

ATTACHMENT 1:
March 6, 2013 Demolition Memo

M E M O R A N D U M
March 6, 2013

TO: Landmarks Board

FROM: Susan Richstone, Deputy Director of Community Planning & Sustainability
Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Nick Wharton, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit for the building located at 2118 Goss Cir., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code (HIS2012-00293).

STATISTICS:

8.	Site:	2118 Goss Circle
9.	Date of Construction:	c.1900
10.	Zoning:	RMX-1 (Residential Mixed 1)
11.	Lot Size:	5,600 square feet
12.	House Size:	556 square feet
13.	Owners:	Manuel and Julie Avalos
14.	Applicant:	Mark Riegel

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue the demolition permit for the house located at 2118 Goss Cir. finding that due to a loss of architectural integrity and its deteriorated condition, the building is not eligible for landmark designation and adopt the staff memorandum dated March 6, 2013, as the findings of the board.

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

4. A site plan showing the location of all existing improvements on the subject property;
5. Measured elevation drawings of all faces of the building depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
6. Black and white medium format archival quality photographs of all exterior elevations.

EXECUTIVE SUMMARY:

On December 14, 2012, the Community Planning and Sustainability Department received a demolition permit application for the house at 2118 Goss Cir. The building is not in a designated historic district or locally landmarked, but is over 50 years old and meets the criteria for demolition defined under Section 9-11-23 of the Historic Preservation Ordinance. On December 19, 2012, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

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

PURPOSE OF THE BOARD’S REVIEW:

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 require review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days and the permit is referred to the board for a public hearing. Section 9-11-23(d)(2), B.R.C. 1981.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city

manager (January 29, 2013, when the Landmarks Board fee was paid) and expire on July 28, 2013.

DESCRIPTION:

The subject property, Lot 6, Block 17 of the Culver Addition, is in the Goss-Grove neighborhood of Boulder. The lot, measuring approximately 5,600 sq. ft. in size, is located on the south side of the 2100 block of Goss Cir., between Canyon Blvd. and Grove Cir. It is located within the boundaries of an area formerly known as the “Little Rectangle,” the center of Boulder’s African-American community during the first half of the twentieth century.

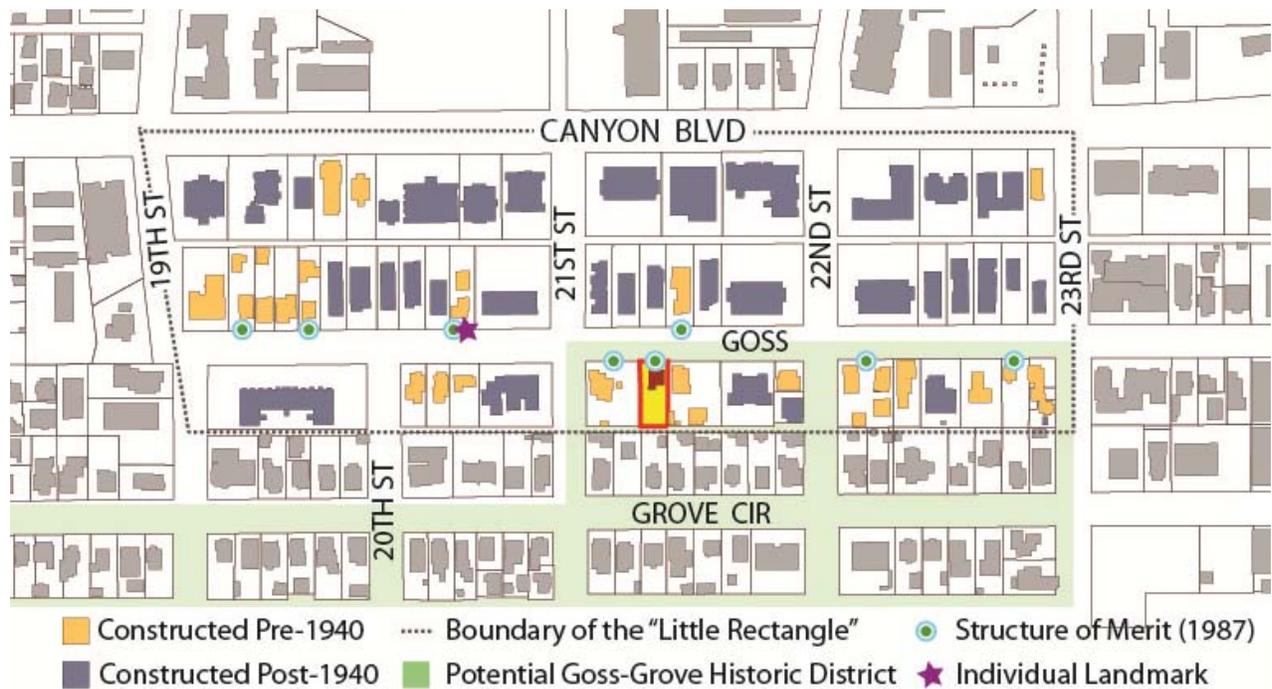


Figure 1. Location Map showing 2118 Goss Cir. (outlined in red) within the boundaries of the “Little Rectangle.”



Figure 2. North Façade, 2118 Goss Cir., 2012

The 1985 historic building inventory identifies the 556 square foot house at 2118 Goss Cir. as an example of hall-and-parlor folk architecture, evidenced through its simple, side-gabled form and modest wood-frame construction. The façade features a wrap-around porch, central door and two double-hung windows. A second entrance is located at the recessed portion of the façade and features a wood panel door with a single-light window. See Attachment A: Current Photograph and Attachment B: Historic Building Inventory Form.



Figure 3. West Elevation, 2118 Goss Cir., 2012

The west elevation features three windows: a four-over-four double-hung window on the front portion of the building, a one-over-one double-hung window at the second gable, and a casement window at the rear addition. Wooden shingles, laid in a fish-scale pattern, adorn the gable end of the west elevation. A second gable is located immediately behind the side-gable form of the house and does not extend the full length of the house. The remainder of the rear roof is flat and covered in roll roofing.



Figure 4. East Elevation, 2118 Goss Cir., 2012

The east elevation features a similar fenestration pattern as the west face, with a four-over-four double-hung window at the front portion of the house, and a one-over-one double-hung window at the rear.



Figure 5. South Elevation, 2118 Goss Cir., 2012

The south (rear) elevation features a single opening with a casement window.



Figure 6. Tax Assessor Photo, c. 1950.

The house originally featured a porch on the western elevation, as indicated on the 1906 Sanborn Map. Between 1922 and 1931, the side porch was removed and a small, shed-roof porch was added at the entrance on the north façade of the building, visible in the c. 1950 Tax Assessor photograph. The wrap-around porch with simple square posts that

exists today was added by the current owners around 1967. Although the existing porch is characteristic of the hall-and-parlor building type, it was not part of the historic design of this building. *See Attachment C: Tax Assessor Card and Attachment D: Sanborn Map Analysis.*

The original footprint of the house has remained largely unaltered. A small rear addition was added at the southwest corner of the house between 1930 and 1950. It is unknown if the rear side-gable on the west elevation of the house is original or was a later alteration. It is visible in the c. 1950 Tax Assessor photograph.

The owners indicate that the original lap-siding was removed prior to the application of stucco on the exterior (around 1967). Other alterations include the removal of a brick chimney, application of concrete over the rubble foundation and the addition of screen doors (date unknown). The historic one-over-one and four-over-four double hung windows remain; however, they are in an advanced state of disrepair, with broken panes and deteriorated sashes and frames. The historic window surrounds have been covered or removed.

The lot features one mature tree at the rear of the lot. A wooden picket fence matching the profile of one shown in the 1985 survey photograph is located on the east side of the property and a paving area is located at the rear of the lot to provide parking off of the alley. The 1938 tax appraisal indicates that "two old sheds" were located at the rear of the lot, but they have since been removed.

The entire house is in an advanced state of disrepair, due to decades of deferred maintenance, periods of vacancy and its original poor quality of construction. The 1929 Tax Assessment found the house to be in "very poor" condition and identified the house as "salvage only."

NEIGHBORHOOD HISTORY

This portion of the Goss-Grove neighborhood was originally platted by Robert Culver in 1874. Culver was a New York lawyer who came to Boulder to take part in the mining boom and later served as the County Clerk and Recorder and Clerk of the District Court in Boulder.¹ Culver purchased land from C.J. Goss and retained a portion for his own farm and divided the remaining land into lots for development.

¹ Goss-Grove Historic Context Report, p15.

Memo to Landmarks Board 03/6/2013
 Re: 2118 Goss Circle- Demolition Permit

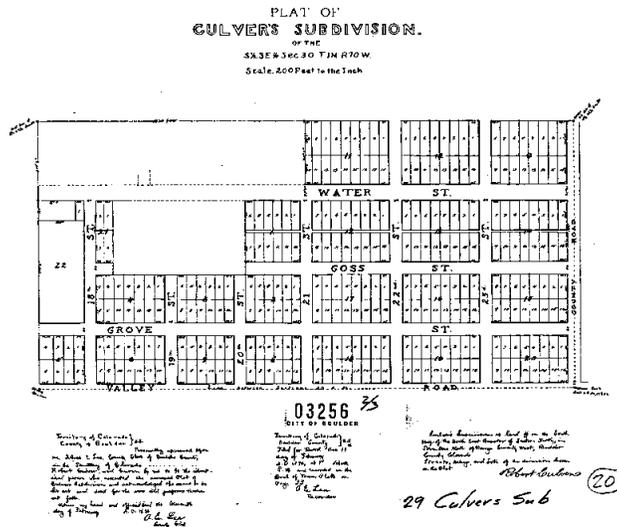


Figure 7. Plat Map of Culver's Subdivision, from Water St. (Canyon Blvd.) to Valley Road (Arapahoe Rd.)

