



CITY OF BOULDER LANDMARKS BOARD MEETING

DATE: Wednesday, August 3, 2016

TIME: 6:00 p.m.

PLACE: 1777 Broadway, Municipal Building, City Council Chambers

1. Call to Order
2. Approval of Minutes from the June 1, 2016 and June 23, 2016 Landmarks Board Meetings
3. Selection of Landmarks Board Chair and Co-Chair Positions
4. Public Participation for Items Not on the Agenda
5. Discussion of Landmark Alteration, Demolition Applications Issued and Pending
 - Statistical Report
6. Public Hearings
 - A. Public hearing and consideration of an application to designate the house and a portion of the property located at 479 Arapahoe Ave. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00122). Owner / Applicant: Katherine Toan Merlin / Mark Gerwing
 - B. Public hearing and consideration of an application to designate the building and property located at 2949 Broadway as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00121). Owner / Applicant: ALR Investments, LLC / Michael Bosma
 - C. Public hearing and consideration of a demolition permit for the house and accessory building located at 870 University Ave., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00103). Owner / Applicant: 870 University Ave., LLC / Chris Gray
7. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Historic Resource Survey Plan
 - B. Update Memo
 - C. Subcommittee Updates
8. Debrief Meeting/Calendar Check
9. Adjournment

For more information contact James Hewat at hewatj@bouldercolorado.gov or (303) 441-3207. You can also access this agenda via the website at:

<https://bouldercolorado.gov/historic-preservation>
then select "Next Landmarks Board Meeting".

PUBLIC HEARING PROCEDURES

Board members who will be present are:

Deborah Yin
Eric Budd
Briana Butler
Ronnie Pelusio
Fran Sheets
John Putnam or Harmon Zuckerman **Planning Board representative without a vote*

The Landmarks Board is constituted under the Landmarks Presentation Ordinance (Ordinance No. 4721; Title 9, Chapter 11, Boulder Revised Code, 1981) to designate landmarks and historic districts, and to review and approve applications for Landmark Alteration Certificates on such buildings or in such districts.

Public hearing items will be conducted in the following manner:

1. Board members will explain all ex-parte contacts they may have had regarding the item.*
2. Those who wish to address the issue (including the applicant, staff members and public) are sworn in.
3. A historic preservation staff person will present a recommendation to the board.
4. Board members will ask any questions to historic preservation staff.
5. The applicant will have a maximum of 10 minutes to make a presentation or comments to the board.
6. The public hearing provides any member of the public three minutes within which to make comments and ask questions of the applicant, staff and board members.
7. After the public hearing is closed, there is discussion by board members, during which the chair of the meeting may permit board questions to and answers from the staff, the applicant, or the public.
8. Board members will vote on the matter; an affirmative vote of at least three members of the board is required for approval. The motion will state: *Findings and Conclusions*.

* Ex-parte contacts are communications regarding the item under consideration that a board member may have had with someone prior to the meeting.

All City of Boulder board meetings are digitally recorded and are available from the Central Records office at (303) 441-3043. A full audio transcript of the Landmarks Board meeting becomes available on the city of Boulder website approximately ten days after a meeting. Action minutes are also prepared by a staff person and are available approximately one month after a meeting.

**CITY OF BOULDER
LANDMARKS BOARD
June 1, 2016
1777 Broadway, Council Chambers Room
6:00 p.m.**

The following are the action minutes of the June 1, 2016 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Deborah Yin

Eric Budd

Briana Butler

Fran Sheets

*Liz Payton, *Planning Board representative without a vote

Ronnie Pelusio, absent

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Lesli Ellis, Comprehensive Planning Manager

Holly Opansky, Landmarks Board Secretary

William Barnum, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Interim Chair **D. Yin** declared a quorum at 6:03 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **B. Butler**, seconded by **E. Budd**, the Landmarks Board approved (3-0, **R. Pelusio** absent and **D. Yin** absent from the April 6 meeting) the minutes as amended of the April 6, 2016 board meeting.

3. SELECTION OF LANDMARKS BOARD CHAIR AND VICE CHAIR POSITIONS

4. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

- **Karl Anuta**, 4840 Thunderbird Dr., former Landmarks Board and CCA board member, spoke in support of the project. He brought to attention a letter of April 11, 2016 from History Colorado to Andrea McGimsey, Executive Director, Colorado Chautauqua Association, regarding 717 17th Street.

- **Abby Daniels**, 1200 Pearl St., Executive Director of Historic Boulder, spoke in support of placing a stay-of-demolition on the property at 717 17th St., highlighting its unique International Style. Ms. Daniels, on behalf of Historic Boulder, offered any assistance with exploring all possible alternatives to demolition in an effort to have a meaningful dialog about the options. She requested the board consider an initiation hearing to continue to explore opportunities to save this building.
- **Stephanie Brennan**, trustee for the applicant, Graziana Lazzarino, P.O. Box 17850, Boulder, 80308, spoke in support of lifting the stay-of-demolition. She noted it would cost over \$400,000 to repair the house. Ms. Brennan noted the severe damage in many areas of the house including structural damage and toxic mold. These repairs would require exterior alterations that would leave very few original features.

5. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- Statistical Report
- **717 17th St.** Stay-of-Demolition Expires July 3, 2016. On a motion by **D. Yin**, seconded by **F. Sheets**, the Board voted **4-0** in favor of holding an initiation to consider landmark designation for the property at 717 17th street.

6. PUBLIC HEARINGS

- A. ~~**WITHDRAWN:** Public hearing and consideration of a Landmark Alteration Certificate application to add new round windows to the gable peak facades of the contributing houses at 521 Maxwell Ave. in the Mapleton Hill Historic District, per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2016-00121). Owner / Applicant: Brandie Emerick / Joel Smiley, Inc.~~

7. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT

- A. Update on the Chautauqua Access Management Plan by City of Boulder's Susan Connelly, Deputy Director, Community Vitality and Lisa Smith, Communication Specialist, Community Vitality
- B. Mark Rodman, Preservation Technical Services Manager, History Colorado provided information about resources, obligations, and learning opportunities available through History Colorado. Mr. Rodman's role at this meeting was to evaluate this board's process.
- C. Historic Resource Survey Plan update by **M. Cameron** and **J. Hewat**.
- D. On a motion by **D. Yin**, seconded by **E. Budd**, voted to form a subcommittee, with volunteers, **F. Sheets** and **B. Butler**, for the CCA's CLA revision.
- E. Update Memo
- F. Update from the Planning Board via **L. Payton**.

8. DEBRIEF MEETING/CALENDAR CHECK

9. ADJOURNMENT

The meeting adjourned at 8:18 p.m.

Approved on _____, 2016

Respectfully submitted,

_____, Chairperson

DRAFT

**CITY OF BOULDER
LANDMARKS BOARD
June 23, 2016
1777 Broadway, Council Chambers Room
6:00 p.m.**

The following are the action minutes of the June 23, 2016 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Deborah Yin

Eric Budd

Fran Sheets

Ronnie Pelusio

*Harmon Zuckerman, *Planning Board representative without a vote

Briana Butler, absent

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Lesli Ellis, Comprehensive Planning Manager

Holly Opansky, Landmarks Board Secretary

William Barnum, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Interim Chair **D. Yin** declared a quorum at 6:01 p.m. and the following business was conducted.

2. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

3. SELECTION OF LANDMARKS BOARD CHAIR AND VICE CHAIR POSITIONS

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- Statistical Report

5. PUBLIC HEARINGS

- A. Public hearing and consideration of whether to initiate individual landmark designation for the property located at 717 17th St., per to Section 9-11-23 of the Boulder Revised Code (HIS2015-00337). Owner / Applicant: Lazzarino Living Trust / Stephen Brown

Ex-parte contacts

All board members made site visits. **H. Zuckerman** had no ex parte contacts.

Staff Presentation

M. Cameron presented the case to the board, with the staff recommendation that the Landmarks Board lift the stay of demolition and issue the demolition permit.

Applicant's Presentation

Stephanie Brennan, owner's representative, P.O. Box 17850, 80308 spoke in support of issuing a demolition permit, noting the difficulty in selling the property, the condition of the building and past alterations, and impact the designation would have on the current owner. She noted that the property was offered for sale to Historic Boulder at the agreed upon sales price.

Graciana Lazzarino, current owner, assisted living, Louisville, spoke in support of issuing a demolition permit, describing her nearly 50-year ownership and her desire to sell the property so she can continue to reside in assisted living.

Tom Precourt, owner's representative, 2014 Madison Wy., Erie, Colorado, spoke in support of issuing a demolition permit. He addressed a topic of concern within a letter submitted by Historic Boulder comparing 717 17th St. to 819 6th St., a modern house in poor condition that had been designated over the owner's objection. Mr. Precourt considers that the lot size, location, and design by a well-known architect differentiates the two properties.

Abby Daniels, Historic Boulder, 1200 Pearl St., spoke in support of a designation hearing, and stated she was not aware of any offer of sale being made to Historic Boulder. She disagrees with staff's assessment that the house is of marginal significance and noted that many houses have successfully mitigated mold. Ms. Daniels stated that she did not have access to the cost estimate provided to the board earlier in the day.

Kathryn Barth, 2940 20th St., spoke in support of a designation hearing and presented a handout to the board with examples of historic houses that have been successfully remodeled and noted that state historic funds are available to mitigate the cost.

Dan Corson, 757 8th St., spoke in support of a designation hearing and stated that the survey forms were mailed to property owners when they were completed in 1992. He reiterated that Historic Boulder did not receive the costs which were presented to the board and considers the designation hearing would provide time for Historic Boulder to assess the estimated costs, and consider the offer of sale that they were not aware the property owner is willing to make.

Applicant's Rebuttal

S. Brennan stated she was invited, then uninvited to Historic Boulder's preservation committee meeting, then invited again at the last minute, which caused her to not go to the meeting. She noted that board should rely on staff's recommendation, not Historic Boulder's input. Ms. Brennan argued that Stephen Brown's would step aside if Historic Boulder was willing to pay the agreed upon sales price. She claimed that board would have to put Historic Boulder's rights before the property owner's rights (Lazzarino's) if they were to initiate landmarking of the property.

Motion

On a motion by **D. Yin**, seconded by **F. Sheets**, the Landmarks Board voted (2-2, **R. Pelusio** and **E. Budd** opposed) to approve a resolution of the Landmarks Board initiating the designation of 717 17th St. as an individual landmark, as provided in attachment C in the Landmarks Board packet of June 23. A tie, the motion failed.

E. Budd made a motion to lift the stay-of-demolition and issue the demolition permit before its expiration. Without a second, **E. Budd** withdrew the motion.

The Landmarks Board decided to take no action, understanding the stay-of-demolition would expire on July 3, 2016.

6. DEBRIEF MEETING/CALENDAR CHECK

7. ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Approved on _____, 2016

Respectfully submitted,

_____, Chairperson



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Historic Preservation Reviews
 Between June 23, 2016 and July 21, 2016

This report shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate Reviews

Case Count: 32

- | | |
|--|---|
| <p>HIS2015-00190 210 ARAPAHOE AV</p> <p>Landmark Alteration Certificate: For changes to addition associated with Buidling A. Changes will consist of raising the roof elevation, changing the roof pitch, changes to the porch roof, different windows, different siding, and different trim.</p> <p><u>Sequence #:</u> 104</p> <p><u>Case Manager:</u> James Hewat</p> | <p>Individual Landmark</p> <p><u>Decision:</u> Application Approved</p> <p><u>Date:</u> 07/11/2016</p> <p><u>By:</u> LDRC</p> |
| <p>HIS2015-00275 2233 4TH ST</p> <p>Alteration to front of house (change porch roof to shed, add railing) replace sliding doors at south elevation with windows, construct gate at north elevation, finish with white opaque stain or paint.</p> <p><u>Sequence #:</u> 153</p> <p><u>Case Manager:</u> James Hewat</p> | <p>Mapleton Hill</p> <p><u>Decision:</u> Application Approved</p> <p><u>Date:</u> 07/11/2016</p> <p><u>By:</u> LDRC</p> |
| <p>HIS2015-00335 1048 PEARL ST 105</p> <p>Installation of halo lit signs for "Eureka" restaurant per the Ldrc notes dated 06.22.2016 and detailed on LAC plans dated 07.04.2016.</p> <p><u>Sequence #:</u> 185</p> <p><u>Case Manager:</u> James Hewat</p> | <p>Downtown</p> <p><u>Decision:</u> Application Approved</p> <p><u>Date:</u> 07/14/2016</p> <p><u>By:</u> LDRC</p> |
| <p>HIS2015-00341 212 ARAPAHOE AV</p> <p>Revisions requested to previous LAC approval for the restoration and construction of an addition to 212 Arapahoe (Cottage D) including shifting the footprint of the addition, omission of the porch, removal of window opening on west elevation, and use of Smartside siding on addition with battons. Plans dated 12.5.2015.</p> <p><u>Sequence #:</u> 188</p> <p><u>Case Manager:</u> James Hewat</p> | <p>Individual Landmark</p> <p><u>Decision:</u> Application Approved</p> <p><u>Date:</u> 07/11/2016</p> <p><u>By:</u> LDRC</p> |
| <p>HIS2016-00007 2303 BLUFF ST</p> <p>Construction of a new garage as deatiled on landmark alteration certificate drawings dated July 20th, 2016.</p> <p><u>Sequence #:</u> 5</p> <p><u>Case Manager:</u> James Hewat</p> | <p>Individual Landmark</p> <p><u>Decision:</u> Application Approved</p> <p><u>Date:</u> 07/21/2016</p> <p><u>By:</u> LPAB</p> |
| <p>HIS2016-00094 436 CONCORD AV</p> <p>Restoration of north facade including the reconstruction of the north wall, entry door, and three window openings. Restoration of front porch, including addition of doric wood columns, wood railing, wood steps, as shown on the LAC drawings dated 6/23/2016.</p> | <p>Mapleton Hill</p> |

Sequence #: 58
Case Manager: James Hewat

Decision: Application Approved
Date: 06/28/2016
By: LDRC

HIS2016-00129 1048 PEARL ST

Downtown

Installation of one projecting blade sign for parking lot on 11th Street, one parking garage sign under canopy at entrance, and three projecting building blade signs as detailed on landmark alteration certificate plans dated 06.23.2016n and reference in Landmarks design review committee notes dates 06.22.2016 and 06.23.2016.

Sequence #: 74
Case Manager: James Hewat

Decision: Application Approved
Date: 06/23/2016
By: LDRC

HIS2016-00140 511 HIGHLAND AV

Mapleton Hill

Restoration of front porch based on historic photograph and change to east addition and west dormer as detailed on landmark alteration certificate drawings dated 07.14.2016.

Sequence #: 83
Case Manager: James Hewat

Decision: Application Approved
Date: 07/14/2016
By: LDRC

HIS2016-00143 1048 PEARL ST

Downtown

Installation of one projecting blade sign and one wall sign for "Galvanize", as detailed on landmark alteration certificate plans dated 06.23.2016 and referenced in Landmarks design review committee notes dates 06.22.2016 and 06.23.2016.

Sequence #: 85
Case Manager: James Hewat

Decision: Application Approved
Date: 06/23/2016
By: LDRC

HIS2016-00156 2045 BROADWAY

Downtown

Installation of non-illuminated signs as detailed on landmark alteration certificate drawings dated 07.15.2016.

Sequence #: 93
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: LDRC

HIS2016-00160 1242 PEARL ST

Downtown

Application for changes to existing signage for Wells Fargo building, including installation of externally lit signs at the NE entry, soth elevation and rear entry. Signs to be channel letters lit by a light bar. Approval includes design for Non-illuminated blade signs on north and east elevations. All signs must meet sign code.

Sequence #: 96
Case Manager: James Hewat

Decision: Application Approved
Date: 06/27/2016
By: LDRC

HIS2016-00176 2037 13TH ST

Downtown

Installation of non-illuminated blade and wall sign as shown on drawings dated 4.15.2016.

