



**CITY OF BOULDER
LANDMARKS BOARD MEETING**

DATE: Wednesday, September 7, 2016

TIME: 6:00 p.m.

PLACE: 1777 Broadway, Municipal Building, City Council Chambers

1. Call to Order
2. Approval of Minutes from the August 3, 2016 Landmarks Board meeting
3. Public Participation for items not on the Agenda
4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report
5. Public Hearings
 - A. Public hearing and consideration of an application to designate the building and property at 2935 19th St. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00169). Owner / Applicant: Estate of Alfred and Eleanor Bartlett
 - B. Withdrawn: ~~Public hearing and consideration of an application to designate the building and property at 1420 Alpine Ave. as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00145). Owner / Applicant: Kent and Mary Young~~
 - C. Public hearing and consideration of a demolition permit for the house located at 2220 Bluff St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00148). Owner / Applicant: Julie Bragg
 - D. Public hearing and consideration of a demolition permit for the house located at 1723-25 15th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981 (HIS2016-00212). Owner / Applicant: Regina Suffian / Tom Jarmon
6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Update Memo
 - B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources
7. Debrief Meeting/Calendar Check
8. 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
August 3, 2016
1777 Broadway, Council Chambers Room
6:00 p.m.

The following are the action minutes of the August 3, 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

*John Putnam, *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

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 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **D. Yin**, seconded by **B. Butler**, the Landmarks Board approved (4-0, **R. Pelusio** absent) the minutes as amended of the June 1, 2016 and June 23, 2016 board meetings.

3. SELECTION OF LANDMARKS BOARD CHAIR AND VICE CHAIR POSITIONS

F. Sheets nominated **D. Yin** as Chair, seconded by **B. Butler**. Motion passed (4-0) electing **D. Yin** as Chair..

D. Yin nominated **F. Sheets** as Vice Chair, seconded by **B. Butler**. Motion passed (4-0) electing **F. Sheets** as Vice Chair..

4. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

No comments about items not on the agenda.

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

- Statistical Report
- **Matt Appelbaum**, Council Member, shared the City Council's interest in enhancing connection with the city's boards and commissions, noting that he and City Council Member **Jan Burton** are leading this effort and form the subcommittee. He elaborated on avenues to communicate and work effectively with council. Some of the strategies included were:
 - Submitting topics of interest onto the City council's January retreat agenda, so that they may be considered for the upcoming work plan.
 - Communicating, either as an individual or as a board, via written message (email or letter), to a City Council member; this is especially helpful to highlight a board's case on the council agenda, because the packets can be lengthy.
 - Watching the City Council agendas and board members placing themselves on the agenda via staff, is preferred to board members speaking during public participation.
 - Creating a board manual (or one-pager) similar to the Library Commission's that highlights the structure of the group, i.e. quasi-judicial, topics addressed, the current members, the number of hours of participation.

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

Ex-parte contacts

E. Budd, **B. Butler**, **F. Sheets**, and **D. Yin** saw the case in Landmark design review committee (Ldrc) and made site visits to the property.

Staff Presentation

M. Cameron, presented the case to the board, with the staff recommendation that the Landmarks Board approve the request to forward the application to the City Council with a recommendation to designate. .

Applicant's Presentation

Kate Toan Merlin, 479 Arapahoe Ave., spoke in support of landmark designation. She shared her enthusiasm for rehabilitating the house.

Mark Gerwing, 3675 Silver Plume Ln., spoke in support of landmark designation. He explained the reasoning for proposing a partial landmark boundary of the property due to the timing of addressing the accessory building. Mr. Gerwing mentioned plan is to

remove the accessory building and build another modestly sized building, but due to the existing duplex zoning, this will take more time and the applicant would like to proceed.

Board Discussion

Motion

On a motion by **F. Sheets**, and seconded by **E. Budd**, voted and approved (4-0) 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.

- B.** Public hearing and consideration of an application to designate the building and property located at 2949 Broadway Street 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

Ex-parte contacts

E. Budd, recused himself from this case because of a possible conflict of interest; He lives 450 ft. from the property and is the president of the Homeowners Association of his condominium complex which is within 300 ft.

B. Butler saw this case in the LDRC.

F. Sheets has no ex-parte contacts.

D. Yin saw this case in Ldrc and lives in the neighborhood and walks by frequently.

J. Putnam was part of the planning board's June meeting that reviewed this case.

Staff Presentation

J. Hewat, presented the case to the board, with the staff recommendation that the Landmarks Board approve the request.

Applicant's Presentation

Michael Bosma, 1885 Quince Ave., spoke in support of landmark designation. Though it took longer than anticipated, because of the site review and landmark designation process, he believed that a much better product was achieved as a result of the process.

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Motion

On a motion by **D. Yin**, and seconded by **B. Butler**, voted and approved (3-0) that the Landmarks Board recommend that the city council designate the property at 2949 Broadway Street 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.

- 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

Ex-parte contacts

E. Budd, B. Butler, F. Sheets, D. Yin, and J. Putnam and made site visits to the property.

Staff Presentation

M. Cameron, presented the case to the board, with the staff recommendation that the Landmarks Board approve the request for partial demolition.

Applicant's Presentation

Chris Gray, 890 Toedtli Dr., Boulder, 80305, architect, spoke in support of partial demolition.

Board Discussion

Motion

On a motion by **F. Sheets**, and seconded by **D. Yin** voted and approved (4-0) 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.

7. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT

- A. Historic Resource Survey Plan – **M. Cameron** presented the final Historic Resource Survey Plan to the board.
- B. Update Memo
- C. Subcommittee Updates

8. DEBRIEF MEETING/CALENDAR CHECK

9. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

Approved on _____, 2016

Respectfully submitted,

_____, Chairperson

DRAFT



CITY OF BOULDER
Planning and Development Services

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 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Historic Preservation Reviews
 Between July 22, 2016 and August 26, 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: 13

