

MEMORANDUM

August 7, 2013

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Preservation Planner
Marcy Cameron, Preservation Planner
Nicholas Wharton, Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 2205 Broadway as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00123).

STATISTICS

1. Address: 2205 Broadway
 2. Date of Construction: 1950
 3. Zoning: RH-2/BT-2 (Residential High/Business Transitional)
 4. Applicant/Owner: Boulder Historical Society and Boulder History Museum
-

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 2205 Broadway as a local historic landmark, to be known as the Boulder Masonic Lodge, 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, that 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 a past era and 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. 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 building proposed for designation has a special character and historical, architectural and aesthetic characteristics. Sec. 9-11-2(a)(1), B.R.C. 1981.
5. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

BACKGROUND:

- The property is located at the eastern edge of the Mapleton Hill Historic District.
- Because the building was constructed in 1950, and out of the identified 1865-1946 period-of-significance, staff considers the building to currently meet the definition for "Newer Significant Buildings" within the Mapleton Hill Historic District.
- On January 30, 2013 and February 6, 2013 the Landmarks design review committee reviewed exterior changes to the building (*see Attachment B*). The proposed changes were found to meet General and Mapleton Historic District Design Guidelines. A landmark alteration certificate is pending following review and approval of door, window, finishes, etc. by staff.
- On June 3, 2013 the city received an application from the Boulder History Museum for individual landmark designation of the property at 2205 Broadway. This application was submitted as a condition of Site Review approval for the re-development of the property.

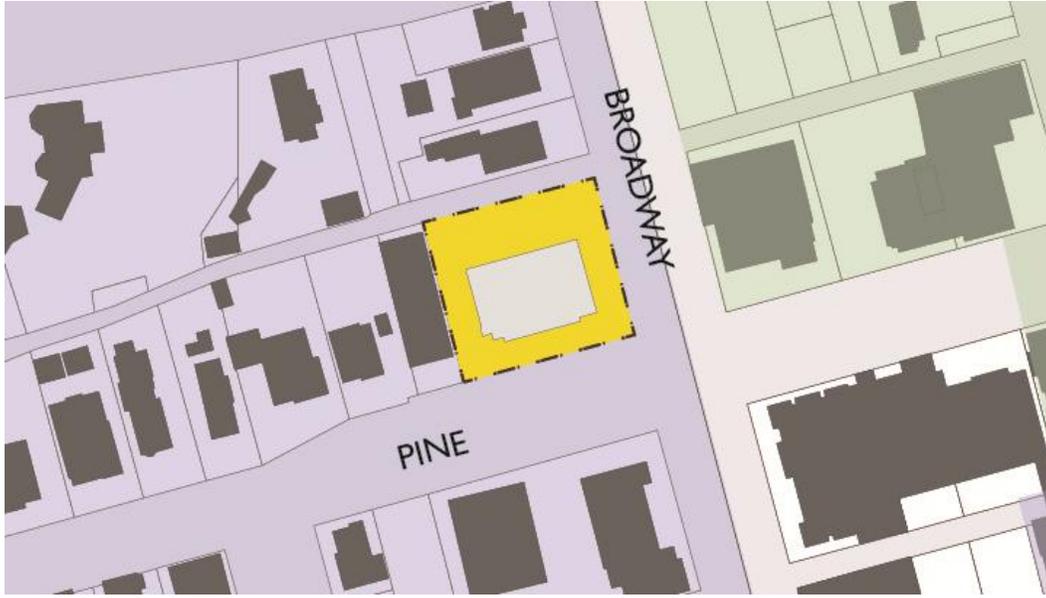


Figure 1. Location Map, 2205 Broadway.

PROPERTY DESCRIPTION:

The 20,757 square foot lot located at 2205 Broadway is bounded by Broadway on the east, Pine Street on the south, the Carnegie Branch for Local History on the west, and an alley on the north. The building encompasses the majority of the lot, with lawn covering on the south and east sides, and pavement on the north and west sides. A flagpole and time capsule are located on the southeast corner of the lot. A slight slope down to the south-east corner of the lot is mitigated by a concrete curb.