Sequence #: 104
Case Manager: James Hewat

Decision: Application Approved
Date: 06/27/2016
By: Staff

HIS2016-00177 2229 BROADWAY

Mapleton Hill

Repair stone retaining wall at south east corner of property. Existing stones to be reused, new mortar applied. Existing size, lovation and configuration to be maintained.

Sequence #: 105
Case Manager: James Hewat

Decision: Application Approved
Date: 06/23/2016
By: LDRC

HIS2016-00179	1735 MAPLETON AV	Individual Landmark
Rehabilitation to addition of dormers to carriage house and new porch at rear of house as detailed on lac plans dated 06.16.2016.		
<u>Sequence #:</u>	106	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/23/2016
		<u>By:</u> LDRC
HIS2016-00183	900 BASELINE RD	Chautauqua Park
Realignment of curb at southwest corner of Auditorium near bathroom building as detailed on landmark alteration certificate application dated 06.08.2016.		
<u>Sequence #:</u>	109	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/23/2016
		<u>By:</u> LDRC
HIS2016-00185	1312 PEARL ST	Downtown
Reroof a flat roof over 1312-1314 Pearl St (one building, two addresses in one parcel).New roofing to be same type and color of existing roof.		
<u>Sequence #:</u>	111	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/23/2016
		<u>By:</u> Staff
HIS2016-00188	900 BASELINE RD	Chautauqua Park
Replace parking stops in parking space along Clematis Dr. on north side of street between Kinnikinic Rd. and the Dining hall. Scope to include new striping (white paint), parking spaces to stay the same size.		
<u>Sequence #:</u>	112	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/23/2016
		<u>By:</u> Staff
HIS2016-00189	1375 WALNUT ST	Individual Landmark
Proposal for installation of a replacement non-illuminated hanging sign, "Navigator" under the existing first floor awning of the Colorado Building as shown on on drawings dated 6.23.2016.		
<u>Sequence #:</u>	113	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/23/2016
		<u>By:</u> Staff
HIS2016-00201	1089 13TH ST	Individual Landmark
Application to replace two antennas on east facade (increasing length from 4' to 6'), relocate one antenna from west rooftop and add one to south parapet (two antennas at 6'), replace 4 antennas on faux mechanical penthouse (4', same as existing), and move penthouse closer to north to improve service. All new antennas to be painted to match existing antennas.		
<u>Sequence #:</u>	118	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 06/28/2016
		<u>By:</u> Staff
HIS2016-00202	1048 PEARL ST	Downtown
Storefront glass on north and west elevations to operable storefront,metal railing for outdoor seating in courtyard and at west side of building, extension of outdoor seating along west side of building and construction of 7' tall outdoor screened storage area at south (alley) side of restaurant as detailed on landmark alteration certificate drawings dated 07.14.2016.		
<u>Sequence #:</u>	119	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/14/2016
		<u>By:</u> LDRC

HIS2016-00203	2425 10TH ST	Mapleton Hill
Request to repair existing windows, install new storm/screen windows, new screen door and lock on front, and repairs and storm door on back porch door. A secondary entry door is to be replaced with an original restored window, all as shown on LAC application dated 6.24.2016.		
<u>Sequence #:</u>	120	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/08/2016
		<u>By:</u> LDRC
HIS2016-00206	809 PINE ST	Mapleton Hill
Replace flat areas of roof with 60 mil EPDM as specified on landmark alteration certificate application dated 06.28.2016.		
<u>Sequence #:</u>	122	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/05/2016
		<u>By:</u> Staff
HIS2016-00211	541 SPRUCE ST	Mapleton Hill
Installation of conduit a rear of house to provide for upgraded electrical service to house as detailed on landmark alteration certificate application dated 06.29.2016.		
<u>Sequence #:</u>	123	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/05/2016
		<u>By:</u> Staff
HIS2016-00215	900 BASELINE RD	Chautauqua Park
In kind replacement of broken flagstone at curb cut north of Dining Hall at the south east corner of oval as detailed on landmark alteration certificate application dated 06.28.2016.		
<u>Sequence #:</u>	125	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/14/2016
		<u>By:</u> Staff
HIS2016-00217	1302 BASELINE RD	Individual Landmark
Reroof house with Malarkey Windsor asphalt shingles in "Heather" color as detailed on landmark alteration certificate application dated 06.17.2016.		
<u>Sequence #:</u>	126	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/12/2016
		<u>By:</u> Staff
HIS2016-00223	1040 PINE ST	Mapleton Hill
Unit C: Installation of ductless ac/heat pump w/ condenser located on the ground at rear of building as detailed on landmark alteration certificate application dated 07.13.2016.		
<u>Sequence #:</u>	128	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/21/2016
		<u>By:</u> Staff
HIS2016-00225	1048 PEARL ST 107	Downtown
Installation non-illuminated blade sign "Le Pops - Boulder - Gourmet Iced Lollies" as detailed on landmark alteration certificate application dated 07.21.2016.		
<u>Sequence #:</u>	130	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/21/2016
		<u>By:</u> Staff
HIS2016-00226	1048 PEARL ST 115	Downtown

Landmark Alteration Certificate Reviews**Case Count: 32**

Installation of halo-lit blade sign, externally lit wall sign, and non-illuminated wall signs as detailed on landmark alteration certificate application dated 07.13.2016.

Sequence #: 131
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: Staff

HIS2016-00227 1101 WALNUT ST**Downtown**

Replacement RTU on the kitchen rooftop of the Rio Grande restaurant. Unit is same approximate size and color and location as existing; minimal changes to exposed ductwork.

Sequence #: 132
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: Staff

HIS2016-00230 1111 MAXWELL AV**Mapleton Hill**

Reconstruction of parking garage on north side of condo complex as detailed on landmark alteration certificate drawings dated 06.28.2015

Sequence #: 133
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: LDRC

HIS2016-00231 2447 6TH ST**Mapleton Hill**

Replacement of windows, front porch railing and repainting of house on plans dated 07.20.2016.

Sequence #: 134
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: LDRC

HIS2016-00237 1702 WALNUT ST**Chamberlain**

Repaint exterior of designated property. Body- white; trim - black.

Sequence #: 137
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 07/20/2016
By: Staff

Non-Designated Accessory Demolition Reviews**Case Count: 1****HIS2016-00186 1828 PEARL ST****Not Landmarked**

Proposal for full structure demolition of single car detached brick garage off alley constructed in 1950.

Sequence #: 2
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 06/28/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 10****HIS2016-00195 2126 COLUMBINE AV****Not Landmarked**

Partial demolition of a residence built in 1948. Scope includes removal of rear wall of residence and removal of entire roof.

Sequence #: 51
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 06/28/2016
By: Staff

HIS2016-00197 100 S 34TH ST**Not Landmarked**

Partial demolition (removal of more than 50% of the roof and cladding material on a street-facing wall) of a house constructed in 1955. Full demolition approved.

Sequence #: 52 Decision: Application Approved
Case Manager: Marcy Cameron Date: 06/27/2016
By: Staff

HIS2016-00200 4705 QUALLA DR Not Landmarked
 Full structure demolition of existing triplex and attached carport constructed in 1965.
Sequence #: 53 Decision: Application Approved
Case Manager: Marcy Cameron Date: 06/28/2016
By: Staff

HIS2016-00207 2015 ORCHARD AV Not Landmarked
 Full demolition of a house, garage and accessory building constructed in 1957. Previously approved under HIS2015-00193. Full demolition approved.
Sequence #: 54 Decision: Application Approved
Case Manager: Marcy Cameron Date: 07/14/2016
By: Staff

HIS2016-00208 3055 24TH ST Not Landmarked
 Partial demolition (removal of a street-facing wall) of a house constructed in 1958. Full demolition approved.
Sequence #: 55 Decision: Application Approved
Case Manager: Marcy Cameron Date: 07/14/2016
By: Staff

HIS2016-00209 1712 GARLAND LN Not Landmarked
 Partial demolition (construction of a wall in front of a street-facing wall) of a house constructed in 1961. Full demolition approved.
Sequence #: 56 Decision: Application Approved
Case Manager: Marcy Cameron Date: 07/14/2016
By: Staff

HIS2016-00214 1411 KALMIA AV Not Landmarked
 Full demolition of a house, attached garage and detached storage shed constructed in 1949. Previously approved under HIS2016-00002. Full demolition approved.
Sequence #: 57 Decision: Application Approved
Case Manager: Marcy Cameron Date: 07/14/2016
By: Staff

HIS2016-00218 3025 17TH ST Not Landmarked
 Partial demolition of a single family residence constructed in 1953 to facilitate a proposed addition and remodel. Demolition exceeds 50 percent of existing walls and more than 50 percent of existing roof. Demo plans are on plans for PMT2016-03194. Building permit (PMT2016-03194) is pending demo approval.
Sequence #: 58 Decision: Application Approved
Case Manager: James Hewat Date: 07/21/2016
By: Staff

HIS2016-00220 919 BALSAM AV Not Landmarked
 Full demolition of house and detached garage constructed in 1946.
Sequence #: 59 Decision: Application Approved
Case Manager: Marcy Cameron Date: 07/20/2016
By: LDRC

HIS2016-00233 890 CYPRESS DR Not Landmarked
 Historic review to consider removal of an attached garage, having a street facing wall, which was built in 1965.

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 10**

Sequence #: 62
Case Manager: James Hewat

Decision: Application Approved
Date: 07/21/2016
By: Staff

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews**Case Count: 5****HIS2015-00011 1122 PLEASANT ST****Not Landmarked**

Application to remove a street facing wall to allow for a proposed addition. Application referred to the Landmarks Board for review.

Sequence #: 5
Case Manager: Marcy Cameron

Decision: Application Withdrawn
Date: 07/11/2016
By: LPAB

HIS2015-00234 1033 14TH ST**Not Landmarked**

Proposed full structure demolition of house built in 1922 (previously addressed as 1031 14th St.). Application referred to the full Landmarks Board for review. Application withdrawn.

Sequence #: 29
Case Manager: Marcy Cameron

Decision: Application Withdrawn
Date: 07/11/2016
By: LPAB

HIS2016-00123 1831 22ND ST**Not Landmarked**

Full demolition of duplex constructed in 1951. Building has been significantly altered; full demolition approved.

Sequence #: 14
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 07/08/2016
By: LDRC

HIS2016-00196 740 PEARL ST**Not Landmarked**

Partial demolition (removal of existing storefront glazing/doors at north side of building and replacement with new store front glazing. Opening will not be increased in width or height) of building constructed c.1910. If scope of work changes, new demolition permit application is required.

Sequence #: 19
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 07/08/2016
By: LDRC

HIS2016-00210 1841 PINE ST**Not Landmarked**

Partial demolition of house constructed in 1873. House significantly altered. Partial demolition as shown on application dated 6.29.2016 approved. If scope of work changes, new application is required.

Sequence #: 22
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 07/08/2016
By: LDRC

Historic Preservation Reviews Summary

between 6/23/2016 and 7/21/2016

This summary shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate

Application Approved	32
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Non-Designated Accessory Demolition

Application Approved	1
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Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved	10
----------------------	----

Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved	3
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Application Withdrawn	2
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MEMORANDUM

August 3, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and a portion of the property at 479 Arapahoe Ave. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00122).

STATISTICS

1. Site: 479 Arapahoe Avenue
 2. Date of Construction: c. 1900
 3. Zoning: RL-1
 4. Lot Size: 11,238 sq. ft.
 5. Applicant/Owner: Mark Gerwing/ Katherine Toan Merlin
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the house and portion of the property at 479 Arapahoe Ave. as a local historic landmark, to be known as the **Higman House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 3rd, 2016 as the findings of the board.*

FINDINGS

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

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

PROPERTY DESCRIPTION

The house at 479 Arapahoe Ave. is located on the north side of Arapahoe Ave. between 4th and 5th streets and located on an 11,238 sq. ft. lot that slopes down to Boulder Creek and terminates at the north bank of that drainage. The property is located within the boundaries of the identified Expanded Highland Lawn Potential Historic District.

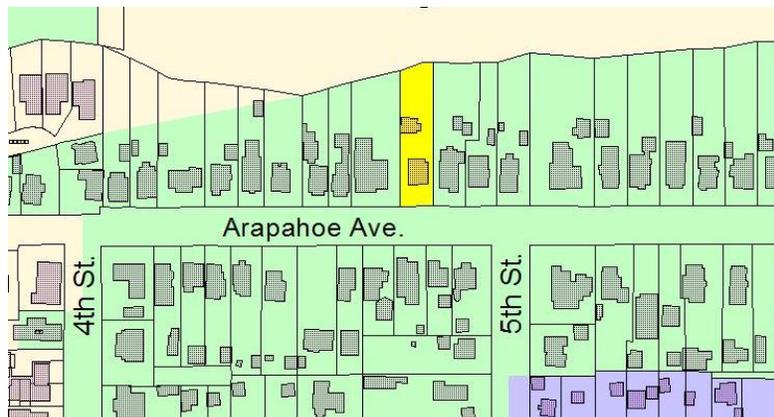


Figure 1. Location Map, 479 Arapahoe Ave.



Figure 2. Tax Assessor Card Photo, c.1949.



Figure 3. South Elevation (façade), 479 Arapahoe Ave, 2016.

One-and-a-half stories, the front gable roof house features decorative wood shingles in an alternating fish-scale pattern and paired double hung windows. The first level of the house is constructed of brick, with segmental arches above the door and window openings, and rounded brick returns at the openings. Gabled dormers with wood shingles are located on the east and west elevations. The west dormer features paired double-hung windows matching those on the façade. The dormer windows have been

replaced by a non-historic sliding glass door. A non-historic, flat-roof porch with simple wood supports extends across the façade and east elevation. The front door features a transom window, with a segmental brick arch above. A brick chimney is located in the center and the building rests on a rubble-stone foundation.



Figure 4 & 5. West Elevation (left) and East Elevation (right), 479 Arapahoe Ave, 2016.

The west elevation features a second entrance which provides access to the second story via a staircase, and two additional original double-hung windows decorated with radiating voussoirs. Two original arched windows, and an entry near the rear of the house.



Figure 6. North Elevation (rear), 479 Arapahoe Ave, 2016.

The north elevation features a skirt roof and shingled gable end. There is one double-hung window on the upper level, and two fixed windows below. The upper window appears to be original, while a small fixed window below is likely a replacement, although its frame suggests a window was originally located there. The other lower window, featuring a frame matching the original arched windows on the other elevations, appears to have been altered to fit a smaller, fixed window. A traditional horizontal cellar door is located at the foundation. *See Attachment B: Current Photographs.*

ALTERATIONS

Historic photographs show that with the exception of a non-historic, over scaled wrapping front and side porch, the house remains largely intact to its original construction.

A comparison of photographs from c.1920 and c.1949 show the house remained largely unchanged during this period (See Figure 7). A porch wrapped the south and east elevations, with a pediment indicating the entrance.

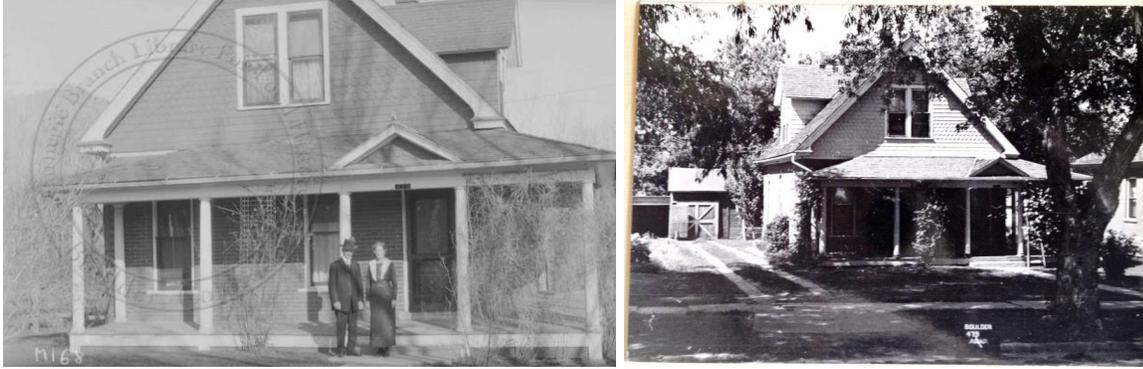


Figure 7. 479 Arapahoe, c. 1920 (left) and c.1949 (right).