HIS2016-00221	1111 MAXWELL AV	Mapleton Hill
Landmark Alteration Certificate review for replacement of existing rooftop A/C units for #201 and #233 at 1111 Maxwell Ave.		
<u>Sequence #:</u>	127	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 08/02/2016
		<u>By:</u> Staff
HIS2016-00234	1919 14TH ST	Individual Landmark
Replacement of standing seam roof on the south and east faces of building above storefront as detailed on landmark alteration certificate application dated 07.14.2016.		
<u>Sequence #:</u>	135	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 07/25/2016
		<u>By:</u> Staff
HIS2016-00235	602 SPRUCE ST	Mapleton Hill
Installation of air conditioning compressor at side of house as detailed on landmark alteration certificate application dated 7.20.2016.		
<u>Sequence #:</u>	136	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 08/02/2016
		<u>By:</u> Staff
HIS2016-00240	1048 PEARL ST	Downtown
Installation of internally illuminated wall sign on contemporary portion of building per the sign plan for Pearl West and as detailed on application dated 07.26.2016.		
<u>Sequence #:</u>	139	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 08/03/2016
		<u>By:</u> Staff
HIS2016-00243	1806 17TH ST	Chamberlain
Addition to hoise as detailed on landmark alleration certificate drawings dated 08.03.2016 and reviewed by the LDRC.		
<u>Sequence #:</u>	141	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 08/04/2016
		<u>By:</u> LDRC
HIS2016-00247	864 14TH ST	University Place
Reroof house with 30-year TAMKO asphalt shingles, color to match the existing shingles as detailed on landmark alteration certificate dated 08.03.2016.		
<u>Sequence #:</u>	144	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	Marcy Cameron	<u>Date:</u> 08/08/2016
		<u>By:</u> Staff

HIS2016-00255 108 CHAUTAUQUA PARK**Chautauqua Park**

Proposal for a 50 s.f. (8' x6'6)detached shed to be built in the south west corner of the lot. Wood siding, painted Chelsea Gray with Dover white trim to match house. Asphalt shingles. Reviewed and approved by CCA.

Sequence #: 147

Case Manager: James Hewat

Decision: Application Approved

Date: 08/17/2016

By: LDRC

HIS2016-00256 1023 WALNUT ST 100**Downtown**

Proposed exterior seating area with railings as shown on application dated 8.9.2016; spacing to match existing seating areas nearby.

Sequence #: 148

Case Manager: James Hewat

Decision: Application Approved

Date: 08/18/2016

By: Staff

HIS2016-00259 1011 WALNUT ST**Downtown**

Request to install an electric car charger on the exterior (alley-facing) elevation of a commercial building in the Downtown Historic District.

Sequence #: 151

Case Manager: James Hewat

Decision: Application Approved

Date: 08/18/2016

By: Staff

HIS2016-00260 1040 PINE ST**Mapleton Hill**

LAC application to consider. Install duct-less heat pumps for living room and kitchen areas.

Sequence #: 152

Case Manager: James Hewat

Decision: Application Approved

Date: 08/18/2016

By: Staff

HIS2016-00265 1018 PINE ST**Mapleton Hill**

Paint exterior of principal residence and detached garage with 4 color paint scheme.

Sequence #: 154

Case Manager: James Hewat

Decision: Application Approved

Date: 08/18/2016

By: Staff

HIS2016-00266 603 SPRUCE ST**Mapleton Hill**

Replace existing asphalt shingle roof with Duration Storm asphalt shingle roof, color to be black.

Sequence #: 155

Case Manager: James Hewat

Decision: Application Approved

Date: 08/16/2016

By: Staff

HIS2016-00267 590 PINE ST**Mapleton Hill**

LAC review for re-roof of two flat roof sections (EPDM on the garage roof and black modified bitumen on the east porch roof) on a single family dwelling.

Sequence #: 156

Case Manager: James Hewat

Decision: Application Approved

Date: 08/23/2016

By: Staff

Non-Designated Accessory Demolition Reviews**Case Count: 1****HIS2016-00249 1400 LODGE LN****Not Landmarked**

Full demolition of two detached accessory structures constructed c.1960.

Non-Designated Accessory Demolition Reviews**Case Count: 1**

Sequence #: 3
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/09/2016
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 9****HIS2015-00337 717 17TH ST****Not Landmarked**

Demolition of a single family one-story masonry residence with one-car attached garage built in 1939. Accessory structure at south west corner of property to also be demolished. Application referred to the full board by the LDRC on 12.16.2015. Landmarks Board placed stay of demolition on the application; expired 7.3.2016. Demolition approved 8.2.2016 upon submittal of archival photographs and elevations.

Sequence #: 92
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/02/2016
By: LPAB

HIS2016-00232 860 UNIVERSITY AV**Not Landmarked**

Proposed demolition of an existing garage, approximately 360 s.f., constructed in 1942.

Sequence #: 61
Case Manager: James Hewat

Decision: Application Approved
Date: 08/24/2016
By: Staff

HIS2016-00236 3170 17TH ST**Not Landmarked**

Parital demolition (removal of a street-facing wall) of a house constructed in 1954.

Sequence #: 63
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/01/2016
By: Staff

HIS2016-00239 833 LINCOLN PL**Not Landmarked**

Partial demolition (removal of more than 50% of the roof and a portion of a street-facing wall) of a house constructed in 1949.

Sequence #: 64
Case Manager: James Hewat

Decision: Application Approved
Date: 08/01/2016
By: Staff

HIS2016-00242 400 UTICA AV**Not Landmarked**

Full demolition of a house and accessory structures constructed in 1960 and significantly remodeled in 1981.

Sequence #: 65
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/01/2016
By: Staff

HIS2016-00245 2330 PANORAMA AV**Not Landmarked**

Full demolition of a house constructed in 1952.

Sequence #: 66
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/09/2016
By: Staff

HIS2016-00248 1297 BERE A DR**Not Landmarked**

Partial demolition (removal of more than 50% of the roof) of a house constructed in 1964. Full demolition approved.

Sequence #: 67
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 08/09/2016
By: Staff

HIS2016-00263 1365 BROWN CR**Not Landmarked**

Non-Designated Post-1940 Demo/Off Site Relocation Reviews**Case Count: 9**

Partial demolition (removal of a street facing wall) of a house built in 1966. Full demolition approved.
Sequence #: 69 Decision: Application Approved
Case Manager: Marcy Cameron Date: 08/18/2016
By: Staff

HIS2016-00268 1110 JUDSON DR**Not Landmarked**

Partial demolition (alteration of street facing walls) of a house constructed in 1966. Full demolition approved.
Sequence #: 70 Decision: Application Approved
Case Manager: Marcy Cameron Date: 08/22/2016
By: Staff

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews**Case Count: 3****HIS2016-00198 1627 17TH ST****Not Landmarked**

Demolish portion of alley building and the entire accessory building that were constructed approximately in 1900. If necessary, see prior expired approval HIS2015-00197
Sequence #: 20 Decision: Application Approved
Case Manager: Marcy Cameron Date: 08/02/2016
By: LDRC

HIS2016-00219 3212 9TH ST**Not Landmarked**

Enforcement Case - Removal of exterior wall and roof sheathing. Reference CPL2016-00566 and PMT2016-00380. Applicant to match original wood siding, window and door trim, and eave details, as shown on drawings dated 8/2/2016.
Sequence #: 24 Decision: Application Approved
Case Manager: Marcy Cameron Date: 08/18/2016
By: LDRC

HIS2016-00264 2855 10TH ST**Not Landmarked**

Full demolition of a house constructed in 1906. Alterations have diminished its historic integrity. LDRC approved full demolition.
Sequence #: 28 Decision: Application Approved
Case Manager: Marcy Cameron Date: 08/22/2016
By: LDRC

State Tax Credit Reviews**Case Count: 1****HIS2014-00110 1815 MAPLETON AV****Individual Landmark**

Application for state tax credit for rehabilitation of landmark house.
Sequence #: 3 Decision: Application Approved
Case Manager: James Hewat Date: 07/22/2016
By: LDRC

Historic Preservation Reviews Summary

between 7/22/2016 and 8/26/2016

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 13

Non-Designated Accessory Demolition

Application Approved 1

Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved 9

Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved 3

State Tax Credit

Application Approved 1

MEMORANDUM

September 7, 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 an application to designate the house and property at 2935 19th St. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2016-00145).