Figure 2: Masonic Lodge, 2205 Broadway, 2013.

Designed by prominent Boulder architect James M. Hunter for the Boulder Chapter of the Royal Arch Masons, the two-story, flat-roofed building was completed in 1950 and is remains largely unchanged from its original construction. The monolithic massing of the building is interrupted by the use of deeply grooved concrete at the foundation, cantilevered concrete overhangs and banding between the first and second levels, and a concrete cap at the roofline of the building. The upper portion of the building is clad in local stone while the east (Broadway facing) elevation is asymmetrical, with a large, unadorned volume at the north portion and a recessed volume on the south portion.

Concrete steps lead to the solid oak doors of the entrance, which is covered by a concrete cantilever providing portico. The Masonic symbol is located above the façade in a round concrete inlay with two lighter stone panels below. Five large, steel-frame divided-light windows with concrete sills and lintels punctuate the first level of the south elevation while five smaller windows of the same type and position are located on the second level. A long, narrow window well provides light to five windows at the basement level and a simple, concrete cantilever projects approximately two feet from the east elevation. The east end of the south elevation features a divided light, steel-frame window on the second story and a glass-block opening near the foundation. The west elevation features a rear entrance with solid oak doors, a service entrance, and two large steel-frame divided light windows. The cantilever over the rear entrance, the service door, and a plate-glass window with a stucco surround on the second floor appear to be later alterations. The north elevation features six large, steel-frame, divided light windows on the first level. The upper level is unadorned.



Figure 3: East Elevation, 2205 Broadway, 2013.



Figure 4: Entrance and Masonic Symbol, East Elevation, 2205 Broadway, 2013.



Figure 5: South Elevation, 2205 Broadway, 2013.



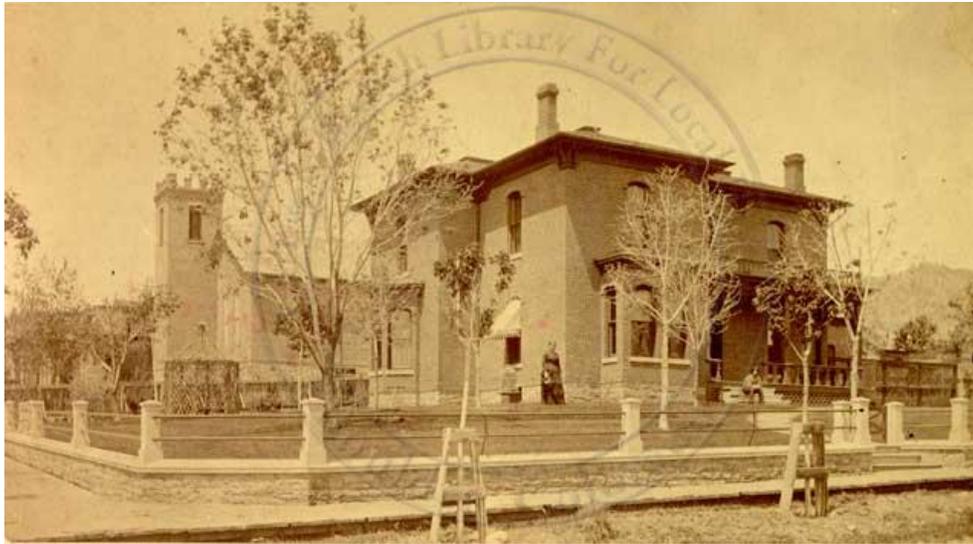
Figure 6: West Elevation, 2205 Broadway, 2013.



Figure 7: North Elevation, 2205 Broadway, 2013.

HISTORY

Prior to the construction of the Masonic Lodge in 1950, a two-story brick house stood on the northwest corner of the intersection of Broadway and Pine. Built in 1880 by Benjamin Myrick Williams, the Italianate house featured a low pitched roof with overhanging eaves, ornamental brackets and cornices, narrow arched windows, several bay windows and a balcony protruding over the entrance. Williams owned the Ben Williams Blacksmith Shop at 2031 Broadway.