The historic porch was removed between 1956 and 1969, during the ownership of Cecil W. Smith. By 1969, a small awning was added to the west entrance. The east porch remained, along with the decorative bargeboard at the gable end. Shutters had also been added by this time to the two window openings on the south elevation the brick appears to have been painted between 1949 and 1969.

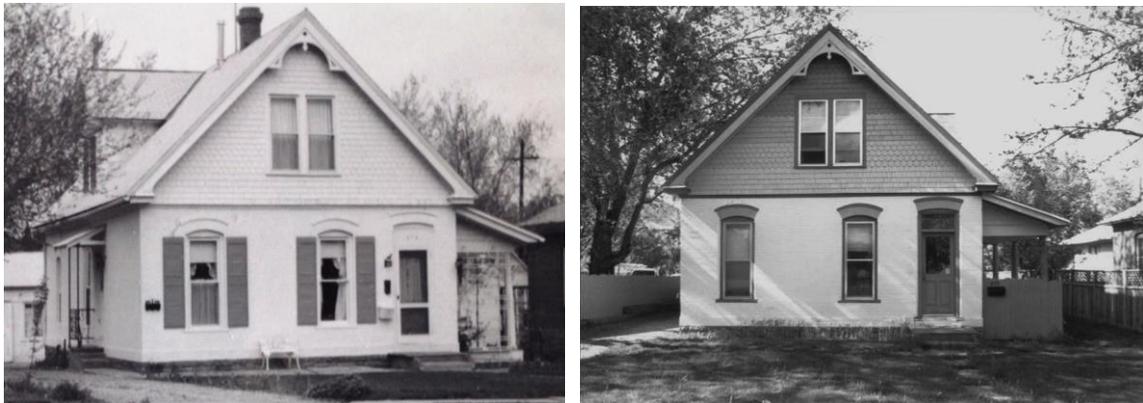


Figure 8. Tax Assessor Card Photo, 1969 (left) and Survey Photograph, 1989 (right).

Between 1969 and 1989 (see Figure 8) shutters were removed and a polychrome paint scheme applied to the gable end. Window and door surrounds were also painted a contrasting paint scheme during this period as well storm windows being added to the paired double-hung windows on the gable end. The current over-scaled wrapping porch was constructed circa 1996, according to city construction permit records.

LANDMARK ALTERATION CERTIFICATE

On July 6, 2016, the Landmarks Design Review Committee (Ldrc) issued a Landmark Alteration Certificate for the restoration of the main house and the construction of a rear addition (See Figure 9). Prior to this, in June 2016, a solar variance was granted for the proposed addition, that was, in part, supported by the Ldrc on the basis of the

compatibility of the proposed addition with the house and the intention by the property owner to designate the building as a local landmark.

In 2015, prior to the submittal of a landmark designation application, a demolition permit was issued for an accessory building at the rear of the lot.

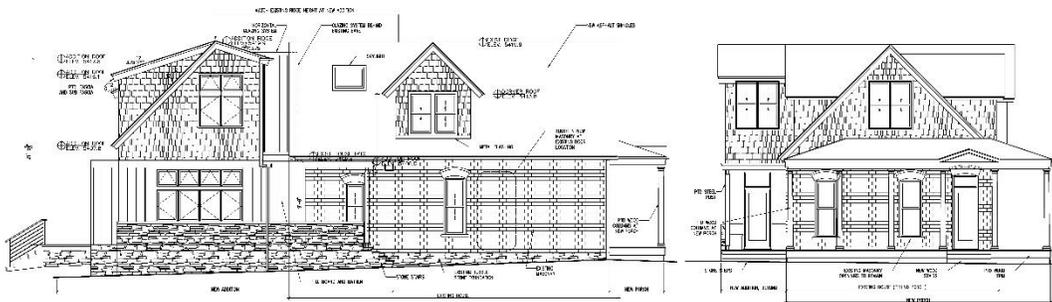


Figure 9. Landmark Alteration Certificate renderings showing the south façade and west elevation of the house and proposed addition.

HISTORY

While the Boulder County Tax Assessor card dates the construction of the house as 1908, the date of construction for the house is estimated to be 1901, the year the address first appears in city directories.

The Town of Highland Lawn

The property at 479 Arapahoe Ave. is located in the Highland Lawn Addition that was platted by Hannah Barker in 1884. Hannah was an Irish-born school teacher and widow of wealthy local business man Ezra Barker. She purchased approximately 40 acres of land in the area now known as the Highland Lawn neighborhood from Jonas Anderson, who received the land under the Homestead Act of 1862. Hannah Barker's neighborhood originally consisted of nineteen lots, about an acre in size, from 4th St. to 6th St., bordered by Boulder Creek to the north and University Avenue to the south. Barker's plan for the neighborhood showed foresight: each lot included water rights to the Anderson ditch and buyers were encouraged to plant trees (cottonwoods were specifically excluded) and build fences around their properties. Upon being filed on September 10th, 1884, the area officially became the Town of Highland Lawn, located as it was, south of the city limits of Boulder. The town remained an independent community until 1891 when it was annexed by the City of Boulder. Most of the original

owners did not build in the neighborhood, choosing instead to subdivide the parcels into smaller lots.²

479 Arapahoe Ave.

The property at 479 Arapahoe Ave. has had many owners over the last 116 years, with the Higmans and the Lambs residing at the property for the longest periods.

Deed research shows that Joseph and Clara Higman purchased the property at 479 Arapahoe Avenue in 1900 and lived there until 1908. Joseph Higman was born in Liskeard, England in 1865 and came to the United States at the age of 18. He was initially engaged in mining, and later worked as a carpenter while he lived in Boulder. He is known to have built the house at 930 11th St. in 1920, but it is unknown that he built the house at 479 Arapahoe Ave. Joseph, Clara, and their children lived at 479 Arapahoe until 1908.



Figure 10: Clara Higman

Clara Higman was a long-time Boulder resident, and recalled her family history on her 90th birthday in 1960. Clara was born in 1870 to George T. and Priscilla B. Jones in Blackhawk, Colorado. Her mother and father, born in Wisconsin and England, were “en route to California in 1866 when they decided to stop off in Colorado. The mining excitement took them to Blackhawk first, then to Caribou, where [George] operated a blacksmith shop.”³ Clara and her siblings spent most of their childhood in Caribou, a small silver mining community west of Boulder. It was in Caribou that Clara met Joseph Henry Higman, whom she married June 18, 1890. After they married, Joseph and Clara lived in various mining towns, including Caribou, Central City, Gold Hill, and Ward, until 1900 when they moved to Boulder. According to an interview with Joseph’s son, Howard Higman, Joseph worked his way up as a building contractor in Boulder, eventually getting involved in real estate until his death in April of 1935.⁴

Clara and Joseph’s stories of Boulder County’s early mining days were often re-told in *Daily Camera* articles, including a 1949 article documenting Clara’s experience as a young girl witnessing the historic September 14, 1879 fire that destroyed most of

² Simmons, R. Laurie and Christine Whitacre, *1989 Boulder Survey of Historic Places: Highland Lawn*. City of Boulder, 1989.

³ “Clara Higman To Mark 90th Birthday Quietly With Members Of Her Family.” *Daily Camera*, Jan 15, 1960.

⁴ Higman, Howard. “Higman: A Collection.” Adams, Tom and Betty Brandenburg, eds. Lafayette, California: Thomas Barryhill Press, 1998. Boulder Public Library

Caribou, including her house and father's blacksmith shop. While living in Ward, Clara and Joseph also witnessed the fire in January of 1900 that nearly wiped out the town. Clara's parents moved to Boulder in 1896, a few years before she and Joseph did. George and Priscilla lived at 440 Arapahoe Ave. from 1896 to 1916, within a block of 479 Arapahoe Ave.. The house was landmarked in 1993 as the Jones-Walton house.

A clipping from a Boulder newspaper in 1897 shares one of Clara's most interesting experiences:

"Mrs. Clara Higman had a thrilling experience last week that not many men would care to face and which stamps her a heroine equal to any in history or romance... She received word of [her father's] critical illness during the snow blockade when no stages were running and the trails broken by the few horsemen were filled up by the high winds almost as fast as made. She insisted on going at once to his bedside, and procuring a horse and man's saddle started along on her long, dangerous trip of twenty miles over the mountains. She had to force her way through huge drifts and around precipices where the road was obliterated and where a fall meant certain death. A portion of the way she drove the horse in front of her to break a trail, she following on foot. At last she reached Gold Hill, chilled, tired, and every stitch of clothing wringing wet. Here she rested a short time and obtained a change of clothing, and then pushed on, reaching here at night again drenched to the skin, and remained at her father's bedside until he died. Think of the love and the courage that could nerve and sustain a woman to such a deed as that!"⁵

While they lived in Boulder, Clara and Joseph were active members of the Presbyterian church and Joseph was active in the Odd Fellows, serving as the "Noble Grand" of that group in his later years. Clara was also a member of the WCTU and Daughters of Union Veterans. Joseph and Clara had 5 children, Norine, Winifred, S.E. "Sid", Josephine, and Howard. Their youngest son, Howard, became a well-known Sociology professor at the University of Colorado, where he taught from 1946 until 1985. Howard Higman is most well remembered as the founder of the University of Colorado's Conference on World Affairs.

⁵ "Clara Higman To Mark 90th Birthday Quietly With Members Of Her Family," *Daily Camera*, Jan. 15, 1960.



Figure 11. Left to right: Daughters Josephine and Norine, c. 1920s (Boulder Carnegie Library), and son Howard Higman (www.coloradanmagazine.org), undated.

Christopher and Kate Blewitt, a retired couple, are known to be the next residents of the house in 1910. They were married 1891 in Gilpin County, Colorado and moved to Boulder in 1905. Kate was born in England and came to Central City with her parents as a young girl. After she and Christopher married, they lived near Steamboat Springs where Christopher served as treasurer of Routt County. While in Boulder, Kate was active in the Women's Relief Corps, the Queen Esther Chapter, and in the Methodist church. Christopher died in 1913, and Kate lived at 479 Arapahoe Ave. until 1918.

Charles and Ellen Smith owned the property from 1919 until 1921. Charles was born around 1870 in Maryland and Ellen was born around 1871 in Iowa. The 1920 city directory lists Charles' occupation as a carpenter.

Paul D. and Sadie V. Scott and their children resided at 479 Arapahoe Avenue from 1921 until about 1932. Paul was born around 1877 in Illinois. Before moving to Boulder in 1921, the Scott family was living in Lowell, Kansas where Paul was employed as a cashier at a bank. In Boulder, Paul was in the shoe business. Paul and Sadie had seven children: T. Harold, Walter, Pauline, Warren, Lois, Natalie, and Robert. Paul and Sadie's eldest son, T. Harold, graduated from CU Boulder and was later employed as Assistant Secretary to the U.S. Senator of Colorado Alva B. Adams, who was in office in the 1920s and 1930s. Deed research shows that in 1932 ownership of the house passed to the Mercantile Bank & Trust, yet the Scott family still resided at 479 Arapahoe Avenue during that year.



Figure 12. McFay and Olive Lamb, 1960.

The next long term owners were McFay and Olive Lamb, who owned the property from 1937 until 1958. McFay worked as an auto mechanic at Arnold Motors, a dealership located at 38th and Arapahoe Avenue and later at 9th and Canyon Boulevard. Olive was a member of the Boulder Senior Citizens Club and the First Methodist Church. McFay was born in Chanute, Kansas in 1889 and Olive was born in Iowa in 1890. McFay and Olive were married 1910 in Rocky Ford, Colorado.

Cecil and Gladys Smith, no relation to the previous owners, owned the property from 1958 until 1969. During the 1950s and 1960s, Cecil worked as a pharmacist at Potter Drug and later at McKermitts Self Service Drugs. In 1964, Gladys was featured in a *Daily Camera* article titled, "Antique Furniture Makes Comfortable, Graceful Living, Mrs. Smith Believes." As an avid antique hunter and collector, she opened an antique shop in Niwot in the 1960s.



Figure 13. Gladys Smith at 479 Arapahoe Ave., 1964.

From 1969 to 1981, the house was owned by Fauniel Young, who rented out the property to various tenants. It then passed to two additional owners, before the current owner purchased the property in 2014. *See Attachment E: Directory & Deed Research.*

CRITERIA FOR THE BOARD'S DECISION:

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

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA:

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

Staff finds that the designation of the house at 479 Arapahoe Ave. will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 479 Arapahoe Ave. meets historic significance criteria 1, 2, 3 and 4.

1. Date of Construction: c. 1901

Elaboration: The address first appears in city directories in 1901.

2. Association with Persons or Events: The Higman family

Elaboration: Clara and Joseph Higman arrived in Boulder and purchased the property at 479 Arapahoe in 1901 after spending the first ten years of their marriage in various mining towns such as Central City, Gold Hill, and Ward. Clara was born near Caribou to parents that migrated to the area in 1866, a decade before Colorado was established as a state. Clara Higman's stories from her pioneer life were often recounted in *Daily Camera* articles.

3. Development of the Community: The house was constructed in the Highland Lawn Addition to the city, which developed primarily between 1880 and 1920.

4. Recognition by Authorities: Historic Building Inventory Form, 1989.

Elaboration: The 1989 Historic Building Inventory Form found the property to be in good condition with moderate alterations. The form notes that "this house, although altered, retains details of early twentieth century construction, including the gable ornament, decorative wood shingles, and segmental window arches."

See Attachment C: Historic Building Inventory Record.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 479 Arapahoe Ave. meets historic significance criteria 1 and 3.

1. Recognized Period or Style: Queen Anne Vernacular

Elaboration: The house has elements of the Queen Anne style popular in the 1890s and early 1900s as seen in the decorative shingles on the front gable end, the slight return in vergeboards, the gabled dormers, the segmental arches above the windows and the transom over the front door.

2. Architect or Builder of Prominence: It is possible, but unknown, whether carpenter and first resident Joseph Higman constructed the house.

3. Artistic Merit: Architectural detailing

Elaboration: The house embodies skillful integration of design and material which is of excellent visual quality, as can be seen in its Queen Anne detailing.

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None observed.

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

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 479 Arapahoe Ave. and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 479 Arapahoe Ave. has environmental significance under criteria 1, 2, 4 and 5.

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

Elaboration: The house is sited along Arapahoe Avenue between 4th and 5th streets. It is located within the boundaries of the identified potential Expanded Highland Lawn Historic District and the house retains its historic residential character.

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

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

3. **Geographic Importance:** None observed.

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

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

5. **Area Integrity:** Potential Expanded Highland Lawn Historic District

Elaboration: The 400 block of Arapahoe Avenue is located in the identified Potential Expanded Highland Lawn Historic District, which retains a high degree of historic integrity to the original development of that neighborhood.

C. Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by

ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives? (See Subsection 9-11-1(b), B.R.C. 1981).

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name

Staff considers that the landmark should be named the **Higman House**, given its association with the Higman family, who were the earliest residents of the house, and in particular Howard Higman, who founded the University of Colorado's Conference on World Affairs. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See Attachment H: Guidelines for Names of Landmarked Structures and Sites.

Boundary Analysis

The building sits on a residential lot measuring approximately 11,238 sq. ft. in size and extends to the north side of the Boulder Creek. The applicant has requested a landmark boundary that encompasses the southern half of the property, extending 110' from the south (street-facing) property line, and following the east and west property lines. The applicant requests this boundary in order to allow for the construction of a new accessory building on the rear portion of the site. See Figure 16. Proposed Landmark Boundary, and Attachment A: Applicant Materials. Typically, staff recommends a landmark boundary be based on the property boundary to reflect the historic lot and to ensure protection of the site as a whole. In this case staff considers the smaller boundary appropriate as there are no character defining features at the rear of the property and the lack of visibility to this area from the public right of way. The applicant has indicated that once the rear accessory building has been constructed they would amend the landmark boundary to include the entire property, if the Landmarks Board considers it appropriate.

