

MEMORANDUM

September 2nd, 2015

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and property at 2322 23rd St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00077).

STATISTICS

1. Site: 2322 23rd St.
2. Date of Construction: c. 1923
3. Zoning: RMX-1
4. Lot Size: 902 sq. ft.
5. Applicant/Owner: Douglas Johnson and Theresa Hernandez

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 2322 23rd St. as a local historic landmark, to be known as the **Herkert-Glasser Cottage** finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated June 3rd, 2015 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

PROPERTY DESCRIPTION:

The house at 2322 23rd St. was constructed c. 1923 and is located on the east side of 23rd Street between Mapleton Avenue and Bluff Street. The house is located on a 902 sq. ft. lot that is situated along the south side of the alley that runs between Bluff Street and Mapleton Avenue. The property is located on the most northeasterly block of the identified potential Whittier Historic District.

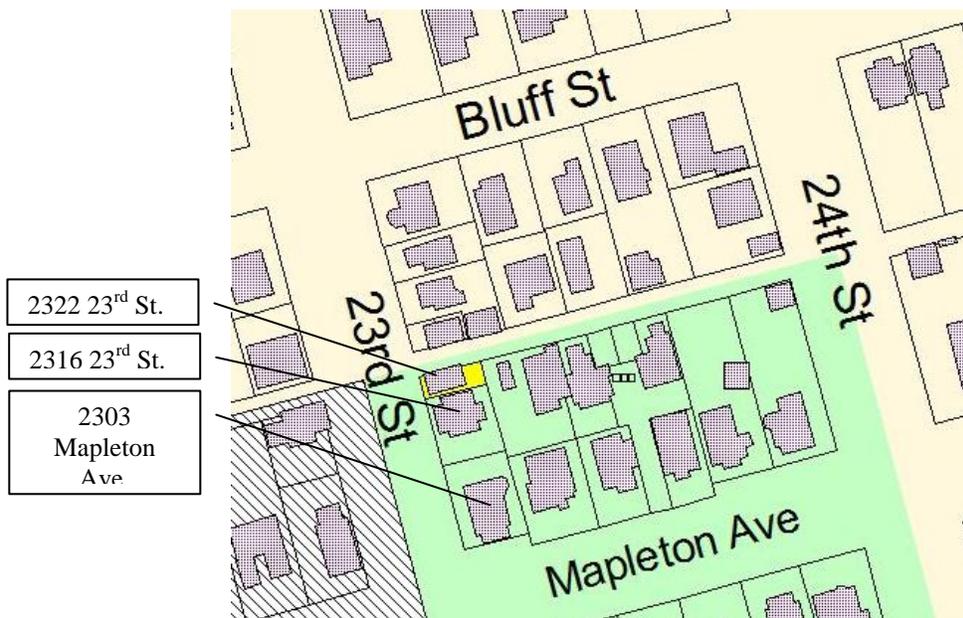


Figure 1. Location Map, 2322 23rd St.



Figure 2. West Elevation (façade), 2322 23rd St, 2015.

The gable-front bungalow house is clad in narrow wooden lap siding and has a rectangular floor plan. A porch expands the width of the façade and features tapered pier supports resting on a balustrade, stucco with half-timbering in the gable end and wood shingle cladding and a simple railing on the western portion of the knee walls. The knee walls on the north and south ends are clad in narrow lap siding. Three steps lead up the wooden porch where there is an off-center front door and two double-hung windows to the left of the door. *See Attachment B: Current Photographs.*



Figure 3. North Elevation, 2322 23rd St, 2015.

The north elevation (facing the alley) features a single opening at the east end. The diamond pane window is surrounded by simple trim. Exposed rafter tails add to the architectural interest of the building.



Figure 4. East Elevation (rear), 2322 23rd St, 2015.

A small shed roof addition is located at the east (rear) elevation. The addition is clad in novelty wood siding and features a diamond pane window on the north wall and a six-light window on the east wall, next to a centrally located door. It is older, but not likely original. The shed addition has a corrugated metal roof and the gable portion of the building has a composite shingle roof. The east gable end feature stucco and half-timbering.

A small, shed-roof accessory building with novelty wood siding is located along the east property line. Its date of construction is unknown, but the form and materiality is typical of 1920s construction. Likely due to its diminutive size, the building is not acknowledged by the tax assessment (1929 and 1949) and is also not included in the 1987 Historic Building Inventory Form.



Figure 5. South Elevation, 2322 23rd St, 2015.

