



City of Boulder Planning

MEMORANDUM TO THE LANDMARKS BOARD

September 9, 2020

Staff

Charles Ferro, Interim Comprehensive Planning Manager

Lucas Markley, Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner II

Clare Brandt, Administrative Specialist II

Consideration of Demolition Permit

Public hearing and consideration of an application to demolish the building at **1301 Broadway**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code 1981 (HIS2020-00239) and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981.

Address:	1301 Broadway
Owners:	Fowler Ora S Estate (1301 Broadway); Tra Lings Oriental Cafe Inc (1305 Broadway)
Developer:	Dan Schuetz, Nichols Partnership (99 year lease)
Applicants:	Chris Shears, Shears Adkins Rockmore Danica Powell, Trestle Strategy
Case Type:	Non-Designated Demolition
Code Section:	9-11-23, B.R.C., 1981

Property Information

Date of Construction:	1925
Zoning:	BMS (Business – Main Street)
Lot Size:	13,565 sq. ft. (approx.)
Legal Description:	TRACT 97 LESS A BO 31-1N-70 2 IMPS

Staff Recommendation

Staff recommends the Landmarks Board approve the proposed demolition.

Recommended Motion

I move the Landmarks Board approve the demolition of 1301 Broadway, finding 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.

Alternative Motion Language

If the Landmarks Board chooses to place a stay of demolition on the application, staff recommends the following motion language:

I move that the Landmarks Board issue a stay-of-demolition for the building located at 1301 Broadway for a period not to exceed 180 days from the day the permit application was accepted by the city manager in order to explore alternatives to demolishing the building, finding that the building may have historical significance under the criteria set forth in 9-11-23(f).

Summary

- On August 14, 2020, the Planning & Development Services Department received an application to demolish the c.1925 building.
- The building is not in a designated historic district or locally landmarked but is over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981.
- On August 19, 2020, 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.”
- Staff finds that the building does not retain its historic architectural integrity and does not meet the significance criteria for individual landmark designation and recommends the Landmarks Board approve the demolition application.

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 comprises 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 that the building may be eligible for designation as an individual landmark, the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

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 it was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building’s demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (August 20, 2020, when the Landmarks Board fee was paid) and expire on Feb. 21, 2021. Section 9-11-23 (g) and (h), B.R.C. 1981.

Property Description

The property is located on the northwest corner of Pleasant Avenue and Broadway in the University Hill neighborhood. The University of Colorado campus is located across

Broadway. The lot is approximately 13,565 sq. ft. and is located in the identified potential University Hill Historic District.

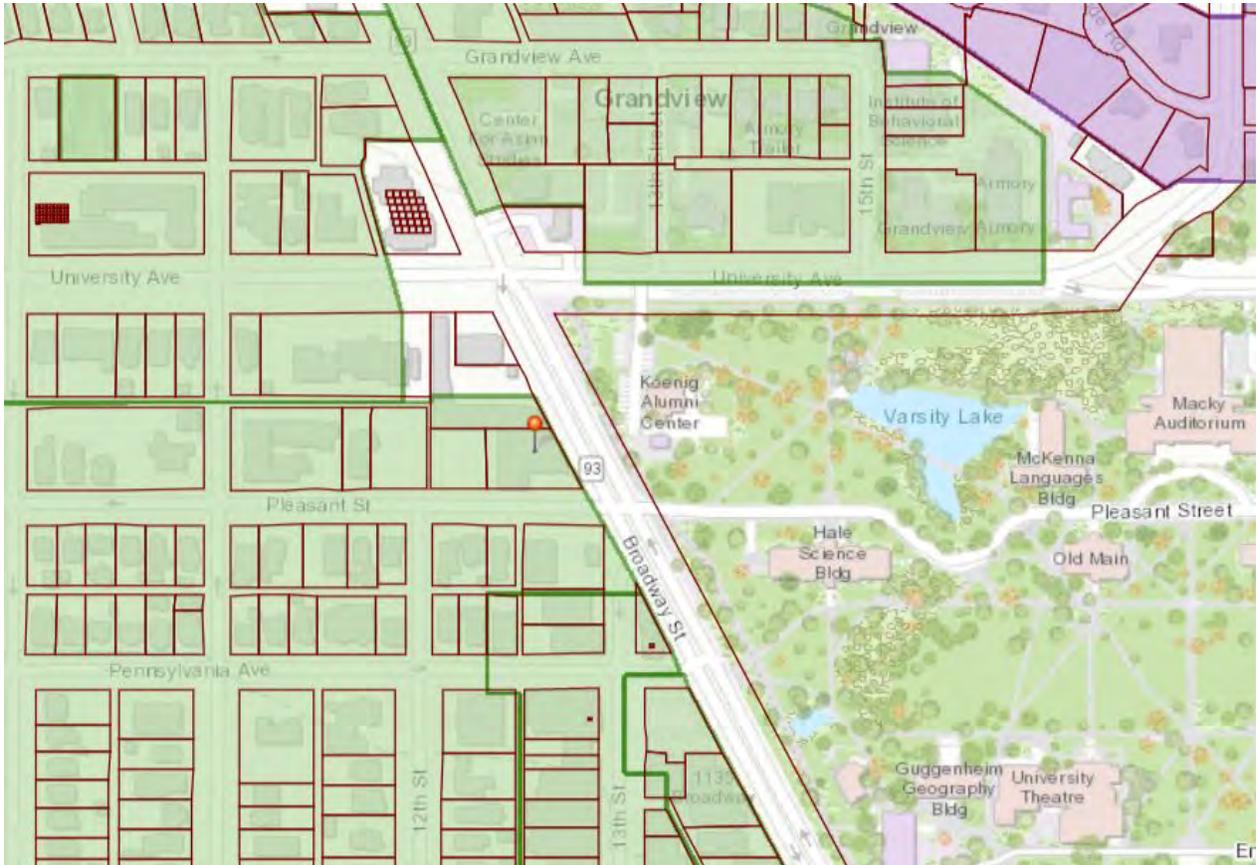


Figure 1. Location Map showing 1301 Broadway



Figure 2. 1301 Broadway, East Elevation (façade), 2020

Character-Defining Features

- One-story commercial building;
- Storefront windows;
- Recessed entrance.