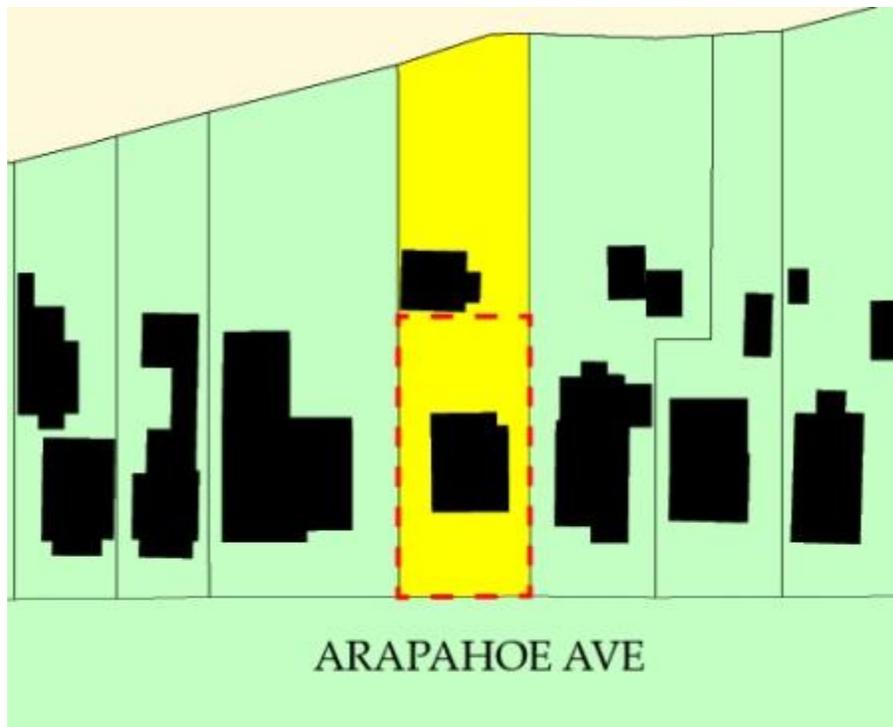


Figure 14. Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

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

Attachment A: Applicant Materials

HS2016-00122

Application for Individual Landmark

Name of Building: _____ **Date:** 04/29/2016

Address: 479 Arapahoe

Owner(s): Kate Toan **Phone:** _____

Address(es): 479 Arapahoe

Applicant: Mark Gerwing, M Gerwing Arcl **Phone:** (303) 886-9872

Address: 2805 Wilderness Place Suite 500, Boulder CO 803

Date of Construction: _____

Type of Construction: masonry and frame

Architectural Style / Period: _____

Architect / Builder: unknown

Condition of Exterior: fair

Additions / Alterations to Exterior: large porch (to be removed)

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

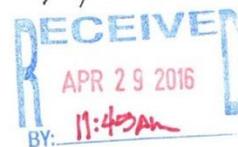
Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

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

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

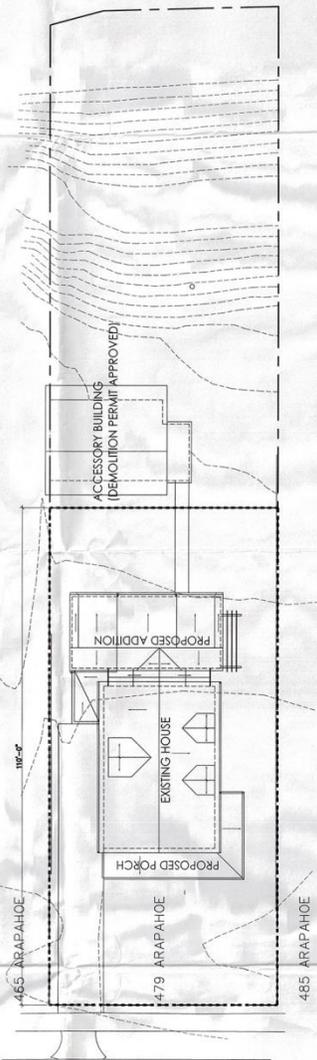
Signature:	<i>M. his</i>
Address:	2805 WILDERNESS PLACE SUITE 500
Designation initiated by:	OWNER
Date:	4/29/16



TOAN RESIDENCE

LEGAL DESCRIPTION: WEST 50 FEET OF EAST 100 FEET OF LOT 4, BLOCK A, HIGHLAND LAWN,
 CITY OF BOULDER, BOULDER, COLORADO

PROPOSED BOUNDARY: THE SOUTH PROPERTY LINE AND 110'-0" OF THE SOUTHERN PORTION
 OF THE EAST AND WEST PROPERTY LINES AND THE NORTH BOUNDARY DEFINED BY AN
 EAST-WEST LINE 110'-0" NORTH OF THE SOUTH PROPERTY LINE.



PROPOSED LANDMARK BOUNDARY
 SCALE: 1" = 110'-0"

Attachment B: Current Photographs



479 Arapahoe Ave., South Elevation (façade), 2016.



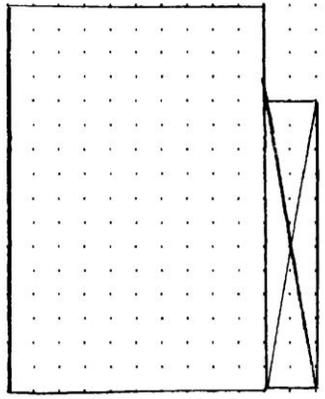
479 Arapahoe Ave., Northwest Corner, 2016.



479 Arapahoe Ave., Southeast Corner, 2016.



479 Arapahoe Ave., North Elevation (rear), 2016.

<p>PLAN SHAPE:</p> 	<p>ARCHITECT: Unknown</p> <p>SOURCE:</p> <p>BUILDER/CONTRACTOR: Unknown</p> <p>SOURCE:</p> <p>CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE)</p>	<p>STATE ID NUMBER: SBL2582 2609</p> <p>ORIGINAL OWNER: Unknown</p> <p>SOURCE:</p> <p>THEME(S): The Urban Frontier (1860-1920)</p>		
CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<p>HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)</p> <p>In 1901, this house was owned by J. H. and Clara Higman. Higman was employed in mining.</p> <p>In 1913, this was the home of Kate Blewett, widow of Christopher.</p>				
CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<p>SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)</p> <table border="0"> <tr> <td data-bbox="243 1081 852 1207"> <p>ARCHITECTURAL SIGNIFICANCE:</p> <p><input type="checkbox"/> REPRESENTS THE WORK OF A MASTER</p> <p><input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES</p> <p><input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p> </td> <td data-bbox="852 1081 1339 1207"> <p>HISTORICAL SIGNIFICANCE:</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p><input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT</p> </td> </tr> </table>			<p>ARCHITECTURAL SIGNIFICANCE:</p> <p><input type="checkbox"/> REPRESENTS THE WORK OF A MASTER</p> <p><input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES</p> <p><input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p>HISTORICAL SIGNIFICANCE:</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p><input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT</p>
<p>ARCHITECTURAL SIGNIFICANCE:</p> <p><input type="checkbox"/> REPRESENTS THE WORK OF A MASTER</p> <p><input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES</p> <p><input type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p>HISTORICAL SIGNIFICANCE:</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p><input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p><input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT</p>			
<p>STATEMENT OF SIGNIFICANCE: This house, although altered, retains details of early twentieth century construction, including the gable ornament, decorative wood shingles, and segmental window arches.</p>				
CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<p>REFERENCES: (BE SPECIFIC) Boulder County Assessor records; Sanborn insurance maps; and Boulder City Directories, 1901 and 1913.</p>				
CONTINUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<p>SURVEYED BY: L. Simmons/C. Whitacre AFFILIATION: Front Range Research Associates Inc. DATE: June 1989</p>				



479 Arapahoe Ave., 1989.

CLASS OF BUILDING		HEIGHT	ROOF	LIGHT	DESCRIPTION		
Check	No. of Stories	CONSTRUCTION	Check	Check	ROOMS	STORIES	Give No.
1—Single Residence	✓	FOUNDATION	✓	Electricity	Living Room	1 2 3	Attic
2—Duplex		Brick		Gas	Dining Room		
3—Bungalow, Apt., Crl.		Concrete		Oil	Kitchen		
4—Flat or Terrace		Stone		PRIVATE GARAGE	Breakfast Nook		
5—Apartment House		Wood		Size 16.3 x 4.1 x 12.0	Bed Room		
6—Hotel		Tile		Construction	Bath Room		
7—Store Building		Clay Tile		Floor	Toilet Room		
8—		Slate		Roof	Shower Room		
9—Office Building		Asbestos Shingle		Heat	Sleeping Porch		
10—Hospital or Sanitarium		Tin		SHEDS AND BARN	Sun Room		
11—Bank Building		STYLE		Size	Den		
12—Theatre		Gable		Const.	Storage Room		
13—Warehouse		Hip		Const.	Office		
14—Factory		Flat		LOCAL IMPROVEMENTS	Halls		
15—Public Garage		Gambrel		Street Paving			
16—Private Garage		Mansard		Alley Paving			
17—Service Station		Leanto		Stairways			
18—Hot House or Gr. House		PLUMBING		Sidewalks			
19—Poultry House		Old Style		Curbing			
20—Barns or Sheds		Modern		Water			
		No. Bath Tubs		Storm Sewer			
		No. Shower Baths		Sanitary Sewer			
		No. Toilets		Electricity			
		No. Lavatories		Gas			
		No. Urinals		Telephone			
		No. Laundry Tubs		MISCELLANEOUS			
		No. Sinks		Sideboards			
		Sanitary Closets		Buffet			
		Cess Pool		Cabinet			
		HEATING		Book Cases			
		Stove		Beam Ceiling			
		Hot Air		Incinerator			
		Hot Water		Sky Lights			
		Steam		Refrigerator or Cooler			
		No. Fireplaces		Bay Windows			
		No. Dummy Fireplaces		Dormer Windows			
		Air Conditioned		Porches			
		FUEL					
		Coal					
		Oil					
		Gas					
		Electricity					
		CHARACTER OF CONST.					
		Cheap					
		Medium					
		Good					
		Fire Resisting					
		Non-Fire Resisting					
		STATE OF REPAIRS					
		Bad					
		Fair					
		Good					
		New					
		REMARKS					



Tax Assessor Card Photograph, c. 1949

15009142

BUILDING DESCRIPTION AND REPLACEMENT COST RECORD - RESIDENTIAL

CLASSIFICATION	NO.	AREA - MAIN BUILDING	AREA
1-1	12M	201.36	87.4



ITEM	QUANTITY	UNIT	TO	FROM	UNIT	QUANTITY	UNIT	TO	FROM
362	123'	Base	747						
363	85'	Base	445.6						
364	112' x 118' x 28'	Base	407.256						

YEAR	COMPOSITION	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1965	100%																			

COMPOSED BY	YEAR	QUANTITY	UNIT	TOTAL																
1st Floor	1965	284	767	6627																
2nd Floor																				
3rd Floor																				
Basement																				
Plumbing																				
Heating & Cooling																				
Unfinished Basement																				
Finished Basement																				
Perches																				
Door Adjustment																				
Replacement Cost New																				
Percent Good																				
R.C.N.L.D.																				
Other Improvements																				
TOTAL R.C.N.L.D.																				

DEPRECIATION	Year of Construction	Year of Depreciation	Appraisal	Age	Life	% Good	Contribution	Functional	Economic	Physical	% Good	R.C.N.L.D.
	1965	1965	765	45	67	67					75%	75%



Tax Assessor Card Photograph, c. 1967.

Attachment E: Deed and Directory Research

Owner (deeds)	Date	Occupant(s)/Directory
Joseph H. Higman	1901-1908	Joseph & Clara Higman, carpenter.
Christopher & Kate Blewitt	1908-1919	Christopher & Kate Blewitt, retired.
Charlie & Ellen Smith	1919-1921	Charles & Ellen Smith, carpenter.
Paul D. & Sadie Scott	1921-1931	Paul (salesman), Sadie, Pauline (clerk), Lois (student), Natalie (student), T. Harold (CU student), Warren (CU student), & Walter.
Mercantile Bank & Trust	1932-1936	
William & Alma Irwin	1936-37	Frank W. (trucking) & Alice Farrow, Kenneth (driver) & Pauline Farrow.
McFay & Olive Lamb	1937-1958	McFay (auto-mechanic) & Olive Lamb, Amos & Ella Thurlow.
Cecil W. & Gladys M. Smith	1958-1969	Cecil & Gladys Smith, Pharmacist at Potter Drug and later McKermitt's Self Service Drugs.
Fauniel & James Young	1969-1981	Various tenants
George W. Bauer	1981-1988	
Fauniel & James Young	1988	
Alan E. Ostlund	1988-2014	
Little Owl, LLC.	2014-Present	

Attachment F: Purposes and Intent

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

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

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

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

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

Attachment G: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

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

Historic Significance

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

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

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

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

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

Other, if applicable.

Architectural Significance

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

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

a style.

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

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

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

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

Other, if applicable.

Environmental Significance

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

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

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

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

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

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

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

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

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

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

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

MEMORANDUM

August 3, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the building and property at 2949 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00121).

STATISTICS

1. Site: 2949 Broadway
 2. Date of Construction: 1913
 3. Zoning: RH-2
 4. Lot Size: 6,230 sq. ft. (approx.)
 5. Applicant/Owner: ALR Investments, LLC / Michael Bosma
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 2949 Broadway as a local historic landmark, to be known as the **Hulse House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 3, 2016, as the findings of the board.*

FINDINGS

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

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

PROPERTY DESCRIPTION

The property at 2949 Broadway is located on the west side of Broadway, between Dellwood and Cedar avenues. Constructed in 1913 with Edwardian vernacular elements, the property is not located in a designated or identified potential historic district.

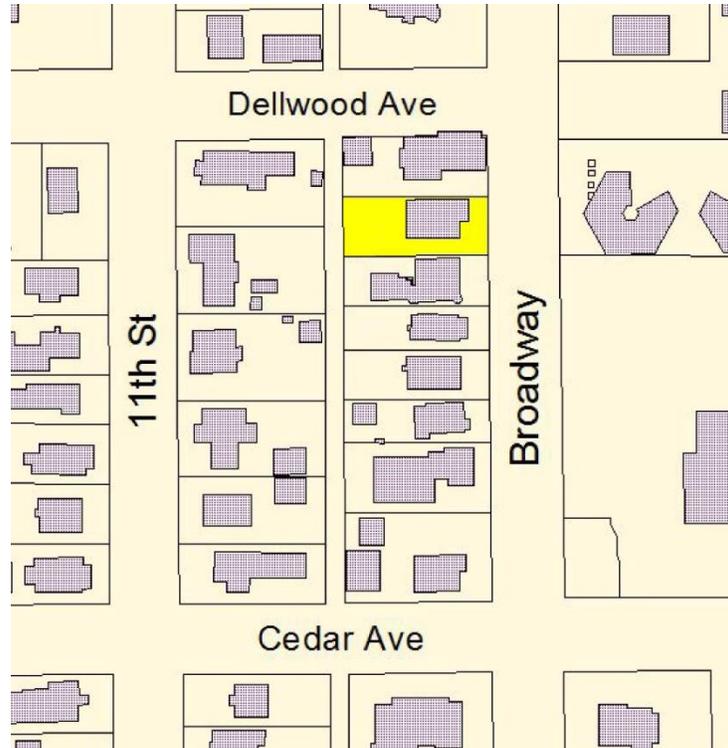


Figure 1. Location Map, 2949 Broadway.



Figure 2. Tax Assessor Card Photo, c. 1949.



Figure 3. East Elevation (façade), 2949 Broadway, 2015.