The south elevation features three window openings with simple wooden trim. The building rests on a concrete foundation. A flagstone path runs adjacent to the south elevation.

The integrity of the bungalow remains intact, as there have been no major modifications to the house since its construction. A rear shed-roof addition was likely constructed in the 1920s and does not detract from the historic character of the house. The house represents Boulder's pre-World War I residential buildings and is an excellent example of a modestly sized house with Craftsman Bungalow design elements.



Figure 6. Tax Assessor Card Photo, c. 1949.

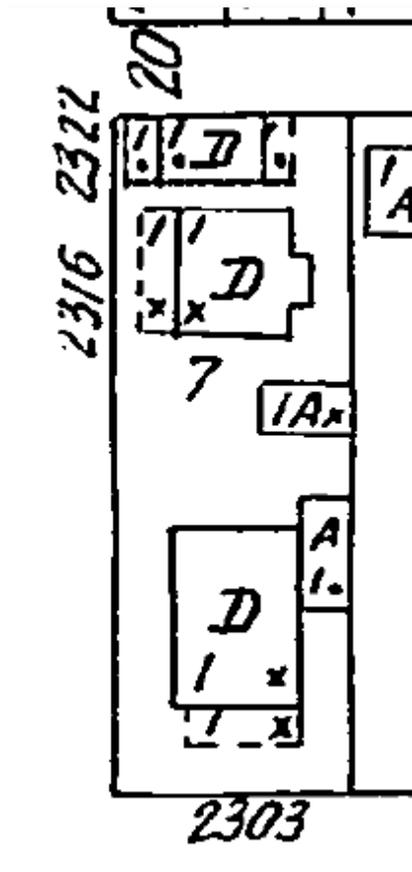


Figure 7. Sanborn Fire Insurance Map, 1931-1960.

HISTORY

Constructed c. 1923, the history of the house at 2322 23rd St. is directly tied to the two houses to the south, 2303 Mapleton Ave. (the Herkert House, built 1906) and 2316 23rd St. (the Frank Herkert Cottage, built 1924), as they were constructed by the same owner over a 22 year period. Douglas Johnson and Theresa Hernandez, the applicants, own the three properties and designated the adjacent properties in 2008. *See Attachment B: Landmark Designation Application.*

The three houses were originally constructed and occupied by Frederick Herkert and his family. Fred Herkert and his wife, Hannah, moved to Boulder from Illinois in the 1890s. Fred appears to have been a successful carpenter, building houses in Boulder and several Chautauqua cottages. Fred built the house at 2303 Mapleton Ave. for his family in 1906 and later constructed the house to the north (2316 23rd St.) and operated it as a small grocery.

According to Fred's grandchildren, Fred built the house at 2322 23rd Street c. 1923 so his newly married son, Harry and his wife, Constance, could live at 2303 Mapleton Ave. Fred lived in the house for 17 years until his death in 1940.

By 1923 Harry had established a successful stationary business called "Herkert Typewriter Exchange" at 1910 Broadway and later at 1141 Pearl Street. Harry and his wife, Constance, lived at 2303 Mapleton Ave. from 1923 until 1943.

Harry Herkert sold 2322 23rd St. in 1946 to Mary Giggey. From 1953 until 1957, the house was owned by Clyde Reed, a university watchman. From 1957 until 1970, the house was owned by Mrs. Jessie Fewel. Following Mrs. Fewel's death in 1970, the property was purchased by Dallas and Diana Glasser, who owned the property for the next 40 years. The Glassers are credited by the current owners with the preservation and excellent stewardship of the property, particularly during a time when the Whittier Neighborhood was undergoing many changes and losses of historic buildings. The Glassers had been living next door at 2316 23rd since 1967. The Glassers rented 2322 23rd

St. to various tenants, including Dallas Glasser's father, Albert. The Glassers moved from 2316 23rd St. in 1985 but continued to rent 2322 23rd St until 2010, when they sold the property to the current owners, Douglas Johnson and Theresa Hernandez. See *Attachment E: Deed and Directory Research.*



Figure 8. 2303 Mapleton Ave., the Herkert House, 2008.

Stylistically, the house at 2303 Mapleton Ave. is best described as vernacular masonry/frame with neo-classical design elements including a simple gable-end roof form, open colonnaded front porch, and large one-over-one, double hung wood windows. The house is simply, but elegantly proportioned with strong symmetry and an emphasis on addressing Mapleton Ave. The property was designated in 2008 as the Herkert House.