STATISTICS

1. Site: 2935 19th St.
 2. Zoning: RL-1
 3. Owner/Applicant: Alfred A. and Eleanor Frances Roberts Bartlett Trust
 4. Legal Description: Jos. Wolff's Subdivision Replat A, Lot 18A
 5. Date of Construction: 1917
-

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 2935 19th St. as a local historic landmark, to be known as the **Tyler-Monroe-Bartlett 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 September 7, 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, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a property reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 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. Sec. 9-11-1(b), B.R.C. 1981.
4. The property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On June 3, 2016, the city received an application from the property owner, the Estate of Alfred A. Bartlett and Eleanor Frances Roberts Bartlett Family Trust, for an individual landmark designation of the property at 2935 19th St.

PROPERTY DESCRIPTION

Constructed in 1917, the two-story eclectic-revival house at 2935 17th Street is located between Elder and Cedar Avenues in the Newland neighborhood. The house is aligned perpendicularly to 18th and 19th streets, its façade and main entry located on the south face, while the east (side) elevation of the house faces onto 19th Street. The surrounding lots were developed primarily in the 1950s and 1960s when the original Tyler Ranch was subdivided. It is not located in a potential or designated historic district, but was found to be potentially eligible for listing in the National Register of Historic Places when it was surveyed during the 1995 *Boulder Survey of Historic Places: Newland & North Boulder*. See Attachment B: Architectural Record Inventory Form.

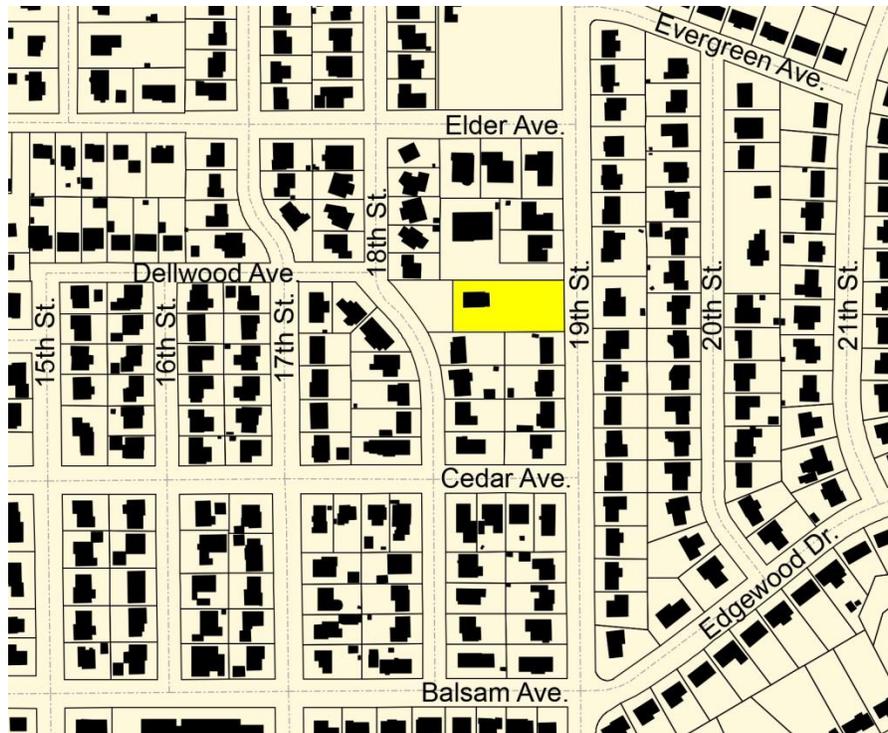


Figure 1: Location Map, 2935 19th St.



Figure 2: 2935 19th St., South Elevation, 2014

Designed in an eclectic variant of the Italian Renaissance Revival with elements of the Prairie School, this prominent house makes use of local stone, a clay tile roof and echoes the Mediterranean Revival found at the University of Colorado, Boulder's campus. The

rusticated fieldstone first story, stuccoed second story, prominent concrete lintels, emphasized entrance, and terracotta tile roof are all adapted examples of the university's traditional design vocabulary. A wide projecting eave reminiscent of early twentieth century "Prairie Style" houses of the Midwestern United States features exposed rafters covered at the end by a fascia board, which is itself largely concealed by copper gutters and downspouts. The roof is clad in barrel-shaped red terra cotta tile, and is crowned by a pair of stucco clad chimneys with metal vents.

The façade (south elevation) is dominated by a prominent entry covered by a hipped frame roof clad in red asphalt shingles and supported by carved wooden brackets and two square wood columns. The front entry features a single 6-over-6 light door, surrounded by rose colored decorative panels with curvilinear wooden frames. Three multi-light windows flank the entrance, with a pair of multi-light windows located on the east bay. The second story features three pairs of multi-light windows, with a bay located above the entrance. All windows appear to be original. An abandoned driveway descends to a basement level garage door at the east end of the façade.



Figure 3. East (side) elevation, 2014.

The east elevation features two sets of three double hung, one-over-one double hung windows on the first floor and a similar configuration of three-over-one, double hung sash windows on the second floor. A concrete string course supports the upper story windows while the lower story windows feature concrete lintels matching those on the façade.



Figure 4. Northwest corner, 2014.

The north face of the house features two pairs of six-over-one, double hung windows, and one shorter double hung window near the northwest corner. The lower level of the north elevation features one pair of hung windows near the inset to the narrow east wing, a single hung window in the middle, a shorter hung window just north of the center, and a back door. The back door is accessed via four concrete steps and a landing, which are clad with field stone. A cellar door penetrates the field stone wall at the west face.

ALTERATIONS



Figure 5. Boulder County Assessor's Photo, c.1949

The house retains a high level of historic integrity, with only minor alterations having occurred over the years. The recilinear wood posts at the front entry were a later addition, likely made in 1975, when construction permit records show that work was being done on the front entry. The metal vents on the chimneys were added after the 1950's, and the westernmost chimney vents have been replaced since 1995. No clear historic imagery of the north or west elevations is available, making the extent of alterations there unclear. However, there is no visual evidence of significant change to the house in these areas.