Marinus Smith, who constructed a house at 16th and Grove Streets, also platted a large portion of the Goss-Grove neighborhood. The area was considered to contain prime agricultural land, and for many years, was “semi-pastoral” with many orchards, small gardens and ditches.”²

Eventually, the area developed into two distinct neighborhoods. Grove Street was populated by many middle-class and working-class Swedish immigrants, including a lawyer, merchant and water commissioner, as well as carpenters, plasterers, stonemasons and contractors.³

Goss Street, on the other hand, had the reputation of being Boulder's “other side of the tracks.”⁴ The freight and passenger line of the Union Pacific Railroad ran along Canyon Blvd., creating a dirty, noisy and generally undesirable place to live. Until the creek was rechanneled, the area continually flooded. The 1985 Goss-Grove Historic Context Report describes the area's character:

“It was here—in simple, often substandard housing in the “undesirable” part of town—that the city's poor lived. Also here were the city's minority groups. For much of the 20th century, Boulder's black population was centered in an area known as “the little rectangle” —bounded by Canyon Blvd on the north, 19th Street on the west, Goss Street on the south, and 23rd Street on the east.”⁵

² *Ibid*, p14.

³ *Ibid*, p16.

⁴ *Ibid*, p17.

⁵ Goss-Grove Historic Context Report, p17.



Figure 8. Damage near 21st and Goss Streets looking west, 1894. Carnegie Library.

Goss-Grove continued to grow through the beginning of the twentieth century with the construction of modest wood vernacular houses. The historic context report notes that “many Goss Street homes were similar to the hall-and-parlor houses of the rural South, where many of the area’s original residents were born.”⁶ Back lot buildings, such as those at 1915 ½ Goss St. and 1935 ½ Goss St., were built in response to overcrowding in the area.

By the 1950s, the “Little Rectangle” was bi-racial, with a large Hispanic population. Significant redevelopment occurred in the 1970s and 1980s when the High Density Overlay Zone allowed higher density development, resulting in the replacement of small, single-family houses with large apartment buildings. In 2012, the area was rezoned to its current zone district, Residential Mixed Use (RMX-1).

PROPERTY HISTORY

The house at 2118 Goss Cir. has been occupied by renters for the majority of its approximately 113 years. In 1883, Robert Culver sold the property to Benjamin Randle who in turn deeded the land to Martha Hall in 1887. Hall, who resided at 2102 Goss St. for many years, then sold the property to J.L. Rachofsky, who owned the property from 1898 until 1901. Rachofsky, a Polish dry goods dealer, owned a number of properties in Boulder around the turn-of-the-century. Census and directory research indicate that the building was most likely constructed during this period, as the address first appears in the 1900 census. *See Attachment E: City Directory and Deed Research.*

⁶ *Ibid*, p17.

The earliest recorded residents of the house were Frank Hall and his wife Lulu in 1900. Frank was a porter in a saloon and Lulu worked as a washer-woman. Frank's family, including his parents, James and Martha, and his siblings, Will and Annabelle and his nephew Clyde, lived next door at 2102 Goss St. James Hall was a former slave and Civil War veteran, joining the Union Army in Kansas.⁷ The elder Halls were two of Boulder's earliest African-American residents, arriving in 1876.⁸ James Hall died in 1922 and Martha Hall died tragically in a fire in 1930.⁹

Emily Ewing, the house's longest resident, owned the house from 1901 until 1908. Ewing, also a former slave, was born in 1818 in Kentucky. The 1910 census indicates that she had 8 children, 2 of whom were still living. Like many of Boulder's early residents, it is possible that Ewing moved west to find work in a mining-related industry. Although it is unknown when Ewing moved west, census records indicate that she was living in Leadville in 1880.

In 1908, the property was repossessed by the Boulder Building and Loan Association. Despite this change in ownership, Ewing continued to live on the property until her death in 1911 at the age of 93. In 1910, the house was occupied by Ewing, her widowed daughter, Mary Smith, and grandchildren Frank, Vincent, Jesse, Donald and Marguerite. Mary worked for a private family as a "domestic". Funeral records indicate that the elder Ewing is buried at Columbia Cemetery.

For a period of at least sixteen years (1916-1932), the house was vacant. During this time it was owned by the Boulder Building and Loan Association, then by Robert Mance, and later B.A McCollum. By 1929, the house was in a deteriorated state, and the tax assessor characterized it as being in "poor condition" and "salvage only."¹⁰ The house was rented for a number of years in the 1930s to Frank Archuleta, a laborer, and his wife Clafes.

From 1943 until 1951, the house was occupied by Samuel Anderson and his wife Lola. Samuel was a porter and worked at the Colorado Barber Shop, and was a material witness to a murder that occurred on the property in 1943. Harold Tivis, a 43 year old cook, was shot three times by an acquaintance, Anthony "Dick" Morrison. The two men had engaged in a quarrel regarding a fight eighteen months prior in which Morrison's leg was broken. Morrison claimed that he had acted in self-defense and that he thought Tivis was reaching for a knife. The newspaper account of the murder states that it occurred in the rear yard. *See Attachment F: Daily Camera Clippings.*

⁷ Building Inventory Record for 2102 Goss.

⁸ *Ibid*

⁹ *Ibid*

¹⁰ Tax Assessor Card, 1929, 1950.

The property continued to be used as a rental through the 1950s, before it was purchased by the current owners in 1963. Manuel and Julie Avalos lived in the house for a short period, and it has been utilized as a rental property since the 1960s.

Following the 1986 Goss-Grove survey, 11 of the 118 surveyed buildings were designated as Structures of Merit, including 2118 Goss Cir. The significance statement for 2118 Goss Cir. is as follows:

The builder and exact date of construction of this simple frame house are unknown. Its significance is two-fold: It was the home of Frank Hall at the turn of the century. Mr. Hall's parents moved to Boulder in 1876, and Mr. Hall's father was a former slave and Civil War veteran. In addition to the association with Frank Hall, the house is one of the few remaining hall-and-parlor folk houses in the Goss-Grove neighborhood. This building type was transplanted from the rural south, where many of Boulder's early black residents were born, and this house is a substantially unaltered example.¹¹

Other houses in the "Little Rectangle" designated as Structures of Merit include 2250 Goss, 2102 Goss, 1915 ½ Goss, 1935 ½ Goss and 2202 Goss. *See Attachment G: Structure of Merit Statements of Significance.*

The 1986 survey found the building to be in a deteriorated condition with a moderate amount of alteration. Identified changes to the building included the application of stucco and the addition of screen doors. The c.1967 alteration to the porch was likely not identified, as the current porch design is characteristic of hall-and-parlor type houses.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

When considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (3) and (4) above, the board may not consider deterioration caused by unreasonable neglect.

¹¹ Structure of Merit Designation Papers, 1987.

As detailed below, staff considers this property is not eligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. *See Attachment H: Individual Landmark Significance Criteria*

HISTORIC SIGNIFICANCE:

Summary: The house located at 2118 Goss Cir. meets historic significance under criteria 1, 2, 3, and 4.

1. Date of Construction: c.1900

Elaboration: The address is not listed in the 1898 city directory or before, and first appears in the 1900 census. It is likely that the house was constructed by J. L. Rachofsky, who owned the property between 1898 and 1900.

2. Association with Persons or Events: Emily Ewing, Hall family

Elaboration: The 1985 Historic Building Inventory identified this building as being significant for its association with the Hall family, "one of early Boulder's most prominent black families." The survey continues, "Although about 200 blacks lived in Boulder in 1910, few of their homes, which tended to be simple, vernacular houses in less desirable neighborhoods, survive today. This building, and the one next door at 2102 Goss which was also owned by the Hall family, are excellent examples of the kind of housing early blacks lived in."

3. Development of the Community: Boulder's African-American community in the first half of the twentieth century, "Little Rectangle"

Elaboration: The 1985 Historic Building Inventory found that this building is significant for being part of "the little rectangle" — an area bounded by 19th, Goss, 23rd and Canyon, and the center of Boulder's African-American community in the first half of the twentieth century. By the 1950s, the "rectangle" was bi-racial, with a large Hispanic population. Thus, for at least 50 years, the area remained the center of the city's minority population." *See Attachment A: Historic Building Inventory Form*

4. Recognition by Authorities: Whitacre and Simmons, *Goss-Grove Historic Context Report*, Designated as a Structure of Merit (1987).

Elaboration: The 1986 Goss-Grove Neighborhood Survey Report by Christine Whitacre and R. Laurie Simmons recognized 2102 Goss, 2202 Goss and 2118 Goss for their associative history:

In addition, several building in the “little rectangle” are associated with important members of Boulder’s early black community. At least two Goss Street residences—the James and Martha Hall house at 2102 Goss Street, and the Oscar and Mary White house at 2202 Goss Street—were once occupied by long-time Boulder residents who were former slaves and Civil War veterans. As such, they are important links to our national heritage. While the Oscar White house has been extensively remodeled, the James Hall house, together with the Frank Hall (James’ son) house next door at 2118 Goss Street, are representative examples of Boulder’s early low-income, minority housing.¹² See Attachment I: Goss-Grove Historic Context Report Excerpt.

The individual survey form for 2118 Goss Cir. identified the house as being significant for its association with the Hall family, “one of early Boulder’s most prominent black families...This building, and the one next door at 2102 Goss which was also owned by the Hall family, are excellent examples of the kind of housing early blacks lived in.” The surveyors also found the building to be significant for being part of “the little rectangle,” the center of Boulder’s early African-American community. Despite this strong statement of significance, the surveyors did not find the building eligible for individual listing in the National Register of Historic Places. See Attachment A: Historic Building Inventory Record.