Figure 9. 2316 23rd St., the Herkert Cottage, 2008.

While generally categorized as vernacular, the house at 2316 23rd Street exhibits stylistic characteristics indicative of Craftsman Bungalow residential design including a low pitch roof, wide overhanging eaves, engaged porch, exposed rafter tails and one-over one double hung windows. The set back from the 23rd Street sidewalk is very small providing an intimate relationship between house and the public right-of way. The property was designated in 2008 as the Herkert Cottage.

CRITERIA FOR THE BOARD'S DECISION:

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

Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See *Attachment G: Significance Criteria for Individual Landmarks*. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. 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. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA:

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

Staff finds that the designation of the house at 2322 23rd St. 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 house at 2322 23rd St. meets historic significance criteria 1, 2, 3.

1. Date of Construction: c. 1923

Elaboration: According to the applicant, the house was constructed c. 1923 by Fred Herkert following the marriage of his son. The address first appears in city directories in 1928. The house was previously associated with the houses at 2316 23rd St. and 2303 Mapleton Ave.

2. Association with Persons or Events: Fred Herkert

Elaboration: Fred Herkert was born in Illinois in the 1860s. He travelled to Boulder with his wife, Hannah, in the 1890s. Fred led a successful career as a carpenter, building many houses in Boulder and several Chautauqua cottages. In addition to building the house at 2322 23rd St., he also built 2303 Mapleton in 1906 and 2316 23rd St. in 1924. Fred constructed 2322 23rd as his residence from 1923 to his death in 1940.

3. Development of the Community: The house is typical of post-WWI residential building.

4. Recognition by Authorities: Historic Building Inventory Form, 1988.

Elaboration: The 1988 Historic Building Inventory Form found the property to be in excellent condition with minor alterations. The form notes that the house is significant as it represents a type, period or method of construction, noting that “this building, which has bungalow styling, represents Boulder’s post World War I residential building.” *See Attachment C: Historic Building Inventory Record.*

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 2322 23rd St. meets historic significance criteria 1 and 3.

1. Recognized Period or Style: Bungalow

Elaboration: The house has elements of the Bungalow style popular in the 1920s and 1930s. While relatively simple in design and detailing, the house is a well-preserved and indicative example of bungalow architecture from the interwar period of development in the area.

2. Architect or Builder of Prominence: None Observed

Elaboration: Fred Herkert was a local carpenter and built many house in Boulder. He is responsible for building 2322 23rd St. as well as the neighboring houses at 2316 23rd St. and 2303 Mapleton Ave. and credited with the construction of cottages at Chautauqua.

3. Artistic Merit: Bungalow styling

Elaboration: The house embodies skillful integration of design and material which is of excellent visual quality.

4. **Example of the Uncommon:** None observed.

5. **Indigenous Qualities:** None observed.

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

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2322 23rd St. and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 2322 23rd St. has environmental significance under criteria 1, 2, 4 and 5.

1. **Site Characteristics:** Residential historic character

Elaboration: The house is sited along 23rd Street between Mapleton Avenue and Bluff Street. It is located within the boundaries of the identified potential Whittier Historic District and the house retains its historic residential character.

2. **Compatibility with Site:** Residential historic character

Elaboration: The building is representative of the typical building patterns in Whittier and contributes to the residential character of the neighborhood. The property retains its historic relationship to its lot and surrounding neighborhood.

3. **Geographic Importance:** House is a familiar visual feature on 2300 block of 23rd Street as they are located very close to the sidewalk.

4. **Environmental Appropriateness:** Residential historic character

Elaboration: The house and surroundings are complementary and carefully integrated.

5. **Area Integrity:** Potential Whittier Historic District

Elaboration: The 2300 block of 23rd Street is located in the identified potential Whittier Historic District and retains a high degree of historic integrity to the original development of that neighborhood.

In 1987, a survey of approximately 350 pre-1937 buildings within the Whittier neighborhood was completed. That survey concluded that the area bounded by Bluff Street on the north, Spruce Street on the south, 28th Street on the east, and Broadway on the west was eligible for designation as a local historic district.² The origins of the Whittier neighborhood date to the founding of the Boulder in 1859 when 4,044 lots were laid out in the city including those in the east Boulder addition (now known as Whittier) that ran east to 25th Street. Whittier is a large neighborhood and its properties represent a wide range of income levels and lifestyles. The western section of Pine Street, for instance, contains houses originally built for some of Boulder's wealthiest residents, while the eastern end of Pine Street was historically a working class area. 2322 23rd Street is located in the more modest part of the area which is characterized by small and medium-sized vernacular buildings.