*Figure 8: Benjamin Myrick Williams House, 2205 Broadway c.1885.
Photograph Courtesy the Carnegie Branch Library for Local History.*

The Masons have been active in Boulder since 1875, when twenty-two Royal Arch Masons petitioned the Most Excellent Grand High Priest of the Grand Royal Arch Chapter of Colorado to organize The Boulder Chapter of the Royal Arch Masons. The Grand High Priest, William N. Byers, granted a dispensation on May 21, 1875 and four months later a Charter was granted September 23, 1875.

The original meeting location of the fraternal lodge was located on the upper floor of the building at 1206 Pearl Street. In 1895, the Boulder Chapter of the Royal Arch Masons moved to their newly erected temple at 1344 Pearl Street. At this time records indicate that in addition to the twenty-two original petitioners, 519 members had been admitted to this chapter since its Charter. This grand Masonic Temple at 1344 Pearl Street remained the meeting location for the chapter until a fire destroyed much of the original building in 1945.



*Figure 9: The Masonic Temple was located at 1937 14th Street until it was damaged by fire in 1945.
Photograph Courtesy the Carnegie Branch Library for Local History*



*Figure 10: Masonic Lodge, 2205 Broadway, c.1950.
Photograph Courtesy the Carnegie Branch Library for Local History*

In 1948, the Boulder Masonic Association, Inc. purchased the property at 2205 Broadway from Ralph J. and Hazel M. Reed. This same year the organization commissioned Boulder architect James M. Hunter to design a new building to replace the one that had burned in a fire in 1945. Construction began immediately, and through the efforts of several members of the lodge, the majority of the labor, electrical work, the

initial clearing of the site and much of the actual construction materials were donated. The Masonic Lodge remained in use until 2012.



James M. Hunter

James Hunter was born in Omaha, Nebraska on April 19, 1908 to Edgar W. and Ida J. Hunter. He studied architectural engineering at Iowa State University from 1927 to 1931 before transferring to the University of Illinois, where he received his degree in 1936. Hunter began his career as a draftsman with Ernest Stouffer, Supervising Architect at the University of Illinois. He came to Boulder to work as a head draftsman in the office of Glen Huntington, as well as head draftsman for the University of Colorado. In 1940 he formed a partnership with Harold Jones, but left to serve in World War II. After the war, Hunter returned to Boulder and started his own firm, James M. Hunter & Associates. The Boulder Masonic Lodge was one of the first commissions of his newly established firm.

Although his work extended through the state, as well as in other states, the bulk of his practice was in Boulder where he could be close enough for full supervision. He felt “that an architect could function in a small community and could be an influencing and bettering force in the esthetic environment of that community.” Some of his key designs in Boulder include the Boulder Municipal Building, the Nelson House, the original Boulder Public Library, and the Boulder Medical Center.

During his illustrious career, Hunter served as planner and architect for Colorado State University and Fort Lewis College in Durango. He also held similar posts with Regis College, Denver, and Tarkio College, Missouri. In addition, he was president of the Colorado board of architect examiners, president of the Colorado chapter of the AIA, national second vice president of the AIA, and was made a Fellow of the AIA in 1957.¹

Hunter retired from active practice in 1973 and died at the age of 75 in 1983 at his home in Boulder. His work was recognized in architectural professional magazines during his time and today James M. Hunter is considered to be one of Boulder’s most influential architects.

¹ James M. Hunter, Biographical Sketch. Office of Archeology and Historic Preservation, Colorado Historical Society, 2006.

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. The criteria are included in *Attachment E*.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 45 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within 30 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 45 days) for a public hearing. The public hearing before City Council must be held within 100 days of the Landmark Board's decision recommending designation.

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 2205 Broadway will protect, enhance, and perpetuate a building 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 building at 2205 Broadway is considered to have historic significance under criteria 1, 2, 3 and 4.

- 1. Date of Construction:** 1950
- 2. Association with Persons or Events:** Boulder Masonic Association, Inc.

Elaboration: On May 16 1875, twenty-two Royal Arch Masons living in the vicinity of Boulder, Colorado Territory, petitioned the Most Excellent Grand High Priest of the Grand Royal Arch Chapter of Colorado to organize The Boulder Chapter of the Royal Arch Masons. The Grand High Priest, William N. Byers, granted a dispensation on May 21, 1875 and four month later a Charter was granted September 23, 1875.