HISTORY

Until the 1950s, North Boulder was predominately agricultural, with a mix of ranches and small farms. The land now occupied by 2935 19th St. was part of a ranch owned by local judge James H. Decker.¹ It was acquired by Captain Clinton M. Tyler, a prominent Boulder pioneer, in 1872. Tyler was a key early Boulder pioneer, arriving from Baraboo, Wisconsin to Colorado in 1860, where he established one of the most advanced stamp mills in the territory.² He, along with James P. Maxwell, was instrumental in establishing the first roads through the foothills above Boulder, a vital boost for the economy of the then-struggling town.³

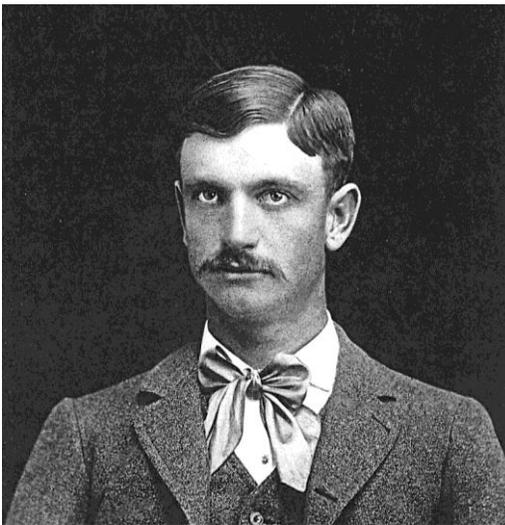


Figure 6: Fred Tyler, undated. Photo courtesy of Boulder Carnegie Library.

Fred Tyler took over his father's landholdings in Wyoming following Clinton's death in 1886, and later mined in Nevada.⁴ It was there he met and married Mae Robinson, originally from Detroit, on December 23, 1907.⁵ They moved to Denver in 1914 and to Boulder in 1917, where at 2935 19th Street they, "built one of the finest country homes to be found in Boulder County".⁶ It was designed and built for them by local building contractor and architect Albert Lawrence.⁷ Fred Tyler operated a quarry for architectural stone and gravel, located in Four Mile Canyon and was a member of the Masons and the Knights

¹ Simmons, R. Laurie and Thomas H. Simmons, *Boulder Survey of Historic Places, 1995: Newland Addition & North Boulder*. City of Boulder, 1995.

² Smith, Phyllis, "Old Boulder: Sketches of the Past." November 17, 1976. Boulder Carnegie Library clipping collection.

³ Ibid.

⁴ Daily Camera, October 17, 1928.

⁵ Ibid.

⁶ Ibid.

⁷ Simmons, 1995.

Templar.⁸ He died of pneumonia on October 17, 1928. Mae Tyler continued to reside at 2935 19th St. through the 1930s. She was a popular housemother of the Pi Beta Phi Sorority until 1944, when she resigned the position due to poor health.⁹ Mae sold the house at 2935 19th St. to Lucius P. and LaRue M. Monroe in 1941 and died of a heart attack at Boulder Community Hospital on February 12, 1949.¹⁰



Figure 7: 2935 19th (outlined in yellow) and surrounding area in 1938 (left) and 1958 (right)

Lucius “Lu” Paddock Monroe was born in Boulder on December 11, 1907, the son of Dr. Charles A. and Edna H. Monroe.¹¹ He graduated from Boulder Preparatory School in 1926 and from the University of Colorado in 1930.¹² LaRue Myers Monroe was born on March 26, 1907, in Chico, Texas, to Harry E. and Flossie B. Myers.¹³ She attended the Gainesville public schools, the local junior college, and Southwestern Teachers College at Denton, Texas. During her studies, she spent a summer studying at the University of Colorado, which was when she met Lu Monroe. She remained in Gainesville, teaching at the Texas State Girl’s Training School, for two years before marrying Lu on June 23, 1931, and moving to Boulder.

Lu Monroe had an illustrious career with the Boulder Daily Camera, starting as paper boy in 1918, becoming a full-time staff member in 1930, promoted to business manager in 1938, and to general manager in 1946, and finally publisher in 1969, before his

⁸ Daily Camera, October 17, 1928.

⁹ Daily Camera, “Mrs. Mae Tyler Dies Early this Morning of Heart Disease.” February 12, 1949. Boulder Carnegie Library.

¹⁰ Ibid.

¹¹ Daily Camera, “Lu Monroe, Retired Camera Publisher, Dies.” November 15, 1976. Boulder Carnegie Library.

¹² Ibid.

¹³ Daily Camera, “Mrs. Lu P. Monroe Dies; Funeral Friday.” December 5, 1968. Boulder Carnegie Library.

retirement in 1970.¹⁴ He was prominent in press organizations, serving as president of both the Colorado Press Association and an officer and member of the board of the Inland Daily Press Association, as well as holding membership in numerous other professional associations.¹⁵ He was also a skilled photographer, receiving frequent recognition for his work which was often used in Daily Camera articles.¹⁶



Figure 8: Lucius and LaRue Monroe on a cruise to Hawaii, 1968. Photo Courtesy of the Boulder Carnegie Library.

LaRue Monroe was also an active community member, having been a member of the Boulder P.E.O., a quasi-secret sisterhood devoted to the advancement of education for women, and as president of Women's Society for Christian Service of Boulder's First Methodist Church.¹⁷ Like Lu she was an avid golfer.¹⁸ The Monroes owned the property at 2935 19th St. from 1941 until 1956 when they sold the house to Albert A. and Eleanor Bartlett. LaRue Monroe died in Boulder on December 5, 1968, of cancer.¹⁹ Lucius P. Monroe died on November 14, 1976, due to complications from brain surgery he had undergone to remove a tumor.²⁰

Albert A. and Eleanor Bartlett were the longest owners of the property, having resided there for over 40 years, and it remains in the family today. Eleanor was the daughter of Robert Chester and Mabel Stannard Roberts, born November 13, 1924 in Franklin, Indiana.²¹ She attended Denison University in Ohio, from which she graduated with a biology degree in 1946.²²

Albert was born March 21, 1923 in Shanghai, China, where his father, Willard W. Bartlett, was principal of the Shanghai American School.²³ An outbreak of cholera later

¹⁴ Daily Camera, "Lu Monroe Leaves Active Role with Daily Camera." March 3, 1970. Boulder Carnegie Library.

¹⁵ Daily Camera, November 15, 1976.

¹⁶ Daily Camera, March 3, 1970.

¹⁷ Daily Camera, December 5, 1968.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Daily Camera, November 15, 1976.