Figure 3. 1301 Broadway, East Elevation (façade), 2020



Figure 4. 1301 Broadway, South Elevation (facing Pleasant Avenue), 2020



Figure 5. 1301 Broadway, South Elevation (facing Pleasant Avenue), 2020



Figure 6. Tax Assessor Card Photograph, 1301 Broadway, c. 1938.

Alterations

The building has been significantly changed since its construction in 1925. Alterations include:

- Application of stucco over the original brick, obscuring the masonry detailing including pilasters and sign bands;
- Reconfiguration of window and door openings and replacement of historic windows and doors;
- Loss of transom windows (covered by lap siding).
- Loss of articulated parapet.

Staff considers that the changes have resulted in a loss of historic integrity and that many of the character-defining features that would indicate it was built in 1925 rather than 1975 have been obscured or lost.



Figure 7. Tax Assessor Card Photograph, 1301 Broadway, c. 1938.



Figure 8. Google Street View, 1301 Broadway.

Integrity

The National Park Service defines integrity as “the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.”¹ Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, provides guidance by using the Seven Aspects of Integrity.² See Attachment D: Excerpt of NPS Bulletin 15.

The Bulletin defines integrity as “the ability of a property or district to convey its significance” and that continues “the evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.”

¹ Preservation Terminology. National Park Service. https://www.nps.gov/history/local-law/arch_stnds_10.htm

² National Register Bulletin: How to Apply the National Register Criteria for Evaluation. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

Seven Aspects of Integrity³

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
 - The building is in its original location.
2. **Setting** is the physical environment of a historic property.
 - Staff considers the setting has changed since the building's construction in 1925; the University of Colorado, located east of the property (across Broadway) retains its historic character. However, Broadway has been widened and the area immediately surrounding the property has not retained its historic character. While the property is located in the identified potential University Hill Historic District, this property would likely be considered non-contributing to its historic character.
3. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
 - Staff considers that the original design of the building has largely been obscured or lost. The footprint of the building was expanded between 1931 and 1960; while the building retains a one-story form, it has lost the features (i.e. parapet, window and door openings, masonry details) that defined the buildings style.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
 - Staff considers the original materials have been lost or obscured. The brick material and detailing have been covered by stucco, the transom windows covered by sign bands and the original windows and doors have been replaced.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
 - Staff considers the building does not exhibit workmanship.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
 - Staff considers that alterations to the building have obscured the features that would indicate the building was constructed in the 1920s. Its current form, materials and design could have been the product of the 1920s-1990s.
7. **Association** is the direct link between an important historic event or person and a historic property.

³ Guide to Nominating Historic Districts to the National Register of Historic Places in Colorado. History Colorado. <https://www.historycolorado.org/sites/default/files/media/document/2017/901.pdf>

- Staff does not consider this property to be a direct link to a historic event or person.

Scope of Demolition

Full demolition of the building is proposed.

AREA HISTORY

The following is an excerpt on the history of the [1994 Boulder Survey of Historic Places – University Hill Commercial](#) (link).

EARLY COMMERCIAL DEVELOPMENT ON THE HILL, 1906-1919⁴

Despite the presence of the streetcar line through the area and the University of Colorado campus immediately to the east, commercial development did not come early to the Hill. As late as 1906, the Sanborn Insurance Company map covering the Hill showed no commercial buildings in the area. The map for June of that year indicated that single family dwellings were the predominant land use in the area bounded by Pennsylvania Avenue, Broadway, Euclid Avenue, and 11th Street.

The connection between the university and the commercial district existed from the beginning of the business area's development, leading one writer to call the Hill "a kind of satellite campus locked into the orb of its venerable neighbor on the east side of Broadway." The students who lived on the Hill developed a special relationship with the business district which grew there, as the stores and restaurants catered to the needs of many students. A small number of students also found employment at businesses on the Hill.

THE 1920s AND 1930s: GROWTH OF THE COMMERCIAL DISTRICT AND THE HILL AS THE FOCUS OF OFF-CAMPUS LIFE

During World War I, national events affected life on the Hill, as most of the fraternity houses became army barracks for soldiers given training at the university. By 1919, the slogan "on the Hill" was already being used in advertisements for the University Hill area. During the 1920s, University Hill experienced its most dramatic period of residential growth, as the prosperity of the era encouraged the construction of a multitude of new houses in the neighborhood. Greek letter society chapter houses also increased in numbers in University Hill during the 1920s and early 1930s. Fulton Terrace at 1300 Pennsylvania was converted to a fraternity house in about 1926. In 1930, Glenn H. Huntington designed a new house for the Beta Theta Pi fraternity at 1111 Broadway. The fraternity's 1905 house on the same site was razed. Despite these improvements, the Hill still retained a small town feel. Henry Ellwood, Sr., recalled that, until 1925, there was no street paving on the Hill. The street was crossed by stepping stones.

⁴ Front Range Research Associates, Inc. *University Hill Historic District, 1994*. https://www-static.bouldercolorado.gov/docs/1994_University_Hill_Commercial_District_Survey_Front_Range_Research_straightened-1-201509031352.pdf?_ga=2.241270786.1801207505.1598466445-422755360.1591998426.