- 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.

Landmark Name:

Staff considers that the landmark should be named the **Herkert-Glasser House**, given its association with the Herkert family, who constructed and resided there for many years and for the Glassers, who are credited with the preservation and careful stewardship of the property during their 40-year ownership. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The building sits on a residential lot measuring approximately 900 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot,

² The information in this section is taken primarily from the 1988 *Whittier Survey Report* by Front Range Research Associates.

which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

Figure 11: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Landmark Designation Application
- B: Current Photographs
- C: Historic Building Inventory Form
- D: Tax Assessor Card
- E: Deed and Directory Research
- F: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- G: Significance Criteria for Individual Landmarks
- H: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Landmark Designation Application

HERKERT-00077

Application for Individual Landmark

Name of Building: Herkert/Glasser Cottage (proposed) **Date:** 03/17/2015

Address: 2322 23rd Street Boulder, CO 80304

Owner(s): Douglas Johnson & Theresa Hernandez **Phone:** (303) 444-1422

Address(es): 2303 Mapleton Avenue Boulder, CO 80304

Applicant: Douglas Johnson & Theresa Hernandez **Phone:** (303) 444-1422

Address: 2303 Mapleton Avenue Boulder, CO 80304

Date of Construction: 07/01/1921

Type of Construction: Frame

Architectural Style / Period: Craftsman Bungalow

Architect / Builder: Fred Herkert

Condition of Exterior: Good to Very Good

Additions / Alterations to Exterior: 1 Back Porch Window May Not Be Original

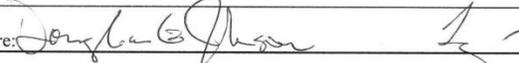
Date of Alteration(s) / Addition(s):

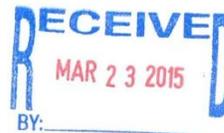
Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

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

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

Signature: 
Address: 2303 Mapleton Avenue Boulder, CO 80304
Designation initiated by: Owners Date: 03/17/2015



Attachment B: Current Photographs



2316 23rd St., Herkert Cottage, 2015.



2303 Mapleton Ave., Herkert House, 2015.



2322 23rd St., North Elevation, 2015.



2322 23rd St., West Elevation (façade), 2015.



2322 23rd St., South Elevation, 2015.



2322 23rd St., Rear accessory building, 2015.



2322 23rd St., East Elevation (rear), 2015.



2322 23rd St., North Elevation with shed roof addition, 2015.



2322 23rd St. (left) and 2316 23rd St. (right), facing southeast, 2015.



2322 23rd St. (left) and 2316 23rd St. (right), 2015.

Attachment C: Historic Building Inventory Form, 1988

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

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

HISTORIC BUILDING INVENTORY RECORD

: PROJECT NAME: : Boulder Survey of Historic Places, 1988	: CITY: : Boulder	: STATE ID NO.: : SBL2127	: TEMPORARY NO.: : Not applicable
: CURRENT BUILDING NAME:	: OWNER: Dallas W. and Diana K. Glasser : 819 Rockway Pl. : Boulder, CO 80303		
: ADDRESS: 2322 23rd St. : Boulder, Colorado 80302	: TOWNSHIP 1 N., RANGE 70 W., SECTION 30, 1/4, 1/4		
: HISTORIC NAME:	: U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979)		
: DISTRICT NAME: Not applicable	: ADDITION: Boulder East : BLOCK: 184	: YEAR: 1972	: LOTS: 7
: FILM ROLL NO.: BL-12 : BY: Roger Whitacre	: NEGATIVE NO.: 5 : NEGATIVE LOCATION: : City of Boulder Planning	: DATE OF CONSTRUCTION: : ESTIMATE: 1928 ACTUAL: : SOURCE: Boulder County Assessor : records	
ATTACH PHOTOGRAPH HERE.		: USE: : PRESENT: Residence : HISTORIC: Residence	
		: CONDITION: : [X] EXCELLENT [] GOOD : [] FAIR [] DETERIORATING	
		: EXTENT OF ALTERATIONS: : [X] MINOR [] MODERATE [] MAJOR : DESCRIBE:	
: STYLE: Bungalow	: STORIES: : 1	: ORIGINAL SITE [X] MOVED [] : DATE(S) OF MOVE:	
: MATERIALS: Wood	: SQ. FOOTAGE: : 424	: FIELD ASSESSMENT: : [] ELIGIBLE [X] NOT ELIGIBLE	
: ARCHITECTURAL DESCRIPTION: Front-gabled building; rectangular floor plan. Clapboard siding. Full-width front porch with tapered pier supports resting on balustrade; porch wall. Half-timbering in front gable end. Exposed rafter beams. Double-hung windows with architrave surrounds. Center brick chimney. Concrete foundation.	: DISTRICT POTENTIAL: : [] YES [] CONTRIBUTING : [X] NO [] NON-CONTRIBUTING	: LOCAL LANDMARK DESIGNATION? [] YES [X] NO : NAME: DATE:	
	: ASSOCIATED BUILDINGS? [] YES [X] NO : TYPE:		
: ADDITIONAL PAGES: [] YES [X] NO	: IF INVENTORIED, LIST ID NOS.:		