²¹ Daily Camera, "Obituaries: Eleanor Roberts Bartlett." March 9, 2008. Boulder Carnegie Library.

²² Ibid.

²³ Historical Collections of the Great Lakes, "Allen Bartlett Collection: Biographical Sketch." Bowling Green University, October, 1994. Boulder Carnegie Library clipping collection.

the same year prompted Willard to send infant Albert and his mother, Marguerite Allen Bartlett, to the home of a relative in Franklin, Indiana.²⁴ Willard soon returned to the United States, where he held prominent administrative and teaching positions at several colleges, culminating with a position as professor and head of the Department of Education at Otterbein College, Westerville, Ohio.²⁵ Albert, having moved several times to follow his father's career, graduated high school in Ohio in 1940, and enrolled at Otterbein College later that year.²⁶ In 1942, he transferred to Colgate University, Hamilton, New York, and began to focus his studies on physics.²⁷ Albert spent his summers working on the Great Lakes iron ore freighters *Pontiac* and *Peter White*, and pursuing his interest in photography.²⁸ During the summer of 1943, he met Eleanor Roberts.²⁹

Upon graduating from Colgate College with a bachelor of physics degree in 1944, he obtained a position related to mass spectrometry as part of the Manhattan Project at the Los Alamos National Laboratory in New Mexico, which developed the atomic bomb.³⁰ He participated in the 1946 nuclear weapons tests at Bikini Atoll.³¹ On August 24 of that year he and Eleanor were wed, and the couple moved to Cambridge, Massachusetts, where she obtained a staff position at the Massachusetts Institute of Technology while Albert began his graduate studies at Harvard University.³² He obtained his master of physics degree from Harvard in 1948, followed by a doctorate in 1951.³³ While still completing his doctorate in 1950, he was hired to a position in the physics faculty at the University of Colorado, Boulder.³⁴ Eleanor, Albert, and their one year old daughter Caroline moved to Boulder in the summer of 1950.³⁵

Eleanor focused on raising daughters Caroline, Jane, Lois, and Nancy.³⁶ She was also a skilled cellist, playing in informal string quartets that met regularly at her home for over 20 years.³⁷

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Daily Camera, March 9, 2008.

³⁰ Daily Camera, "Drawing the Line on Growth: Blue Line Activist Al Bartlett Helped keep Foothills Green." December 8, 2002. Boulder Carnegie Library.

³¹ Ibid.

³² Daily Camera, March 9, 2008.

³³ Historical Collections of the Great Lakes, 1994.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Daily Camera, March 9, 2008.

³⁷ Ibid.

Albert Bartlett became a prominent member of the University of Colorado's physics faculty and won a number of national awards, including the American Association of



Figure 9: Al Bartlett, 1987. Photo courtesy of Boulder Carnegie Library

Physics Teachers Distinguished Service Citation, the Robert A. Millikan Award and the Melba Newell Phillips Award³⁸. He also held two administrative positions with the university, serving on its Boulder Campus Planning Commission for 25 years and chairing the committee which designed Duane Physical Laboratories Complex, home of the CU Physics and Astrophysical and Planetary Sciences departments.³⁹

Bartlett was highly influential in civic affairs; in 1959, he and fellow professor Bob McKelvey founded the movement to establish the Blue Line, a city charter regulation prohibiting city water service above about 5,750 feet in altitude, which serves to limit development in the foothills above town.⁴⁰ On the heels of that successful effort, Bartlett was one of the founders of People's League for Action Now, commonly known as PLAN--Boulder.⁴¹ PLAN—

Boulder's original objective was to further limit growth by establishing an Open Space sales tax, which provided funds for city acquisition of open space outside the city itself.⁴² This effort succeeded in 1967, leading to the creation of the greenbelts, over 41,000 acres of preserved open space ringing the city of Boulder.⁴³

Bartlett also attained international notoriety with his famed lecture on growth, "Arithmetic, Population, and Energy."⁴⁴ In this lecture, with its memorable tagline, "The greatest shortcoming of the human race is our inability to understand the exponential function," Bartlett explained how seemingly small, continual rates of growth lead to

³⁸ University of Colorado, Boulder. "CU-Boulder Campus Mourns Death of Longtime, Celebrated Physics Professor Al Bartlett." Web. <http://www.colorado.edu/today/2013/09/09/cu-boulder-campus-mourns-death-longtime-celebrated-physics-professor-al-bartlett>

³⁹ Ibid.

⁴⁰ Talbott, Clint. "Drawing the Line on Growth: Blue Line Activist Al Bartlett Helped keep Foothills Green." Daily Camera, December 8, 2002. Boulder Carnegie Library.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ University of Colorado, Boulder.

vast gains over time causing massive demand on space and resources.⁴⁵ He argued that society's focus on perpetual growth as a positive goal will inevitably lead to overconsumption and disaster, no matter how small the rate of growth.⁴⁶ He therefore advocated complete sustainability by reaching a zero growth rate.⁴⁷ From his first presentation of this lecture in 1969, Bartlett went on to give the talk 1,741 times in forty-nine states and seven foreign countries.⁴⁸

Following his death of lymphoma on September 7, 2013, the university initiated a program wherein 50 volunteers were trained to continue delivering Bartlett's lecture.⁴⁹ Albert's wife Eleanor died on March 3, 2008.⁵⁰ Shortly after her death, Albert placed 2935 19th St. into the care of a family trust, which is the present applicant for landmark designation.

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: Sections 9-11-1, Purpose and Legislative Intent, & 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, 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

⁴⁵ Al Bartlett, "Arithmetic, Population, and Energy." Al Bartlett.org. Web. http://www.albartlett.org/presentations/arithmetric_population_energy.html

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ University of Colorado, Boulder.

⁴⁹ Ibid.

⁵⁰ Daily Camera, March 9, 2008.

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 and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?

Staff finds that the designation of the house at 2935 19th St. will protect, enhance, and perpetuate a building reminiscent of a past era, past events, and persons 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 located at 2935 19th St. has historic significance under criteria 1, 2, 3, and 4.

1. Date of Construction: 1917

Elaboration: Well-preserved example of an eclectic variant of the Italian Renaissance Revival with elements of the Prairie School of design.

2. Association with Persons or Events: Fred and Mae Tyler, Lucius and LaRue Monroe, and Albert and Eleanor Bartlett

Elaboration: Constructed in 1918 by local architect and builder Albert Lawrence for prominent Boulder citizens Fred and Mae Tyler. Fred owned and operated a stone quarry in Four Mile Canyon and likely procured the field stone for the house from this location. In 1941 the house was sold to Lucius and LaRue Monroe. Lucius began working at Boulder's *Daily Camera* newspaper as a paperboy in 1918 and continued with the newspaper until 1970 when he retired as its publisher. LaRue was a prominent Boulder citizen involved in various civic organizations over the course of her life. In 1957, Albert and Eleanor Bartlett purchased the property. Noted University of Colorado physicist, Al Bartlett is credited with establishing Boulder's Blue Line in the early 1960s and as the founder of PLAN--Boulder which established a sales tax for the acquisition and development of Boulder's greenbelt in late 1960s.