The Hill commercial district also experienced significant growth during the 1920s including the construction of the commercial block at 1301 Broadway. During the middle to late teens a wall of commercial buildings had emerged just around the corner on the east side of the 1100 block of 13th Street. Faced with the changing character of the neighborhood, residents on the west side of the street began converting their dwellings to commercial uses, principally through the construction of additions onto the fronts and sides of existing houses. This "wrapping" of homes with business additions of incompatible styles has been described by Old House Journal as "appendage-itis."

The proliferation of commercial establishments in what had once been a residential neighborhood adjacent to the campus engendered the desire among University Hill residents that the business district be limited. The city hired Denver planner Saco B. DeBoer to draft a zoning ordinance in 1926 after receiving complaints about the "promiscuous erection of places of business in what has been the residence district of the Hill." Boulder's first zoning ordinance, designed to answer the concerns of University Hill residents, was adopted with little objection in January 1928.

During the 1920s, historic accounts first note student use of the Hill as a site for mass gatherings and celebrations. The small pox scare in the 1920s resulted in the stipulation that students prove they had been inoculated from the disease and a big parade of vaccinated students developed which toured all over the Hill. The area was well established as the center of off-campus social activities by the 1920s. The Sunken Gardens, Co-op, and Greenman's were favored places for "coking" or the consumption of soft drinks and conversation. Apparently the Hill had also become the popular site for students to imbibe stronger liquids. The Silver & Gold reported on 10 January 1922 that "every weekend brings news of a drunken carousal some place on the Hill."

PROPERTY HISTORY

The building historically addressed as 1301-1311 Broadway was constructed between c. 1925-1931 and has housed a variety of local businesses over the last century, including the Sadler's Campus Camera Shop and Alicia's Beauty Salon, cafes, laundry service and shops.

Coverage of the 1300 block of Broadway first occurs on the 1931 Sanborn Fire Insurance Map (figure 9). The map shows a filling station (Campus Service Station) on the northwest corner of Pleasant Avenue and Broadway. The building appears to have had a small footprint with a large canopy and was demolished between 1958 and 1974. The building at 1305 Broadway is listed as vacant and the buildings at 1307 and 1311 Broadway are listed as "from plans," which indicated they may have been constructed in the early 1930s, after the construction of 1305 Broadway.

The 1931-1960 Sanborn Fire Insurance Map (figure 10) shows that the three buildings (1305, 1307 and 1311 Broadway) were subdivided into five addresses (1303, 1305, 1307, 1309 and 1311 Broadway) and that an addition was constructed at the rear, doubling the footprint of the building. The buildings housed four shops, one restaurant and a laundry. Also during this period, the western half of the property (extending to the

alley) was subdivided and addressed as 1215-17-21 Pleasant Avenue and a duplex was constructed on the site (since demolished) while the rest of the site was used for parking (current use).

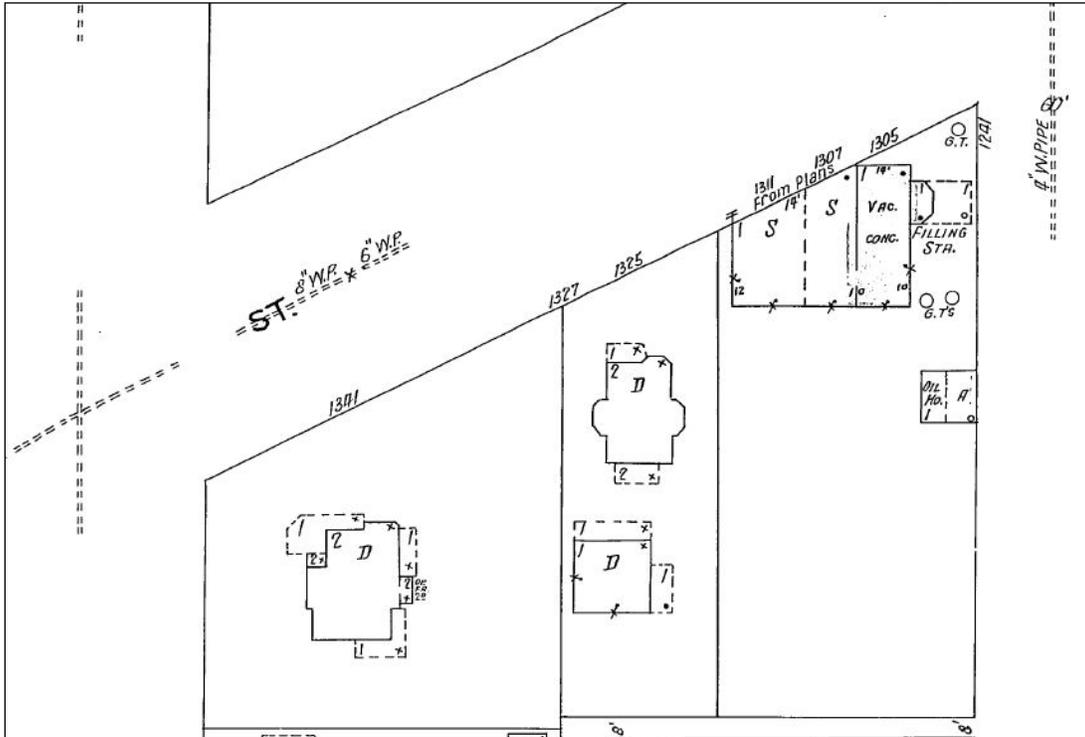


Figure 9. Sanborn Fire Insurance Map, 1931.

