

MEMORANDUM

June 23, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a motion to adopt a resolution to initiate the process for the designation of the property at 717 17th St. (on which a stay-of-demolition was imposed on February 3, 2016), as an individual landmark pursuant to Section 9-11-3, B.R.C. 1981 (HIS2015-00337).

STATISTICS:

1. Site: 717 17th St.
2. Date of Construction: 1939
3. Zoning: RM-2 (Residential-Mixed 2)
4. Lot Size: 6,881 sq. ft.
5. Owner: Lazzarino Living Trust
6. Applicant: Stephen Brown

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board not initiate landmark designation for the property at 717 17th St. and direct staff to issue a demolition permit for the following reasons:

- The applicant has considered alternatives to the demolition of the house and accessory building, as suggested in § 9-11-23(h), B.R.C. 1981, including consensual landmark designation and incorporation of the house into redevelopment plans, but given the condition of the house, finds the costs of its rehabilitation are prohibitive even if state historic tax credits and other historic preservation incentives were to be utilized.
- The initiation of landmark designation over an owner's objection by the Landmarks Board has historically been used very rarely.

- The property possesses a moderate level of architectural integrity, marginal significance for its association with past residents, and is not located in an identified potential historic district.
- There has been little community interest in the proposed demolition during the stay of demolition.

MOTION:

I move that the Landmarks Board find that due to the deterioration and contamination by mold, its moderate level of architectural integrity, its marginal significance for its association with past residents, the fact that it is not located in an identified potential historic district, and that there has been little public interest in the preservation of the buildings, landmark designation over the owner’s objection does not balance private property rights and the public good and adopt the staff memorandum dated June 23, 2016, as the findings of the board. As a condition of approval, prior to issuance of the demolition permit, the applicant shall submit to CP&S staff for review, approval and recording with Carnegie Library:

1. *A site plan showing the location of all existing improvements on the subject property;*
2. *Measured elevation drawings of all faces of the building depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and*
3. *Medium format archival quality color photographs of all exterior elevations.*

SUMMARY

- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 717 17th St.
- On Dec. 3, 2015, the Historic Preservation program received a demolition permit application for the house and accessory building at 717 17th St.
- On Dec. 9, 2015, 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.”
- On Feb. 3, 2016 staff recommended and the Landmarks Board imposed a stay-of-demolition for a period of up to 180 days in order to seek alternatives to the demolition finding that the house may be eligible for individual Landmark designation. *See Attachment D: Demolition Memo.*
- The 180-day stay period will expire on July 3, 2016.
- On Feb. 23, 2016 staff and representatives of the Landmarks Board and Historic Boulder, Inc. met with the applicant and owner’s representative to discuss alternatives to the demolitions, including landmark designation, rehabilitation, and the possibility of constructing an addition to the main house. As stated in the analysis

section of this memo, none of these options are considered feasible. See Attachment A: Additional Materials.

- On June 1, 2016, the Landmarks Board voted to schedule a hearing to consider whether to initiate landmark designation for the property at 717 17th St.
- While the building has been identified as an example International style, a rare building type in Boulder, the building is in an advanced state of disrepair due to failure of the flat roof design, poor drainage around the building and significant damage to the structural clay tile that was painted in the 1950s. The extent of damage to the building, as well as the documented level of mold contamination, appears to make rehabilitation of this house particularly challenging.
- With the exception of Historic Boulder's participation in the exploration of alternatives to the removal of the house, no public interest in the proposed demolition has been demonstrated. Furthermore, the property is not located in an identified potential historic district. As such, staff considers that, in this case, initiation of landmark designation over the owner's objection is not appropriate in this case.
- Staff recommends the board not initiate landmark designation and that the demolition permit be issued.

ANALYSIS:

The Historic Preservation Ordinance, Chapter 9-11-3, B.R.C. 1981, provides that the Landmarks Board may hold a public hearing to consider initiating landmark designation of a property if the Board finds that the building may be eligible for landmark designation pursuant to Sections 9-11-1 and 9-11-2, B.R.C. 1981. At the June 1, 2016 Landmarks Board meeting, the Board unanimously (**R. Pelusio** absent) expressed an interest in holding a hearing to consider whether initiation of landmark designation is appropriate in advance of the July 3, 2016 expiration of the stay-of-demolition.

Purpose of Stays of Demolition

The stated purposes of a stay-of-demolition are "to prevent the loss of buildings that may have historic or architectural significance" and "to provide the time necessary to initiate designation as an individual landmark or to consider alternatives." 9-11-23(a), *Purpose*, B.R.C. 1981. During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmark designation over an owner's objection by the Landmarks Board has historically been used only on very rare occasions.

In the past 10 years, approximately 60 stays-of-demolition have been imposed by the Board. Only three times during that period has the Board initiated and recommended landmark designation of a property over the owner's objection. However, many stays during this same period have resulted in the avoidance of demolition through

reconsideration of projects and the subsequent preservation of buildings. Recent examples in which stays of demolition have resulted in the applicant filing an application for landmark designation include: 1936 Mapleton (2008); 900 Pearl Street (2009); 2003 Pine Street (2014); and 1922 20th Street (2014). Likewise, there are many examples of stays that have been allowed to expire (or demolition permits issued prior the stay expiring) by the Board when reasonable alternatives to demolition have not been found.

Initiation by Board

Pursuant to Section 9-11-3, B.R.C. 1981, the decision to initiate the designation of an individual landmark pursuant to Section 9-11-1, *Legislative Intent*, and Section 9-11-2, *City Council May Designate or Amend Landmarks and Historic Districts*, B.R.C. 1981, is legislative in nature. Section 9-11-1(a) reads as follows:

9-11-1, Purpose and Legislative Intent

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 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.

Architectural Style

Constructed in 1939, the one-story house at 717 17th St. shows influence of Moderne and International design elements. Influence of the Moderne design include the curved corners, windows that wrap the corner, and round windows. Elements of the International style include the flat roof, wrapping windows set flush with outer wall; smooth, unadorned wall surfaces, and asymmetrical façade. The asymmetrical house is of unadorned clay-tile construction with a centrally located paneled door with a port-hole window. A flat hood with iron supports over the forms a portico over the front door. An attached garage with a low-pitched shed roof is located on the south elevation of the house and features an overhead door with two port-hole windows.

While the building is relatively intact to the original construction, it has experienced a number of changes to the materiality and design within the last 50 years. These alterations include the removal of the semi-circular and cantilevered hood at the entrance, replacement of the multi-light metal casement windows with vinyl windows, alteration of the flat roof to a shed roof on the attached garage, and painting of the clay tile, which accelerated the deterioration of the structural clay tile.

The Historic Building Inventory Form (1992) identified the house as “significant for its representation of the International style popular from 1925 to the present in the United States. Representative elements of the style include the flat roof, lack of ornamentation on exterior walls, and flat hood over the entrance.” While staff agrees with the assessment that building is a rare example of this type of residential construction from the 1930s, the extent of alteration and deterioration leads staff to consider its historic integrity to be moderate.