The one-story hipped-roof house features a projecting gable roof porch over the entrance at the north side of the east façade and features square supports and a stick balustrade that extends the width of the façade. The gable end of the porch features decorative, diamond shaped shingles and an arched decoration with dentils. Three double-hung windows are located at a projecting bay window on the south side of the façade with the middle window featuring an 8-over-1 window flanked by 6-over-1 windows. The building is clad in narrow wooden lap siding (clapboard) with corner boards and has overhanging eaves are on all four sides. The building rests on a rusticated, coursed stone foundation. *See Attachment B: Current Photographs.*



Figure 4. North Elevation, 2949 Broadway (left 2015, right 1995).

The north elevation is closely situated to the fence line and is mostly obscured by vegetation. The 1995 Historic Building inventory Record photo shows that the north elevation has four windows spread out across the elevation, at least one of which appears to be double-hung. These windows appear to be intact.



Figure 5. South Elevation from rear of house, 2949 Broadway, 2015.

The south elevation features a projecting bay with three double-hung windows. Two small square windows are to the right of the bay window, although one of these has been closed for the installation of an A/C unit. A rear entrance to the house is located to

the right of the bay window. A small double-hung window is situated closely to the right of the wood-paneled door.



Figure 6. West Elevation (rear), 2949 Broadway, 2015.

The west elevation (rear) features a horizontal sliding window on the left side, a double-hung window in the center, and a picture window at the right. The southwest corner of the house is clad in wooden beadboard siding, which is indicative of 1920s construction. However, the picture window on the west elevation indicates that the addition was altered in the last 50 years.



Figure 7. Detail of southwest corner, 2949 Broadway, 2015.

According to Tax Assessor records, a garage measuring approximately 12' by 18' was constructed prior to 1929 at the southwest corner of the lot. This building has since been demolished and there are no other accessory buildings located on the lot.

The integrity of this Edwardian vernacular house remains largely intact with no major modifications having occurred to the house since its construction.

Site Review

In 2014 the owners submitted an application for demolition of the house. This request was subsequently withdrawn, and the same year a Site Review application to construct additional units on the property and a request for a parking reduction was submitted. As a condition of that approval, the owners submitted a landmark designation application for the property. The Landmark Alteration Certificate for a construction of an addition was approved by the Landmarks Design Review Committee on April 13, 2016 (HIS2016-00067). The Planning Board approved the Site Review application at its June 6, 2016 meeting (LUR2014-00097).



Figure 8. Landmark Alteration Certificate renderings showing rear addition.

HISTORY

The house was constructed in 1913 for Elisha and Mary Hulse, who lived there until 1946. Elisha worked as a Real Estate dealer and Public Notary in Boulder, having married Mary Anne Knight in Wisconsin in 1873, shortly after Elisha graduated from the University of Wisconsin. While attending the university, he was pitcher on the school's first baseball team from 1870-1871.¹ As an alumnus, Elisha often participated in school reunions, particularly with the Rocky Mountain Alumni association of the University of Wisconsin.

¹ "Carroll S. Montgomery, '72, Oldest Living 'W' Man," *The Wisconsin Alumni Magazine*, November, 1927.



Figure 9.
Elisha Hulse, 1873
The University of
Wisconsin Collection

In the mid 1870s, Elisha and Mary taught school in Rock County, Wisconsin. By 1877, the couple had moved to Kansas, where Elisha continued in educational work. For some time Elisha was the superintendent of schools in Arkansas City, Kansas, and he and his wife were charter members of the first Presbyterian church to be organized there. In the 1880s, Elisha and Mary moved to McPherson, Kansas, where, according to a *Daily Camera* article, "he installed the first high school course in connection with the city schools."²

Around 1908, the Hulses moved to Boulder where Elisha engaged in the real estate business and as an abstractor. While in Boulder, they were also very active in the Presbyterian church and other civic affairs. In 1911, Elisha is listed as working at Hulse & Hopkins Real Estate and Insurance Company located at 1938 13th Street and as President and Manager of the Record Abstract of Title Company. In 1920, Elisha was listed as working at Hulse & Thurston at 2103 12th St.

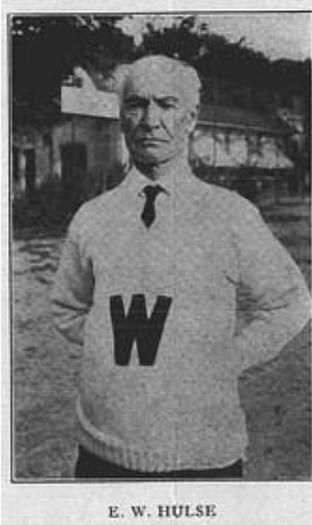


Figure 10.
Elisha Hulse, 1923
The Wisconsin Alumni
Magazine, Aug., 1923.

Elisha and Mary had four daughters, Grace (Clarke), Maude (Barber), Mildred (Payne), and Mrs. E.F. Woods. In 1923, their daughter, Grace, came to live with them at 2949 Broadway. In city directories, Grace is listed as the widow of Fred B. Clarke. Elisha died in 1927, and Mary remained at the house with her daughter, Grace. Mary died in 1944, at which point ownership of the house passed to Grace.

A photo album belonging to the Davis-Stilwell family from the 1910s includes photographs of the house at 2949 Broadway since the Davis-Stilwell family lived next door at 2945 and 2937 Broadway. The house appears to have been painted a darker color at that time. Broadway, an unpaved, two-lane road, was the main north-south thoroughfare in Boulder .

² "Golden Wedding Anniversary Of Mr. and Mrs. E. W. Hulse Tonight," *Daily Camera*, October 19, 1925.



Figure 11. Photo of 2945 Broadway (left) and 2949 Broadway (right), c. 1913-1920.

In 1947, the house passed from Grace Clarke to her sister, Mildred Payne, who sold it one year later to Ira & Etta Hoskin. Although the Hoskins owned the property from 1948 until 1953, city directories list their residence during this time at 959 University Avenue. Ira worked as a maintenance foreman at the University of Colorado's Vetsville. The Hoskins rented out 2949 Broadway to Jack and Margaret Churchill, who later bought the house from the Hoskins in 1955. Jack Churchill was employed as a meat cutter at Ideal Market.

In 1959, Harold and Anna Stephens purchased the house. During the 1960s, Harold worked at the Arrow Trailer Court. Ownership of 2949 Broadway passed through Harold, Anna, and their daughter until 2013, when ALR Investments LLC purchased the house from Marilyn Stephens. See Attachment E: Deed and Directory Research.

CRITERIA FOR THE BOARD'S DECISION:

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

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks.

Within 45 days after the hearing date, the board shall adopt specific written findings and conclusions approving, modifying and approving, or disapproving the proposal.

Within 30 days of its action, the board shall notify city council of any decision disapproving a designation or shall refer a proposal that it has approved to the council for its further action. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

ANALYSIS OF LANDMARK CRITERIA:

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

Staff finds that the designation of the house at 2949 Broadway will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 2949 Broadway meets historic significance criteria 1, 2, 3.

1. Date of Construction: 1911

Elaboration: Boulder City Directory research indicates that Elisha and Mary Hulse were living at the property in 1913. The Tax Assessor Card dates the building to a year later in 1914, but notes that a permit for the property was issued April of 1911.

2. Association with Persons or Events: Elisha W. and Mary K. Hulse

Elaboration: The first residents of the house were Elisha and Mary Hulse. The Hulses were originally from Wisconsin, where Elisha graduated from the University of Wisconsin in 1873. He was fondly remembered as the pitcher on the university's first baseball team in 1870. From about 1880 to 1908, the Hulses were both employed as teachers in the public schools in Arkansas City, Kansas and later in McPherson, Kansas. Elisha is considered a pioneer educator of that state, since he is credited with implementing the first high school courses in the McPherson public school system. Around 1908, Elisha and Mary moved to Boulder, where Elisha was employed as a Real Estate and Insurance Agent, a public notary, and an abstractor. Elisha died in 1927, Mary died in 1944. The house briefly passed ownership through two of their daughters, Grace, and later Mildred.

3. **Development of the Community:** The house is one of the earlier houses in north Boulder, and is an excellent example of the Edwardian Vernacular style popular in Boulder in the early twentieth century.
4. **Recognition by Authorities:** Historic Building Inventory Form, 1995.
Elaboration: The 1995 Historic Building Inventory Form found the property to be in fair condition with minor alterations. The form notes that the house is significant as it represents a type, period or method of construction, noting that “this is a well preserved example of Edwardian Vernacular style, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window.” See Attachment C: Historic Building Inventory Record.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 2949 Broadway meets historic significance criteria 1 and 3.

1. **Recognized Period or Style:** Edwardian Vernacular
Elaboration: The house is an excellent example of the Edwardian Vernacular style popular in the early twentieth century, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window.
 2. **Architect or Builder of Prominence:** None Observed
 3. **Artistic Merit:** Architectural detailing
Elaboration: The house embodies skillful integration of design and material which is of excellent visual quality.
 4. **Example of the Uncommon:** The house is one of the earliest residences in North Boulder.
 5. **Indigenous Qualities:** None observed.
- B. *Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?*

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2949 Broadway and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City’s living heritage. Staff

considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 2949 Broadway has environmental significance under criteria 1, 2 and 3.

1. Site Characteristics: Residential historic character

Elaboration: The house is located along Broadway, between Cedar and Dellwood avenues. The house retains its historic residential character.

2. Compatibility with Site: Residential historic character

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

3. Geographic Importance: House is a familiar visual feature along Broadway.

4. Environmental Appropriateness: Residential historic character

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

5. Area Integrity: None Observed.

Elaboration: The property is not located in an identified potential historic district.

C. Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name

Staff considers that the landmark should be named the **Hulse House**, given its association with the Hulse family, who were the first owners of the house, residing there from 1913 into the 1940s. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis

The building sits on a residential lot measuring approximately 6,230 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

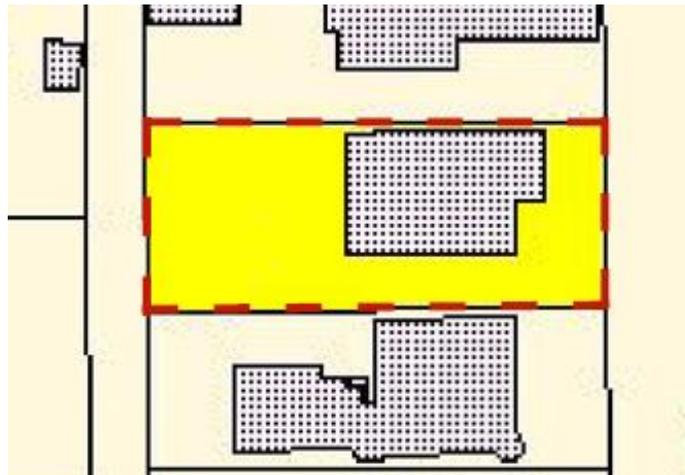


Figure 12. Landmark boundary map for 2949 Broadway.

ATTACHMENTS:

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

Attachment A: Landmark Designation Application

HIS 2015-00121

Application for Individual Landmark

Name of Building: 2949 Broadway	Date: 4/22/2015
Address: 2949 Broadway, Boulder CO 80302	
Owner(s): ALR Investments	Phone: 720-280-7569
Address(es): 1035 Pearl St #205, Boulder Co 80302	
Applicant: Michael Bosma	Phone: 720-280-7569
Address: 1035 Pearl St #205, Boulder CO 80302	
Date of Construction: 1914	
Type of Construction: Wood	
Architectural Style / Period: Edwardian Vernacular	
Architect / Builder: Unknown	
Condition of Exterior: Fair	
Additions / Alterations to Exterior: Rear addition	
Date of Alteration(s) / Addition(s): Unknown	

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

Fee \$25 (if applicable)

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

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

Signature: 	
Address: 1035 Pearl St #205, Boulder CO 80302	
Designation initiated by: Michael Bosma	Date: 5/1/15

Attachment B: Current Photographs



2949 Broadway, East Elevation (façade), 2015.



2949 Broadway, Southeast corner, 2015.



2949 Broadway, Northeast corner, 2015.



2949 Broadway, Close up view of Gable detail, 2015.



2949 Broadway, West elevation (rear), 2015.



2949 Broadway, South elevation, 2015.



2949 Broadway, View of Southwest corner from alley, 2015.



2949 Broadway on left, view looking north on Broadway, 2015.



2949 Broadway on right (front lawn visible), view looking south on Broadway, 2015.



2949 Broadway, view looking south in alley, 2015.



2949 Broadway on right, view looking north in alley, 2015.

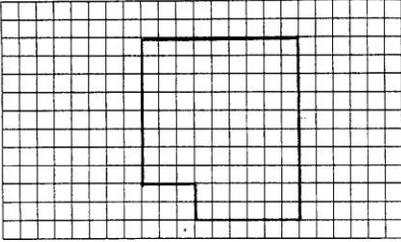
Attachment C: Historic Building Inventory Form, 1988

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

HISTORIC BUILDING INVENTORY RECORD

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

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5314
		TEMPORARY NO.: 1461-25-1-37-012		
CURRENT BUILDING NAME:		OWNER: STEPHENS ANNA E		
ADDRESS: 2949 BROADWAY BOULDER, CO 80304		2949 BROADWAY ST BOULDER CO 80304-3132		
		TOWNSHIP 1N	RANGE 71W	SECTION 25 NE 1/4 NE 1/4
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo.		
		YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 4 LOT(S): 29-30		
		ADDITION: NewLands YR. OF ADDITION: 1891		
FILM ROLL NO.: 95-25 BY: Judith Broeker	NEGATIVE NO.: 36	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1914 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Residence HISTORIC: Residence
				CONDITION: EXCELLENT GOOD X FAIR DETERIORATING
				EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Rear addition. CONTINUED YES X NO
STYLE: Edwardian Vernacular		STORIES: 1	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Stone		SQ. FOOTAGE: 1204	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-story, hipped roof, frame dwelling with narrow lap siding (clapboard) and corner boards. Overhanging eaves; brick chimneys. Projecting, gabled entrance porch with square supports and stick balustrade. Gable end of porch has diamond-shaped shingles and arched decoration with dentils. Rusticated, coursed stone foundation. Off-center, paneled and glazed door. Rectangular bay window to left of entrance with three multi/single-light windows.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? YES X NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5314		
	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): Unknown.				
<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			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This is a well preserved example of Edwardian Vernacular style, as reflected in the asymmetrical massing, clapboard siding, gable face with decorative shingles and arch with dentils, and bay window.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		



2949 Broadway, 1995.

D 154-8 8/52

Photograph



Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER

H. Gladys St. Patrick

HOUSE No. 2949 STREET

12 49 Duany CITY *Denver*

LOTS 29-30 BLOCK 4 ADDITION *Newland*

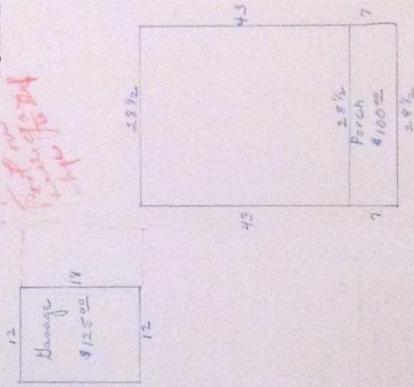
(PERMIT ISSUED APRIL 1911 - 787 Ledger H36)

Year Constructed 1914 Est. Life in Years 70

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	15932		
Cost per cu. ft.	2.1		
Total Cost	\$ 338,274		
Porches	100		
Garage			
Extras			
TOTAL	\$ 404.9	\$ 405.0	
% Obsolescence	32.5		
% Physical Dep.	1.5	168.0	
Net After Deducting Depreciation	\$ 251.0	\$ 243.0	
% Utility Dep.	7.5		
PRESENT VALUE	\$ 176.0		

BUILDING PLAN



Height of Building 13

SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND IMPROVEMENTS	TOTAL
Building Permit 6-25-54 <i>Removal cost 400</i>	\$	1938	\$ 270	\$
Original Cost, Improvements Only	\$	1939		
Additions and Betterments	\$	1940		
Owner's Estimate of Present Value	\$	1941		
Private Appraisal	\$	1942	270	1160
Insurance	\$	1943		
Mortgage	\$	1944		
Monthly Rental	\$	1945		
Advertised for Sale <i>See item 1949 - 12500</i>	\$	1946		
Transferred in 19 <i>46 - 800 - 8500</i>	\$	1947		
	\$			156 750 2430

ADDITIONS AND BETTERMENTS

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

DESCRIPTION	AMOUNT
Class of Bldg.	
Construction	
Char. of Const.	
Exterior	
Interior Finish	
Floors	
Stories	
Fire Resisting	
Foundation	
Basement	14
Roof	Shingles
Heating	Hot Air
Plumbing	Copper, Lead
Light	Gas
Priv. Garage	480
Barns or Sheds	Garage
State of Repts.	None
Local Imps.	Street



Tax Assessor Card Photograph, c. 1949.