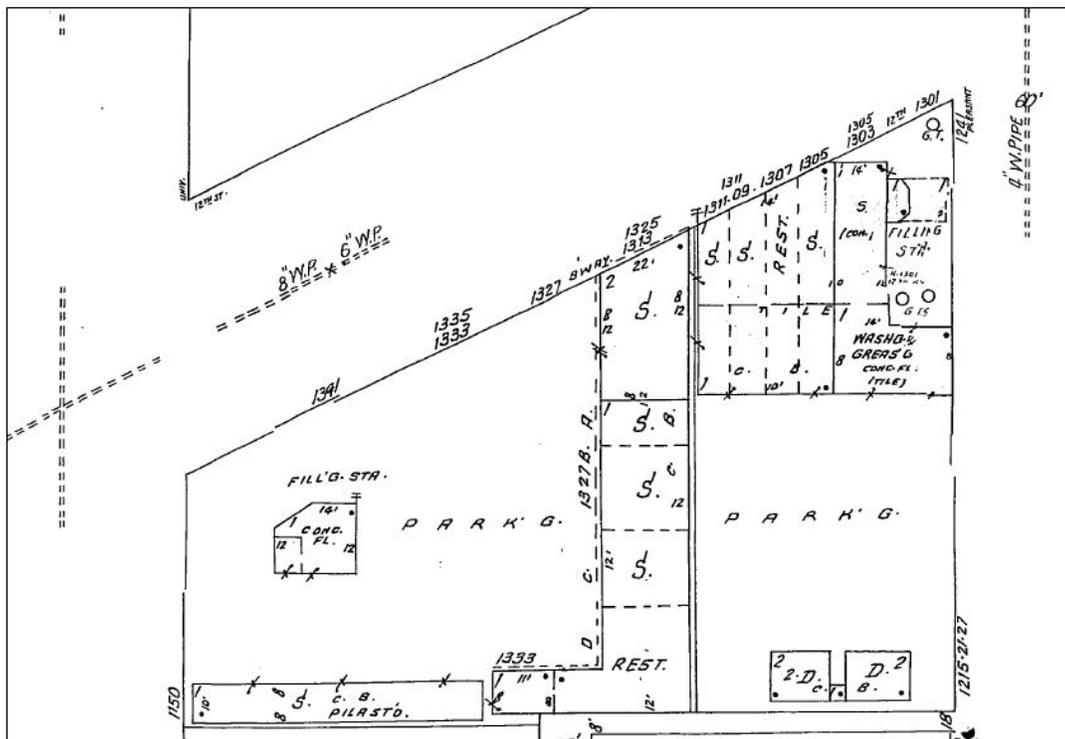


Figure 10. Sanborn Fire Insurance Map, 1931-1960.

City Directory research shows businesses located at these addresses include:

1301 Broadway (filling station, demolished between 1958-1974)

- Campus Service Station (c.1930-1958)

1303 Broadway (currently addressed as 1301 Broadway)

- Happy Hour Café (1938)
- Broadway Laundry (in the basement, 1949)
- Sadler's Campus Camera Shop (c. 1949-1958)
- Look Photo Service (1974)
- The Fitter (1973-present)

1305-07 Broadway

- Calabrese Shoe Repair (1930)
- Saunders Photo Shop and Acme Shoe Shop (1938)
- Campus Camera Shop (1949)
- Hillcrest Café (1958)
- Tommy's Pinball Wizard Arcade (1974)

1309-11 Broadway

- Alicia's Beauty Salon (1938-1958)
- Heathwood House Gift Shop (1958)
- Sunflower Restaurant (1974)

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.

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

As detailed below, staff considers the property is not eligible for designation as an individual landmark due to the extent of alterations in the recent past.

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 C: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: While the property was the location for businesses since 1925, some of which may have historic significance to area and city as a whole, the extent of alterations to the building have diminished its historic architectural integrity to the extent that it no longer conveys its history.

1. Date of Construction: 1925-1931

Elaboration: The 1938 Tax Assessor Card records the date of construction as 1925; the Sanborn Fire Insurance maps indicate that the buildings addressed as 1307-1311 were "from plans" in 1931 and were likely constructed shortly after.

2. Association with Persons or Events: None observed

3. Distinction in the Development of the Community: University Hill Commercial Development

Elaboration: The building was constructed during a period of significant growth and evolution from a residential to a commercial district University Hill in the 1920s and 1930s.

4. Recognition by Authorities: None observed. The property has not been documented through a historic building inventory record (historic survey).

ARCHITECTURAL SIGNIFICANCE:

Summary: The building located at 1301 Broadway does not meet architectural significance criteria.

1. Recognized Period or Style: Commercial

Elaboration: When constructed, the building had characteristics typical of twentieth century commercial construction, including masonry details (pilasters and sign bands), a parapet, transom and storefront windows. Alterations in the recent past have resulted in the obscuration and loss of these character-defining features.

2. Architect or Builder of Prominence: None observed.

3. Artistic Merit: None observed.

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None observed.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building located at 1301 Broadway does not meet the environmental significance criteria.

1. **Site Characteristics:** The building retains its zero lot-line relationship, characteristic of a commercial building.
2. **Compatibility with Site:** None observed
3. **Geographic Importance:** None observed
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** The property is located on the north edge of the identified potential University Hill Historic District. Due to the extent of alterations, staff would recommend the building be considered non-contributing if a district were designated.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

The property is located in the identified potential University Hill Historic District. The property to the north (1313 Broadway) was constructed in 1958 and is not potentially eligible for landmark designation (demolition approved HIS2020-00240).

CRITERION 3: CONDITION OF THE BUILDING

Staff has not received information specific to the condition of the building.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

Staff has not received information specific to the projected cost of restoration or repair.

Analysis:

Staff considers that due to the extent of alterations to the building, it is not potentially eligible for designation as an individual landmark.

Neighborhood Comment:

Staff has not received public comment related to this case.