3. Development of the Community: Meadow Lawn Park and Edgewood Subdivisions

Elaboration: This house is one of the earliest in the area. The neighborhood was developed primarily between 1953 and 1956. The house at 2935 19th St. is representative of the area's rural character in the first half of the twentieth century.

- 4. Recognition by Authorities:** Well-preserved example of eclectic variant of the Italian Renaissance Revival with elements of the Prairie School of design. Recommended individually eligible for listing on the National Register of Historic Places by Front Range Research Associates, 1995.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 2935 19th St. has architectural significance under criteria 1, 3, 4, and 5.

- 1. Recognized Period or Style:** Eclectic variant of the Italian Renaissance Revival
Elaboration: Well-preserved example of an eclectic variant of the Italian Renaissance Revival with elements of the Prairie School of design. Recommended individually eligible for listing the National Register of Historic Places by Front Range Research Associates, 1995.

- 2. Architect or Builder of Prominence:** Albert Lawrence
Elaboration: This house was designed and built by local architect and builder Albert Lawrence.

- 3. Artistic Merit:** Eclectic variant of the Italian Renaissance Revival
Elaboration: This structure is a well-constructed, elegantly detailed, and highly intact example of an eclectic variant of the Italian Renaissance Revival with elements of the Prairie School of design.

- 4. Example of the Uncommon:** Use of local field stone likely sourced from Fred Tyler's quarry in Four Mile Canyon.

- 5. Indigenous Qualities:** Local field stone construction
Elaboration: Use of local field stone likely sourced from Fred Tyler's quarry in Four Mile Canyon.

- B. Does the proposed application 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?*

Staff finds that the proposed application would 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. The lot was subdivided in 2016, however, staff finds that the new property boundaries preserves the rural character of the lot. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 2935 19th St. has environmental significance under criteria 1, 2, 3, and 4.

1. **Site Characteristics:** Expansive parcel with established vegetation.
Elaboration: 2935 19th St. is an unusually large lot with high quality landscaping featuring many mature trees.
2. **Compatibility with Site:** Site Integration
Elaboration: House is well integrated into this large property which possesses large trees and mature vegetation.
3. **Geographic Importance:** Familiar visual feature in north Boulder.
Elaboration: Recognized as one of the most prominent and distinctive properties in north Boulder.
4. **Environmental Appropriateness:** House is well integrated into this large property which possesses large trees and mature vegetation.
5. **Area Integrity:** None Observed
Elaboration: The property is surrounded by the Meadow Lawn Park and Edgewood subdivisions, which were primarily developed in the 1950s and 1960s. The property is not located in a designated or identified potential historic district.

Landmark Name:

Staff considers this landmark should be known as the Tyler-Monroe-Bartlett Property, after its builders and first residents Fred and Mae Tyler, noted newspaper man Lucius Paddock Monroe, and its longest residents, CU physics professor and growth expert Albert Bartlett and his wife, Eleanor. 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:

Following a recent subdivision, the building sits on a residential lot measuring 29,994 sq. ft. in size. Staff recommends that the boundary be established as proposed to follow the property lines of the lot, which is the boundary proposed by the applicant and is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

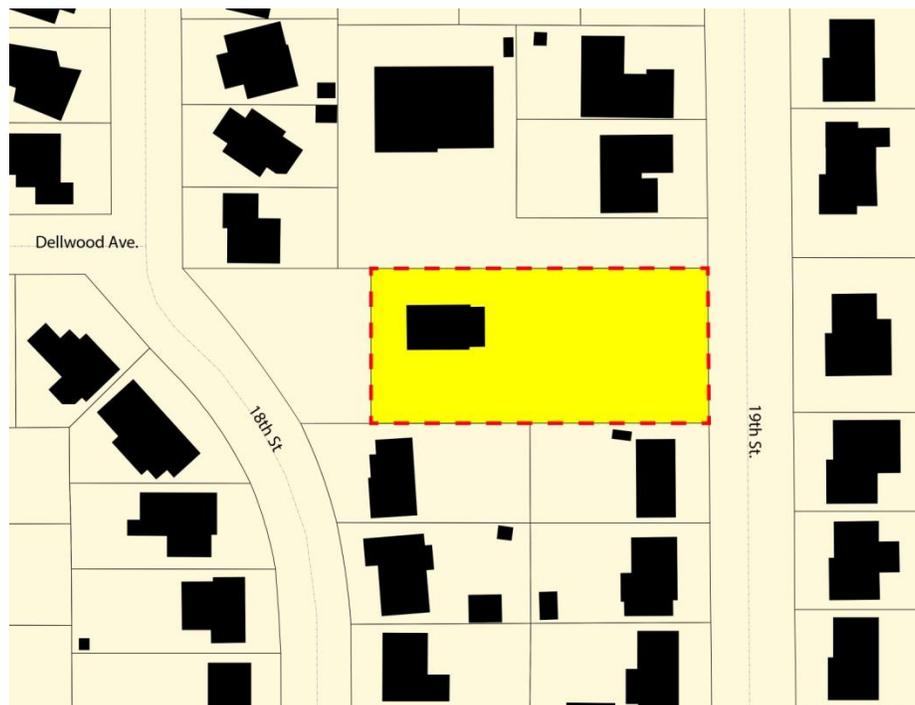


Figure 10: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Designation Application
- B: Current Photographs
- C: Architectural Inventory Record Form
- D: Assessor's Card
- E: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- F: Significance Criteria for Individual Landmarks
- G: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Designation Application

HE-2016-00169

Application for Individual Landmark

Name of Building: Tyler-Bartlett House **Date:** May 11, 2016

Address: 2935 19th Street, Boulder, CO 80304

Estate of Alfred A. Bartlett and Eleanor Frances Roberts Bartlett

Owner(s): Family Trust U/W dated June 5, 2001 **Phone:** 303 443-0595

Address(es): 2935 19th Street, Boulder, CO 80304

Applicant: Owner is the applicant **Phone:** 303 443-0595

Address: 2935 19th Street, Boulder, CO 80304

Date of Construction: 1917

Type of Construction: See attached Colorado Historical Society Historic Building Inventory Record

Architectural Style / Period: See attached Colorado Historical Society Historic Building Inventory Record

Architect / Builder: Albert Lawrence

Condition of Exterior: Excellent

Additions / Alterations to Exterior: See attached Colorado Historical Society Historic Building Inventory Record