The original meeting location of the fraternal lodge was located on the upper floor of the building at 1206 Pearl Street. In 1895, the Boulder Chapter of the Royal Arch Masons moved to their newly erected temple at 1344 Pearl Street. At this time records indicate that in addition to the twenty-two original petitioners, 519 members had been admitted to this chapter since its' Charter. This grand Masonic Temple at 1344 Pearl Street remained the meeting location for the chapter until a fire destroyed much of the original building in 1945.

In 1948, the Masons commissioned Boulder architect James M. Hunter to design plans for a new building to be located at 2205 Broadway. The majority of the construction labor for this building was donated by members of the lodge, as was the electrical work, initial clearing of the site and much of the actual construction materials. When the building was completed in 1950, the estimated cost for the building and furnishing was \$160,000 and it was described by many members as being one of the finest temples in the Rocky Mountain region.

- 3. Development of the Community:**

Elaboration: This building demonstrates the development of the Modern Architectural Movement in the Post-World War II era and promotes community awareness of our cultural, economic and social heritage.
- 4. Recognition by Authorities:** Survey of Modern Architecture, 2000.

ARCHITECTURAL SIGNIFICANCE:

Summary: The building at 2205 Broadway is believed to have architectural significance under criteria 1, 2, 3 and 5.

1. Recognized Period or Style: Modern Architecture

Elaboration: The Masonic Lodge was built in 1950 using the design of locally prominent architect, James M. Hunter, in a Modern Architectural style. Its horizontal and concrete construction is characteristic of a number of notable buildings built during the post-World War II period in Boulder.

2. Architect or Builder of Prominence: James M. Hunter

Elaboration: Some of Hunter's key architectural designs in Boulder include the Boulder Municipal Building, the Nelson House, the original Boulder Public Library, and Boulder Medical Center. During his illustrious career, Hunter served as planner and architect for Colorado State University and Fort Lewis College in Durango. He also held similar posts with Regis College in Denver and Tarkio College in Missouri.

3. Artistic Merit: Embodies the characteristics of the International style.

Elaboration: This building is an excellent example of the International Style influenced regional design, as reflected in its asymmetrical plan, flat roof, horizontal orientation, vertical windows and use of concrete throughout. Lacking in ornamentation, Hunter felt that the structural qualities of the building's form and materials were key artistic elements.

4. Example of the Uncommon: None observed

5. Indigenous Qualities: Yes

Elaboration: This building is significant for the high quality of stone work which reflects masonry found throughout Boulder. Although buildings of the Modern Architecture period often utilized simple, smooth surface materials, architects in Boulder successfully adapted the native stone into these modern applications.

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 application would maintain an appropriate setting for the historic resource at 2205 Broadway and enhance property values, promote tourist trade and interest, and foster knowledge of the City's living heritage due to

its geographic importance. Staff considers that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 2205 Broadway has environmental significance under criterion 3.

1. **Site Characteristics:** None observed
2. **Compatibility with Site:** None observed
3. **Geographic Importance:** Downtown Boulder
Elaboration: The building is significant for its location on a prominent corner in Boulder. It is situated on the northwest corner of Pine and Broadway, forming a readily recognizable landmark in the surrounding landscape.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** The property is located on the eastern edge of the Mapleton Hill Historic District. The intersection of Broadway and Pine Street features many large, historically significant buildings including First Congregational Church, Trinity Lutheran Church, and the Hotel Boulderado. The Carnegie Branch for Local History is located directly west of the Masonic Lodge.

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's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

BOUNDARY ANALYSIS

The building is on a residential/business lot, approximately 20,757 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.