A small, stone accessory building is located at the southwestern edge of the property along the alley. Its date of construction is unknown, and first appears on the tax assessor card in 1949. Due to its similarity in construction and materials to the neighboring house at 711 17th St., constructed in 1937, it is likely the accessory building was constructed between 1937 and 1949.

Persons Associated with the Property

The property is associated with Addison and Marie Talbott and Graziana Lazzarino. The Talbotts lived in the house from 1951-1966. The couple moved to Boulder in 1948, when Addison retired from working as the editor of the *Buffalo Courier Express*. While in Boulder, the Talbotts were heavily involved in the Boulder UNESCO Council, particularly in supporting Boulder’s relationship with the city of Meppel in the Netherlands.

Graziana Lazzarino was a professor of Italian at the University of Colorado in Boulder for 46 years. She also authored several Italian-language books, including “Prego!” which continues to be a best seller. Graziana has been awarded several times by various organizations in regard to her success in spreading and teaching the Italian language.

While interesting, staff does not consider the past residents to be of local, state or national significance.

Geographic Importance

The property is located on a residential block with houses constructed between 1923 and 2004. The majority of the block was developed between 1939 and 1955 (sixteen houses), with two constructed in the 1920s and three constructed after 1955. The property is not located within an identified potential historic district.

Compliance with 9-11-1(a)

Given the deterioration and contamination by mold, its moderate level of architectural integrity, its marginal significance for its association with past residents, and the fact that it is not located in an identified potential historic district, staff considers that in this case, initiation over the owner’s objection is inappropriate.

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"

Compliance with Section 9-11-1(b)

Staff considers the initiation of landmark designation of this property inappropriate given efforts that have been made to explore alternatives to the demolition during the stay. A stay-of-demolition is issued to provide time to "explore alternatives" that might prevent the demolition of significant historic resources. Staff considers that time has been taken and efforts have been made to explore alternatives including looking at rehabilitation costs using tax credits and other financial incentives. Due to the deteriorated condition, mold contamination, and estimated cost of repair, the applicants consider rehabilitation of the building to be unreasonable and impractical.

During the course of the stay-of-demolition, there has been limited community support for the proposed designation. At the Feb. 3, 2016 meeting, Historic Boulder, Inc. spoke in support of imposing a stay on the property to explore alternatives to the demolition and on June 1, 2016, the organization spoke in support of an initiation hearing. Staff has received one email about the property since the demolition application was received on Dec. 3, 2015. **See Attachment B: Public Correspondence.**

Very few examples of the International style were constructed in Boulder, however, other examples exist that retain a high level of architectural integrity. These include the Glen Huntington Arms (local landmark 90-3), and the Thornton House (local landmark 94-4), as well as the houses at 1122 12th St., 1434 Baseline Rd. and 1201 17th St. This manner of architecture is characterized by its simplicity and lack of ornamentation, expressing a modern spirit through its materiality and form. The original, character-defining features of the house at 717 17th St., including steel, multi-light windows, semi-circular entrance hood, and flat roof of the garage, have been lost or altered. The house retains a moderate level of architectural integrity, but is not a premier example of the International Style in Boulder.

Staff considers that the deterioration and contamination by mold, its moderate level of architectural integrity, its marginal significance for its association with past residents, the fact that it is not located in an identified potential historic district, and the limited public support during the stay of demolition, makes initiation over the owner's objection an unreasonable balance of private property rights and the public good.

Section 9-11-2 provides:

- (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.*

Staff considers that while the property might meet the standard for designation as an individual landmark per Sections 9-11-1 and 9-11-2, B.R.C., 1981, in this case, it would be inappropriate to designate the property at 717 17th St. as a local landmark over the owner's objection due to its deterioration and contamination by mold, its moderate level of architectural integrity, its marginal significance for its association with past residents, the fact that it is not located in an identified potential historic district, and the limited public support during the stay of demolition.

DECISION OF THE BOARD:

If the Board chooses not to initiate landmark designation of the property and allows the stay of demolition to expire, the city manager will issue a demolition permit for the house and accessory building on July 3, 2016.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in *Attachment C*. If initiated, the application shall be heard by the Landmarks Board within 60 to 120 days in order to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, *Legislative Intent*, and 9-11-2, *City Council May Designate Landmarks and Historic Districts*, B.R.C. 1981. The owner must obtain a Landmark Alteration Certificate prior to the submission of building permit applications for the property if they choose to proceed while the application is pending, or they may choose to wait until the application process is complete.

Board Options:

1. Find that while the property might meet the standard for designation as an individual landmark per Sections 9-11-1 and 9-11-2, B.R.C., 1981, in this case, designation over the owner's objection would not represent a reasonable balance between private property right and the public good due to its deteriorated condition and marginal architectural, historic and environmental significance.
2. Initiate designation of the property as an individual landmark by adopting the resolution under *Attachment D*.

3. Take no action and permit the initially granted stay of demolition originally imposed on Feb. 3, 2016, to remain in place until July 3, 2016, so that the Board and the applicant may continue to explore other approaches to preserve the house and accessory building at 717 17th St.

ATTACHMENTS:

- Attachment A: Additional Materials
- Attachment B: Public Correspondence
- Attachment C: Draft resolution to initiate landmark designation of the property at 717 17th St.
- Attachment D: Feb. 3, 2016 Demolition Memo

ATTACHMENT A: ADDITIONAL MATERIALS



717 17th Street, Boulder, Colorado

Stephanie Brennan, Trustee
Hurry, Sisk & Blakemore
4860 Riverbend Road
Boulder, Colorado 80301

January 27, 2016

Regarding:
Existing house structural evaluation
717 17th Street
Boulder, Colorado

Dear Ms. Brennan:

Lattimer Engineering visited the above mentioned residence on January 27, 2016. The purpose of the visit was to evaluate the structural integrity of the residence. The house was built in 1949 and is a one story structure (Figure 1). The house configuration is a main rectangle with two wings in the rear, a north wing and a south wing (Figure 2). Also, there is an attached garage on the south side of the residence. The main house roof has a flat to low slope and consists of field built trusses at sixteen inches on center (Figure 3). The trusses span north to south. The trusses are comprised of top and bottom two-by-six parallel chords with intermediate web members. The trusses are approximately two feet deep. The roof slopes front to back (east to west). Gutters and two downspouts are located at the back (west) of the house to direct drainage away from the house. The garage roof slopes north to south to a gutter and downspout. The exterior walls of the structure are multiple-wythed brick with a twelve-inch-long by five-inch-high custom brick at the exterior and standard brick on the interior. The main floor is framed over a crawl space consisting of two-by-eights at sixteen inches on center spanning north to south which bear on the exterior walls and an interior bearing line (Figure 4). The interior bearing line is comprised of a wood beam supported by built up brick piers. The floor of the south rear wing (west of garage) appears to be slab-on-grade. The exterior foundation is composed of a large aggregate concrete (Figure 5). The grading at the perimeter of the house appears to have very little slope away from the house, in particular at the rear (west) where the slope of the yard is towards the house.

