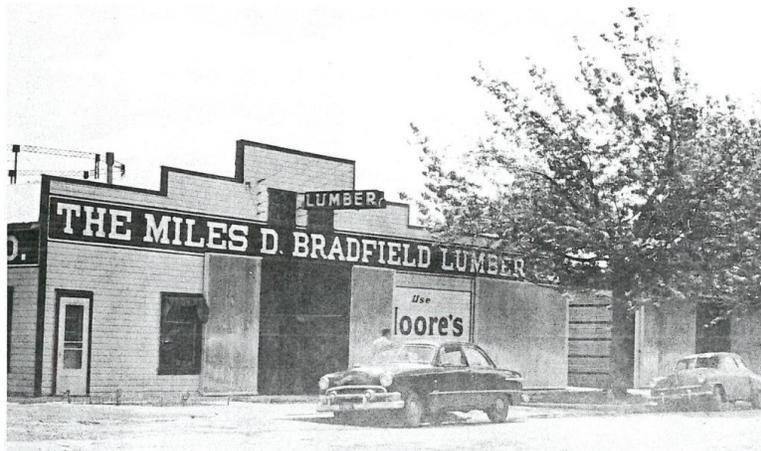


Figure 2. Picture of the Bradfield Lumber Company at 1776 13th Street, c. 1930.

After the Bradfield Lumber Co. moved out in 1966, the land was acquired by the Flatirons Bank of Boulder. In 1967, the lot was leased to the Midland Federal Savings and Loan Association, who announced plans to build a new branch office at the location. The Boulder branch of Midland Federal planned to relocate here from the office they then operated at 1125 Pearl St. The Midland Federal Savings and Loans Association was established in 1891 in Denver. It is unclear exactly where in that city their first office was located, but their largest and most grand was the building designed for the company by the Fisher & Fisher firm in the 1920s. While no longer occupied by Midland Federal, the building still exists and is located at 444 17th St. in downtown Denver.

² *Daily Camera*. “Bradfield Lumber Co. Planning Relocation.” Jan. 12, 1966.



Figure 3. View of the Midland Savings Company Building located at 17th Street and Glenarm Place, Denver, c. 1925.

MIDLAND FEDERAL

By the 1960s, Midland Federal already had several other branch buildings located throughout the Denver-metro area, including Aurora, Littleton, Englewood, and Fort Collins. In 1970 Midland Federal announced that their assets totaled to \$200 million, making them one of the largest savings and loan associations in the country.³ While Midland Federal's downtown Denver building was designed by the prominent Denver Fisher & Fisher architectural firm, many of its mid-century branch buildings were designed by Boulder modernist architect, Hobart D. Wagener. In a 1967 *Daily Camera* article that announced the new Boulder branch, it was also reported that the company would “[retain] Hobart D. Wagener Associates of Boulder to design a 10,000 square foot, one-story building.”⁴



Figure 1. Rendering of Boulder Midland Savings, by Jack Beavers for Hobart Wagener.

ARCHITECTURAL DESCRIPTION

Wagener designed the Midland Federal building at 13th and Canyon in what has been described as the “Rustic Modern” style, as identified by the hipped roof, deep over-hanging eaves, ribbon windows, a horizontal emphasis, and little ornamentation. The use of local natural stone on the

³*Daily Camera*. “Midland Savings Assets Reported At \$200 Million.” March 8, 1970.

⁴*Daily Camera*. “Midland Savings Plants 13th, Canyon building.” October 15, 1967.

building is characteristic of Boulder’s architecture and especially prominent to the architectural vocabulary of the University of Colorado, as well as prominent civic buildings, including the municipal building, and prominent private buildings such as the Boulder Masonic Lodge (2205 Broadway).



Figure 2. Photo of the Midland Federal Savings building, c. 1970s.

HOBART WAGENER

Hobart Wagener was born in South Dakota in 1921 and graduated from the University of Michigan, School of Architecture in 1944. After serving in World War II in the Okinawa campaign, Wagener began his architectural practice in New York City with Eggers and Higgins. In 1950, Wagener and his family moved to Boulder where he first worked with local architect James Hunter prior to launching his own firm in 1953. In 1985 Wagener and his family retired to Coronado, California where he died in 2005.⁵

Wagener had a prolific career, designing over 200 public and private buildings in the Boulder area. Some of his most notable commissions include The Greenshield Insurance Building and Labrot House (both individual local landmarks), St. John’s Episcopal Chapel, the First Methodist Sanctuary, Fairview High School, and the First National Bank. He also designed the University of Colorado Kittredge Dormitories and Williams Village and collaborated in the design of the University’s Engineering Sciences Complex. Ten of Wagener’s designs received either national or regional awards from the American Institute of Architects and in 1985 the AIA recognized him as the architect of the year.