As a result of the 1986 architectural survey of the Goss-Grove neighborhood, 11 houses of the 118 houses surveyed were designated as Structures of Merit, including 2118 Goss Cir. The significance statement for 2118 Goss Cir. is as follows:

The builder and exact date of construction of this simple frame house are unknown. Its significance is two-fold: It was the home of Frank Hall at the turn of the century. Mr. Hall’s parents moved to Boulder in 1876, and Mr. Hall’s father was a former slave and Civil War veteran. In addition to the association with Frank Hall, the house is one of the few remaining hall-and-parlor folk houses in the Goss-Grove neighborhood. This building type was transplanted from the rural south, where many of Boulder’s early black residents were born, and this house is a substantially unaltered example.¹³ See Attachment G: “Little Rectangle” Structures of Merit- Statements of Significance.

ARCHITECTURAL SIGNIFICANCE:

Summary: Alterations to and neglect of the house at 2118 Goss Cir. have diminished the building’s architectural significance.

1. Recognized Period or Style: National Folk: Hall-and-Parlor

¹² Goss-Grove Neighborhood Survey, 1987.

¹³ Structure of Merit Designation Papers, 1987.

Elaboration: The house is an example of a hall-and-parlor folk house, evidenced through its simple, side-gabled form and modest wood frame construction.

The house has been altered substantially in the recent past, and little historic building material remains. The porch, arguably the building's most distinct feature, was added around 1967. The original porch was located on the west side of the house, as indicated by the 1906 Sanborn Map. Between 1922 and 1931, the side porch was removed and a small, shed-roof porch was added at the entrance on the north façade of the building, visible in the c. 1950 Tax Assessor photograph. The wrap-around porch with simple square posts that exists today was added by the current owners in the 1960s. Although the existing porch is characteristic of the hall-and-parlor building type, it was not part of the original design of this building.

The original footprint of the house has remained largely unaltered; a small rear addition was added at the southwest corner of the house between 1930 and 1950. It is unknown if the rear side-gable on the west elevation of the house is original or was a later alteration. It is visible in the c. 1950 Tax Assessor photograph.

Modest in nature, the removal of the original wooden siding and the application of modern materials over the exterior walls and stone foundation have substantially diminished the architectural integrity of this building. The wooden window surrounds have either been removed or concealed by the stucco. The addition of the porch is a major alteration to the original character of the building. The extent of alterations has resulted in the loss of much of the building's historic fabric and character.

The existing building is in a deteriorated state, due to the low quality of its original construction and a lack of maintenance over its lifetime. Significant cracking and shifting of the concrete foundation is in evidence. Architectural elements, including the wooden porch supports, and fish-scale shingles on the west elevation gable, are rotting or missing altogether. The windows are in a severe state of disrepair, with rotten sashes and frames and missing or broken panes of glass. The porch roof is visibly sagging, and signs of deterioration from a lack of a sufficient drainage system are visible.

2. **Architect or Builder of Prominence:** None known
3. **Artistic Merit:** None observed
4. **Example of the Uncommon:** Few examples of houses associated with Boulder's early African-American residents remain.

5. Indigenous Qualities: None observed

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 2118 Goss Cir. is not considered to have environmental significance.

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 1986 survey found that the extent of alterations and incompatible development in the area had diminished the area's integrity:

“While the “little rectangle” has important historical associations and individually significant buildings, the surveyors found that the overall integrity of the area has been irreparably altered, to the point where it no longer has the potential to be an historic district. Large, incompatible, multi-family residential developments in the neighborhood have diminished, and are continuing to diminish, the area's original historic setting and integrity.”
See Attachment I: Goss-Grove Historic Context Report Excerpt.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

The area in which the house is located was first platted in 1874 and developed primarily from the 1880s through the 1920s. Large multi-family residential developments have changed the character of the neighborhood, creating a non-cohesive mix of modest single-family houses and large apartment buildings. The area is currently identified as a potential historic district in the Boulder Valley Comprehensive Plan; however, the boundaries only include a portion of the “little rectangle,” due to the construction of large buildings that are incompatible with the historic character of the neighborhood.

CRITERION 3: CONDITION OF THE BUILDING

The applicant has submitted a report on the structural condition of the house. The report indicates that the house shows a number of signs of stress and moisture issues that have caused structural concern. Specific issues include a significant leak in the roof at the northeast and southeast corners of the house; failing posts and porch roof, rotted wood

structural elements due to a lack of a sufficient drainage system. The report concludes that a significant amount of work will be required to make the building habitable and compliant with current code regulations, including removal of all roofing elements and interior elements. Significant cracking and shifting of the concrete foundation are in evidence. *See Attachment K: Structural Report and Photographs.*



Figure 9. Existing condition of window and porch.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information about the projected cost of restoration or repair was received as part of this application.

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

THE BOARD'S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the

demolition of the building (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on July 28, 2013.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

Issuance of a demolition permit for the house at 2118 Goss Cir. is appropriate based on the criteria set forth in section 9-11-23(f) B.R.C, in that the identified building:

1. Has been modified to an extent that has resulted in the loss of its architectural integrity;
2. Is in a state of deterioration that has resulted in an unreasonable condition to consider initiation of individual landmark designation;
3. Will be thoroughly documented through Historic American Building Survey Level II recordation.

ATTACHMENTS:

- Attachment A: Current Photographs
Attachment B: Historic Building Inventory form
Attachment C: Boulder County Tax Assessor Card c.1949
Attachment D: Sanborn Map Analysis
Attachment E: City Directory and Deed Research
Attachment F: Daily Camera Clippings: "'Dick' Morrison Shoots and Kills Another Boulder Negro in Revival of Old Argument" *Boulder Daily Camera*, May 3, 1943 and "'Not Guilty' Is Plea Entered by Morrison" *Boulder Daily Camera*, May 4, 1943.
Attachment G: "Little Rectangle" Structures of Merit- Statements of Significance
Attachment H: Individual Landmark Significance Criteria
Attachment I: Goss-Grove Historic Context Report Excerpt
Attachment J: Letter from Owners in Support of Demolition Permit
Attachment K: Structural Report and Photographs

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

Attachment A: Current Photographs



2118 Goss Circle, North Elevation, 2012.



2118 Goss Circle, North Elevation, 2012.



2118 Goss Circle, North Elevation, 2012.



2118 Goss Circle, North Elevation, 2012.



2118 Goss Circle, East Elevation, 2012.



2118 Goss Circle, East Elevation, 2012.



2118 Goss Circle, East Elevation, 2012.



2118 Goss Circle, Porch, Facing East, 2012.

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit



2118 Goss Circle, South Elevation, 2012.



2118 Goss Circle, South Elevation, 2012.

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit



2118 Goss Circle, South Elevation, 2012.



2118 Goss Circle, West Elevation, 2012.

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit



2118 Goss Circle, West Elevation, 2012.



2118 Goss Circle, West Elevation, 2012.

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

Attachment B: Historic Building Inventory Form

X

COLORADO HISTORICAL SOCIETY Office of Archaeology and Historic Preservation 1300 Broadway, Denver, Colorado HISTORIC BUILDING INVENTORY RECORD CITY OF BOULDER, COLORADO Boulder County	NOT FOR FIELD USE __ ELIGIBLE __ DET NOT ELIG __ NOMINATED __ CERTIFIED REHAB __ DATE _____
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PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL992

*Building Name:

*Building Address: 2118 GOSS STREET BOULDER, COLORADO 80302

Building Owner: MANUEL C. AND JULIE F. AVALOS
Owner Address: 410 WEST SIMPSON STREET LAFAYETTE, COLORADO 80026

USGS Quad: BOULDER Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 SE1/4 SE1/4

*Historic Name: FRANK HALL HOUSE
District Name:

Block: 17 Lot: 6 Addition: CULVER
Year of Addition: 1874

Film Roll By: FRRR Film Number: BL31
Number of Negatives: 19,20 Negative Location: BOULDER

*Construction Date: EXTIMATE: PRE 1900
Source: ASSESSOR'S RECORDS, 1929

Present Use: RESIDENCE Historic Use: RESIDENCE

Condition: DETERIORATING Extent of Alterations: MODERATE
Description: ORIGINAL FRAM WALLS STUCCOED; SCREEN DOORS

ORIGINAL If Moved, Date(s):

Style: VERNACULAR FRAME Stories: 1
Materials: WOOD Square Footage: 556

Field Assessment: NOT ELIGIBLE District Potential: NO

Local Landmark Designation?: NO Name: Date:

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

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

2118 Goss

Page 2

Plan Shape:
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Theme(s):
Socio-Cultural Development (1860-1945)

Architectural Description:
Simple, hall-and-parlor "folk" architecture. Side gable, fish-scale shingles in gable end. Wrap-around porch; pose supports. Stuccoed wall finish. Side-gabled and shed additions at rear.

Construction History:

Historical Background:
In 1900, this was the home of Frank Hall, the son of James Hall, and former slave and Civil War veteran, who lived next door at 2102 Goss. In 1904, G.B. McCarroll, who worked at the O.K. Barber shop, lived here. In 1910, Mary Smith, a 35 year old "mulatto," rented the house and lived here with her children, Frank, Vincent, Jessee, Donald Marquerite and grandmother Emily Ewing, 75. Mary Smith worked as a cleaning woman.

Architectural Significance:
 Represents the work of a master.
 Possesses high artistic values.
 Represents a type, period or method of construction.

Historical Significance:
 Associated with significant persons.
 Associated with significant events and/or patterns.
 Contributes to an historic district.