The Board's Decision:

If the Landmarks Board finds that the buildings to be demolished do 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 buildings 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 Feb. 21, 2020.

Findings:

Staff recommends that the Landmarks Board adopt the following findings:

Approval of the demolition application for the building at 1301 Broadway is appropriate because the building does not have historical significance based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property is not eligible for individual landmark designation due to the extent of alterations and resulting loss of historic integrity;
2. The property does not contribute to the character of the neighborhood as an intact representative of the area's past.

Attachments:

- A: Applicant Materials
- B: Boulder County Tax Assessor Card c. 1938
- C: [Significance Criteria for Individual Landmarks](#) (link)
- D: NPS Bulletin 15 Except, Integrity



HISTORIC PRESERVATION DEMOLITION REVIEW APPLICATION

For non-designated buildings over 50 years old

		For Office Use Only		
<i>Date Received</i>	<i>Time Received</i>	<i>Case Number</i>	<i>Previous HIS case(s):</i>	

Project Address: 1301 Broadway #R0002782

CONTACT INFO

Applicant's Name: Dan Schuetz, Nichols Partnership - Nichols has 99 year land lease on property
Email dan@nicholspartnership.com Phone: 720-319-0923

Owner's Name: _____

Email _____

Phone: _____

Mailing address (if different from project address): _____

BUILDING TYPE AND DATE OF CONSTRUCTION

- Pre-1940 primary building, constructed in 1925 Estimated date(s) of alteration(s): _____
- Post-1940 primary building, constructed in _____ Estimated date(s) of alteration(s): _____
- Accessory building(s) over 50 years old, constructed in _____

Description of building(s): Approximately 9400 sf retail building
Approximately 9400 sf retail building

SCOPE OF WORK

- Full demolition
- On-site relocation
- Off-site relocation
- Removal of more than 50% of the roof
- Removal of more than 50% of the exterior walls
- Construction in front of, or removal of a street-facing wall (includes replacement siding)

APPLICATION MATERIALS – Printed on 8 ½ x 11 paper; plans no larger than 11 x 17; single-sided preferred

- Color photographs of each side of the building(s)
- A survey or site plan that clearly indicates which building(s) are proposed for demolition
- Application fee - Paid through CSS (credit card fee applies) or in-person at the P&DS Services Center

Signature of Owner or Authorized Agent:

Printed Name: Dan Schuetz

Date: 8/6/20

*Historic Preservation approval is valid for 180 days and cannot be extended.
If demolition permit application is not finalized within that period, a new application is required.*

updated 12.2019

FOR STAFF USE – Submit with Application

Demolition Review for: Primary Building Accessory Building(s) **Address:** _____

Date of Review: _____ **HIS** _____ LDRC Review Administrative Review

LDRC Members: _____(LB) _____(LB) _____(staff)

Applicant(s) present (LDRC): _____

Property Information

Date of Construction: _____ **Survey Form?** Yes No **Tax Assessor Card?** Yes No

Estimated Date of Alterations: _____

Scope of Work

- Full Demolition On-Site Relocation
- Removal of more than 50% of the roof Off-Site Relocation
- Removal of more than 50% of the exterior walls
- Removal or construction in front of a street-facing wall

1. Is the building potentially eligible for designation as an individual landmark? Yes No

Potential Architectural Significance

Recognized Period/Style; Architect or Builder of Prominence; Artistic Merit; Example of the Uncommon; Indigenous Qualities

Potential Historic Significance

Date of Construction; Association with Historical Persons or Events; Distinction in the Development of the Community of Boulder; Recognition by Authorities

Potential Environmental Significance

Site Characteristics; Compatibility with Site; Geographic Importance; Environmental Appropriateness; Area Integrity

2. Does the scope of work constituting a demolition have a significant impact or potentially detrimental effect on the potential historic resource? Yes No

Next Steps

- Approve application for **full demolition. Approval is valid for 180 days and cannot be extended.**
- Approve application for **partial demolition** based on plans dated _____
 - *If scope of work changes, new demolition permit application is required.*
 - *Approval is valid for 180 days and cannot be extended.*
- Refer application to the full **Landmarks Board** for review; \$1504 fee required

Historic Preservation Demolition Review for Non-Designated Buildings Over 50 Years Old

For Applicant Use – Do not submit with application

	Demolition Request	Review Fee	Level of Review	Estimated Time of Initial Review
Initial Review	Post-1940 Primary Building Demo/Off-Site Relocation	\$51	Staff Level	Within 14 days
	Accessory Building Demolition	\$51	Staff Level	Within 14 days
	On-Site Relocation	\$51	Staff Level	Within 14 days
	Pre-1940 Primary Building Demo/Off-Site Relocation	\$282	Landmarks Design Review Committee (LDRC)	LDRC meets each Wednesday; applications submitted by noon Friday typically reviewed the following Wednesday.
LB Review	Application Referred to Landmarks Board for Review in a Public Hearing	\$1504	Landmarks Board	The Landmarks Board typically meets the first Wednesday of the month. The deadline for the meeting is 28 days prior.
Review will not begin until fee is paid. Pay fee at the P&DS Services Center front desk or log into CSS to pay online.				

What is the purpose of this review? Reference Section 9-11-23 Boulder Revised Code, 1981.

The purpose of the review of permit applications for demolition, on-site relocation and off-site relocation of buildings that are older than fifty years is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this section is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

What is the review process?

Within 14 days, staff or the Landmarks Design Review Committee will make an initial determination to either approve the application or refer it to the Landmarks Board.