Hobart Wagener’s firm was responsible for designing at least ten Midland Federal buildings located in Denver, Arvada, Aurora, Fort Collins, Greeley, Lakewood, Longmont, Gunbarrel, and Boulder. At this time, more research needs to be done to conclude how many Midland Federal branches existed along the Front Range and exactly how many were designed by Wagener. Many

⁵ Hobart D. Wagener Obituary. <http://www.legacy.com/obituaries/denverpost/obituary.aspx?n=hobart-d-wagener&pid=15374827>. Published Oct. 16, 2005.

of Wagener's Midland Federal buildings share a similar roof-dominated design, with ribbons windows and a horizontal emphasis. At this time, only four addresses of Wagener's Midland Federal buildings are known, but these four are all still standing. They are:

- 1300 Canyon Blvd., Boulder
- 5400 Idylwild Tr., Gunbarrel
- 606 Mountain View Ave., Longmont
- 1435 Wadsworth Blvd., Lakewood



Figure 2. Midland Federal Savings and Loan Buildings designed by Wagener. Left-right: Arvada, Fort Collins (c.1970), Greeley, Lakewood (c.1962), Gunbarrel (2012), Longmont (2012). Photos courtesy of the Wagener Collection at the Boulder Carnegie Library for Public History, and Google Earth, 2015.

The design of the Midland Federal building is characteristic of Wagener's commercial and institutional building designs executed during the late 1960s and early 1970s, his most prolific period of work. The Kittredge Complex and Darley Commons at the University of Colorado, constructed in 1963 and 1969 respectively, are both visually similar to the Midland Federal building with their hipped roofs, deep overhanging eaves, ribbon windows and natural stone

walls. Kittredge Complex was constructed as a group of units for student housing, located at the southeast corner of campus. Darley Commons consists of a dining hall, studying areas, a convenience store, and a mailroom for students who live in Williams Village.



Figures 3 & 4: Left: photo of Kittredge Complex, c. 1970. Right: Darley Commons, undated.

www.housing.colorado.edu/construction.



Figure 5: Wagener's private residence, 7060 Roaring Fork Trail, c. 1965.

One of Hobart Wagener's most awarded designs was the private residence he built for himself and his family at 7060 Roaring Fork Trail just outside of Boulder. Built about 1965, the house features deep overhanging eaves, ribbon windows, and a hipped roof similar to the Midland Federal building. The design merited an AIA Honor Award, was featured in the *Sunset* magazine's Western Home Award, and received the prestigious *Architectural Record* 1967 award. The house's design incorporated a central garden room with a 25-foot high roof with a pyramid-shaped skylight. "The lush greenness of the garden...is an integral part of every room – exotic, tropical, exciting – like a jungle in miniature." The rear elevation of the house that faces west is all glass, "giving the living room the feeling of being enveloped by its surroundings..."⁶ Likewise, the Midland Federal building's interior is visually similar to the Kittredge complex and the Wagener residence. All feature high, slanted ceilings with exposed wood and tall, vertical windows to maximize natural daylight into the interior spaces.

⁶ *The Denver Post*. "Garden in the House." April 7, 1968.



Figure 6. Interior view of Midland Federal Savings and Loans building, 1300 Canyon, c. 1970.



Figure 7. Left: interior view of the Kittredge Complex, c. 1970, Right: interior view of Wagener residence at 7060 Roaring Fork Trail, 1968.

In 1984, the Midland Federal Savings and Loan Company merged and changed its name to the Midland Western Federal Savings and Loan Association. Beginning in the 1980s, parts of the 1300 Canyon building were rented to various tenants, including the Bonded Business Services, Ltd. and the Boulder Alcohol Education Center, in addition to the Savings and Loan Company. The 1994 City of Boulder directory shows that the City's Open Space and Real Estate departments shared a part of the building with the Savings and Loan Company. Beginning in 1995, the building was occupied solely by City departments, such as Downtown Management, Urban Renewal, and Open Space and Mountain Parks.



Figure 3. Advertisement for Midland Federal Savings in the 1975 City of Boulder Directory.