2975 Valmont Road, Suite 100

Boulder, CO 80301

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OBSERVATIONS

The exterior of the house has flaking paint and spalling brick, most noticeably in four areas. The four areas correspond to where the gutters are located on the west and south of the building. On the south side of the house, at the garage exterior wall, observations reveal flaking paint and spalling exterior brick. At the base of the structure there is deterioration near the gas meter, directly below the west edge of the garage roof (Figure 6). Inside the garage, the roof framing is dark and discolored with areas of white (Figure 7). The second area of deterioration is at the southwest corner of the south wing, at the exterior and near the south gutter downspout (Figure 8). Flaking paint and spalling brick is evident. At the same location and interior of the house, in the mechanical room, signs of water intrusion are evident, there is discoloration of the ceiling and efflorescence on the interior brick (Figure 9). The third noticeable area of deterioration is the area between the two rear (west) wings, at the exterior and near the kitchen and adjacent to the sliding glass door (Figure 10). Observations revealed paint flaking and brick spalling. On the interior there is water damage below the kitchen sink and the dining room floor, near the sliding glass door, is water stained. It is not clear that this water damage was due to a leaking pipe from the kitchen or from water intrusion from the exterior. From the interior a noticeable large crack on the north side of the sliding glass door is apparent (Figure 11). The fourth area is at the southwest corner of the north wing, near the north downspout, where paint flaking and brick spalling is evident (Figure 12). From the interior, at the same location, the ceiling and walls of the bedroom have apparent water damage (Figure 13).

There are several other areas throughout the interior of the house that show signs of water damage. The ceiling has a series of cracks running east and west, perpendicular to the framing about every 3 to 4 feet. It is not clear if these cracks are from water intrusion or deflection of the roof trusses. The two main interior bearing walls show signs of water damage in the kitchen. The ceiling in the bathroom has peeled away.

Observations of the roof and floor framing were limited to the access areas, due to the small opening sizes. From these access areas the framing appears to be in good condition. Observations around the perimeter of the building and at the interior support wall show no apparent signs of major movement or



717 17th Street, Boulder, Colorado

3

foundation damage except for a crack on the interior near the west wall adjacent to the sliding glass door.

CONCLUSIONS

Damage to the house appears to be from insufficient roof slope, deteriorated roofing and ineffective gutters and downspouts. In addition, the grading around the house appears to be inadequate causing poor drainage at the perimeter of the house. In particular, at the back of the house, between the wings, near the sliding glass door. The water exposure has caused the exterior paint to flake and the brick to spall. The deterioration is most noticeable on the west and south sides of the house where the roof slopes to ineffective gutters and downspouts. Repairs would include exposing the ceiling to access any water damaged roof structure and replacing. Expose water damaged floor joists and replace as necessary. The dining room and kitchen floor are the most likely areas that would need repair. The foundation should be observed and evaluated for needed repairs at the west side of the house near the sliding glass door and kitchen once exposed. All spalled brick needs to be repaired and a new sealant coat applied over the entire exterior to protect the brick from further deterioration. Improved roof drainage is required. The roof may need to be over framed with sleepers to achieve positive drainage. New roofing is necessary to stop all roof leaks. Grading that creates positive drainage away from the structure is recommended. A downspout system that ensures water does not drain down the side of the exterior walls and that is insured to be properly maintained through the life of the structure is required.

If you have any questions or comments, please call.

Sincerely,



E. Christopher Lattimer, P.E.

2975 Valmont Road, Suite 100

Boulder, CO 80301

p 720.306.8337

f 720.306.8336



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11

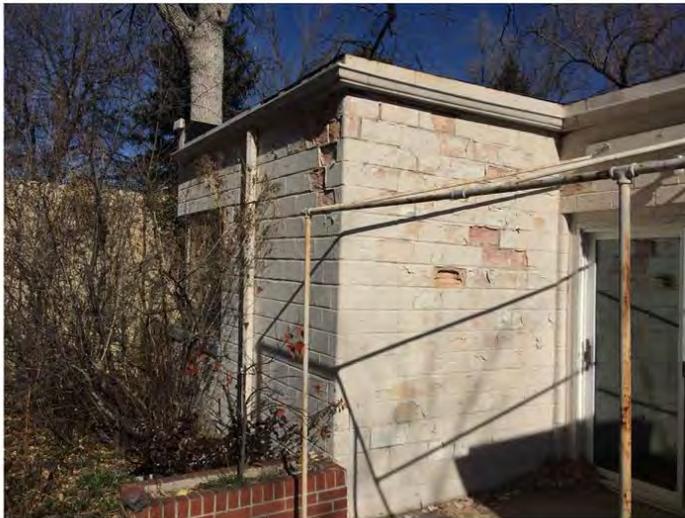


Figure 12



Figure 13

HURTH, SISK & BLAKEMORE, LLP

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CHRISTOPHER W. BLAKEMORE (1951–2008)

OF COUNSEL
CHARLES A. HURTH
EDWARD R. KELLENBERGER

January 19, 2016

City of Boulder

Re: 717 17th Street Demolition Permit Request

To Whom It May Concern:

By way of introduction, I am the Conservator and Trustee for Graziana Lazzarino, the owner of 717 17th Street. I spoke with Mr. Lazzarino about the requested permit with the City of Boulder and she confirmed that she purchased the house in 1966. In speaking with her, she reiterated that during her occupancy, she has significantly altered the exterior of the residence.

The flat roofline above the garage was changed shortly after she moved into the property to its current pitch as the flat roof leaked in the garage and living room. At the time she purchased it, the exterior had already been painted white. Ms. Lazzarino painted it two more times during her occupancy due to the continued deterioration of the paint. The underlying masonry is crumbling extensively. It is not anticipated that the masonry would survive the sandblasting or chemical process necessary to remove the paint.

When Ms. Lazzarino moved in to the property, the half-moon disc depicted in original photos above the front door had already been removed and the awning and metal railings that are currently present had been installed. The flower boxes had also already been added by the time she purchased it in 1966.

During her ownership, Ms. Lazzarino replaced all the windows with vinyl windows. She replaced a small window off the dining area with a full sliding glass door to allow for more light. This takes up almost the entire wall. However, this door, coupled with the flat roof line have led to severe cracks in the walls which in turn have allowed for significant water leaks and intrusion.

As a result of the water leaks, there has been a massive contamination of mold which is airborne and penetrated throughout the house. It is anticipated that the interior of the house will require complete remediation as the house is currently uninhabitable.

In addition to the significant alterations to the exterior, there have been several alterations to the interior of the house, including changes to the original kitchen cabinets and flooring, the interior of the garage, paneling in the bedroom in the back of the house to cover deteriorated walls, and the removal of bookshelves between the living and dining room. Bookcases were added in the bedroom closest to 17th Street. Flooring in the kitchen and bathroom was also changed to linoleum.

Please do not hesitate to contact to me with any further questions at sbrennan@hurth.com or 303-443-7900.