ATTACHMENTS:

- A: Application for Landmark Designation
- B: Landmark design review committee renderings of proposed changes to the building.
- C: James Hunter – Renderings of the Masonic Lodge
- D: Architectural Inventory Record Form
- E: Significance Criteria for Individual Landmarks

A: Application for Landmark Designation

Application for Individual Landmark

Name of Building Museum of Boulder (formerly Masonic Temple)

Address 2205 Broadway

Owners Boulder Historical Society d/b/a/ Boulder History Museum

Address 1206 Euclid, Boulder, 80302

Date of Construction 1950

Type of Construction Concrete & stone

Architectural Style/Period Modern (International)

Architect James M. Hunter

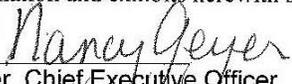
Condition of Exterior Excellent

Additions/Alterations to Exterior Minor/none

Date of Alterations None

Attachments Legal Description
Historic Building Inventory Record, State office of Archaeology & Historic
Preservation
Filing fee of \$25.00

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


Nancy Geyer, Chief Executive Officer
Boulder History Museum

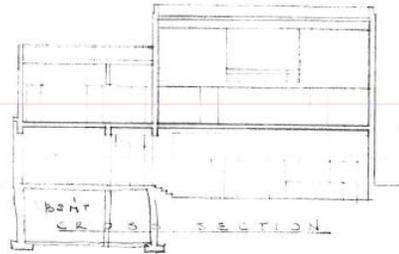
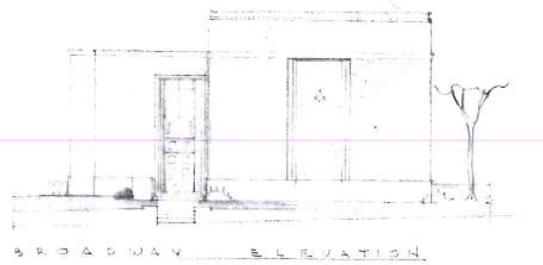
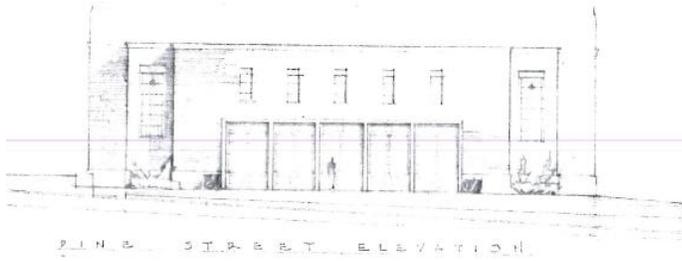
Designation initiated by Boulder History Museum, owner

Attachment B: Landmark design review committee renderings of proposed changes to the Building.



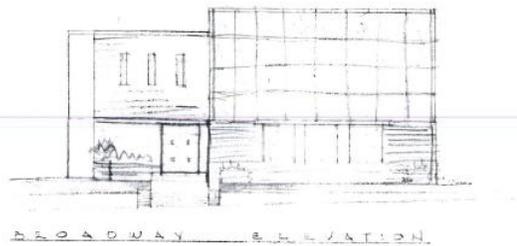
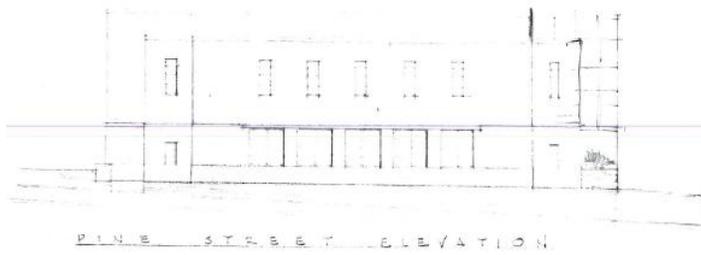