Statement of Significance:
This building is significant for its association with the Hall family, one of early Boulder's most prominent black families. Although about 200 blacks lived in Boulder in 1910, few of their homes, which tended to be simple, vernacular houses in less desirable neighborhoods, survive today. This building, and the one next door at 2102 Goss which was also owned by the Hall Family, are excellent examples of the kind of housing early blacks lived in.

Moreover, this building is significant for being part of "the little rectangle"--an area bounded by 19th, Goss, 23rd and Canyon, and the center of Boulder's black community in the first half of the 20th century. By the 1950s, the "rectangle" was bi-racial, with a large Hispanic population. Thus, for at least 50 years, the area remained the center of the city's minority population.

2118 Goss

Page 3

References:

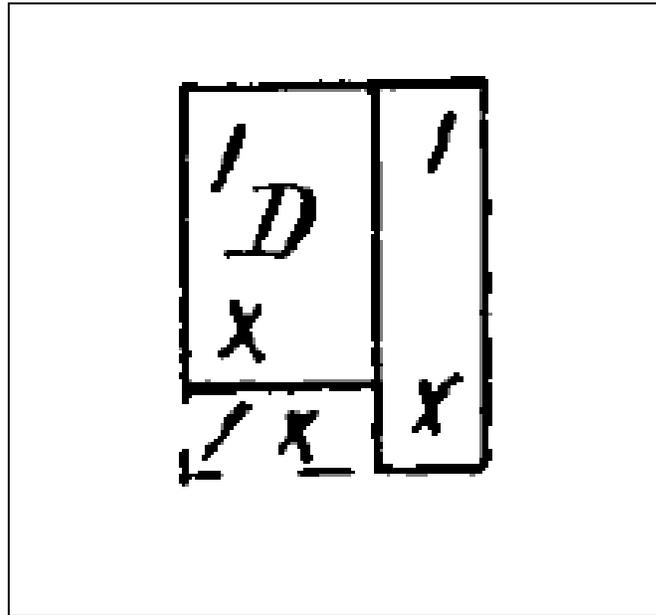
Boulder County Assessor; 1929, 1986
Boulder City Directories
U.S. Census Records

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

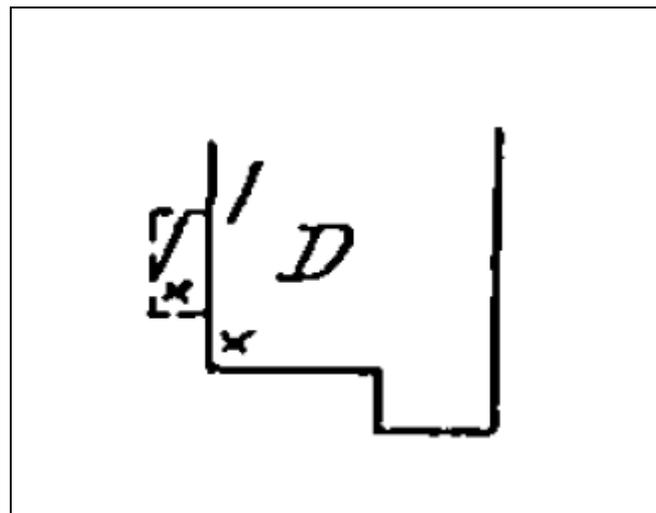


2118 Goss Cir., Survey Photo, 1986

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit



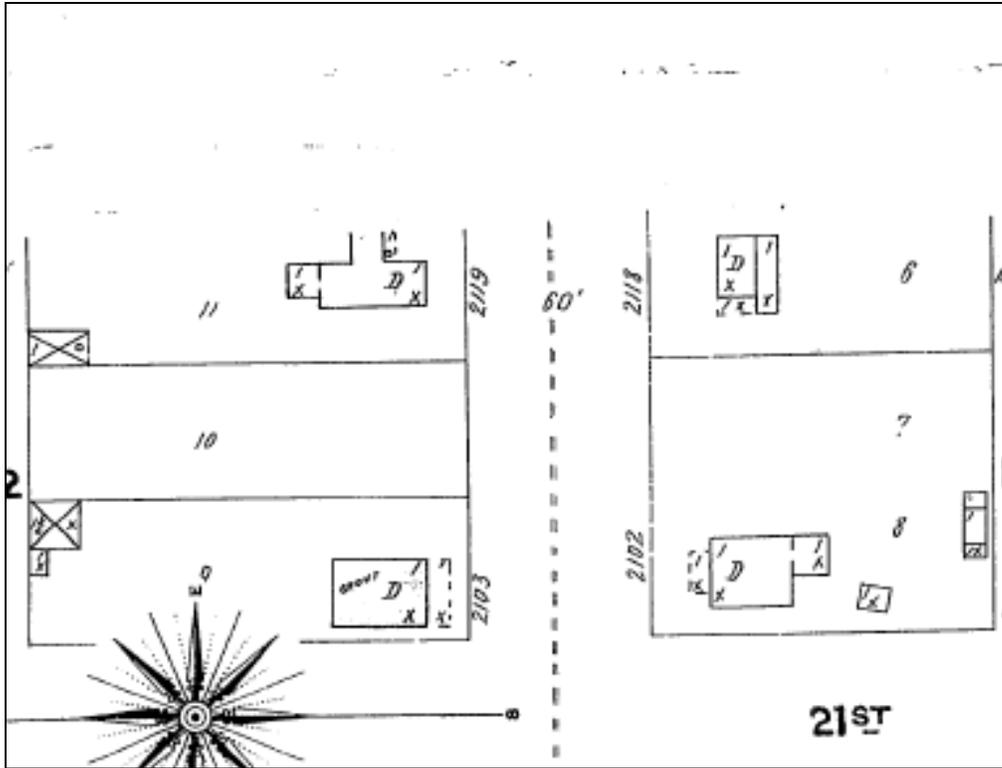
2118 Goss Cir., 1906-1919 Building footprint



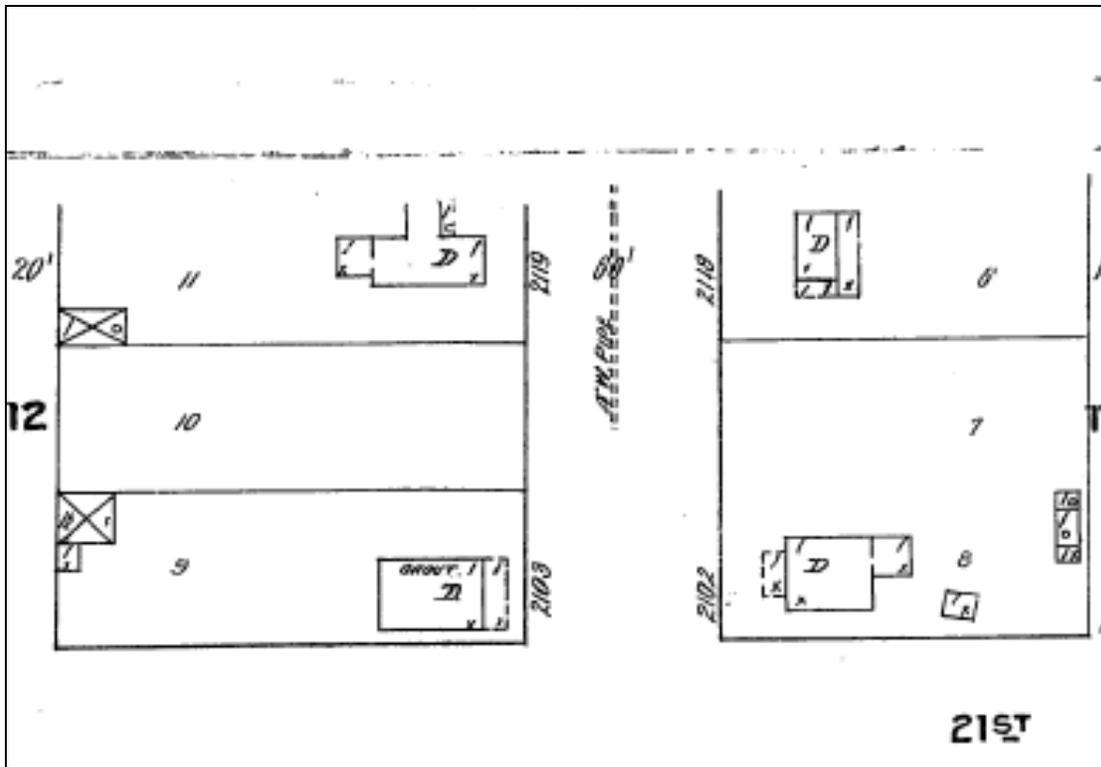
2118 Goss Cir., 1922-1931 Building footprint

Note: Lot located on edge of map coverage.