Very truly yours,



Stephanie L. Brennan
Hurth, Sisk & Blakemore, LLP

ATTACHMENT B: PUBLIC CORRESPONDENCE

From: Lawrence Kaptein
Sent: Thursday, May 26, 2016 11:02 AM
To: Cameron, Marcy
Subject: 17th St. House

Good morning, Marcy-

I drove by the house on 17th last night. It looks pretty lonely and sad in its current state, but it sure has an interesting and unique design. Too bad the property owner apparently can't see its value as a "fixer upper." I would think a young family trying to stake a claim here in Boulder might see it as an opportunity.

Hope you're doing well.

Larry

ATTACHMENT C: DRAFT RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE LANDMARKS BOARD INITIATING
THE DESIGNATION OF 717 17TH ST. AS AN INDIVIDUAL
LANDMARK.

WHEREAS, on June 1, 2016 the Landmarks Board voted to schedule an initiation hearing for 717 17th St.; and

WHEREAS, on June 23, 2016, the Landmarks Board held an initiation hearing to determine whether to initiate designation of the property at 717 17th St. and determined that the property meets the standards for initiation;

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

The City of Boulder Landmarks Board hereby initiates the designation of 717 17th St. as an individual landmark, and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 23rd day of June 2016.

This resolution is signed by the chair of the Landmarks Board on June 23, 2016.

Chair, Landmarks Board

ATTEST:

Secretary to the Board

ATTACHMENT D: FEB. 3, 2016 DEMOLITION MEMO

M E M O R A N D U M

February 3, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit application for the house and accessory building located at 717 17th St., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2015-00337).

STATISTICS:

7.	Site:	717 17th St.
8.	Date of Construction:	1939
9.	Zoning:	RM-2
10.	Existing House Size:	1,307 sq. ft. (approx.)
11.	Lot Size:	6,881 sq. ft.
12.	Owner/Applicant:	Lazzarino Living Trust

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 a stay of demolition for the buildings located at 717 17th St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to further analyze information on the condition of the buildings.

A 180-day stay period would expire on July 3, 2016.

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. Color medium format archival quality photographs of the interior and exterior of the house and shed.

EXECUTIVE SUMMARY

On Dec. 3, 2015, the Community Planning and Sustainability Department received a demolition permit application for the house and detached garage at 717 17th St. The buildings are not in a designated historic district nor locally landmarked, but are over 50 years old and the action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On Dec. 9, 2015, 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.”

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 requires 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 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 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 (Jan. 5, 2016, when the Landmarks Board fee was paid) and expire on July 3, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The subject property is located on the western side 17th Street between Cascade Avenue and Baseline Road and not located within a designated or identified potential historic district. The 16th Street Historic District is located one block west of the house. The 6,881

square foot lot contains a 1,307 square foot house with the alley bordering the western property line. A small, stone accessory building is located at the southwest corner of the lot.

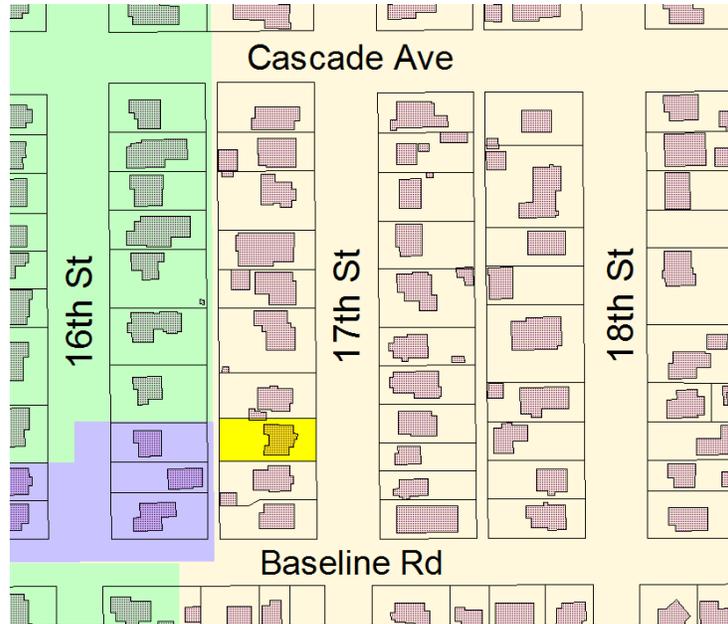


Figure 1. Location Map showing 717 17th St.

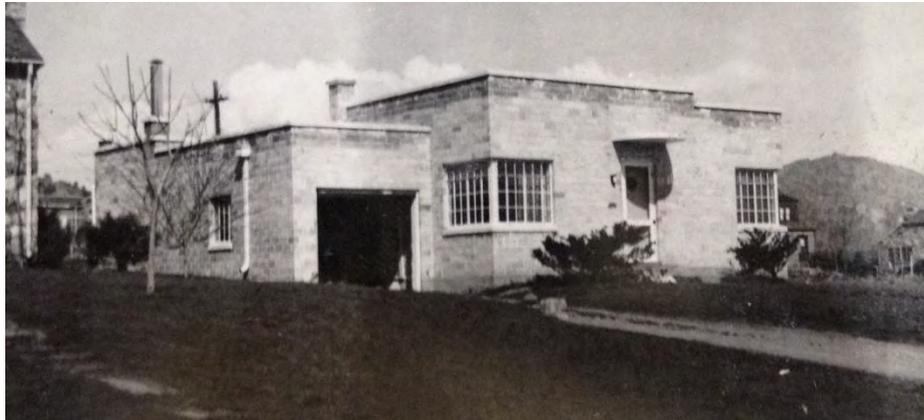


Figure 2. Tax Assessor Photo, 717 17th St., c. 1940s.



Figure 3. East Elevation (façade), 717 17th St., 2016.

Constructed in 1939, the one-story house at 717 17th St. shows influence of Moderne and International design elements. Influence of the Moderne design include the curved corners, windows that run the corner, and round windows. Elements of the International style include the flat roof, wrapping windows set flush with outer wall; smooth, unadorned wall surfaces, and asymmetrical façade.¹

The asymmetrical house is of unadorned clay-tile construction with a centrally located paneled door with a port-hole window. A flat hood with iron supports over the forms a portico over the front door. Early photos indicate that the iron supports were a later addition and the flat hood above the front door was originally semi-circular and cantilevered. A band of large, non-historic vinyl casement windows wrap around the southeast corner of the house. An attached garage with a low-pitched shed roof is located on the south elevation of the house and features an overhead door with two port-hole windows.

¹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984. Pgs 466-473.



Figure 4. West Elevation (rear), 717 17th St., 2016.

The rear (west) elevation of the house features vinyl casement windows with brick sills and a sliding glass door. The owner indicates the sliding glass door was installed around 1998. The opening features rounded corners and appears to be original. A patio is centrally located and is flanked by brick planter boxes.



Figure 5. North Elevation, 717 17th St., 2015.



Figure 6. Left: South Elevation, 717 17th St., 2016. Right: Detail view of original window, 2016.