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

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>Nancy M. Bartlett</i> Personal Rep. Trustee
Nancy M. Bartlett as Personal Representative and Trustee for Owner/Applicant
Address: 777 Lincoln Place, Boulder, CO 80302
Designation initiated by: Owner Date: <i>May 11, 2016</i>

BLOCKWICK EISENSTEIN KRAHENBUHL, LLC

Attorneys at Law

2672 NORTH PARK DRIVE, SUITE 200
LAFAYETTE, COLORADO 80026

TELEPHONE 303/449-4400
DIRECT 303/443-4434

DAVID G. EISENSTEIN
DGE@BEK-LAW.COM

May 13, 2016

Via Hand Delivery

James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
City of Boulder Planning, Housing and Sustainability
Historic Preservation Program
1739 Broadway, 3rd Floor
Boulder, CO 80302

RE: Application for Individual Landmark Tyler-Bartlett House
2935 19th Street, Boulder, CO 80304

Dear James and Marcy:

Enclosed are the following:

1. Application of Individual Landmark, signed by the Owner/Applicant for the above referenced property, along with the attachments referred to in the application.
2. Check payable to the City of Boulder in the amount of \$25.00 for the application fee.
3. "Site Plan" showing the area and boundary of the Landmark Designation that is being requested by the applicant.

The subject property is currently owned by the Estate of Alfred A. Bartlett and Eleanor Frances Roberts Bartlett Family Trust U/W dated June 5, 2001 ("Owner"). The Owner has applied for approval of a minor subdivision that divides the parcel into two lots, Lot 1 and Lot 2. It is Lot 1, with the existing "Tyler-Bartlett House" on it that is the subject of the application as shown on the enclosed Site Plan.

This property meets various criteria applicable to landmark an individual property, including as follows:

- (1) The property has historic significance. The house was constructed in 1917 by Albert Lawrence for Fred Tyler, the son of Capt. Clinton Tyler. It is associated with noteworthy individuals who lived in and contributed greatly to the history of the City of Boulder, and it is

James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
City of Boulder
RE: Tyler-Bartlett House--2935 19th Street, Boulder, CO 80304
May 13, 2016
Page 2

recognized by authorities as a noteworthy house and property. The house has only had three owners: The Tylers (c.1917-1941), Lucius (Lou) and Larue (Paddock) Monroe (1941-1956) and the Bartlett family (1956-present). All of these owners are people with historic significance in the City of Boulder.

(2) The property has architectural significance. The house is extremely well preserved as originally built, inside and out; it was built by Albert Lawrence; it has artistic merit; and, it is composed of indigenous materials. The two-story house is constructed of native fieldstone and has Mediterranean and Prairie style influences. While the house is now almost 100 years old, it has been changed very little.

(3) The property has environmental significance. The house is set back from 19th Street on a large lot with mature trees. The site is of the highest quality with natural and planned vegetation. Preservation of the open area east of the house between the house and 19th Street (the "east yard") is a major and significant objective for designating this property as a landmark. The east yard is extremely important to the quality of the site and is crucial to the maintenance of the historic character and the preservation of the property. Maintaining this open area achieves compatibility with the land and the structure. This site is of geographic importance as it was one of the first homes built in the area before the development of the surrounding subdivisions. The size of the parcel makes it unique and allows it to stand out as an important feature in the area. The surrounding open area is complementary to the house. The east yard has existed and been part of the historic character of the home for most of its existence and must be preserved as part of the landmark. Another important factor for the preservation of the site is to preserve the existing access to the house from 19th Street and the driveway running from 19th Street west along the southerly boundary of the property to the house.

In order to further implement the Owner's desire to preserve the property the Owner will be placing covenants on the property and, in the event the property is sold, will also place restrictions in the deed conveying the property, mandating preservation of the property.

Please let me know if you have any questions or if you need any additional information at this time to begin the individual landmark designation process. Thank you for all your help in this matter.

Sincerely,

David G. Eisenstein

David G. Eisenstein
Attorney for Owner/Applicant



View from 19th St., 2014



North (front) elevation, 2014



East (side) elevation, 2014.



West (side) elevation, 2014



Northwest corner, 2014.

Attachment C: Architectural Inventory Record Form

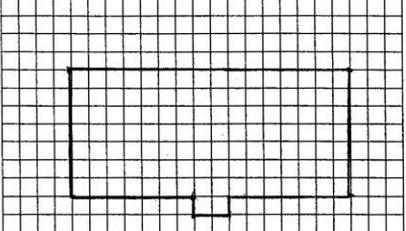
1899 Cedar

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

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

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5282
		TEMPORARY NO.: 1463-30-2-17-001		
CURRENT BUILDING NAME:		OWNER: BARTLETT A A & ELEANOR R		
ADDRESS: 2935 19TH ST BOULDER, CO 80304		2935 19TH ST BOULDER CO 80304-2719		
		TOWNSHIP 1N	RANGE 70W	SECTION 30 NW 1/4 NE 1/4
HISTORIC NAME: Monroe/Bartlett Residence		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: N/A	LOT(S): 17-18p	
		ADDITION: Wolff's YR. OF ADDITION: 1875		
FILM ROLL NO.: 95-18 BY: Roger Whitacre	NEGATIVE NO.: 7	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1930 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Residence HISTORIC: Residence
				CONDITION: X EXCELLENT GOOD FAIR DETERIORATING
				EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Front entrance altered, original door with sidelights is recessed, wood siding added flush with stone wall to provide insulation; post supports for porch. CONTINUED YES X NO
STYLE: Eclectic		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Stone, Concrete, Stucco, Wood		SQ. FOOTAGE: 2603	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Two-story dwelling with hipped roof with overhanging eaves; central brick chimneys; red tile roofing. Walls composed of river rock to second story sill level; stucco above. Concrete water table and second story sill course. Stone and concrete foundation. Small hipped roof porch with concrete floor, stone foundation, and bracket supports, as well as newer wood posts. Center, paneled and glazed door with paneled sidelights. Double-hung, 8/1 and 6/1-light windows with flat concrete sills and lintels. Oriel window on facade. Windows grouped in twos and threes. Original garage is under house at east end of facade. CONTINUED? YES X NO		INDIVIDUAL: X YES NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
ADDITIONAL PAGES: YES X NO		NAME: DATE: ASSOCIATED BUILDINGS? X YES NO TYPE: Garage, Shed IF INVENTORIED, LIST ID NOS.:		