Attachment E: Deed and Directory Research

Owner (Deeds)	Year	Occupant(s)/Directory
Elisha W. & Mary Hulse 1913-1942	1913	Elisha & Mary Hulse (Real Estate, Insurance, Rentals, and Loans)
	1918	Elisha W. & Mary Hulse (Real Estate & Public Notary 7)
	1926	Elisha & Mary Hulse (Real Estate, Loans, Rentals, Notary) & Grace Clarke (widow of Fred B.)
	1930	Mary (widow) and Grace (widow)
Grace Clarke 1942-1947	1946	Grace Clarke (widow)
Mildred Payne (lived in Denver) 1947-1948		
Ira & Etta Hoskin (lived at 959 University Ave.) 1948-1954	1949	Jack S. & Margaret C. Churchill (meat cutter at Ideal Market)
Jack Churchill 1954-1955	1955	Jack S. & Margaret C. Churchill (meat cutter at Ideal Market)
Hurschel Fitzpatrick 1955-1959	1959	Hurschel & Gladys Fitzpatrick (janitor at Boulder county Courthouse)
Edgar & Eva Brock (lived at 3320 13 th) 1959		
Harold & Anna Stephens 1959-c. 2005	1960	Harold G. & Anna Stephens (Arrow Trailer Court)
Marilyn Stephens c.2005-2013		
ALR Investments, LLC	2013	

Attachment F: Purposes and Intent

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

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

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

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

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

Attachment G: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

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

Historic Significance

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

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

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

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

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

Other, if applicable.

Architectural Significance

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

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

a style.

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

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

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

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

Other, if applicable.

Environmental Significance

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

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

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

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

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

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

Attachment H: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

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

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:
 - A. Original owners, architect, or builder;
 - B. Historically significant persons or prominent long-term residents;
 - C. A commonly accepted name;
 - D. Original or later event or use;
 - E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
 - F. The contributions of both men and women.
2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

MEMORANDUM

August 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
William Barnum, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit application for the house and accessory building located at 870 University Ave., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23, Boulder Revised Code 1981 (HIS2016-00103).

STATISTICS:

1. Site: 870 University Ave.
2. Date of Construction: 1922
3. Zoning: RL-1
4. Existing House Size: 1,924 sq. ft. (approx.)
5. Lot Size: 7,056 sq. ft.
6. Owner/Applicant: 870 University Ave., LLC / Chris Gray

STAFF RECOMMENDATION

The Planning, Housing and Sustainability Department (PH&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board approve the demolition permit application for the building located at 870 University Ave. finding that, due to a loss of architectural integrity, the property is not eligible for landmark designation, and adopt the staff memorandum dated August 3, 2016, as the findings of the board. The Landmarks Board recommends that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for 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 buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans.*

Should the board choose to issue a stay-of-demolition, a 180-day stay period would expire on Oct. 29, 2016. If the 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 870 University Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, findings listed below, in order to explore alternatives to demolition of the building.

- 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.*

EXECUTIVE SUMMARY

On April 13, 2016, the Planning, Housing and Sustainability Department received a demolition permit application for the house and detached garage at 870 University Ave. 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 (Historic)" found in Section 9-16-1, B.R.C. 1981. On April 27, 2016, 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" and that the proposed alteration would constitute a significant impact or detrimental effect to a potentially historic resource.

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 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 (May 2, 2016, when the Landmarks Board fee was paid) and expire on Oct. 29, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The property is located on the south side of University Avenue between 8th and 9th streets in the Buena Vista Heights Addition within the identified potential Expanded Highland Lawn historic district, west of the identified potential University Hill local and national historic district, and half a block north of the Columbia Cemetery National Register Historic District. The 7,056 square foot lot contains a 1,924 square foot house with an alley bordering the southern property line. A 236 square foot frame shed is located at the southwest corner of the lot.

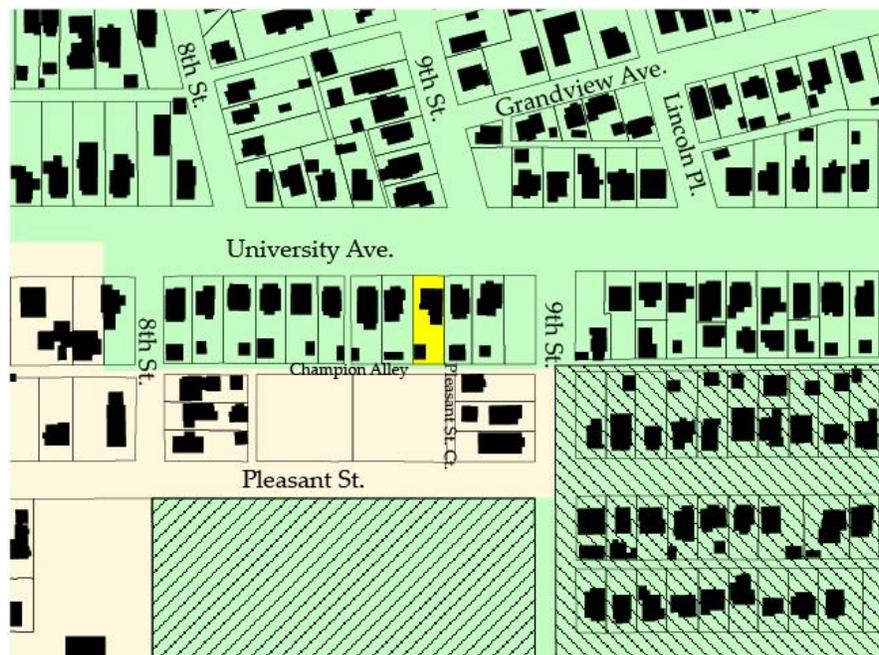


Figure 1. Location Map showing 870 University Ave.



Figure 2. North Elevation (façade), 870 University Ave., 2016.

Originally constructed in 1922, the one-story, hipped roof-dominated house at 870 University Ave. was significantly remodeled in 1987 with the construction of a second story and rear addition. The 1987 design referenced the original Craftsman elements through its roof form and tapered window surrounds. Remaining features from the 1922 house include the entry, with a centrally located door, clipped gable overhang supported by triangular braces, and entry stairs, original window openings on the first story, and 4-over-1 double-hung windows with tapered surrounds. A low, shed and clipped roof portion of the building wraps the southeast corner of the building and appears to have been original to the construction of the building. This portion of the building appears on the 1929 tax assessor card and features a side entrance and original doors and windows. The south (rear) elevation has been obscured by the 1987 addition.



Figure 3. Northeast Elevation, 870 University Ave., 2016.



Figure 4. South Elevation, 870 University Ave., 2016.



Figure 5. Southwest Corner, 870 University Ave., 2016.



Figure 6. Southeast Corner, Accessory Building, 2016



Figure 7. Southwest Corner, Accessory Building, 2016

An accessory building is located on the southwest corner of the property and was likely constructed at the same time as the house. The one-story stuccoed building features a low pitched gable roof with exposed rafters, and a contemporary pedestrian door and casement window on the north (interior) elevation. The east, south (alley) and west elevations do not have openings. The tax assessor card notes a private garage was located on the property and that the garage was extended 4' in 1958. The building no longer retains evidence of the garage door opening. The accessory building was approved for demolition in 2007, and building permit records indicate the building was clad in stucco in 2008.

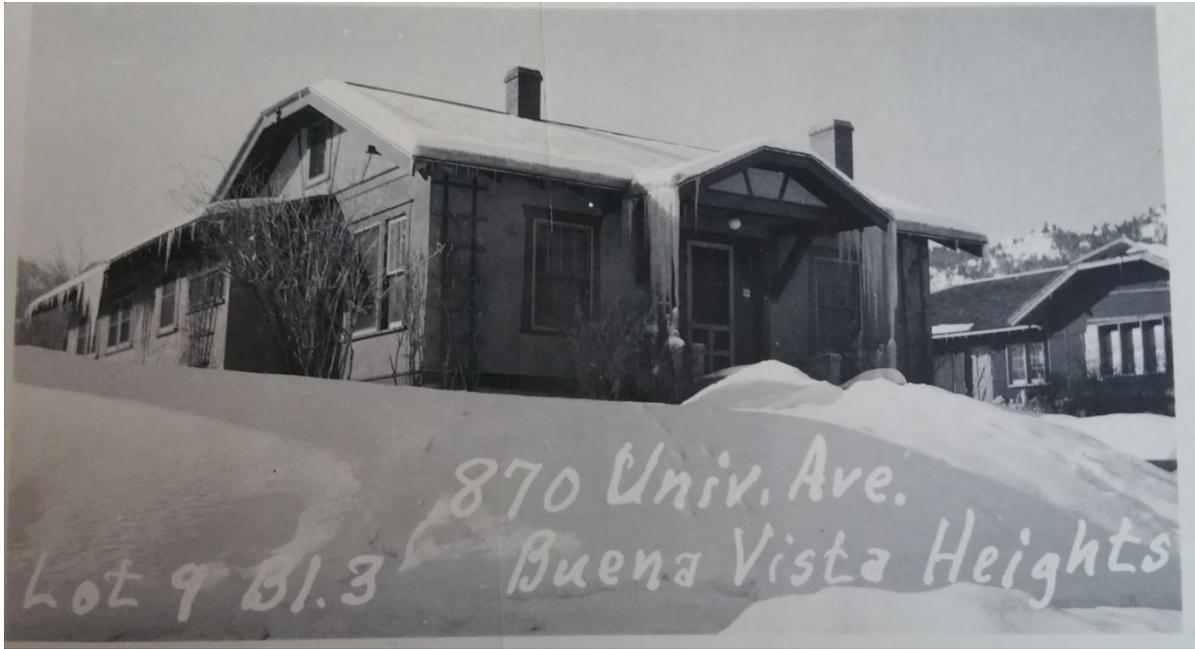


Figure 8. Tax Assessor Photo, University Ave., c. 1929.



Figure 9. Existing roof plan showing modifications to the building.

The National Park Service's Standards for the Treatment of Historic Properties states that, "changes to a property that have acquired historic significance in their own right will be retained and preserved." The alterations to this building were made approximately 30 years ago and are not considered to have historic or architectural merit

on their own. While the first level of the original building remains, the resulting loss of original fabric weakens the property’s architectural integrity as a representative turn-of-the-twentieth-century Craftsman Bungalow inspired house.

Condition

The house appears to be in good condition, with no significant damage evident. No information had been provided on the interior and structural condition of the house.

SCOPE OF DEMOLITION

Section 9-17 *Definitions*, B.R.C., 1981 defines “Demolition (Historic)” as the removal of more than 50% of the roof, more than 50% of the exterior walls, or the removal of a street-facing wall. The demolition permit application proposes the removal of a street-facing wall. *See Figure 10. Existing and Proposed Elevations.*

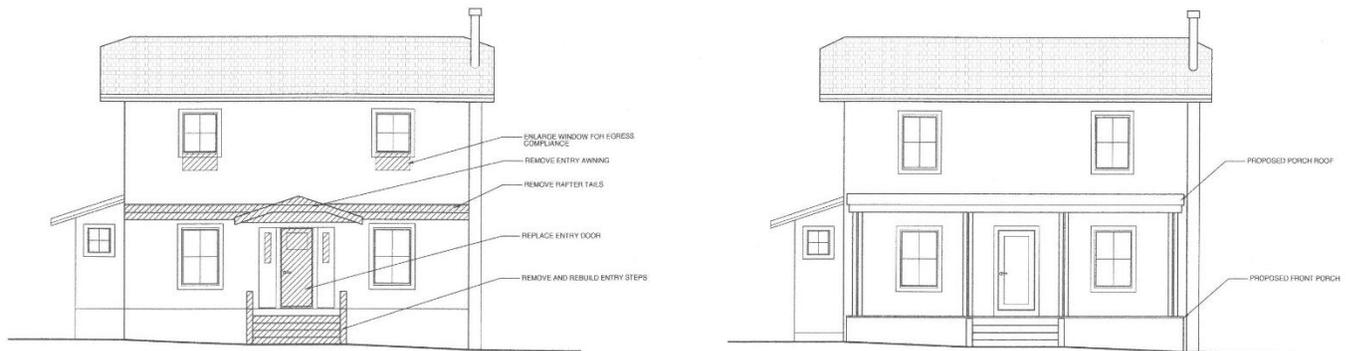


Figure 10. Existing (left) and Proposed North Elevations, 870 University Ave. Shaded area on existing drawing shows scope of demolition.

Staff considers that due to the extent of alterations to the building, notably the addition of a second story in 1987, the house is no longer eligible for designation as an individual landmark. As such, the proposed alterations would not have a significant impact or detrimental effect on a potential historic resource in the city.

PROPERTY HISTORY

The house is located within the Buena Vista Heights addition, which was originally part of Marinus Smith’s sizable landholdings in eastern Boulder. Due to the vast size of his estate and the number of potential heirs, a legal battle over inheritance followed Smith’s

death in 1902¹. The suit, *Della M. Eschenburg et al. vs. Herbert M. Smith et al.*, resulted in an agreement to plat many of Smith's lands into new subdivisions, the lots of which were then parceled out to the various parties². As part of this settlement, 870 University was deeded to the Harrington family³. In 1922, Jessie L. Harrington, widow of George W. Harrington, sold it to Sophrona "Frona" McNair and her daughter Madge. They held the property for just over three months before deeding the property to Edward B. Bain, husband of Jeannette Allen (McNair) Bain, Frona's daughter. The original house, a one story Craftsman inspired bungalow, was constructed in 1922.

Edward B. Bain was born on March 1st, 1887, in Clinton, Missouri, the son of John and Mattie Bain⁴. John was born in Ireland, emigrated to the U.S. in 1872, while Mattie was born in Canada, immigrating in 1876⁵. They married in 1884, and by 1900 had moved to Denver with Edward⁶. By 1910, Edward had moved to Salina, a small mining town near Boulder, where he worked as a salesman at a grocery⁷. He took over ownership of J. O. Mercantile, a general store in Salina on May 19, 1916, and ran it until November, 1918, when he joined the United States Army⁸. Bain was assigned to the Army Air Service, and, after 60 days basic training in Colorado Springs, trained at the radio school at Kelley Field, near San Antonio, Texas⁹. He served with the 145th Headquarters Squadron, receiving promotion to Sergeant in February, 1919. The First World War having ended shortly after he joined, Bain was discharged on June 14, 1919. Just over a year later, on July 25, 1920, he married Jeannette McNair in Denver¹⁰.

Jeannette Allen McNair Bain was born in 1893 in Mason City, Iowa to John and Sophrona McNair¹¹. In 1909, the McNairs moved to Boulder to take advantage of the educational opportunities for Jeannette and her sister Madge¹². Jeannette attended the Boulder Preparatory School and two years at the University of Colorado¹³. She then taught elementary school at Saguache and Salina for one year each, and in Boulder for two years, one of which was spent at Highland Elementary School¹⁴.

¹ Simmons, R. Laurie and Christine Whitacre, *1989 Boulder Survey of Historic Places: Highland Lawn*. City of Boulder, 1989.

² "Map of the Lands Belonging to the Heirs of Marinus G. Smith, Dec." May, 1902. Boulder Carnegie Library.