The north and south elevations are unadorned with the exception of casement windows with concrete sills. The owner indicates that the vinyl windows were installed around 1998. One original window remains on the south elevation. The other nine windows have been replaced. The 1992 survey photograph (*Figure 7*) and the 1940s photograph (*Figure 2*) shows the original divided light steel casement windows. The 1992 survey notes that the windows were installed flush with the wall.



Figure 7. North Elevation, 717 17th St., 1995.



Figure 8. Stone accessory building, East Elevation, 717 17th St., 2016.

A small, stone accessory building is located at the southwestern edge of the property along the alley. Its date of construction is unknown, and first appears on the tax assessor card in 1949. It is possible that it was constructed at the same time as the house located to the south (711 17th St.), which is of similar stone construction, with a stone accessory building on the west property line. The tax assessor dates the main house as being constructed in 1937, two years before the house at 717 17th St. was constructed. It is likely the stone accessory building at 717 17th St. was constructed between 1937 and 1949.

Alterations

Alterations include replacement of all of the metal multi-light casement windows shown in the 1940s and 1992 photographs with vinyl windows, alteration to the form of the portico roof and addition of metal porch supports, and alteration of the flat roof of the garage to a shed roof. A sliding glass door was installed on the rear (west) elevation and the entire building has been painted. The applicant's representative has submitted information on the alterations and condition of the house. It states that the portico change and painting of the tile occurred prior to 1966, with conversion of the garage roof to a shed occurring in the late 1960s. The installation of vinyl windows and the sliding glass door occurred around 1998. *See Attachment F: Applicant Materials.*

Despite these changes, the house remains generally intact to its original construction. The building's streamline form, wall materials, porthole doors and wrapping window openings remain. The 1992 Historic Building Inventory Form notes that the house was in "fair condition" but with moderate alterations, including painted tile walls and wrought

iron hood supports. The windows had not been replaced at that time. The statement of significance notes at that time it was significant for its representation of the International style popular from 1925 to the present in the United States.”



Figure 9. Characteristics of the Moderne/International Style include porthole windows, windows that wrap the corner, and divided-light steel casement windows.

Condition

The applicant’s letter states that the house is currently uninhabitable due to roof leaks and subsequent water infiltration: “As a result of the water leaks, there has been a massive contamination of mold which is airborne and penetrated throughout the house. It is anticipated that the interior of the house will require complete remediation as the house is currently uninhabitable.” Other condition issues include the deterioration of the exterior tile, which is most evident on the rear (west) elevation. *See Attachment F: Applicant Materials.*



Figure 9. Detail of deteriorated clay tile at west elevation, 2016.



Figure 10. Detail of deteriorated clay tile at southwest corner (left) and south wall near sliding glass door, 2016.



Figure 11. Detail of deteriorated clay tile at southwest corner (left) and south wall near sliding glass door, 2016.

PROPERTY HISTORY

The property at 717 17th St. is located in the University Hill Neighborhood, which was platted in 1890. The residential neighborhood continued to develop through the 1940s, and has a variety of popular late-19th and early-20th century architectural types, including Tudor Revival, Colonial Revival, and Craftsman Bungalow houses.



Figure 9. Nicolai Blystad, Boulder State Preparatory School Yearbook,

Deed records for the property date to 1928, when the Northern Colorado Investing Company sold Lots 28-30 on Block 37 to Bessie Wilson, who in turn sold the property in 1939 to Nicolai Blystad, a local builder.

According to building permit records, Nicolai built the house at 717 17th St in 1939. Nicolai was the son of Leonard N. and Marie Louise Blystad. Leonard was born 1877 in Oslo, Norway and immigrated to the United States with his parents in 1886. He was a well-known carpenter and contractor in Boulder for many years, as was his father, Evan Blystad, who helped to construct the Boulder-Colorado Sanitarium in 1894.² Nicolai followed in his father's footsteps and became a carpenter and contractor. Nicolai married Dorothy Yoder in Denver in 1936, the daughter of Mr.

² Forest Crossen, "Blystad Family Came To The U.S. In 1886 And To Boulder In The 90s," *Daily Camera* (Boulder, CO), September 5, 1954.

and Mrs. Fred E. Yoder of Boulder. At the time of the construction of 717 17th St., Nicolai and his family were living at 1206 Euclid Ave. The house at 717 17th St. was listed as vacant in the 1940 and 1943 city directories. The family moved to Monrovia, California in 1953.³



Figure 10. William L. Hull, University of Colorado Yearbook, 1945.

Between 1939 and 1951, the ownership of the house passed between a number of residents. William and Katherine Hull resided there from 1944 until 1957. William was a professor of mechanical engineering at the University of Colorado in the 1940s and early 1950s. William was born in Boulder in 1913 to Mildred and Commander Harry F. Hull, and attended Boulder High School and the University of Colorado. Soon after receiving his bachelor's degree in engineering in 1934, William

began teaching as a mechanical engineering professor at Purdue University. In 1940, William married Katherine Louise Stitz, a recent graduate of Purdue.⁴ The couple moved to Boulder around 1943, where William was hired as an assistant professor at the University of Colorado. The couple had two children, David and Marian Louise.⁵ By 1957, directory

research shows that William and Katherine moved to Urbana-Champaign where William worked as a professor at the University of Illinois.

From 1947 to 1951, ownership of the house passed briefly from CU student John Longway and his wife Helen, to Samuel and Florence McKee. No occupation was listed for the McKee family.

The next long-term owners of the property were Addison and Marie Hill Talbott, who resided at the house from 1951 until 1966. The couple purchased the house after moving to Boulder from New York. Addison was born in 1882 in Kansas City, Missouri, where his father, Leander J. Talbott, served as mayor in 1884. Addison spent about five years of his childhood in the Denver and Boulder area during the time when his father briefly owned the Golden Age mine in Jamestown. Addison graduated from Princeton University and afterwards lived in East Aurora and in Buffalo, New York where he was involved in the newspaper business. Addison's brother, Lee, was a well-known athlete who, among many things, participated in three different sports at the 1908 Olympic

³ "Nic Blystad Family" *Daily Camera* (Boulder, CO), September 2, 1958. Boulder Carnegie Library.

⁴ "William Hull Weds Indiana Girl At Home Ceremony," *Daily Camera* (Boulder, CO), June 14, 1940. Boulder Carnegie Library.

⁵ Untitled. *Daily Camera* (Boulder, CO), October 15, 1945. Boulder Carnegie Library.

Games in London.⁶ Addison married Marie P. Hill in 1938. Marie was born in 1891 in Buffalo.

Upon Addison's retirement as editor of the *Buffalo Courier Express*, he and Marie moved to Boulder in 1948. Both were active in the Congregational Church here and instrumental in the Boulder UNESCO Council, particularly in establishing Boulder's connection with the town of Meppel in the Netherlands. A 1962 *Daily Camera* newspaper article explained that "Boulder was one of the first cities in the United States to form a cultural affiliation with a foreign city. The move was initiated in 1950 by the Boulder UNESCO Council of which Dr. George F. Reynolds was then president. Since that time there has been considerable interchange of both visitors and projects which have brought the two cities close to together."⁷ Many Boulder residents visited Meppel during the 1950s and 1960s, including Mrs. Talbott. The Talbotts often opened up their house at 717 17th St. and served as hosts for visitors from Meppel, including the Dutch town's Burgomeister (similar to a mayor) Antony Kleyn and his wife.