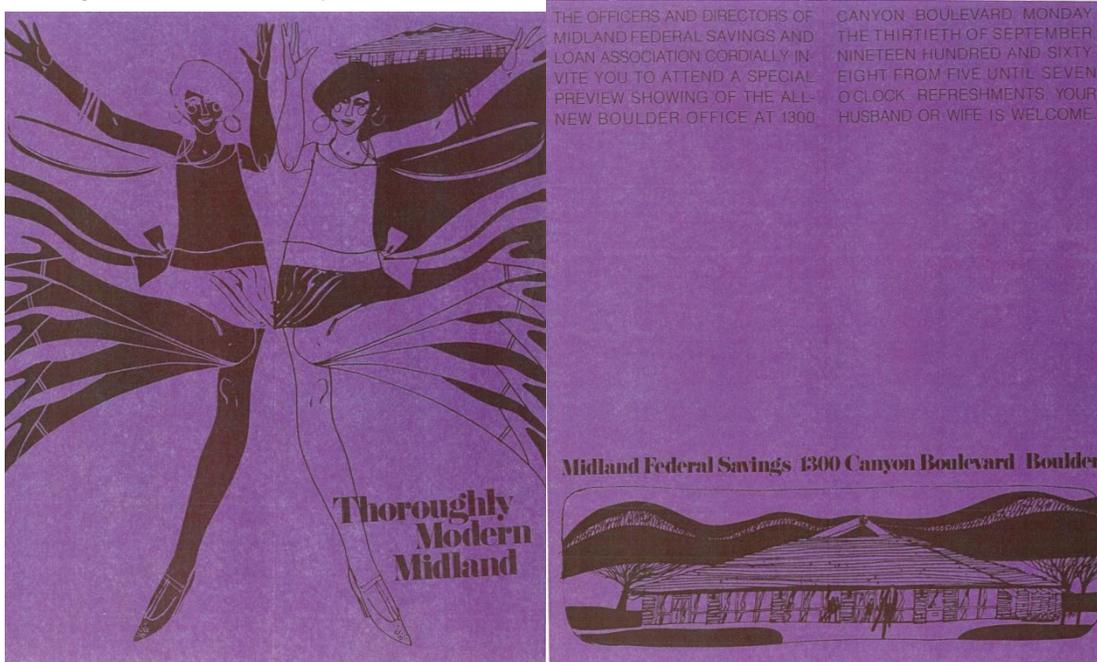


Figure 4. Invitation for grand opening of Midland Federal Savings Boulder branch, 1968.

Sources

"Brief Bio of Hobart D. Wagener," *City of Boulder?*

1890-1960 Boulder, Colorado Sanborn Maps.

Boulder, Colorado City Directories.

Boulder Carnegie Library for Public History

Denver Public Library Online Collection.

1300 Canyon Boulevard, *Colorado Cultural Resource Survey*, 2000.

Hobart D. Wagener Collection, 1951-1987. *Boulder Carnegie Library for Public History*.

Attachment D: Recognition Resolution of Historic Boulder, Inc.

RESOLUTION

A RESOLUTION TO DETERMINE THAT THE HISTORIC BOULDER, INC IS AN HISTORIC PRESERVATION ORGANIZATION AS DEFINED IN 9-16 OF THE BOULDER REVISED CODE, 1981

WHEREAS, the Landmarks Preservation Advisory Board of the City of Boulder, Colorado, hereby finds that Historic Boulder Inc, is an historic preservation organization as defined in subsection 9-16 of the Boulder Revised Code., as amended;

WHEREAS, the Landmarks Preservation Advisory Board of the City of Boulder, Colorado, finds that Historic Boulder Incorporated has over thirty years experience in historic preservation in Boulder, and a full-time professional staff, and is an organization with demonstrated experience and expertise in historic preservation per 9-16 of the Boulder Revised Code, 1981

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

Historic Boulder Incorporated is recognized as an organization with demonstrated experience and expertise in historic preservation, and

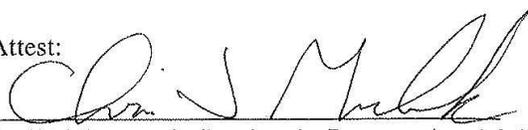
Be it further resolved that this recognition shall expire 5 years from the date of this resolution.

INTRODUCED, READ, PASSED, AND ADOPTED this 3rd day of January, 2007



Landmarks Preservation Advisory
Board Chair

Attest:



Staff Liaison to the Landmarks Preservation Advisory Board

Attachment E: Draft Resolution to Initiate

RESOLUTION NO. _____

A RESOLUTION OF THE LANDMARKS BOARD INITIATING THE DESIGNATION OF 1300 CANYON BLVD. AS AN INDIVIDUAL LANDMARK.

WHEREAS, on March 27, 2015 Historic Boulder, Inc, a recognized historic preservation organization, submitted an application to designate the property at 1300 Canyon Blvd.

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

Section 1. The City of Boulder Landmarks Board initiates the designation of 1300 Canyon Blvd., finding probable cause to believe the building may be eligible for designation as an individual landmark consistent with the standards set out in 9-11-1, 9-11-2, and 9-16-1 of the Boulder Revised Code, and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 5th day of August, 2015.

Chair, Landmarks Board

ATTEST:

Secretary to the Board

Attachment F: Photographs



1300 Canyon, North elevation, 2015.



1300 Canyon, Northeast corner, 2015.



1300 Canyon, East elevation, 2015.



1300 Canyon, West elevation, 2015.



1300 Canyon, Detail of west elevation, 2015.



1300 Canyon, Parking lot north of building, 2015.



1300 Canyon, Eaves and siding detail, 2015.



1300 Canyon, West elevation, 2015.



1300 Canyon, South elevation, 2015.



1300 Canyon, Parking lot at south of building, 2015.