³ Ibid.

⁴ Daily Camera, "Obituaries: Edward Bain", January 20, 1975. Boulder Carnegie Library.

⁵ United States of America, Bureau of the Census, *Twelfth Census of the United States*. 1900. Ancestry.com.

⁶ Ibid.

⁷ United States of America, Bureau of the Census, *Thirteenth Census of the United States*. 1910. Ancestry.com

⁸ Photo Caption, Boulder Carnegie Library.

⁹ Daily Camera, "Miss Jeanette A. McNair and Edward Bain Married." July 26, 1920. Boulder Carnegie Library

¹⁰ Ibid.

¹¹ "Miss Jeanette A. McNair and Edward Bain Married"

¹² Daily Camera, "Services will be Held Thursday for Mrs. McNair." September 22, 1943. Boulder Carnegie Library.

¹³ "Miss Jeanette A. McNair and Edward Bain Married"

¹⁴ Ibid.



Figure 11. Jeannette Bain, 1934. Photo Courtesy of the Boulder Carnegie Library



Figure 12. Edward Bain, 1942. Boulder Carnegie Library.

Following her marriage to Edward, Jeannette was highly active in numerous local, regional, and national women's organizations, and held several prominent positions. She served as president of the Boulder Woman's Club from 1930 until 1932, and was elected president of the Northern District of the Colorado Federation of Women's Clubs (CFWC) in 1934, serving as president from 1944 until 1947.¹⁵ She was appointed Treasurer of the Women's Christian Temperance Union of Colorado in 1955. She was regent of the Arapahoe Chapter, Daughters of the American Revolution (DAR), Regent of the Colorado State Society, DAR, from 1965 until 1967, and Vice President General of the national DAR from 1965 until 1968¹⁶. She also taught Sunday school for the First Presbyterian Church for 15 years, and was organizing president of the United Presbyterian Women's Association¹⁷. She died on April 23, 1988, at the age of 94.

Edward Bain worked at Graham Furniture, located in the Ehrlich Building at 1407 Pearl St.¹⁸ Starting as an assistant manager, he would eventually become owner and president of the company in 1944.¹⁹ Edward was active as a Scout Master for Boy Scout Troop 75 of Boulder for 12 years, receiving the Silver Beaver, a high honor for Scout masters, in 1943. He was a member of the American Legion for 52 years, and the Boulder Rotary Club for 39. He retired as president of Graham Furniture in 1965, and died ten years later on January 18th, 1975, at the age of 87.²⁰ The Bains had one son, Edward McNair Bain, Jr., who served as an officer in the U.S. Navy and lived at 870 University until 1946.

¹⁵ Mrs. Edward Bain Elected State Federation Head.; Daily Camera, "Mrs. Edward Bain Elected Northern District President." April 28, 1934. Boulder Carnegie Library; The Colorado Club Woman, "Mrs. Edward Bain Candidate for Treasurer CFWC." Boulder Carnegie Library.

¹⁶

¹⁷ Daily Camera, "Obituaries: Jeannette A. Bain." 28 April, 1988. Boulder Carnegie Library.

¹⁸ Ibid.

¹⁹ Daily Camera, "Mrs. Edward Bain Elected State Federation Head." September 20, 1944. Boulder Carnegie Library.

²⁰ "Obituaries: Edward Bain"

The Bains lived at 870 University Ave. until 1960, when they moved to a new house at 400 Christmas Tree Drive. They retained ownership of 870 University Ave. and rented the house out until 1974, when it was sold to the First National Bank.

The property was purchased by David S. and Elaine Ogle, a retired couple, in 1975. They were the sole occupants until 1978, when two additional rental units were created out of the house. The Ogles rented these to various tenants, before the house passed to David H. and Penelope Ogle in 1979. Over the following four decades, the property passed through five owners, each owning the property for less than 10 years. The current owner, 870 University Ave., LLC, purchased the property in 2014.

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 does not consider this property to be potentially eligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 870 University Ave. meets historic significance under criterion 1 and 2.

- 1. **Date of Construction:** 1922

Elaboration: The tax assessor card lists the date of construction as 1922 and the address first appears in the 1923 city directory.

2. Association with Persons or Events: Jeannette and John Bain

Elaboration: Jeannette Bain was president of the Colorado Federation of Women's clubs, vice president general of the national Daughters of the American Revolution, and held several other noteworthy positions in local, state, and national women's organizations. John Bain was owner and president of Graham Furniture, a prominent local business, from 1944 until 1965. They lived at 870 University Ave. from its construction in 1922 until 1960, a period of 38 years.

3. Development of the Community: University Hill/Highland Lawn

Elaboration: The house is typical of houses constructed in the 1910s and 1920s, when the University Hill neighborhood was growing. The expansion of the house into a multi-unit dwelling illustrates the long-term change in the character of University Hill from low-density single family areas to higher density rental ones.

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

Elaboration: The 1995 Historic Building Inventory Form notes that "Although the house has been extensively remodeled, it is notable for its original details, which include its half-timbering, slanted surrounds, and 4/1 light windows." There is no historical background information on the survey, and it was not found to have specific architectural or historic significance.

ARCHITECTURAL SIGNIFICANCE:

Summary: Due to extensive remodeling, the house located at 870 University Ave. is no longer architecturally significant.

1. Recognized Period or Style: Bungalow Style

Elaboration: Though originally an excellent example of modest Craftsman Bungalow house construction in Boulder, extensive alterations have diminished its significance. The 1987 addition of a full second story has significantly impacted the original one-story roof-dominated form and character of the house.

2. Architect or Builder of Prominence: Unknown

3. Artistic Merit: The alterations to this property have diminished the artistic merits of its original construction.

4. Example of the Uncommon: None observed.

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

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house is not environmentally significant.

1. **Site Characteristics:** Residential Historic Character

Elaboration: The house is located on the south side of University Avenue between 8th and 9th streets. It is located within the identified potential Expanded Highland Lawn historic district, west of the identified potential University Hill local and national historic district, and half a block north of the Columbia Cemetery National Register Historic District.

2. **Compatibility with Site:** Residential Historic Character

Elaboration: While the house retains the original front and side yard setbacks, the house itself no longer contributes to the historic residential character of the neighborhood.

3. **Geographic Importance:** None observed.

4. **Environmental Appropriateness:** None observed.

5. **Area Integrity:** The property is located within the identified Potential Expanded Highland Lawn Historic District, which retains a high degree of historic integrity to the original development of that neighborhood, however, because of the extent of remodeling, staff does not consider the house would contribute to the potential historic district.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

Extensive alterations to this house have diminished its architectural, historic and environmental integrity. It is no longer contributing to the neighborhood.

CRITERION 3: CONDITION OF THE BUILDING:

Little information has yet been provided regarding the condition of the building. Externally, the house and accessory building appear to be in good condition.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information has been submitted regarding the cost of restoration or repair.

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 October 29, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

Issuance of a demolition permit for the house and accessory buildings at 870 University Ave. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. While the property possesses historic significance, it is not eligible for individual landmark designation as the extensive alterations, including a full second-story addition, have compromised its historic and architectural integrity;
2. The property does not contribute to the character of the neighborhood, due to the extent of alterations.

ATTACHMENTS:

- Attachment A: Current Photographs
- Attachment B: Boulder County Tax Assessor Card c. 1929
- Attachment C: Historic Building Inventory Form
- Attachment D: Deed & Directory Research
- Attachment E: Significance Criteria for Individual Landmarks

Attachment A: Current Photographs



Photo 1. North Elevation (façade), 870 University Ave., 2016.

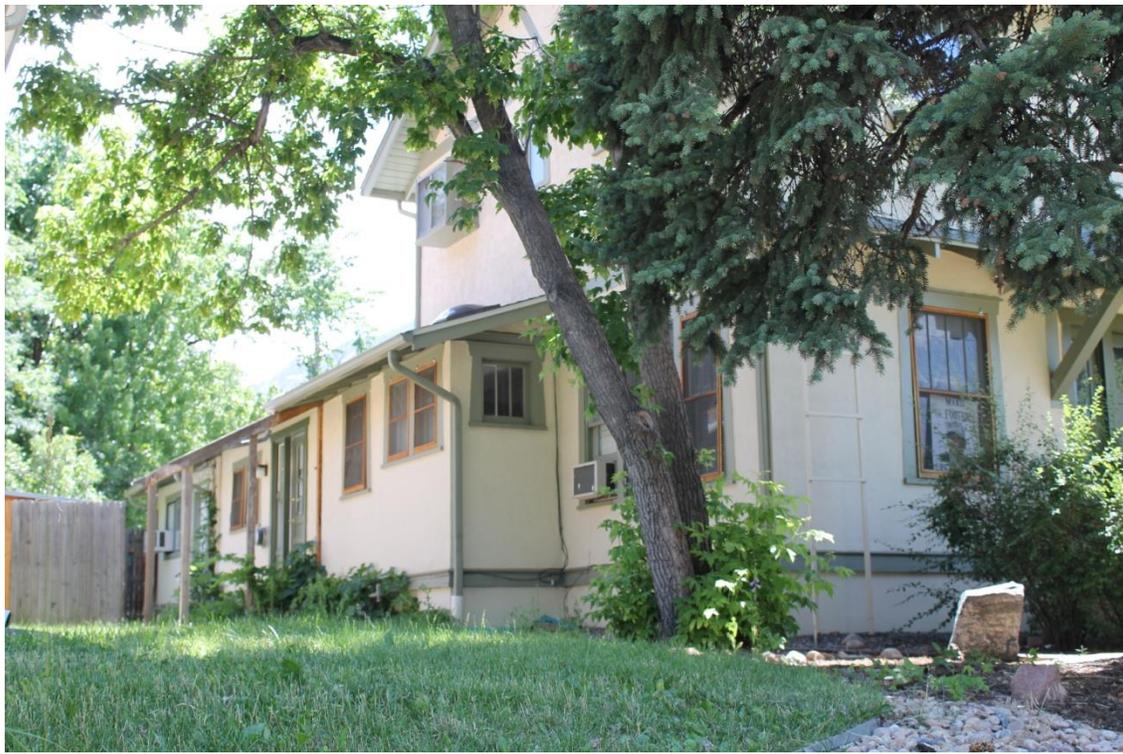


Photo 2. Northeast Corner, 870 University Ave., 2016.



Photo 3. South Elevation (rear), 870 University Ave., 2016.



Photo 4. Southeast Corner, 870 University Ave., 2016.



Photo 5. Southeast Corner, Accessory Building, 870 University Ave., 2016.



Photo 5. Southeast Corner, Accessory Building, 870 University Ave., 2016.

Attachment B: Boulder County Tax Assessor Card c. 1929 - 1966

Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Edward Baird

HOUSE No. 870 STREET Univ. Ave CITY Boulder

LOTS 9 BLOCK 3 ADDITION Buena Vista Heights

Year Constructed 1922 Est. Life in Years 7

ESTIMATE OF VALUATION			
	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	143,316	14,311	
Cost per cu. ft.	22	22	
Total Cost.	\$ 3,152.92	\$ 314.84	
Forebels	100	100	
Garage			100
Extras			
TOTAL	\$ 3,252.92	\$ 3,280	
% Obsolescence			
15% Physical Dep.	487.94	492	
Net After Deducting Depreciation	\$ 2,764.98	\$ 2,788	
30% Utility Dep.	840	840	
PRESENT VALUE	\$ 1,924.98	\$ 1,948	

DESCRIPTION	AMOUNT
Class of Bldg. Construction	1
Char. of Const.	1
Exterior	1
Interior Finish	1
Floors	1
Stories	1
Fire Resisting	1
Foundation	1

DESCRIPTION	AMOUNT
Basement	1
Roof	1
Heating	1
Plumbing	1
Light	1
Priv. Garage	1
Barns or Sheds	1
State of Reps.	1
Local Imps.	1

YEAR	AMOUNT	YEAR	AMOUNT
1929		1938	
1930		1939	
1940		1940	
1941		1941	
1942		1942	
1943		1943	
1944		1944	
1945		1945	
1946		1946	
1947		1947	
1959	700		2830

SUMMARY

DESCRIPTION	AMOUNT
Building Permit	
Original Cost, Improvements Only	
Additions and Betterments	
Owner's Estimate of Present Value	
Private Appraisal	
Insurance	
Mortgage	
Monthly Rental	
Advertised for Sale	
Transferred in 19	

BUILDING PLAN

ANNUAL ASSESSMENT	
YEAR	TOTAL
1938	\$ 410
1939	\$ 1290
1940	\$ 1290
1941	\$ 1290
1942	\$ 1290
1943	\$ 1290
1944	\$ 1290
1945	\$ 1290
1946	\$ 1290
1947	\$ 1290
1959	\$ 2830



RESIDENTIAL PROPERTY RECORD CARD
 PARCEL NUMBER 0108-00370
 0108-71111
 0108-00370
 0000 11/1

CHANGES IN OWNERSHIP:
 NAME: *Edmund & Bernice Yonetta*
 ADDRESS: *13 Mulder*
 DATE: *6-1-50*
 VOLUME: *138616*
 PAGE: *5-80*
 TYPE OF INSTRUMENT: *3-80*

LEGAL DESCRIPTION:
 SUBDIVISION OR ADDITION: *Summit Hills 30 IN*
 SECTION: *3*
 RANGE: *3*
 BLOCK: *9*
 LOT: *9*



LAND IMPROVEMENTS		SUBJECT PROPERTY UTILITIES		TOPOGRAPHY		USE		NEIGHBORHOOD TOPOGRAPHY		TREND		LOCATION OF IMPROVEMENTS		CLASSIFICATION NO.	
Block Topped Street	Well	City Water	Level	Single Family	Level	Improving	STORIES	LIMITS	ROOMS	USE	ZONING		ZONING		
Gravelled Street	Sewer	High	Two Family	High	Stable	TYPE					TYPE				
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High	Multi Family	High	Stable	1	Single Dwelling	1	Single Dwelling	1	1	1	1	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Steep	Business	Steep	Declining	2	Double Dwelling	2	Double Dwelling	2	2	2	2	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Low	Commercial	Low	Brighted	3	Multi Dwelling	3	Multi Dwelling	3	3	3	3	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sloping	Industrial	Sloping		4	Residential Apt	4	Residential Apt	4	4	4	4	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Hilly		Hilly		5		5		5	5	5	5	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rock		Rock		6		6		6	6	6	6	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Retaining Wall		Retaining Wall		7		7		7	7	7	7	

LAND VALUE CALCULATION										SUMMARY			
YEAR	SIZE OR ACRES	UNIT VALUE	BASE DEPTH	ADJUSTMENT DEPTH	CORNER	OTHER	FRONT FOOT SQUARE FOOT ACRE VALUE	TOTAL VALUE	DATE	APPRAISER	ACTUAL VALUE	ASSESSED VALUE	ENTERED
									4/1	Yonetta	3270	980	715
									95		7300	2190	
									7/6		7300	2410	
											12200	3170	
											14900	3530	

SALES DATA & REMARKS

Measured By: *RSM*

Reviewed By: *RSM*

SPECIAL NOTES: *Reviewed 6-3-70 No Change JEN*

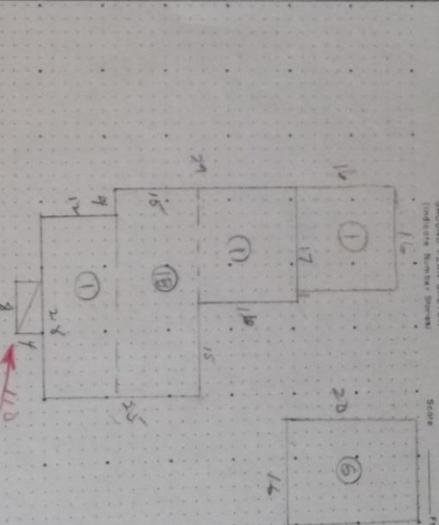
BUILDING DESCRIPTION AND REPLACEMENT COST RECORD - RESIDENTIAL

N/S. 400 399

CARD 1088 OF 1088

CLASSIFICATION No.	UNIT	CONSTRUCTION	ROOM	PHYSICAL CONDITION
1000	1	Brick	Living Room	10
1000	1	Brick	Kitchen	10
1000	1	Brick	Bath	10
1000	1	Brick	Bedroom	10
1000	1	Brick	Hall	10
1000	1	Brick	Stair	10

ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
101	FOUNDATION	sq ft	100	1.00	100.00
102	CONCRETE	cu yd	10	10.00	100.00
103	BRICK	sq ft	1000	0.10	100.00
104	WOOD FLOOR	sq ft	1000	0.10	100.00
105	CEILING	sq ft	1000	0.10	100.00
106	PAINT	sq ft	1000	0.10	100.00
107	ROOFING	sq ft	1000	0.10	100.00
108	MECHANICAL	sq ft	1000	0.10	100.00
109	ELECTRICAL	sq ft	1000	0.10	100.00
110	PLUMBING	sq ft	1000	0.10	100.00
111	INSULATION	sq ft	1000	0.10	100.00
112	GLASS	sq ft	1000	0.10	100.00
113	IRONING BOARD	sq ft	1000	0.10	100.00
114	STOVE	sq ft	1000	0.10	100.00
115	REF	sq ft	1000	0.10	100.00
116	WASHER	sq ft	1000	0.10	100.00
117	DRYER	sq ft	1000	0.10	100.00
118	DISHWASHER	sq ft	1000	0.10	100.00
119	STOVE	sq ft	1000	0.10	100.00
120	REF	sq ft	1000	0.10	100.00
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145	REF	sq ft	1000	0.10	100.00
146	WASHER	sq ft	1000	0.10	100.00
147	DRYER	sq ft	1000	0.10	100.00
148	DISHWASHER	sq ft	1000	0.10	100.00
149	STOVE	sq ft	1000	0.10	100.00
150	REF	sq ft	1000	0.10	100.00
151	WASHER	sq ft	1000	0.10	100.00
152	DRYER	sq ft	1000	0.10	100.00
153	DISHWASHER	sq ft	1000	0.10	100.00
154	STOVE	sq ft	1000	0.10	100.00
155	REF	sq ft	1000	0.10	100.00
156	WASHER	sq ft	1000	0.10	100.00
157	DRYER	sq ft	1000	0.10	100.00
158	DISHWASHER	sq ft	1000	0.10	100.00
159	STOVE	sq ft	1000	0.10	100.00
160	REF	sq ft	1000	0.10	100.00
161	WASHER	sq ft	1000	0.10	100.00
162	DRYER	sq ft	1000	0.10	100.00
163	DISHWASHER	sq ft	1000	0.10	100.00
164	STOVE	sq ft	1000	0.10	100.00
165	REF	sq ft	1000	0.10	100.00
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177	DRYER	sq ft	1000	0.10	100.00
178	DISHWASHER	sq ft	1000	0.10	100.00
179	STOVE	sq ft	1000	0.10	100.00
180	REF				

Attachment C: Historic Building Inventory Form

1380

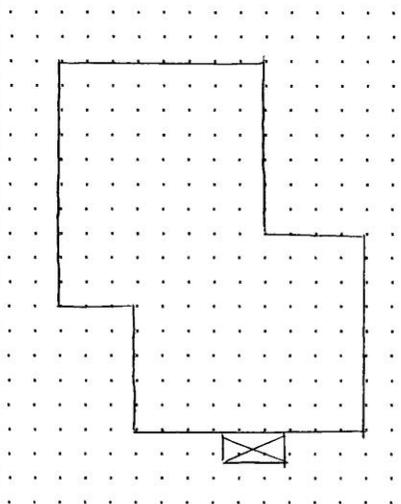
COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

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

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Boulder Survey of Historic Places, 1989	CITY: Boulder	STATE ID NO.: SBL2193 TEMPORARY NO.:
CURRENT BUILDING NAME: ADDRESS: 870 University Avenue Boulder, Colorado 80302	OWNER: Christopher and Stephen Soper 870 University Avenue Boulder, Colorado 80302 TOWNSHIP 1 N., RANGE 71 W., SECTION 36, 1/4, 1/4	
HISTORIC NAME: DISTRICT NAME:	U.S.G.S. QUAD NAME: Boulder, Colorado (1966; photorevised 1979) ADDITION: Buena Vista Heights YEAR: 1902 BLOCK: 3 LOTS: 9	
FILM ROLL NO.: BL-6 BY: Roger Whitacre	NEGATIVE NO.: 13	NEGATIVE LOCATION: City of Boulder Planning
ATTACH PHOTOGRAPH HERE.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1922 SOURCE: Boulder County Assessor records USE: PRESENT: Residence HISTORIC: Residence CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATING EXTENT OF ALTERATIONS: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR DESCRIBE: Second story added; deck on rear.
STYLE: Bungalow--Originally	STORIES: 2	ORIGINAL SITE <input checked="" type="checkbox"/> MOVED <input type="checkbox"/> DATE(S) OF MOVE:
MATERIALS: Wood, Stucco	SQ. FOOTAGE: 1,616	FIELD ASSESSMENT: <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> NOT ELIGIBLE
ARCHITECTURAL DESCRIPTION: Clipped side gable roofed house with new second story. Overhanging eaves and exposed rafters. Gable ends are half-timbered. Walls are stuccoed. Center front door with clipped gabled hood over stoop. Half-timbering in porch gable end. Hood is supported by triangular knee braces. Paneled and glazed door has sidelights. Windows are 4/1 light and have slanted, Craftsman-style surrounds and flat arches. Historic shed addition on east side.		DISTRICT POTENTIAL: <input type="checkbox"/> YES <input type="checkbox"/> CONTRIBUTING <input checked="" type="checkbox"/> NO <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK DESIGNATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO NAME: DATE:
ADDITIONAL PAGES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	ASSOCIATED BUILDINGS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO TYPE: Garage IF INVENTORIED, LIST ID NOS.:	

PLAN SHAPE:



ARCHITECT: Unknown

STATE ID NUMBER: 58L2193

SOURCE:

ORIGINAL OWNER: Unknown

BUILDER/CONTRACTOR: Unknown

SOURCE:

SOURCE:

THEME(S): Post World War I Urban Growth (1920-1940)

CONSTRUCTION HISTORY: (DESCRIPTIONS, NAMES, DATES, ETC. RELATING TO MAJOR ADDITIONS OR ALTERATIONS TO ORIGINAL STRUCTURE)

CONTINUED? [] YES [x] NO

HISTORICAL BACKGROUND: (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE)

CONTINUED? [] YES [x] NO

SIGNIFICANCE: (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW)

ARCHITECTURAL SIGNIFICANCE:

- REPRESENTS THE WORK OF A MASTER
- POSSESSES HIGH ARTISTIC VALUES
- REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:

- ASSOCIATED WITH SIGNIFICANT PERSONS
- ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS
- CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE: Although the house has been extensively remodeled, it is notable for its original details, which include its half-timbering, slanted surrounds, and 4/1 light windows.

CONTINUED? [] YES [x] NO

REFERENCES: (BE SPECIFIC) Boulder County Assessor records; Sanborn insurance maps.

CONTINUED? [] YES [x] NO

SURVEYED BY: L. Simmons/C. Whitacre

AFFILIATION: Front Range Research Associates Inc.

DATE: June 1989



Photo from Historic Building Inventory Record, 1989.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
Madge and Frona McNair 3/2/22 – 6/21/22	1922	
Bain, Edward 5/19/22 – 11/6/74	1923-60 <i>*first appears</i>	Bain, Edward (Jeannette A.), Graham Furniture Co.
	1960	Posphala, Steve J. (Bertha M), electrician.
	1961-62	Hill, Robert D. (Joan M.), Student
	1963-74	Sharp, Betty A. (Widow of Floyd) retired.
First National Bank 11/06/74 – 6/2/75	1975	Vacant
David S. and Elaine Ogle 6/2/75 - 1979	1976 -78	Ogle, David S. (Elaine), Retired.
	1978	Ogle, David S. (Elaine); A – Jacobs, Cindy; B – Reynolds, R.
	1979	Ogle, David S. (Elaine); A – Milkovich, Gary; B – Schaefer, Priscillia.
David H. and Penelope Ogle 1979 – 8/23/85	1980	Swenson, Pete; A – Behnke, Tom; B – Veit, Chris
Christopher and Stephen Soper 8/23/85 – 2/22/93	1985	
Lora Thorne- Smith 2/22/93 – 6/27/01	1993	
Robert G. Taylor, II 6/27/01 – 10/27/04	2001	
Theodore A. Hartridge 10/27/04 – 11/18/09	2004	

870 Boulder, LLC. 11/18/09	2009	
Naren S. Tayal 11/18/09 – 3/7/14	2009	
870 University Ave, LLC 3/7/14 – present	2014	

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.

DATE: August 3, 2016
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Certified Local Government Grant – Historic Resource Survey Plan

Ron Sladek of Tatatanka Historic Associates Inc. has completed the grant-funded Historic Resource Survey Plan, which was accepted by History Colorado. The working group reviewed the document on May 24, and provided comments. Update at meeting.

Civic Area

Glen Huntington Band Shell:

The Civic Area webpage has been updated to provide current information on the [historic resources in the Civic Area](#). The [Band Shell Update \(May 2016\)](#) provides an update to the Band Shell. On May 17, the Parks and Recreation Department is hosting a community volunteer event to paint the band shell seats. Other scheduled events for the Civic Area can be found under “Activation (Events + Site Improvements + Safety)” on the main [Civic Area webpage](#).

Atrium Building/Public Market

The Public Market team has periodically been out at the Wednesday evening or Saturday morning Boulder Farmers’ Markets to hear from the community about what they think “Boulder’s version” of a public market could look like. Initial input gives community members the opportunity to share some of their experiences at other community markets, and to react to draft vision statements and draft goals. All the feedback will culminate in a Public Market workshop with David O’Neil (leading market hall expert) where public input will help the city refine the Public Market vision, goals, proposed program and phasing that will be presented to City Council for direction in November. Discussion is ongoing in considering whether the Atrium Building might be used as a Market Hall on a temporary or permanent basis. Historic Boulder has agreed to continue keeping the March 2015 application to landmark the Atrium on hold as exploration of these options continues.

University Hill Commercial District – National Register Nomination

On Dec. 8, the City Council reviewed the [University Hill Reinvestment Strategy Update](#) (click for memo). As part of the strategy, the city is pursuing National Register designation for the commercial district. Update at meeting.

2016 National Alliance of Preservation Commissions Forum Update

Update at meeting.

Chautauqua Historic District

Update at meeting

Landmarks Board Retreat.

Update at meeting.

July 2016

Amended: July 22, 2016
 Last Planning Board Meeting: July 21, 2016

Mon	Tue	Wed	Thu	Fri																																																																						
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; color: red;">Jun 2016</p> <p style="font-size: small; color: red;">M T W T F S S</p> <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td></td><td></td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td><td></td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; color: red;">Aug 2016</p> <p style="font-size: small; color: red;">M T W T F S S</p> <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table> </div> </div>				1	2	3	4	5			6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					1
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4 CITY HOLIDAY	5 CC Recess	6 EAB 6-8pm, 1777 West Conference Room	7 PB Recess UHCAMC Retreat, 8am-12pm at The Academy, 970 Aurora	8																																																																						
11 DMC Mtg, 5:30 p.m., 1777 West Conf Room	12 CC SS, 6 p.m. in CC	13 DAB Meeting CANCELED	14 BOZA Meeting, 5 p.m. in Main Library, Boulder Creek Room PB Meeting, 6pm in CC <small>*1440 Pine St. Concept Plan (K. Guiler)</small>	15																																																																						
18	19 Middle Income Working Group Meeting, 4:30-6:00 p.m., 1777 West Conf Rm CC Meeting, 6:20 p.m. in CC <small>*Modification to Mobile Food Vehicle Ordinance (L. Landrith) *Call-up: 1590 Violet Ave easement vacation (C. Hill) *IP: Residential and Commercial Energy Codes: Long Term Strategy (K. Tupper)</small>	20 BJAD, 4-6 p.m., 1777 West Conf. Room BVCP Process Subcommittee Mtg, 12-1:30pm, Park Central 401 Conference Room	21 UHCAMC is CANCELED PB Meeting, 5pm in CC <small>*Barriers to Development & Disclosures of Conflict Options (Board) *Meeting Management (S. Richstone)</small>	22																																																																						
25 PB/CC CIP Tour, 5:30-7:30 p.m., leaving from Main Library (Arapahoe Entrance)	26 CC SS, 6 p.m. in CC	27	28 PB Meeting, 6pm in CC <small>*Annexation of Certain City Owned Properties (C. Meschuk) *BVCP Review of Initial Policy Changes (L. Ellis) *CIP Process (J. Gatzka)</small>	29																																																																						

August 2016

Mon	Tue	Wed	Thu	Fri																																																																																																			
<p>1</p> <p>DMC Mtg, 5:30 p.m., CC</p>	<p>2</p> <p>Middle Income Working Group Meeting, 4:30-6:00 p.m., 1777 West Conf Rm</p> <p>CC Meeting, 5:55 p.m. in CC</p> <p><small>*Hearing/Resolution that annexation to meet state law if agreement signed for 96 Arapahoe Annexation (E. McLaughlin)</small></p> <p><small>*Call up: 1440 Pine Concept Plan (K. Guiler)</small></p> <p><small>*IP: Update Regarding Community Survey (J. Gatz)</small></p>	<p>3</p> <p>LB, 6 p.m. in CC</p> <p>EAB 6-8pm, 1777 West Conference Room</p>	<p>4</p> <p>PB Meeting, 6pm in CC</p> <p><small>*4750 Broadway Site Review (K. Guiler)</small></p>	<p>5</p>																																																																																																			
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<p>22</p>	<p>23</p> <p>CC SS, 6 p.m. in CC</p>	<p>24</p> <p>60-Day Public Comment for Prairie Dog Relocation Site Ends</p> <p>DAB, 4 p.m. in 1777 West Conference Room</p>	<p>25</p>	<p>26</p>																																																																																																			
<p>29</p> <p>BVCP Joint Board Mtg, 6:30-8:30pm, First Pres Church, 1820 15th St.</p>	<p>30</p> <p>CC SS, 6 p.m. in CC</p>	<p>31</p>	<table border="1"> <thead> <tr> <th colspan="7">Jul 2016</th> <th colspan="7">Sep 2016</th> </tr> <tr> <th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th><th>S</th> <th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th><th>S</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td> <td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td> </tr> <tr> <td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td> <td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td> </tr> <tr> <td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td> <td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td> </tr> <tr> <td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td> <td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td> </tr> <tr> <td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td> <td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td><td></td> </tr> </tbody> </table>		Jul 2016							Sep 2016							M	T	W	T	F	S	S	M	T	W	T	F	S	S					1	2	3					1	2	3	4	4	5	6	7	8	9	10	5	6	7	8	9	10	11	11	12	13	14	15	16	17	12	13	14	15	16	17	18	18	19	20	21	22	23	24	19	20	21	22	23	24	25	25	26	27	28	29	30	31	26	27	28	29	30		
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September 2016

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<i>Monthly</i>	1 CC Meeting, 6 p.m. in CC <small>* Alpine-Bal sam project: Urban Design Framework and Site Analysis (J. Crean) * Civic Area - Public Market Update (J. Crean) *1st Reading Management Agreement with St. Julien Partners LLC for Civic Use Space (E. Ameigh) *Second reading BCH Riverbend Mental Health Facility Site Review/Height Ord Change (K. Gulik) *BVCP land use changes initiated by public requests (L. Ellis) *Study Session Summary for Sept. 27 30th and Pearl Redevelopment Options (E. Ameigh) *Study Session Summary for Sept. 27 Middle Income Housing Strategy Subcommittee Report (D. Driskell)</small>	2 LB, 6 p.m. in CC EAB 6-8pm, 1777 West Conference Room	3 PB Meeting, 6pm in CC	4																																																																																																												
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