If the application is referred to the Landmarks Board, a public hearing fee of \$1,504 is required to proceed. The deadline for Landmarks Board meetings are typically 28 days prior to the meeting. Staff will research the history of the property and prepare a memo. At the hearing, the board may 1) issue the demolition permit, 2) place a stay of up to 180 days to explore alternatives to demolition or 3) initiate landmark designation. The criteria for the board's review is found in Section 9-11-23 (f), B.R.C., 1981.

If the application is Approved, submit the approval letter with your Building Permit Application (partial demolition) or your Demolition Permit Application (full demolition).

- **Approved for a Partial Demolition:** If the building is found to be potentially eligible for local landmark designation but the scope of work is not detrimental to that historic character, partial demolition will be approved (*i.e. removal of a 1990s addition from a 1900s house*). The historic preservation approval will reference the attached plan set. If the scope of demolition changes, a new application is required.
- **Approved for a Full Demolition:** If the building is not found to be potentially eligible for local landmark designation, full demolition of the building will be approved.

Can the historic preservation approval be extended?

The historic preservation approval is valid for 180 days and **cannot be extended**. If the application isn't finalized within this period, a new historic preservation demolition review application is required.

Questions? Contact Marcy Cameron, Historic Preservation Planner II at (303) 441-3209 cameronm@bouldercolorado.gov.

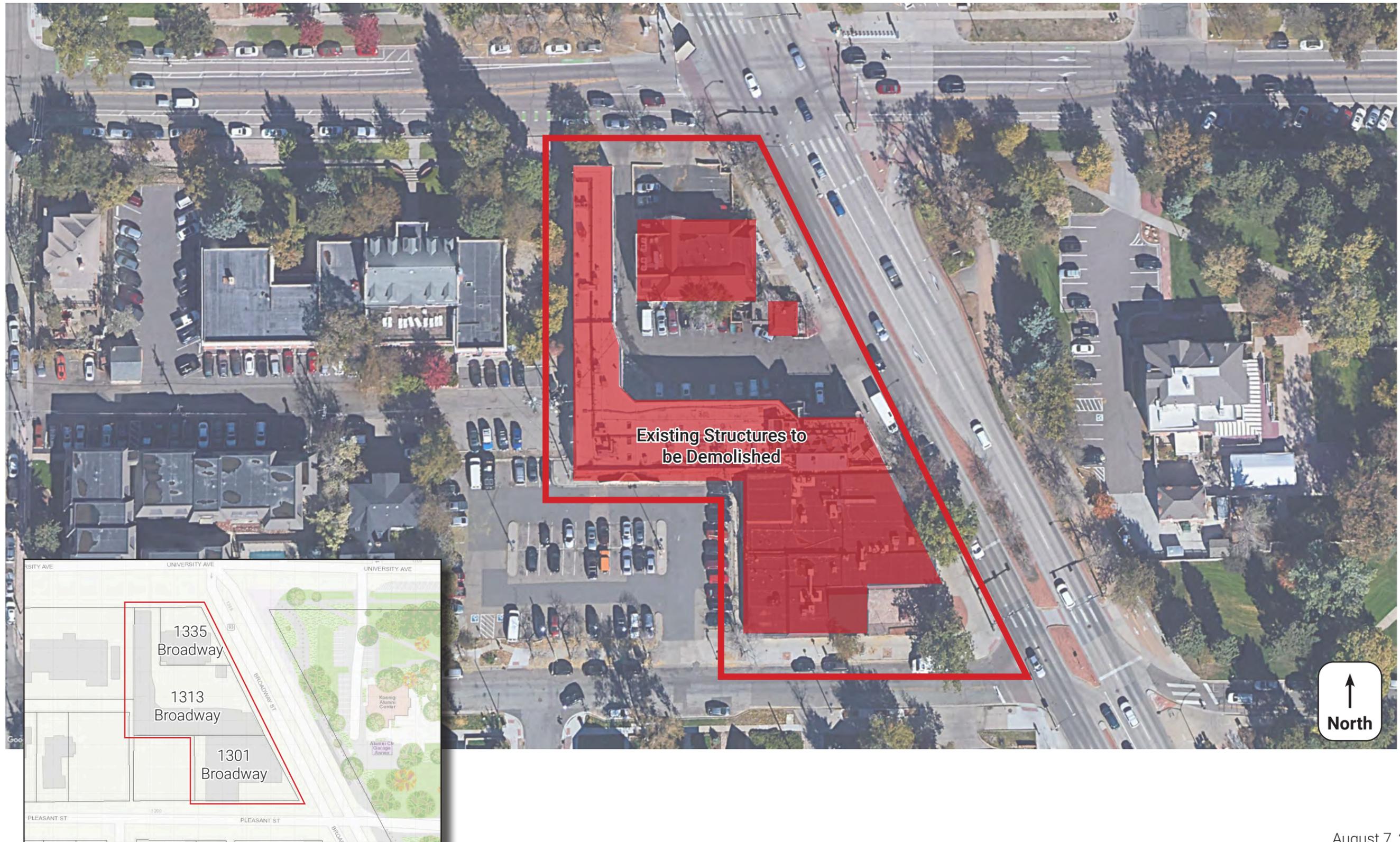
Written Statement
August 7, 2020

Historic Preservation Demo Review Application

We are seeking a demolition approval for 1301, 1313, and 1335 Broadway Ave. in the University Hill area. We are proposing to demolish all existing structures in relationship to building a new multi-use development encompassing all three properties.