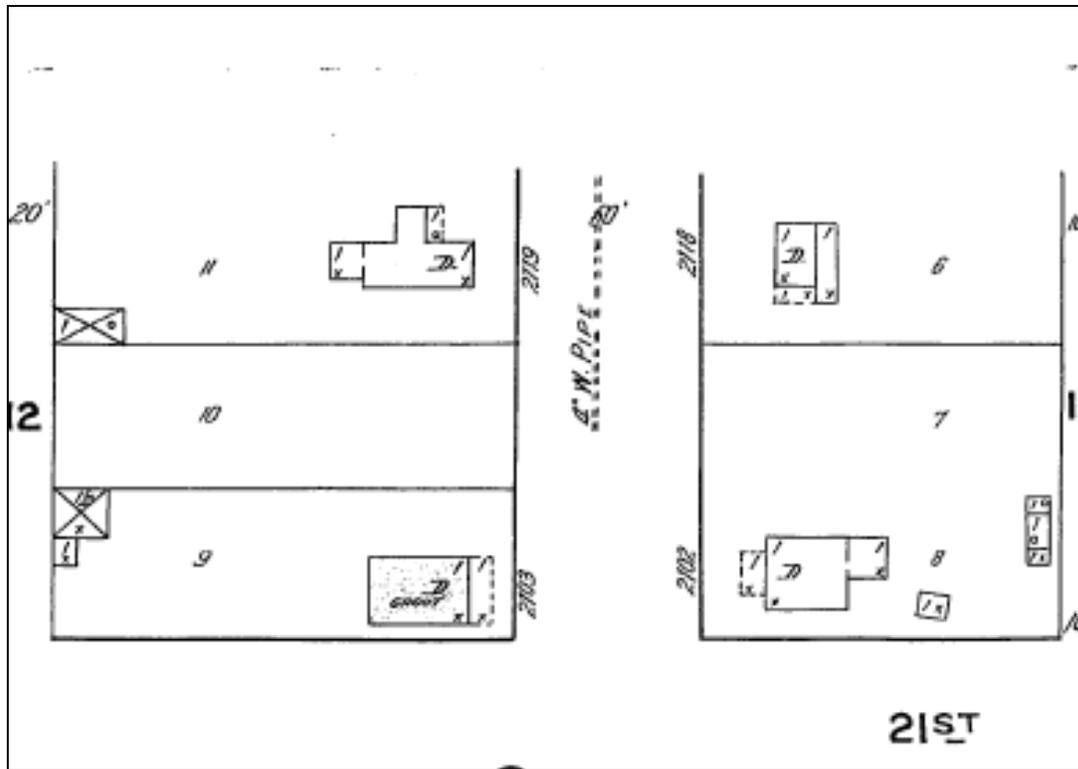
Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit



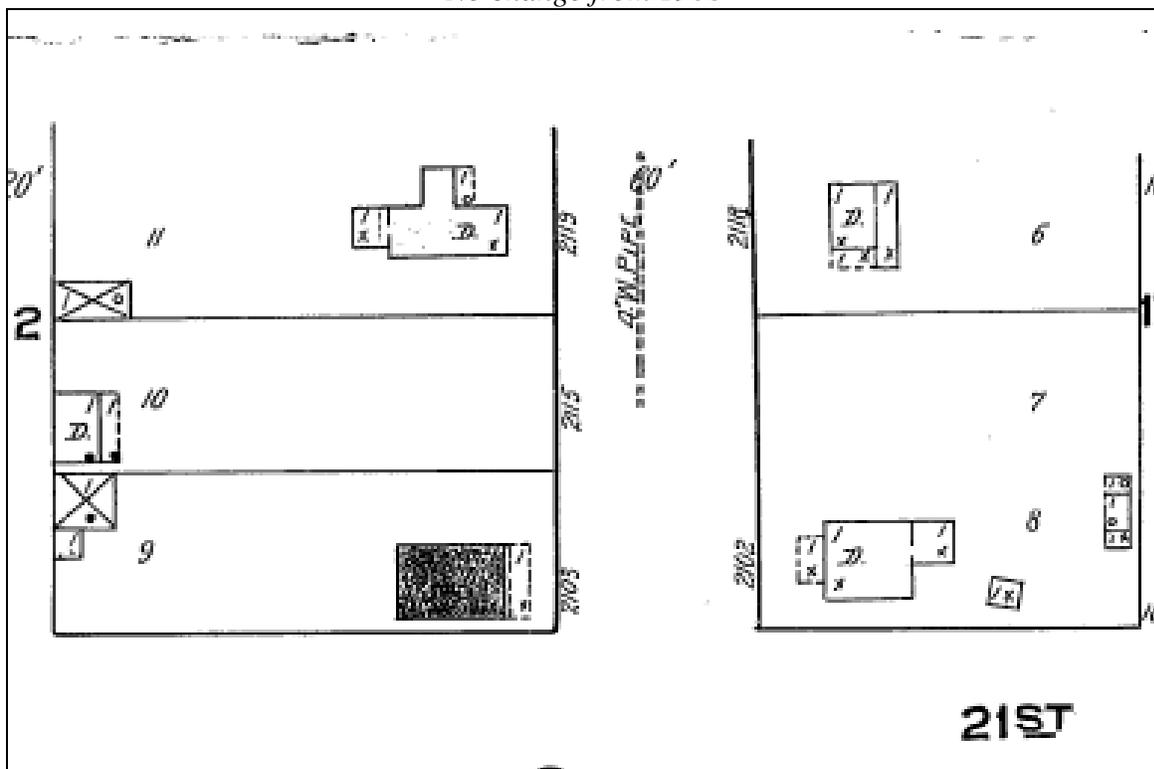
2118 Goss Cir., 1906 Sanborn Map
One story, frame dwelling, porch at west elevation.



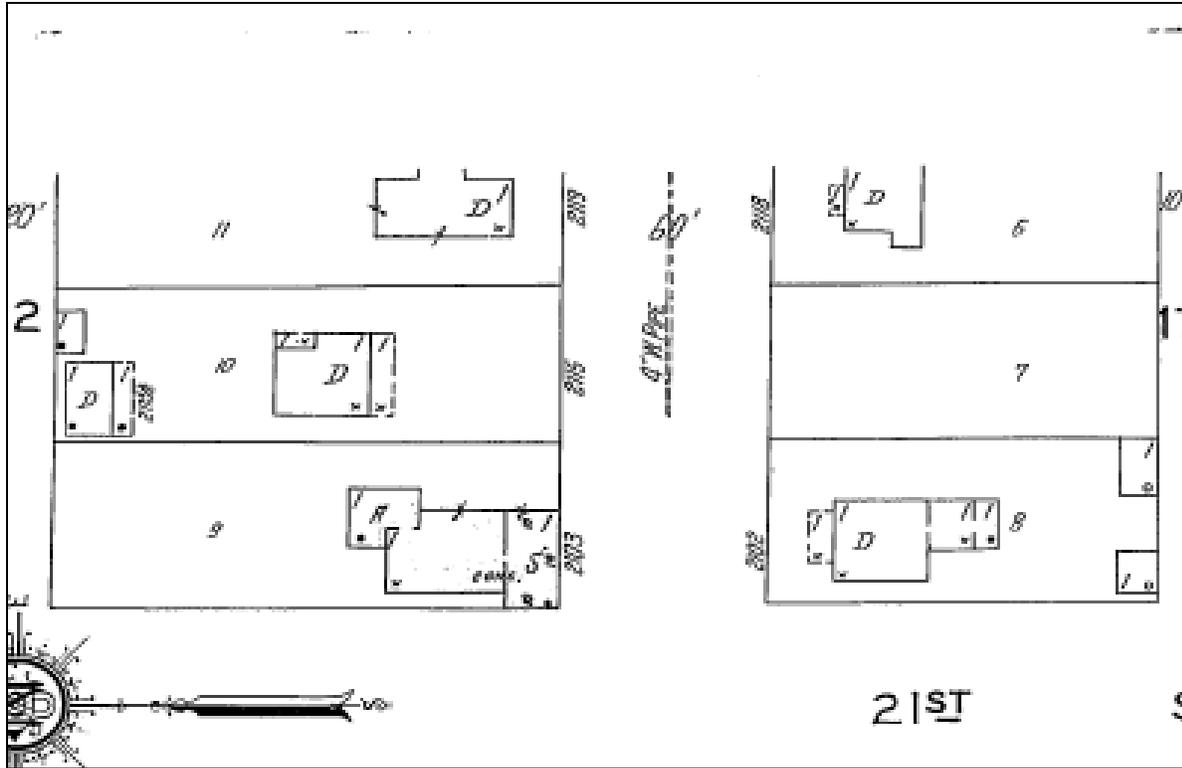
2118 Goss Cir., 1910 Sanborn Map
No change from 1906



2118 Goss Cir., 1918 Sanborn Map
No change from 1906

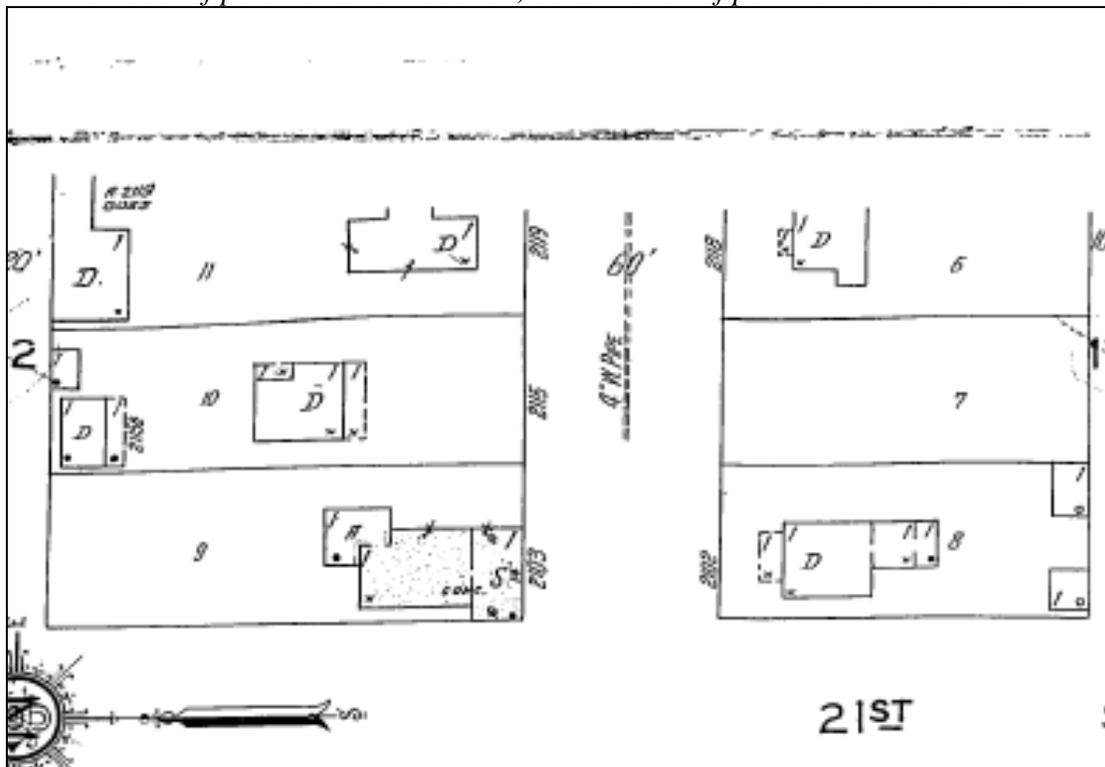


2118 Goss Cir., 1922 Sanborn Map
No change from 1906



2118 Goss Cir., 1931 Sanborn Map

Removal of porch at west elevation, construction of porch at north elevation.