2322 23rd St., 1988.

708 # 2667 (35m.p.)



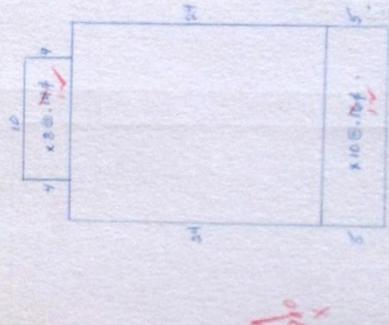
1949

Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER *Jessie Brock Boulder Co. Cartell*
 HOUSE No. *3323* STREET *23rd* CITY *Boulder*
 LOTS *124, 24, 47 of 7* BLOCK *184* ADDITION *Bo.*
 Year Constructed *1928* Est. Life in Years

BUILDING PLAN



Height of Building *13*

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	<i>4,608</i>		
Cost per cu. ft.	<i>18</i>		
Total Cost	<i>83,000</i>		
Porches	<i>1,300</i>		
Garage			
Extras			
TOTAL	<i>84,300</i>	<i>1,120</i>	
% Obsolescence			
% Physical Dep.			
Net After Deducting Depreciation	<i>9,500</i>	<i>420</i>	
30% Utility Dep.	<i>2,800</i>		
PRESENT VALUE	<i>6,700</i>		

DESCRIPTION

Class of Bldg.	Basement	Roof	Heating	Plumbing	Light	Priv. Garage	Barns or Sheds	State of Reps.	Local Imps.
Construction	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Char. of Const.	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Exterior Finish	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Floors	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Storages	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Fire Resisting	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>
Foundation	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>	<i>✓</i>

SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit		1938			
Original Cost, Improvements Only		1939			
Additions and Betterments		1940			
Owner's Estimate of Present Value		1941			
Private Appraisal		1942			
Insurance		1943			
Mortgage		1944			
Monthly Rental		1945			
Advertised for Sale		1946			
Transferred in 1946	<i>1400</i>	1947	<i>80</i>	<i>620</i>	<i>700</i>
			<i>120</i>	<i>900</i>	<i>1020</i>



Tax Assessor Card Photograph, c. 1949.

Attachment E: Deed and Directory Research

Owner (deeds)	Date	Occupant(s)/Directory
(2303 Mapleton built)	1906	
(2316 23 rd built)	1924	
Fred Herkert (2322 23 rd built)	c. 1923-1940	Fred Herkert, retired.
Harry T. Herkert (lived in 2303 Mapleton)	1940-1946	Various tenants.
Mary Giggey	1946-1953	Mary Giggey, widow.
Clyde M. Reed	1953-1957	Clyde Reed, watchman at University of Colorado.
Jessie Fewel	1957-1970	Jessie Fewel, ass't cook and later retired widow.
Dallas & Diana Glasser (lived in 2316 23 rd)	1970-2010	Various tenants, including Dallas' father, Albert during the late 1970s.
Douglas Johnson & Theresa Hernandez (live in 2303 Mapleton)	2010-present	

Attachment F: Purposes and Intent

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

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

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

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

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

Attachment G: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

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

Historic Significance

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

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

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

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

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

Other, if applicable.

Architectural Significance

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

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

a style.

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

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

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

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

Other, if applicable.

Environmental Significance

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

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

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

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

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

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

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

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

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:
 - A. Original owners, architect, or builder;
 - B. Historically significant persons or prominent long-term residents;
 - C. A commonly accepted name;
 - D. Original or later event or use;
 - E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
 - F. The contributions of both men and women.

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