Demotion Site Plan

1301, 1313, & 1335 Broadway Ave.

















































































Reapp 1949 1301-1305 Broadway #1
Commercial Broadway Laundry
 Reapp 1949
 Appraised 1938

Photograph

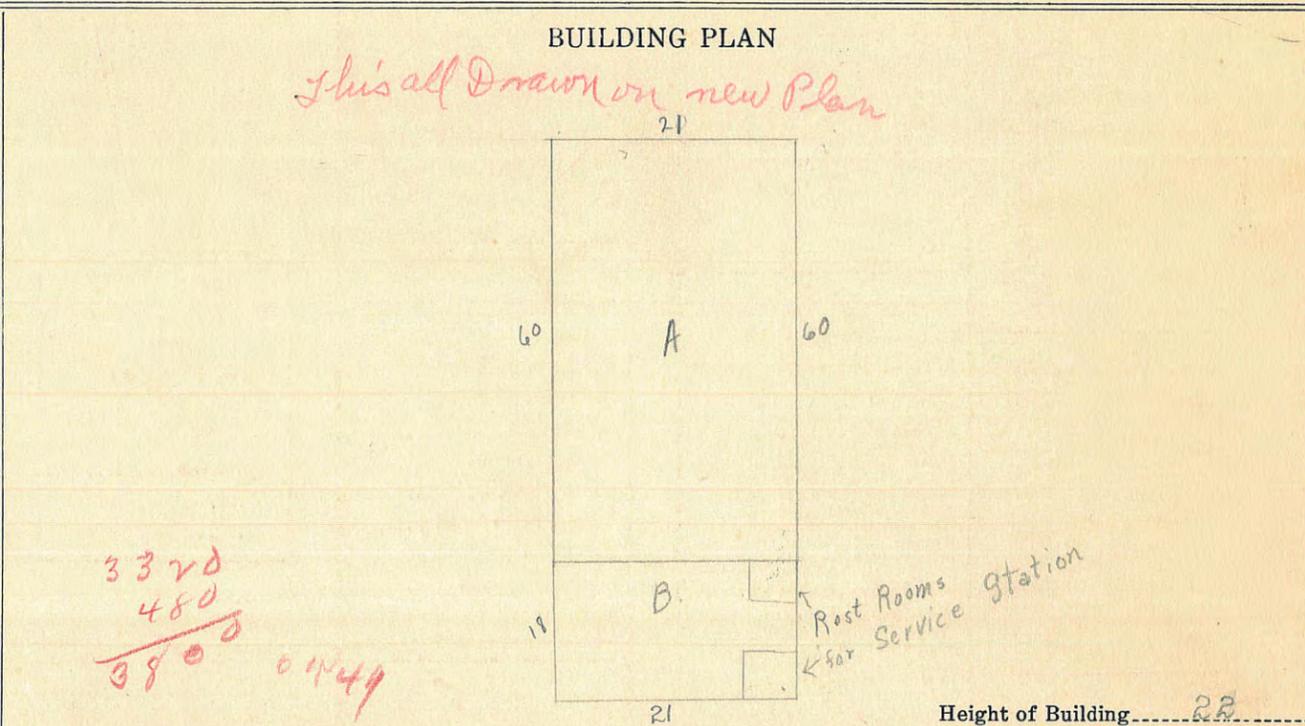
BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER *Ora S. Fowler*
 HOUSE No. *1305* STREET *Broadway* CITY *Boulder*
 LOTS *Tract 97* BLOCK ADDITION *By Descriptive Trs*
 Year Constructed *1925* Est. Life in Years

ESTIMATE OF VALUATION			
	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	<i>27720</i>	<i>5290</i>	
Cost per cu. ft.	<i>.20</i>	<i>.12</i>	
Total Cost	\$ <i>5544</i>	\$ <i>635</i>	\$
Porches			
Garage			
Extras			
TOTAL	\$ <i>5544</i>	\$ <i>635</i>	\$
15% Obsolescence	<i>834</i>		
25% Physical Dep.	<i>1390</i>	<i>155</i>	
Net After Deducting Depreciation	\$ <i>3320</i>	\$ <i>480</i>	\$
40% Utility Dep.	\$ <i>1320</i>	\$ <i>190</i>	\$
PRESENT VALUE	\$ <i>2000</i>	\$ <i>290</i>	\$

DESCRIPTION	
Class of Bldg.	Basement
Construction	Roof
Char. of Const.	Heating
Exterior	Plumbing
Interior Finish	Light
Floors	Priv. Garage
Stories	Barns or Sheds
Fire Resisting	State of Reps.
Foundation	Local Imps.

ADDITIONS AND BETTERMENTS			
YEAR	AMOUNT	YEAR	AMOUNT
	\$		\$
	\$		\$



SUMMARY		ANNUAL ASSESSMENT			
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 19	\$	1947			

Commerical Tr. 97
 1303 Saddle Camp Co. 1305 Boulder Laundry
 1301-1305 Broadway #2
 Appraised 19 38

Jeap 65
 Photograph D136-3 8/52
 D136.4

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Ora S. Fowler
 HOUSE No. 1307 STREET Broadway CITY Boulder
 LOTS Tract 97 BLOCK _____ ADDITION As Descriptive Tr.
 Year Constructed 1925 Est. Life in Years _____



ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	32760	6420	
Cost per cu. ft.	.16	.12	
Total Cost	\$ 5240	\$ 770	\$
Porches			
Garage			
Extras			
TOTAL	\$ 5240	\$ 770	\$
% Obsolescence			
20% Physical Dep.	1050	150	
Net After Deducting Depreciation	\$ 4190	\$ 620	\$
40% Utility Dep.	\$ 1680	\$ 250	\$
PRESENT VALUE	\$ 2510	\$ 370	\$