2118 Goss Cir., 1931-1960 Sanborn Map

No change from 1931

Attachment E: City Directory and Deed Research

Deed Research	Year	Occupant (Head)	Other Occupants
Robert Culver	1870s – 1883	<i>No building on lot</i>	
Benjamin Randle	1883-1887	<i>No building on lot</i>	
Martha Hall	1887-1897	<i>No building on lot</i>	
J.L. Rachofsky	1898	<i>No building listed in directory</i>	
	1899	<i>No city directory</i>	
	1900 Census	James Hall	Lulu (wife)
Emily Ewing	1901	Emily Ewing (widow)	
	1903	Emily Ewing	
	1904	Emily Ewing	
	1905	Emily Ewing	G.B. McCarroll, Shining Parlors
	1906-07	Emily Ewing	C.M. (Mary) Smith, Jerry Smith, both Hod carriers (laborer who carries supplies to masons or bricklayers)
	1908	Emily Ewing	C.M. Smith, Hod carrier
Boulder Building & Loan Association	1911	Emily Ewing	Mary Smith (widow), gen'l housework
	1913	C.W. Hilton, laborer	Maggie (wife)
	1916	VACANT	
	1917	VACANT	
Robert Mance	1918	VACANT	
	1921	VACANT	
	1923	VACANT	
	1926	VACANT	
B.A. McCollum	1928	VACANT	
	1930	VACANT	
	1932	VACANT	
	1936	Frank J. Archuleta, laborer	Clofes (wife)
	1938	Frank J. Archuleta	Clofes
	1940	Elbert McCray (Lucille)	

Memo to Landmarks Board 03/6/2013
 Re: 2118 Goss Circle- Demolition Permit

	1943	Samuel D. M. Anderson, Porter, Colorado Barber Shop	Lola, wife
	1946	Samuel D. M. Anderson	Lola
	1947	Samuel D. M. Anderson	Lola
	1949	Samuel D. M. Anderson	Lola
	1951	Samuel D. M. Anderson	Lola
	1953	Clement Dunn	
	1955	Isidro Gutierrez	
	1956	Ernest Mestas	
George Schut	1958	Ernest Mestas	
	1959	Ernest Mestas	
	1960	Allen T. Schutt	
	1961	William G. Show	
	1963 – Present	Manuel and Julie Avalos	

Attachment: F Daily Camera Clipping: "'Dick' Morrison Shoots and Kills
 Another Boulder Negro in Revival of Old Argument" Boulder Daily Camera, May 3,
 1943.

'DICK' MORRISON SHOTS AND KILLS ANOTHER BOULDER NEGRO IN REVIVAL OF OLD ARGUMENT

Shoe Repairer Says Harold Tivis Threatened To 'Cut Off Head'

Revival of an argument a year and a half old led to homicide in Boulder Saturday night when Anthony L. "Dick" Morrison, 48, of 1926 Goss street, shot and killed Louis Harold Tivis, 42, of 812 14th street. Both men are Negroes.

Morrison, a shoe repairer and one of the most widely-known colored men in Boulder, declared he fired only after Tivis, a cook, cursed him, threatened to "cut his head off" and reached toward a pocket where Morrison feared, the other man had a knife. No knife was found, however, in Tivis' possession.

Although awaiting the outcome of an inquest called for this afternoon, Deputy District Attorney Edward N. Donnellan said a murder charge would be filed against Morrison in district court. It was explained, however, that under such a charge a defendant, if he were not acquitted, could be convicted either of first or second degree murder or of the lesser offenses of voluntary or involuntary manslaughter.

Had Gun For Practice

Explaining his possession of the .38-caliber revolver during an evening which started out with some "friendly drinking" by Morrison, Tivis and others, Morrison asserted he frequently carried the gun "just to practice shooting" and that during the afternoon he had been shooting at tin cans along the bank of Boulder creek.

Three shots, witnesses said, were fired in the back yard of the Sam Anderson home at 2118 Goss street about 8:50 p. m. Saturday. One of the bullets, striking Tivis from the side, entered his left arm, went through both lungs, and emerged from the right side, according to Coroner George W. Howe. Another went through the man's right leg, entering in the back of the leg and coming out the front. The third bullet apparently did not hit Tivis. Coroner Howe said the slug through the chest undoubtedly killed the man instantly.

Tivis was employed at Owen's sandwich shop, 13th and College.

Officers Relate Events

Police Captain John Worthing, acting as head of the department during the illness of Chief Arthur F. Masters; Patrolmen George Pederson and Glen Sisson, Sheriff Arthur Everson and Deputy District Attorney Donnellan pieced together the following account of the fatal episode.

Tivis, Anderson and Al Moore, 2145 Goss, picked up Morrison in the downtown business district. Moore later left the group and the other three went to the North 12th liquor store where a quart of whisky and a quart of wine were purchased.

All three, according to their sworn statements, drank some of the liquor. They drove to Anderson's rear yard and at that time a quarrel was raging.

Broken Leg Incident Recalled

Morrison said it dated back to an incident on Thanksgiving eve of 1941 when Morrison suffered a broken leg in the course of a fight in which Tivis, among others, was engaged. There was no police report of that incident and exactly how the leg was broken was not made clear, but Morrison attributed the injury principally to Tivis. The investigating officers said there had been other points of ill feeling, too, between Tivis and Morrison.

No one seemed to recall just how the subject of the old injury arose, but the argument rose to a pitch and Morrison quoted Tivis as saying: "I'll cut your head off, you black -----"

Morrison asserted Tivis at that moment reached for a pocket.

"I thought he was coming at me with a knife," Morrison said. "I had my gun so I let him have it."

Three Shots Heard

The statements indicated there were no witnesses. Anderson said he had left the car after they drove into the yard, was a short distance away when he heard the shots, and ran back to the scene.

Anderson's wife, Lola, and a daughter, Mrs. Eunice Brown, were in the Anderson home and both said they heard three shots. One of them called police.

Anderson walked to Morrison's home with him, and Morrison was arrested there a short time later. At that time, Captain Worthing and Patrolmen Pederson and Sisson reported, Morrison "was not drunk" but admitted he had been drinking. Officers returned later to the Morrison home to get the gun and Mrs. Morrison gave it to them. It contained no cartridges, either fired or good.

Anderson was jailed for questioning as a material witness.

(Continued on Page 11)

Morrison--

(Continued from Page One)
ing as a material witness.
Inquest Is Held

Coroner Howe called the inquest for 1:30 p. m. today and its result was not available at The Camera's press time.

District Attorney Hatfield Chilson came to Boulder from Loveland today to confer with his deputy and to attend the inquest. They said an information against Morrison would be filed in district court Tuesday, when District Judge George H. Bradfield will be here, and it is possible that Morrison will be arraigned at that time.

Morrison was visited Sunday by his brother, George Morrison of Denver, well-known orchestra leader.

Morrison had been employed at the Wagner shoe repair shop, 1921 Broadway, but Proprietor John W. Wagner said he quit last week. Earlier, Morrison was employed at the Perry shoe repair shop, 1913 Broadway, directly across the street.

Before Tivis started to work at Owen's sandwich shop, he was a cook at fraternity houses. He had been a Boulder resident for three years.

Funeral arrangements had not been completed today. The body is at Howe's mortuary.

Tuesday, May 4, 1943

Attachment: F Daily Camera Clipping: "'Not Guilty' Is Plea Entered by Morrison" Boulder Daily Camera, May 4, 1943.

Morrison--

(Continued from Page One)

tween testimony at the inquest and statements given Saturday night by Morrison and Sam Anderson, a principal witness, but they explained the differences by saying they were too excited immediately after the shooting to give accurate accounts.

Both swore that, relieved of the initial stress, they recalled events more clearly and were certain their later versions were correct.

Remembers Seeing Knife

The chief discrepancy were:

1. Morrison's testimony that he saw the blade of a knife with which he said Tivis started toward him with a threat to "cut your head off," while earlier the defendant had asserted he feared Tivis was reaching for a knife but did not actually see one.

2. Anderson's testimony that he was standing close to the two men and heard the entire episode, while officers understood he first told them he had left the scene and returned only after he heard the shots.

Officers testified that careful searches of Tivis' clothing and the scene of the shooting had failed to disclose any knife.

Even though Morrison said Tivis was starting toward him with a drawn knife, he testified: "I shot to scare him, not to hit him."

Denies Ill Feeling

Under questioning by his own attorney, M. M. Rinn, the defendant added: "I had no hatred or ill feeling toward him. I tried to cooperate with the officers and tell the truth."