Attachment C: James Hunter - Renderings for the Masonic Lodge



Archives
University of Colorado
at Boulder Libraries

PROPOSED MASONIC TEMPLE
BROADWAY & PINE ST
BOULDER, COLORADO
JONES & HUNTER ARCHITECTS



Attachment D: Architectural Inventory Record Form

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

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places-Scattered Resources, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL6040
		TEMPORARY NO.: 1463-30-3-04-009		
CURRENT BUILDING NAME: Boulder Masonic Temple		OWNER: BOULDER MASONIC ASSOCIATION INC 2205 BROADWAY BOULDER CO 80302		
ADDRESS: 2205 BROADWAY BOULDER, CO 80302		TOWNSHIP 1N RANGE 70W SECTION 30 SW 1/4 NW 1/4		
HISTORIC NAME: Boulder Masonic Temple		U.S.G.S. QUAD NAME: Boulder YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 150 LOT(S): 10-12 ADDITION: Boulder Orig. Town YR. OF ADDITION: 1859		
FILM ROLL NO.: 95B-40 BY: T.H. Simmons	NEGATIVE NO.: 2	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1950 SOURCE: Daily Camera, 9-29-50	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Fraternal Lodge Hall HISTORIC: Fraternal Lodge Hall	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE:	
			CONTINUED YES X NO	
STYLE: Modern (International)		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Concrete, Stone		SQ. FOOTAGE: 14872	NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: YES X NO CONTRIBUTING TO DISTRICT: YES NO	
ARCHITECTURAL DESCRIPTION: Two-story, flat roofed, asymmetrical fraternal lodge building composed of overlapping blocks. First story walls constructed of deeply grooved concrete; upper story walls of University of Colorado style stone; concrete coping along roofline. Concrete foundation with basement level windows; glass blocks. Off-center entrance with double paneled doors is sheltered by projecting, flat hood; concrete stair walls and metal railing. Facade presents wide expanse of windowless wall on upper story and vertical multi-light windows on first story. Inset plaque with Masonic emblem centered above entrance. Narrow, four-light vertical windows on second story, southern elevation; large multi-light windows hinged to open outward along first story, southern elevation; concrete sills and lintels. Flat pent roof above first story windows on south.			LOCAL LANDMARK DESIGNATION: No	
			NAME: DATE:	
			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Jones & Hunter	STATE ID NO.: 5BL6040
	SOURCE: Boulder Masonic Temple	ORIGINAL OWNER: Boulder Masonic Lodge
	BUILDER/CONTRACTOR: Boulder Masons	SOURCE: Daily Camera, 9-29-50
	SOURCE: Daily Camera, 9-29-50	THEME(S): Fraternal and Social Organizations, 1861-Present
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): The cornerstone is dated September 10, 1949.		
CONTINUED YES X NO		
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This building, erected in 1950, was the fifth Masonic Temple in the city's history, built after the previous 1895 temple was destroyed by fire in 1945. Plans for the building were drawn by the Boulder architectural firm of Jones & Hunter in 1948. When the new building was completed, it was described as "one of the finest [temples] in the entire Rocky Mountain region." The new temple, built of stone and concrete, "was described as nearly fire-proof. The interior of the building included a basement recreation room; a first floor lounge, office, powder room for women, rest room for men, large kitchen, storage room, and banquet ballroom; the second floor contained two lodge rooms, additional powder and rest rooms, and a series of storage rooms. Ceilings of the lodge room and banquet hall were of acoustic tile. The building was air conditioned. Much of the construction labor was donated by members of the lodge. All electrical work was donated by electrician members of the lodge. Other donations included the clearing of the lot before the start of construction; the cutting of timber in Rollinsville for use on the building; quarry trips to obtain stone, with eighty per cent of the stone used having been donated at the quarry where it was selected and loaded by Masons. Trucks used to transport materials were also donated. Cost of the building and furnishings was \$160,000."		
CONTINUED YES X NO		
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):		
ARCHITECTURAL SIGNIFICANCE: <input checked="" type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input checked="" type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT	
TIER EVALUATION:		
STATEMENT OF SIGNIFICANCE: The Boulder Masonic Temple is significant for its association with the history of fraternal lodges in Boulder, having been the fifth Masonic building utilized by the city's Masons and replacing the previous temple destroyed by fire. The building is significant as an example of the International style in Boulder, as reflected in its flat roof, asymmetrical plan, vertical windows, and windowless walls of the upper facade. The building displays high artistic values in the University of Colorado style stonework of its upper story. This stone work was considered an important element in the building's visual appearance as a gateway at the prominent intersection of Broadway and Pine. The building represents the work of the Boulder architectural firm of Jones and Hunter. James Hunter also designed the Boulder Municipal Building, Public Library, and the Colorado Insurance Building.		
CONTINUED YES X NO		
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories; Boulder Daily Camera files; Betty Chronic, Boulder, Colo. Interview, October 1995; Silvia Pettem, Boulder: Evolution of a City (Niwot, CO: University Press of Colorado, 1994), 38-40.		
CONTINUED YES X NO		
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995