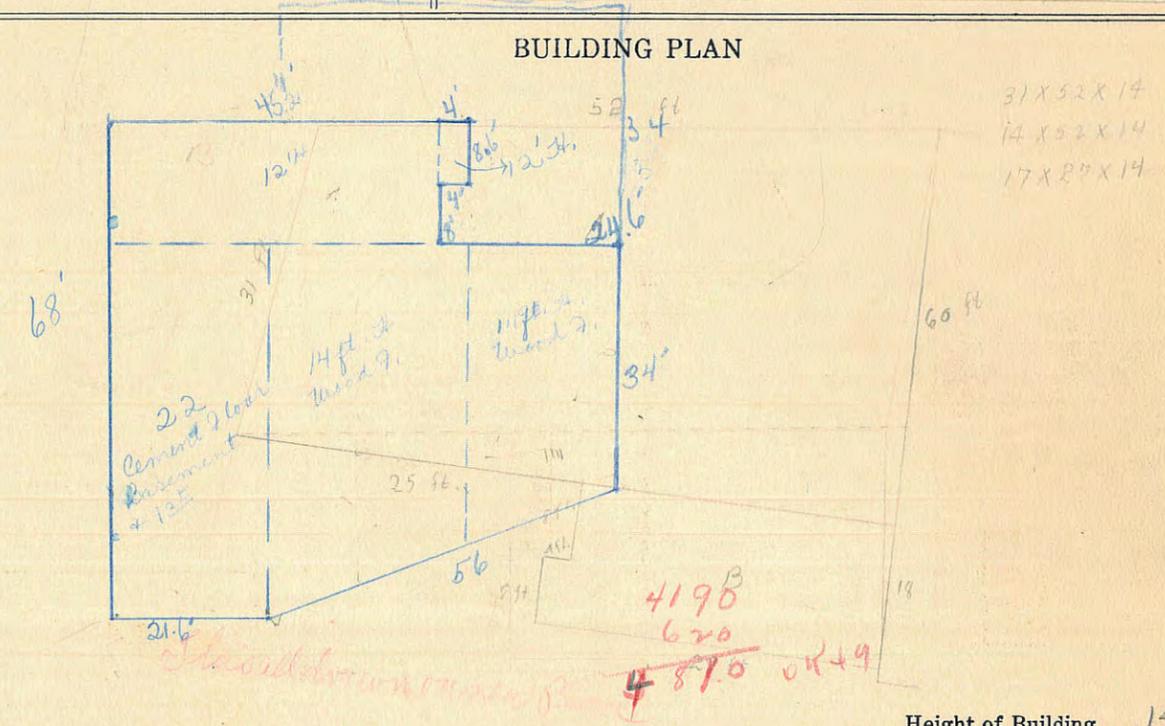
DESCRIPTION

Class of Bldg.	Basement	
Construction	Roof	
Char. of Const.	Heating	
Exterior	Plumbing	
Interior Finish	Light	
Floors	Priv. Garage	
Stories	Barns or Sheds	
Fire Resisting	State of Reps.	
Foundation	Local Imps.	

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	\$		\$
	\$		\$

BUILDING PLAN



SUMMARY

DESCRIPTION	AMOUNT	YEAR	ANNUAL ASSESSMENT		
			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 19	\$	1947			

CLASS OF BUILDING	HEIGHT		ROOF		LIGHT		DESCRIPTION							
	Check	Check	Check	Check	Check	Check	ROOMS		STORIES				Give Numbers	
1—Single Residence		No. of Stories	CONSTRUCTION		Electricity				Basem't	1	2	3	Attic	
2—Duplex		FOUNDATION	Wood Shingle		Gas									
3—Bungalow, Apt., Crt.		Brick	Composition Shingle		Oil									
4—Flat or Terrace		Concrete	Tar and Gravel		PRIVATE GARAGE									
5—Apartment House		Stone	Prepared Paper		Size									
6—Hotel		Wood	Sheet Iron		Construction									
7—Store Building		Tile	Copper		Floor									
8—			Concrete Tile		Roof									
9—Office Building			Clay Tile		Heat									
10—Hospital or Sanitarium			Slate		SHEDS AND BARNES									
11—Bank Building			Asbestos Shingle		Size	Const.								
12—Theatre			Tin		Size	Const.								
13—Warehouse		BASEMENT			LOCAL IMPROVEMENTS									
14—Factory		Quarter			Street Paving									
15—Public Garage		Half			Alley Paving									
16—Private Garage		Three-Quarter			Sidewalks									
17—Service Station		Full			Curbing									
18—Hot House or Gr. House		Cement Floor			Water									
19—Poultry House		Finished Walls and Ceiling			Storm Sewer									
20—Barns or Sheds		Laundry			Sanitary Sewer									
					Electricity									
					Gas									
					Telephone									
					MISCELLANEOUS									
					Sideboards									
					Buffet									
					Cabinet									
					Book Cases									
					Beam Ceiling									
					Incinerator									
					Sky Lights									
					Refrigerator or Cooler									
					Bay Windows									
					Dormer Windows									
					Porches									
					FINISH									
					Old Style									
					Modern									
					No. Bath Tubs									
					No. Shower Baths									
					No. Toilets	3								
					No. Lavatories	3								
					No. Urinals									
					No. Laundry Tubs									
					No. Sinks									
					Sanitary Closets									
					Cess Pool									
					HEATING									
					Stove									
					Hot Air									
					Hot Water									
					Steam									
					No. Fireplaces									
					No. Dummy Fireplaces									
					Air Conditioned									
					FUEL									
					Coal									
					Oil									
					Gas									
					Electricity									
					CONSTRUCTION									
					Frame									
					Brick									
					Tile									
					Stone									
					Concrete, Plain or Block									
					Concrete, Reinforced									
					Steel Frame									
					CHARACTER OF CONST.									
					Cheap									
					Medium									
					Good									
					Fire Resisting									
					Non-Fire Resisting									
					STATE OF REPAIRS									
					Rad.									
					Fair									
					Good									
					New									
					REMARKS									
					Divided into 3 Storey									

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.