Throughout his retirement, Addison continued to contribute a weekly column on outdoor life to the *Buffalo Courier Express* up until his death in 1957. He also is the author of two books, *Pack-Jack Trail* and *Tall Western Tales*, children's adventure books written



Figure 11. Graziana Lazzarino, 2011, <https://www.cusys.edu/newsletter/2011/01-12/5q.html>.

about western life. His obituary states that "through his writing [Addison] did all that he could to further conservation of America's natural resources and the preservation of wild life areas."⁸

Marie Hill Talbott was engaged in social work in her early years in Buffalo, most notably operating a lecture and publicity bureau there along with her sister for 10 years. After her move to Boulder, Marie Talbott remained "active in the Congregational Church, the League of Women Voters, PLAN-Boulder, [and] the Fortnightly Club."⁹ Marie died in 1966, leaving behind a sister and four stepdaughters from Addison's first marriage.

After Marie Talbott's death, her sister Dorothy sold the house to Graziana Lazzarino in 1966, a professor of Italian

⁶ "Press Release: Niagara Track & Field Hall of Fame Elects Class of 2013."

http://www.niagaratrackhof.org/Class_of_2013_PressRelease_01May2013_NiagaraT_F_HoF.pdf

⁷ "Boulder to Host Two Women From Netherlands Next Week." *Daily Camera* (Boulder, CO) August 6, 1962. Boulder Carnegie Library.

⁸ "Addison M. Talbott Retired Newspaper Editor, Dies." *Daily Camera* (Boulder, CO) August 19, 1957. Boulder Carnegie Library.

⁹ Mrs. Addison Talbott Dies; Memorial Service Planned." *Daily Camera* (Boulder, CO) October 24, 1966.

and French at the University of Colorado. According to her biography on the CU-Boulder website, Graziana was born in Genoa, Italy in 1930. She graduated from the University of Genoa in 1949, and received her certificate of proficiency in English from Cambridge University in 1951. During the 1950s, Graziana spent summers abroad at a few different universities in Germany and in France, becoming fluent in those languages in addition to English. During the summer of 1960, Graziana was an Italian instructor at the University of Colorado in Boulder. However, due to limitations with her visa, she was required to return to Italy for two years. In 1963, Graziana was offered a job at the University of Nebraska, where she once had an earlier teaching assignment back in 1956. In a 2011 interview in the CU Faculty and Staff Newsletter, Graziana explains that she “wasn’t particularly excited about going back to Nebraska after seeing the beauty of Boulder, but I accepted because it meant getting a green card...In 1964, I received a call from Boulder and they had a position and they offered it to me. I immediately accepted.”¹⁰ She began working as an assistant professor of Italian at CU in 1964. In 1968, she became an associate professor, and then a full professor in 1980. In 2010, Graziana retired after spending about 46 years of career at CU Boulder.

In the 1970s, Graziana started writing Italian-language textbooks. She published “Prego,” which has continued to be a best seller for years and has been used by many schools, including Yale and Berkeley. The book, which is aimed for beginners of the language, is accompanied by several other volumes, such as the second-year book, entitled “Da Capo.” All were written by Graziana, in addition to several articles, reviews, and many presentations given across the country.

Graziana was honored with numerous awards throughout her career, including ones from the American Association of Teachers of Italian, and from the Colorado Congress of Foreign Language Teachers. One of the most notable is being knighted by the Italian government in 2004 due to her success in spreading the Italian language.

The house at 717 17th St. was passed from Graziana Lazzarino to the Lazzarino Living Trust in 2011. *See Attachment D: Deed & Directory Research.*

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:

¹⁰ Cynthia Pasquale, “Five Questions for Graziana Lazzarino,” *University of Colorado Faculty and Staff Newsletter*, January 12, 2011.

- (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 this property potentially eligible for designation as an individual landmark, however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

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 E: Individual Landmark Significance Criteria*

HISTORIC SIGNIFICANCE:

Summary: The house located at 717 17th St. meets historic significance under criteria 1, 2 and 4.

1. Date of Construction: 1939

Elaboration: A building permit application was approved in 1939 for the construction of the house by Nicolai Blystad.

2. Association with Persons or Events: Addison and Marie Talbott, Graziana Lazzarino

Elaboration: Addison and Marie Talbott lived in the house from 1951-1966. The couple moved to Boulder in 1948, when Addison retired from working as the editor of the *Buffalo Courier Express*. While in Boulder, the Talbotts were heavily involved in the Boulder UNESCO Council, particularly in supporting Boulder's relationship with the city of Meppel in the Netherlands.

Graziana Lazzarino was a professor of Italian at the University of Colorado in Boulder for 46 years. She also authored several Italian-language books, including "Prego!" which continues to be a best seller. Graziana has been awarded several

times by various organizations in regard to her success in spreading and teaching the Italian language.

3. Development of the Community: University Hill Neighborhood

Elaboration: The house demonstrates the development of the University Hill neighborhood in the first half of the twentieth century.

4. Recognition by Authorities: Front Range Research Associates, Inc.

Elaboration: The 1995 Historic Building Inventory Form found the house to be significant as a representation of the International style popular from 1925 to the present in the United States.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 717 17th St. meets historic significance under criteria 1 and 4.

1. Recognized Period or Style: Moderne and International Style

Elaboration: The house is representative of the International style, evidenced through the flat roof and unornamented exterior walls, the asymmetrical composition, and the large casement windows that wrap the corners and are flush with the exterior walls. While the house has been altered, the building still possesses architectural integrity.

2. Architect or Builder of Prominence: Nicolai Blystad

3. Artistic Merit: None observed

4. Example of the Uncommon: Moderne/International Style

Very few examples of the Moderne and International Style, particularly residential examples, were constructed in Boulder. Other examples of early modernistic styles include the Glen Huntington Arms (local landmark 90-3), and the Thornton House (local landmark 94-4).

5. Indigenous Qualities: None observed.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 717 17th St. meets environmental significance under criteria 2 and 5.

1. Site Characteristics: The house is located on the west side of 17th Street between Cascade Avenue and Baseline Road. The site does not feature notable planned or natural site features.

2. **Compatibility with Site:** Residential Character
Elaboration: The house remains compatible with its site and the surrounding neighborhood in terms of scale, massing and location.
3. **Geographic Importance:** None observed.
4. **Environmental Appropriateness:** The property is complementary to its surroundings and is carefully situated on its site.
5. **Area Integrity:** This section of 17th Street is located within the identified potential University Hill Historic District and generally retains its scale and character.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

This house has elements of the Moderne and International type, and follows the established building pattern in terms of massing, scale and location. The house contributes to the neighborhood's eclectic mix of building styles built at various time periods. The property is located in the identified potential University Hill Historic District, which retains its historic residential character.