Architectural Inventory Form

Resource # 5BL6040

2205 Broadway

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

- Date Initials _____
- _____ 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

Eligibility not yet determined by
the Boulder Landmarks Board or
the Colorado Historical Society

I. IDENTIFICATION

1	Resource number	5BL6040
2	Temporary resource number	None
3	County	Boulder
4	City	Boulder
5	Historic building name	Masonic Lodge of Boulder
6	Current building name	Masonic Lodge of Boulder
7.1	Building address	2205 Broadway
8.1	Owner name	Boulder Masonic Association, Inc.
8.2	Owner address	2205 Broadway
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	SW
9.5	1/4 of	NW
9.6	1/4 of	NW
9.7	1/4 of	SW
9.8	Section	30
10.1	Zone	13
10.2	mE	476080
10.3	mN	4429810
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)	Lots 10-11-12
12.2	Block	Block 150
12.3	Addition	Squires
12.4	Year of Addition	Unknown
13	Boundary Description / Justification	Legal boundaries of property

III. ARCHITECTURAL DESCRIPTION

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

Resource # 5BL6040

2205 Broadway

17	Primary external wall material(s) 2 max	Sandstone, Concrete
18	Roof configuration 1 max	Flat Roof
19	Primary external roof material 1 max	Unknown
20	Special features (all that apply)	See architectural description
21	General architectural description	

The Masonic Lodge anchors its geographically prominent corner site. The building sits on a low concrete podium. It features a simple cubist composition made up of intersecting rectilinear volumes. There is a main pavilion with an asymmetrically placed wing having a cantilevered bay at the second floor of the Pine Street face of the building. The first floor has been constructed of cast-in-place concrete that has been articulated with horizontal striations stacked vertically. These horizontal bands suggest belt-courses. The second floor has been clad in contrasting red Lyons sandstone that has been randomly set. The dark and apparently heavy second-story treatment seems to float over the light colored first floor. The building has cast-in-place concrete cantilevered porch shades and window shades. The walls are eaveless with a narrow concrete parapet cap defining the building's rooflines. The roofs of the building are flat.

22.1	Architectural style	International Style
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	1948
25.3	Source of information	Building Permit No. 7154
26.1	Architect	James Hunter
26.2	Source of information	Interview, Betty Chronic, April 2000
27.1	Builder / contractor	Unknown
27.2	Source of information	Unknown
28.1	Original owner	Boulder Masonic Association, Inc.
28.2	Source of information	Building Permit No. 7154
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 # 5BL6040

2205 Broadway

V. HISTORICAL ASSOCIATIONS

31	Original use/s	<u>Organizational (Fraternal Organization)</u>
32	Intermediate use/s	<u>Organizational (Fraternal Organization)</u>
33	Current use/s	<u>Organizational (Fraternal Organization)</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>Not applicable</u>
38.6	Meets no criteria	<u>Not applicable</u>
39	Areas of significance	<u>Architecture</u>
40	Period of significance	<u>1948</u>
41.1	National	<u>No</u>
41.2	State	<u>Yes</u>
41.3	Local	<u>Yes</u>
42	Statement of significance	

The Masonic Lodge is significant for its association with the development of the Modern movement in architecture in Boulder. Constructed downtown in 1948, it is an early example of post-war Modernism in Boulder. The Masonic Lodge is significant in that it embodies the distinctive characteristics of the International Style: it is horizontally oriented, it features expressed windows, it features the use of concrete, there is a cubist conception of the building's volumes, there is no ornament, the walls are eaveless, there is the use of the cantilever, and it has flat roofs. The Masonic Lodge is significant being the work of James Hunter, an acknowledged master of Boulder architecture. The Masonic Lodge is one of Hunter's first large-scale commissions. The Masonic Lodge is significant for the high standard of its construction craft. The concrete walls on the first floor have been finely cast. The randomly set red Lyons sandstone walls have been expertly constructed using cut stone finely laid with meticulous mortar joints. The Masonic Lodge is significant for the appearance of these natural stone walls, a prominent feature in Boulder's architecture which relates to the University of Colorado campus and to many historic buildings off campus. The Masonic Lodge is significant for its location on a prominent city street, sited on a hill at the northwest corner of Broadway and Pine Street downtown.