Morrison denied, in answer to a question by Deputy District Attorney Donnellan, that he had gone to his home and obtained his .38-caliber revolver after he had been with Tivis and Anderson for some time. He insisted that he had the weapon with him for "practice shooting" at inanimate objects—an activity he described as a hobby in which he engaged frequently.

Morrison referred only briefly to the subject of the quarrel which was climaxed by the homicide. He said he bumped his leg and when Tivis asked him what was the matter he replied, "I hurt that leg that was broken."

Remarks then were exchanged. Morrison continued, about a fight in which the leg was broken on Thanksgiving eve of 1941. Engaged in the fight at that time were Morrison, Tivis and Al Moore.

Moore testified yesterday, however, that he and Morrison were the belligerents and that Tivis did not participate.

Tells Of Threat

Morrison continued: "Tivis said, 'You black ---- I'll cut your head off.' He took out his knife and started toward me. I saw the blade of the knife. I took out my gun, which was sticking in my belt underneath my sweater, and began firing."

Anderson testified that he, Morrison and Tivis had spent about two hours together when Tivis suggested they go to a liquor store.

"I proceeded with pleasure to take them out," Anderson said, causing spectators at the inquest to break out in laughter. "They bought a quart of whisky and a quart of wine. We came back to my yard. We all took a few drinks together. There's no mistake about that. Morrison and Tivis drank most of the whisky. I drank some of the wine."

Argument 'Got Hot'

Anderson told how the argument "got hot" and he tried to calm the two men. He too quoted Tivis' threatening statement and said the man made a motion to his pocket. Anderson did not testify that he saw a knife in Tivis' possession at that time.

Rising from his chair to talk with gestures, Anderson continued: "Tivis started at him and Morrison pulled out a gun. He fired three times, slow, like this—boom, boom, boom."

Anderson said he walked to Morrison's home with him and then returned to where Tivis' body lay. Policemen had arrived by that time.

On the way back to town from the North 12th liquor store, Anderson asserted, Tivis had a knife in his hand and he could see the blade. At that time, however, the quarrel had not developed and Anderson said he paid no particular attention to the knife.

No Knife Found

Patrolmen George Pederson, Glen Sisson and Myron Teegarden and Sheriff Arthur Everson testified that no knife or any other weapon was found on Tivis' body, in or near the automobile, or anywhere else at the scene of the shooting. One search of the body and the premises was made Saturday night and another Sunday morning.

Sheriff Everson and Coroner Howe each found one of the two spent bullets which had gone through Tivis' body. If a third shot was fired, the bullet did not strike Tivis.

Moore, who had been with Anderson and Tivis earlier but who left them some time before the shooting, testified concerning the trouble he had with Morrison more than a year ago. He said he left the others Saturday night because he did not want to be with Morrison.

Tells Of 'Warnings'

"I had been cautioned time and again," Moore said, "that Morrison was carrying a gun and was going to get me."

Patrolman Teegarden identified several photographs which he took of Tivis' body and the scene of the shooting. Police Captain John Worthing related his part in the investigation and the arrest of Morrison at his home. Patrolmen Pederson and Sisson, first officers on the scene, described the situation in detail.

First witness at the inquest was Dr. H. H. Heuston, who performed an autopsy on Tivis. He described the path of the two bullets and said one, which collapsed both lungs, caused the man's death. Dr. Heuston added that for that bullet to take the course which it did, Tivis' left arm would have had to be raised and extended slightly forward.

Tuesday, May 4, 1943

'NOT GUILTY' IS PLEA ENTERED BY MORRISON

Murder Charge Filed— Coroner's Jury Holds Negro Shooting Was 'Not Felonious'

A plea of innocence to a murder charge was entered in Boulder district court today by Anthony L. "Dick" Morrison, 48-year-old shoemaker who admitted he shot Louis Harold Tivis, 42-year-old cook, in a Goss street yard last Saturday night but declared he did it in self defense.

Morrison's plea had the support of a coroner's jury which returned a verdict following an inquest Monday afternoon holding that he killed Tivis "not feloniously." The six jurors summoned by Coroner George W. Howe thus concluded that the fatal shooting which climaxed a quarrel between the two Negroes was not a criminal act.

District Judge George H. Bradfield denied a request by Morrison's attorney, M. M. Rinn, that a bond be fixed under which the defendant could be released from jail until the trial. Judge Bradfield set a hearing on the bond application for Saturday morning and said a date for the jury trial would be fixed at that time.

Morrison was returned to the county jail.

Several Verdicts Possible

Under the murder information filed by Deputy District Attorney Edward N. Donnellan, Morrison could be acquitted or could be convicted of first or second degree murder, voluntary manslaughter or involuntary manslaughter.

Coroner's jurors who reached the "not feloniously" verdict late Monday afternoon were Irvin Basteln, H. D. Tobey, L. R. M. W. Kouns, H. N. Fullen, E. Clark McSpadden and J. W. Rook.

Major discrepancies appeared between Morrison's testimony and that of Anderson and Tivis' family.

(Continued on Page Six)

Attachment G: "Little Rectangle" Structures of Merit- Statements of Significance

**GOSS-GROVE STRUCTURES OF MERIT
STATEMENTS OF SIGNIFICANCE AND PHOTOGRAPHS, 1987**

**CHARLES B. ANDERSON HOUSE
1902 Grove**



The brick house at 1902 Grove Street was built by Charles B. Anderson in the 1890's. The Anderson House is one of the most significant in the Goss-Grove neighborhood through its association with Charles B. Anderson.

Anderson moved to Boulder in 1875 and was a prominent Boulder contractor who worked on the Highland School, Ryssby Church, and many residences and office buildings in Boulder and other Colorado towns. Anderson owned several acres of fertile land in the Culver Addition, now referred to as Goss-Grove. He planted 2,000 fruit trees, which may have been the reference for the name Grove Street. The Anderson family lived in a log cabin on the site of 1902 Grove Street before the present house was constructed. Anderson was active in recruiting Swedish immigrants to settle in Boulder and he was responsible for shaping patterns of growth and construction in the Goss-Grove neighborhood.

The Anderson House is a simple one story brick house of vernacular style. It has a cross gable with open porch, supported by large, turned wood spindle posts. The window openings have arched lintels. Some of Anderson's orchard and some outbuildings are still intact. These elements make the site a significant remnant of Boulder's pioneer heritage.

Source: 1986 Survey.

2141 GROVE STREET

The builder and date of construction of the Goss-Grove neighborhood house are unknown. The significance of this small, one story residence is that it is one of the few remaining examples of a hall-and-parlor folk house, a building



type that Boulder's earliest Black residents transplanted from the rural south when they moved west.

The form of hall-and-parlor houses is a simple frame box with side gable roof or relatively steep pitch. This roof breaks to one of the shallower pitch that covers a simple porch that extends across the front of the house. The porch

is usually one step above grade, and the roof is supported by simple posts.

Source: 1986 Survey.

**FRANK HALL HOUSE
2118 GOSS STREET**

The builder and exact date of construction of this simple frame house are unknown. Its significance is two-fold: It was the home of Frank Hall at the turn of the century. Mr. Hall's parents moved to Boulder in 1876, and Mr. Hall's father was a former slave and Civil War veteran. In addition to the association with Frank Hall, the house is one of the few remaining hall-and-parlor folk houses in the Goss-Grove neighborhood. This building type was transplanted from the rural south, where many of Boulder's early black residents were born, and this house is a substantially unaltered example.



Source: 1986 Survey.

**HENRY DRUMM HOUSE
1638 GROVE STREET**



This vernacular masonry residence was built in the 1890's and is located in what is now known as the Goss-Grove neighborhood.

This house belonged to Henry and Stella Drumm at the turn of the century, and is historically significant because of Henry Drumm. He was a prominent

Boulder citizen, an 1878 graduate of the State Preparatory School, and a member of CU's first graduating class in 1878. He was a lawyer, Justice of the Peace, City Council member, and more importantly, a cartographer. Drumm produced maps which are still being used today. Drumm's wife Stella was the daughter of one of Boulder's pioneers and one of the first residents of the Goss-Grove neighborhood, Marinus Smith.

The Drumm House is a vernacular structure with Queen Anne detailing, a common type in Boulder; however, there are very few structures that remain unaltered, and is among the small, simple houses of Goss-Grove, this larger and more substantial house is significant and intact.

Source: 1986 Survey.

**JAMES SACKETT HOUSE
2250 GOSS STREET**

The exact date of construction and building of this simple vernacular frame house are unknown although it was probably built before 1896. Its significance is twofold: It was the home of James Sackett who was a fruit grower. The Goss-Grove neighborhood was first settled as an agricultural area, filled with orchards, and this house is one of the few that can be directly linked to this past. In addition, it is a virtually unaltered hall-and-parlor house, a folk building type transplanted from the rural south by early black settlers.

Source: 1986 Survey.

MARTHA HALL HOUSE

2102 GOSS STREET



The builder of this vernacular frame house, as well as the exact date of construction are unknown. Its significance lies in the fact that it was at one time the home of long-time Boulder residents, James and Martha Hall. Mr. Hall was a former slave and Civil War veteran. The Halls moved to Boulder in 1876 and were living

in this house by 1896.

This simple hip roofed frame house is typical of the residences built near the turn of the century in the area referred to as the "little rectangle" bounded by Canyon Boulevard, 19th Street, Goss Street and 23rd Street. This area was home to the city's minority groups in the late 19th and early 20th centuries.

Source: 1986 Survey.