CRITERION 3: CONDITION OF THE BUILDING

Signs of deterioration are evident in the crumbling tile, particularly on the west side of the building. The applicant's representative has submitted a letter outlining the alterations and conditions of the building. It states that due to the flat roof design, leaking was evident in 1966 and the roof above the garage was altered from a flat roof to a shed roof. Additionally, there are cracks on the west elevation, particularly around the sliding glass door. *See Attachment F: Applicant Materials.* The applicant's representative has indicated that they are planning to submit a structural report by the Feb. 3 Landmarks Board meeting.

Staff considers that additional time is needed to assess the condition of the building.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information has been submitted regarding the cost of restoration or repair. The applicant's letter states that the building will need to be remediated for mold. *See Attachment F: Applicant Materials.* The applicant's representative has indicated that they are planning to submit a cost estimate by the Feb. 3 Landmarks Board meeting.

Staff considers that additional time is needed to review this information.

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 3, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house and accessory buildings at 717 17th St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

Attachment A: Current Photographs
Attachment B: Boulder County Tax Assessor Card c. 1956
Attachment C: Historic Building Inventory Form
Attachment D: Deed & Directory Research
Attachment E: Significance Criteria for Individual Landmarks
Attachment F: Applicant's Materials.

Attachment A: Current Photographs



Photo 1. East elevation (façade), 717 17th St., 2016.



Photo 2. East elevation, attached garage, 717 17th St., 2016.



Photo 3. Detail of window at southeast corner of east elevation, 717 17th St., 2015.



Photo 4. East Elevation, front door, 717 17th St., 2015.



Photo 4. North elevation, 717 17th St., 2015.



Photo 5. South elevation, 717 17th St., 2015. Detail of existing original window, 2016.



Photo 6. West elevation, detail of deterioration of tile, 717 17th St., 2015.



Photo 7. Detail of deteriorated tile, 717 17th St., 2015.



Photo 8. West elevation, detail of deteriorated tile, 717 17th St., 2015.



Photo 9. West elevation, 717 17th St., 2015.



Photo 10. Stone accessory building, east elevation, 2015.



Photo 11. View facing north along alley, stone garage visible at right of photo, 2016.



Photo 12. View of Stone Accessory Building on Adjacent Property, 711 17th St., 2016



Photo 13. Tax Assessor Photograph of Adjacent House, 711 17th St., c.1940.
House and Garage on Adjacent Lot (711 17th St.) feature stone similar to stone accessory building at 717 17th St.

Attachment B: Boulder County Tax Assessor Card c. 1943-1954

645004
 31-10-70
 30 4816
 Page 1949
 Appraised 19 40

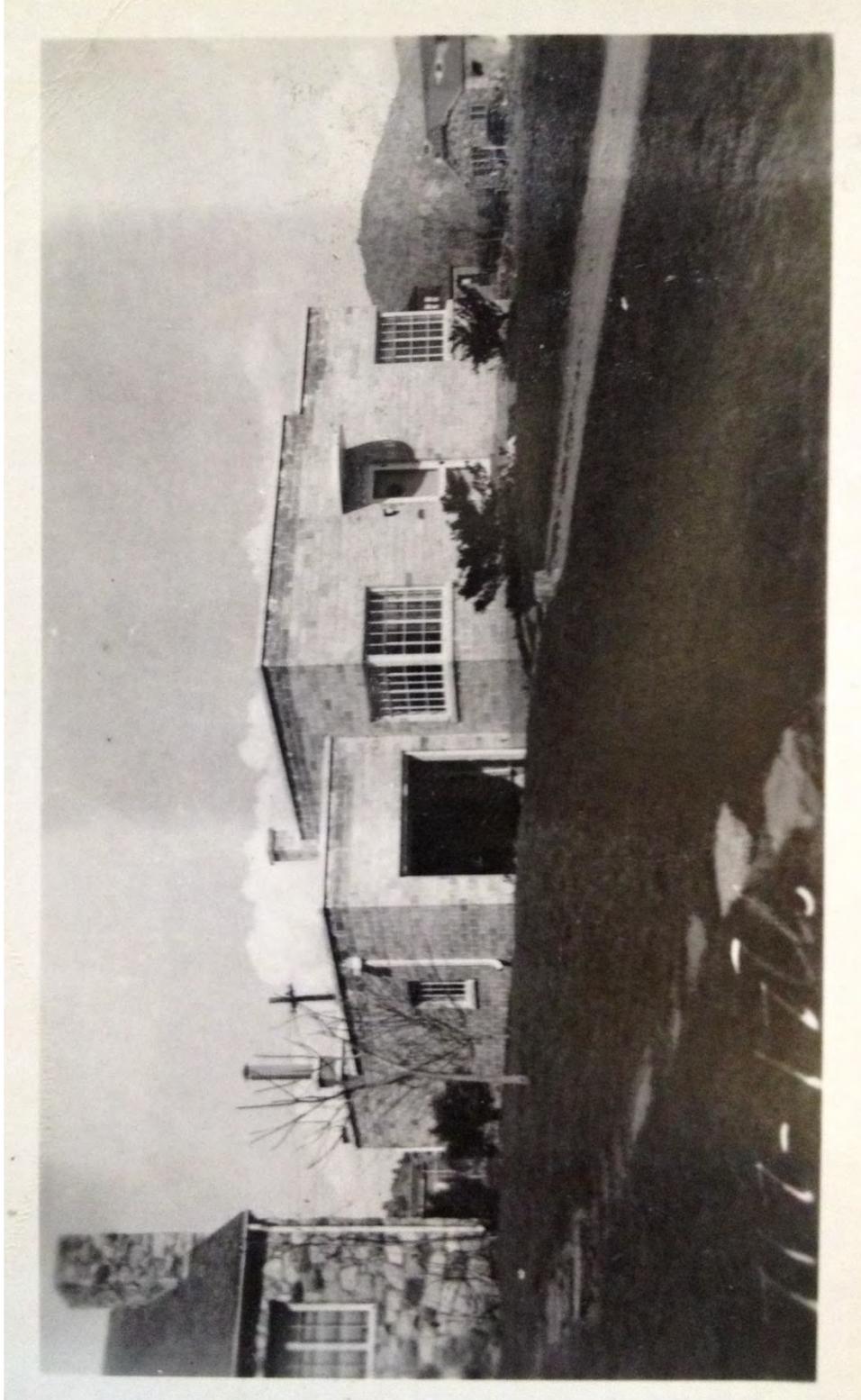
BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Maria H. Seltzer
 HOUSE No. 717 STREET 17th CITY Bo.
 LOTS 28-27-8415 BLOCK 30 ADDITION 2800 Pl.
 Year Constructed 1934 Est. Life in Years _____