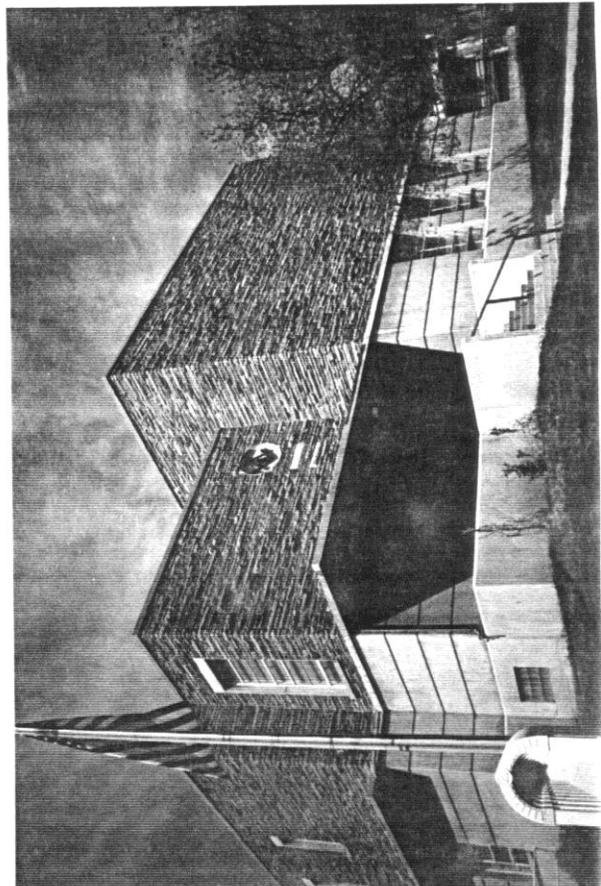
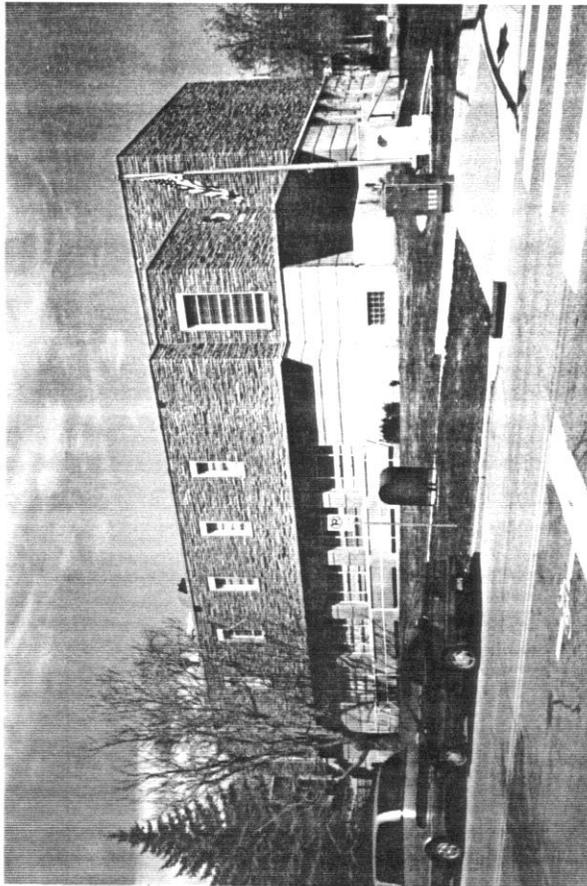
43	Integrity	<u>Largely original condition</u>
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Resource # 5BL6040

2205 Broadway

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 6, Exposures 8-11
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



Attachment E: 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.