1728 GROVE STREET



The builder of this vernacular cottage is unknown, as is the exact date of construction although it was probably built in the 1890's. Although similar masonry structures were common in Boulder, the significance of 1728 Grove lies in the unusual amount of unaltered detailing applied to this simple Goss-Grove neighborhood house. A one and one half story hip roofed cottage, and decorative ornamentation includes a columned porch, patterned shingles in gable ends, and patterned brick work.

Source: 1986 Survey.

1915 ½ GOSS STREET



The builder of this vernacular cottage is unknown, as is the exact date of construction. The significance of this small, simple house is that it is one of the only remaining 'back lot' houses. Back lot houses were built as a result of overcrowding in the Goss-Grove neighborhood, since housing was generally unavailable to early

black residents in other areas of Boulder.

This back lot is a rectangular frame box with hip roof that extends from the front of the house to cover the porch. The roof has simple post supports and there are several steps from grade to porch. The entry is centered with windows on either side.

Source: 1986 Survey.

1935 ½ GOSS STREET



The builder of this vernacular structure is unknown. The significance of this small frame house is that it is one of Boulder's only remaining 'back lot' houses. Although it has been substantially altered over the years, its size has remained unchanged, making it recognizable as a back lot house. Back lot houses were

built as a result of overcrowding in the Goss-Grove neighborhood, since housing was generally unavailable to early black residents in other areas of Boulder.

Source: 1986 Survey.

**OSCAR AND MARY WHITE HOUSE
2202 GOSS STREET**



The building and exact date of construction of this vernacular

frame house are unknown although it was probably built before 1898. Its significance lies in the fact that it was once the home of Oscar and Mary White. Mr. White was a former slave and civil war veteran. The Whites were charter members of the Allen Chapel of the African Methodist Episcopal Church which was the focal point of Boulder's early black community. This simple hip roofed house has been changed somewhat over time, but remains an example of Boulder's early minority housing in the "little rectangle" area of the Goss-Grove neighborhood.

Source: 1986 Survey.

Attachment H: Individual Landmark Significance Criteria

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.

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

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

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

Other, if applicable.

Architectural Significance

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

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

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

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

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

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

Other, if applicable.

Environmental Significance

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

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

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

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 I: Goss-Grove Historic Context Report Excerpt

Excerpt from the Goss-Grove Neighborhood Survey, 1986

Although no district in Goss-Grove was identified, it is important to realize that the neighborhood is significant due to its early development and its historical associations. Individual houses meriting further research and possible local landmark/National Register status include: the Henry Drumm House, 1638 Grove; the Charles B. Anderson House, 1902 Grove; the house at 1728 Grove; and the Boulder and White Rock Ditch. These residences have significant historic associations as well as integrity of construction.

In addition, several building in the "little rectangle" are associated with important members of Boulder's early black community. At least two Goss Street residences—the James and Martha Hall house at 2102 Goss Street, and the Oscar and Mary White house at 2202 Goss Street—were once occupied by long-time Boulder residents who were former slaves and Civil War veterans. As such, they are important links to our national heritage. While the Oscar White house has been extensively remodeled, the James Hall house, together with the Frank Hall (James' son) house next door at 2118 Goss Street, are representative examples of Boulder's early low-income, minority housing.

Another important structure in the district is the John Wesley McVey house at 1718 Canyon Boulevard.¹⁴ This, again, virtually unaltered house was the long-time residence of a prominent

¹⁴ Note: The McVey House at 1718 Canyon was designated as a local landmark in 1995 (Ordinance #5763).

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

member of early Boulder's community of black musicians. And finally, 2019 Goss Street was the home of Ruth Cave Flowers, the first black graduate of the University of Colorado and one of the city's best known black citizens.¹⁵

In addition, these homes are significant in that they represent the lifestyles of Boulder's working class. Just as the homes along Grove and Arapahoe represent the lifestyle of middle class, skilled tradesmen, so do the houses in the "little rectangle" represent the lives of Boulder's lower-class, minority citizens. The size, scale and design of many Goss-Grove homes typify these lifestyles, and convey much to the observer.

Attachment J: Letter from Owners in Support of Demolition Permit

¹⁵ Note: The Ruth Cave Flowers House at 2019 Goss was designated as a local landmark in 1992 (Ordinance #5466).

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

January 27, 2013

TO: Boulder Landmarks Board
FROM: Manuel and Julie Avalos
RE: 2118 Goss Cr. – Boulder, CO

We have been asked to write a letter to you about the circumstances surrounding our property that we have owned since the early 1960's. When we bought it, we were asked by the historical people if we wanted to volunteer to have our property designated because of it's age, etc. Because we were going to remodel and move in the house, we declined. Just after that, we remodeled the house because it was falling apart. We had to put in new electrical and plumbing plus re-do and replace the roof that was very bad. We also added the wrap around porch that you see today. In addition to that, we took off all of the clapboard siding and installed an exterior stucco surface. So, the house doesn't look much like it did before that as far as the exterior materials. No one was there to try to force us to meet any historical standards.

We live in Lafayette, Colorado and are retired living on a fixed income. We are 74 and 78 years old and don't have the money to put into this house to fix it up again. If we did, we would probably do that. Instead, we have been forced to try to sell it, but everyone wants to tear it down and build a new home. We figure it will take well over \$100,000 or more to bring it back. The foundation is totally broken and split. The roof has fallen in and leaks. The ceilings in the few rooms in the house have fallen in. There are no plumbing fixtures in the bathroom and it is totally not liveable. No one has lived in it for over three years. It is unsafe and we ourselves cannot do anything about it. All we can do now is pay the taxes, cut the weeds, and shovel the snow. Now we understand, you will not let us sell it for someone to build a new home. This creates a very serious hardship for us. We are elderly and need to have this money to live out the rest of our lives. We notice there have been many new buildings in our neighborhood in recent years. You even let them build new apartments across the street. That wasn't very compatible to an historic area, so we feel we should not be stopped from doing what we want with our own property. We understand the historic things you think about and deal with, but how would this property make the City of Boulder better? Who would ever know about this and benefit from it. Hard to understand.

Our request is that you grant the Riegel's the demolition permit and allow them to make something attractive and beneficial to the neighborhood.

Thank you for your consideration

Manuel C Avalos
Julie F. Avalos

Memo to Landmarks Board 03/6/2013
Re: 2118 Goss Circle- Demolition Permit

Attachment K: Structural Report and Photographs

GEBAU Inc.

Consulting Structural Engineers

February 11th 2013

Job # 13028

Mark Riegel

markriegel@gmail.com

Re: **2118 Goss Street**
Limited Structural Review

At your request, a representative of our office visited the subject structure on February 4th 2013, accompanied by yourself. The general purpose for this visual observation was to assess the structural performance of this residence and recommend any remediation efforts that may be required to achieve a general level of functionality. This review is limited to noted visual signs of stress, which may show up in cracked drywall, concrete, or local abnormalities in finished materials. We therefore cannot guarantee or imply any warranty for any future performance due to hidden defects. This is only a visual structural review of the performance of the structure at this point in time.

Description

This early 1900's single story residence appears to be conventionally stick framed at the roof, walls, and floors, all bearing on a stone rubble foundation, creating a shallow crawlspace. A 1929 Boulder County real estate appraisal and associated photo indicates that the structure has primarily remained the same with the exception of a new front patio that wraps around on the West side. It is interesting to note the comments on the appraisal report stating "very poor – salvage only". The Southwest rear shed, which is currently a bathroom has very low headroom 6'-4".

Observations / Comments / Remediation

In general there are a number of signs of stress, abnormalities in finished materials, and unmaintained water moisture barriers that have caused structural concern. These items and general issues are as follows:

- There is a significant roof leak in the Southeast bedroom that has caused a large portion of the drywall ceiling to fail. This water moisture event exposed the existing roof construction which consisted of multiple 2x4/2x6 cobbled rafters. The ¾" roof planking and rafters in this area are showing sign of significant rot and long term water moisture intrusion.

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- There is a similar roof leak/ceiling failure in the Northeast bedroom, similar concerns exist regarding rot damage to the rafters.
- The front entry porch roof and supporting column are failing, along with typical rafter support systems. The west fascia has failed and general lack of roofing membrane appears to have caused significant rot damage.
- The entry and West concrete patio has cracked in numerous areas and may be heaving due to the freeze thaw prying cycle.
- There appears to be a 4" sister concrete wall poured around the perimeter of the original stone rubble foundation wall. This sister wall is cracked in numerous areas, and is most likely very shallow.

In general the roof structure appears as if this building was added on three to four times over the early years with whatever building materials, means and methods as necessary to cobble the building together. The general roof drainage and overall building system has never been maintained, thus allowing significant water moisture intrusion causing rot, and general degradation of the wood framing. Future structural performance of the Southeast roof and front entry porch roof are unknown and we suggest that they both be shored immediately from a life safety perspective.

The foundation system in general appears to be fairly shallow and will most likely continue to move and crack due to lack of frost protection.

Use of this structure for future habitation and possible remodel and or addition will require complete removal of all roofing and interior drywall elements. The structural wood framing elements will all need to be exposed for visual review by our office, and will most likely require remediation to satisfy current codes and minimum strength of materials to satisfy wind, snow, and live loads.

Conclusion

In conclusion, there are a significant number of structural concerns with this residence that will require significant remediation before it is considered habitable. Based on our visual observations future use and general conformance with current codes will most likely require gutting the entire structure, allowing for further review and remediation.

Please contact our office if you have any questions regarding this observation and general assessment of the structure.

Sincerely
GEBAU, INC



Paul Gallagher, P.E.

PJG/lf



2118 Goss Circle, Interior, 2013.



2118 Goss Circle, Interior, 2013.



2118 Goss Circle Interior, 2013.



2118 Goss Circle Interior, 2013.



2118 Goss Circle Interior, 2013.



2118 Goss Circle Interior, 2013.



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