ESTIMATE OF VALUATION			
	BLDG. PART A	BLDG. PART B	GARAGE
No. Cable Feet	1247	-	3370
Cost per cu. ft.	37	-	12
Total Cost	\$46,749	\$0	\$40,440
Porch			\$1,927
Garage			\$27
Extras			
TOTAL	\$46,749	\$0	\$42,367
% Obsolescence			
10% Physical Dep.			4,237
Net After Deducting Depreciation	\$41,512	\$0	\$38,130
44% Utility Dep.	\$16,633	\$0	\$14,877
PRESENT VALUE	\$24,879	\$0	\$23,253

CLASSIFICATION	DESCRIPTION	AMOUNT
Class of Bldg.	1 1/2 story	40
Construction	Brick	40
Char. of Const.	Brick	40
Exterior	Brick	40
Interior Finish	Brick	40
Floors	Brick	40
Staircase	Brick	40
Fire Resisting	Brick	40
Foundation	Brick	40

YEAR	AMOUNT	YEAR	AMOUNT
1947	\$58	1943	\$400
1946	\$130	1942	\$400
1945	\$130	1941	\$400
1944	\$130	1940	\$400
1943	\$130	1939	\$400
1942	\$130	1938	\$400
1941	\$130	1937	\$400
1940	\$130	1936	\$400
1939	\$130	1935	\$400
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1925	\$130	1921	\$400
1924	\$130	1920	\$400
1923	\$130	1919	\$400
1922	\$130	1918	\$400
1921	\$130	1917	\$400
1920	\$130	1916	\$400
1919	\$130	1915	\$400
1918	\$130	1914	\$400
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1758	\$130	1754	\$400
1757	\$130	1753	\$400
1756	\$130	1752	\$400
1755	\$130	1751	\$400
1754	\$130	1750	\$400
1753	\$130	1749	\$400
1752	\$130	1748	\$400
1751	\$130	1747	\$400
1750	\$130	1746	\$400
1749	\$130	1745	\$400
1748	\$130	1744	\$400
1747	\$130	1743	\$400
1746	\$130	1742	\$400
1745	\$130	1741	\$400
1744	\$130	1740	\$400
1743	\$130	1739	\$400
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1741	\$130	1737	\$400
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1734	\$130	1730	\$400
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1731	\$130	1727	\$400
1730	\$130	1726	\$400
1729	\$130	1725	\$400
1728	\$130	1724	\$400
1727	\$130	1723	\$400
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1725	\$130	1721	\$400
1724	\$130	1720	\$400
1723	\$130	1719	\$400
1722	\$130	1718	\$400
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1719	\$130	1715	\$400
1718	\$130	1714	\$400
1717	\$130	1713	\$400
1716	\$130	1712	\$400
1715	\$130	1711	\$400
1714	\$130	1710	\$400
1713	\$130	1709	\$400
1712	\$130	1708	\$400
1711	\$130	1707	\$400
1710	\$130	1706	\$400
1709	\$130	1705	\$400
1708	\$130	1704	\$400
1707	\$130	1703	\$400
1706	\$130	1702	\$400
1705	\$130	1701	\$400
1704	\$130	1700	\$400
1703	\$130	1699	\$400
1702	\$13		



Tax Assessor Card Photo, c. 1940-1949.

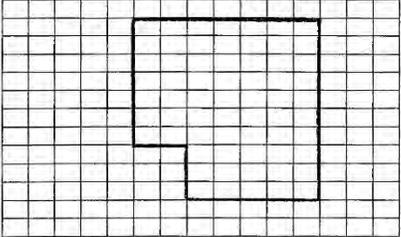
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL3737		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): In 1949, this house was owned by Marie H. Talbott.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
STATEMENT OF SIGNIFICANCE: This house is significant for its representation of the International style popular from 1925 to the present in the United States. Representative elements of the style include the flat roof, lack of ornamentation on exterior walls, and flat hood over the entrance.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder Carnegie Library, Boulder County Assessor collection.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: Judith Broeker/Laurie Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1992		



Photo from Historic Building Inventory Record, 1992.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
Northern Colorado Investment Co. 1927		
Bessie Wilson 1927-1939		
Constructed 1939 Nicolai Blystad 1939-1944	1940 <i>*first appears</i>	Vacant
	1943	Vacant
Leonard N. Blystad 1944		
William L. & Katharine Hull 1944-1947	1946	William (CU professor) and Katherine, owner.
John M. & Helen Q. Longway 1947-1949	1949	John (CU student) & Helen
Samuel H. & Florence L. McKee 1949-1951	1951	S.H. & Florence McKee, no occ. Listed
Addison & Marie Hill Talbott 1951-1958	1953	Addison (Writer) & Marie Talbott
	1955	“
Marie Hill Talbott 1958-1967	1958	Mrs. Addison Talbott
	1967	“
Dorothy P. Hill 1967		
Graziana Lazzarino 1967-2011	1968	Luigi Romea
	1969	Graziana Lazzarino
Lazzarino Living Trust 2011-present		

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

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

Historic Significance

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

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

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

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

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

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later

development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (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.

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.

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OF COUNSEL
CHARLES A. HURTH
EDWARD R. KELLENBERGER

January 19, 2016

City of Boulder

Re: 717 17th Street Demolition Permit Request

To Whom It May Concern:

By way of introduction, I am the Conservator and Trustee for Graziana Lazzarino, the owner of 717 17th Street. I spoke with Mr. Lazzarino about the requested permit with the City of Boulder and she confirmed that she purchased the house in 1966. In speaking with her, she reiterated that during her occupancy, she has significantly altered the exterior of the residence.

The flat roofline above the garage was changed shortly after she moved into the property to its current pitch as the flat roof leaked in the garage and living room. At the time she purchased it, the exterior had already been painted white. Ms. Lazzarino painted it two more times during her occupancy due to the continued deterioration of the paint. The underlying masonry is crumbling extensively. It is not anticipated that the masonry would survive the sandblasting or chemical process necessary to remove the paint.

When Ms. Lazzarino moved in to the property, the half-moon disc depicted in original photos above the front door had already been removed and the awning and metal railings that are currently present had been installed. The flower boxes had also already been added by the time she purchased it in 1966.

During her ownership, Ms. Lazzarino replaced all the windows with vinyl windows. She replaced a small window off the dining area with a full sliding glass door to allow for more light. This takes up almost the entire wall. However, this door, coupled with the flat roof line have led to severe cracks in the walls which in turn have allowed for significant water leaks and intrusion.

As a result of the water leaks, there has been a massive contamination of mold which is airborne and penetrated throughout the house. It is anticipated that the interior of the house will require complete remediation as the house is currently uninhabitable.

In addition to the significant alterations to the exterior, there have been several alterations to the interior of the house, including changes to the original kitchen cabinets and flooring, the interior of the garage, paneling in the bedroom in the back of the house to cover deteriorated walls, and the removal of bookshelves between the living and dining room. Bookcases were added in the bedroom closest to 17th Street. Flooring in the kitchen and bathroom was also changed to linoleum.

Please do not hesitate to contact me with any further questions at sbrennan@hurth.com or 303-443-7900.

Very truly yours,



Stephanie L. Brennan
Hurth, Sisk & Blakemore, LLP