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL5282		
	SOURCE:	ORIGINAL OWNER: Unknown Son of Clint Tyler	SOURCE: Albert Bartlett	
	BUILDER/CONTRACTOR: Unknown Albert Lawrence	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): The garage was used during the period around World War II and later to store huge rolls of newsprint for the Daily Camera. The swingset is made from lampposts that were removed from along Mapleton.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): An old Assessor's card refers to this property as "formerly Tyler Place." The current owners, Albert A. and Eleanor Bartlett acquired the house from L.P. and Larue M. Monroe. Lucius P. Monroe was a reporter and circulation manager at the Boulder Daily Camera, who later became vice president and manager of the Boulder Publishing company. Albert Bartlett is a professor of physics at the University of Colorado and Chairman of the Faculty Council during 1969-1971.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> 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: <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This house is notable for its This house is significant for its architecture which represents the use of native stone in Boulder dwelling construction. The house is notable for its red tile roof with overhanging eaves, river rock walls, bands of multi/single-light windows with concrete lintels, second story oriel window, and door with paneled sidelights. University of Colorado Professor of Physics Albert A. Bartlett has lived here for many years.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Eleanor Bartlett, Boulder, Colo., Telephone Interview, 3 August 1995; Frederick S. Allen, et al, The University of Colorado (New York: Harcourt Brace Jovanovich, 1976), 265.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		





**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 F: 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

September 7, 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 located at 2220 Bluff St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00148).

STATISTICS:

1. Site: 2220 Bluff St.
2. Date of Construction: c. 1900
3. Zoning: RMX-1
4. Existing House Size: 868 sq. ft. (approx.)
5. Lot Size: 7,499 sq. ft. (approx.)
6. Owner/Applicant: Julie Bragg

STAFF RECOMMENDATION

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

I move that the Landmarks Board issue a stay of demolition for the building located at 2220 Bluff St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition.

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

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

1. A site plan showing the location of all existing improvements on the subject property;
2. Color medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY

On May 18, 2016, the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for the house at 2220 Bluff St. The buildings are located within the potential local and National Register eligible Whittier historic district and are over 50 years old. The action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On May 25, 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.”

PURPOSE OF THE BOARD’S REVIEW

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

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (June 6, 2016, when the Landmarks Board fee was paid) and expire on December 3, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The property measures approximately 7,499 square foot, and is located on the south side of Bluff Street, between 22nd and 23rd Streets within the identified potential local and National Register eligible Whittier Historic District. The property is bound by residential properties on the east and west, and by an alley at the rear.



Figure 1. Location Map showing 2220 Bluff St.



Figure 2. North Elevation (façade), 2220 Bluff St., 2016

The single story, L-shaped vernacular frame house is approximately 868 square feet in size and features a cross-gable roof, exterior walls clad in narrow clapboard siding, while the front gable end is clad in alternating sections of large fish scale and smaller diamond shaped wooden shingles. The front gable end also features decorative purlin panels and

returned eaves. A wide double hung window is located beneath the front gable and is flanked by wooden slat shutters. The entrance is flanked by three double hung windows on the east and a single double-hung window on the west. The windows appear to be original. A porch with decorative metal supports and corrugated fiberglass roofing spans the side-gable portion of the façade was added in 1966.

The west elevation of the house is dominated by the end of the primary gable, which is clad in alternating sections of square and fish scale wood shingles. Below, there are two windows; a double-hung window towards the front, and a square picture window further back. The east elevation also features window openings.

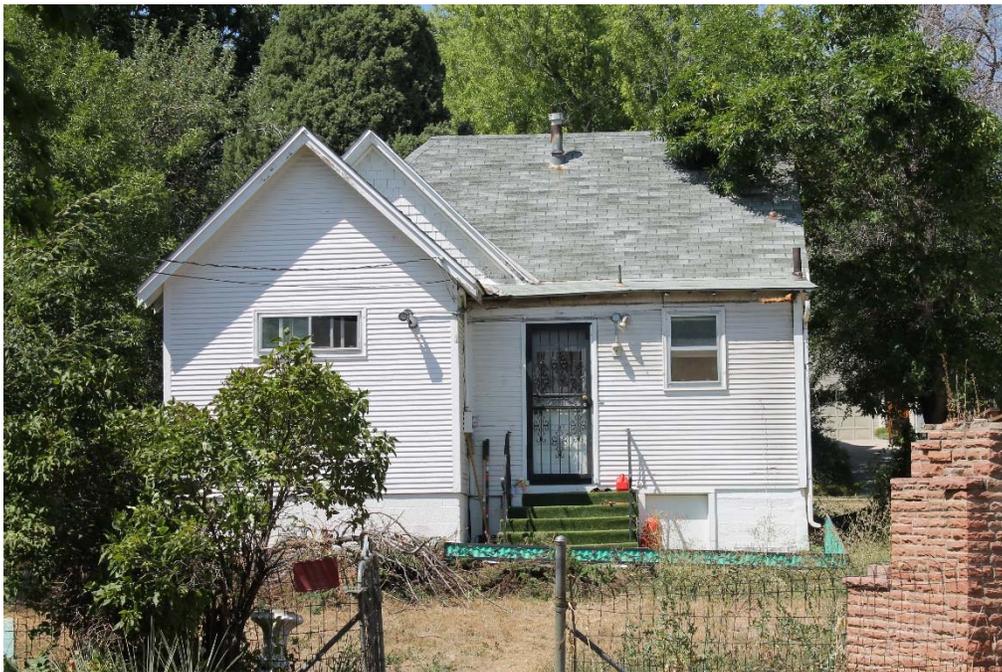


Figure 5. North (Rear) Elevation, 2220 Bluff St., 2016

A gable roof addition is located at the south (rear) elevation. Building permit records indicate that it was constructed in 1954. The centrally located door appears to be original, with a non-historic security door. A small double hung aluminum window is located to the east of the door. The rear addition features narrow, horizontal lap siding. A small, horizontal sliding window is located at the gable end.



Figure 6. Tax Assessor Photograph, 2220 Bluff St., c.1929. Carnegie Branch Library for Local History.

Alterations

The house appears to remain largely intact in terms of its original form, mass, scale, detailing and materiality. A comparison between the 1922 Sanborn Fire Insurance Map and the 1929 tax assessor's card shows that the front porch was enclosed within this period. In 1954, a 12 ft. by 12 ft. addition was constructed at the rear of the house. The addition is clad in white clapboard siding that matches the original and extends to the gable end. The addition features exposed rafter tails and lacks the returned eaves of the original structure.

Condition

No information has been received regarding the structural condition of the building. Externally, it appears to be in good condition, save for degradation of the paint on the east and west elevations.

PROPERTY HISTORY

The property at 2220 Bluff St. is part of the original town of Boulder, platted in 1859 by the Boulder City Town Company¹. By the late 1890's, the parcel had been acquired by John W. Day, Jr., a prominent Boulder real estate broker whose house at 2020 19th St. was designated a local landmark in 1998.² In 1897, Day sold the lot to Joseph G. and Mary A.

¹ Whitacre, Christine, and R. Laurie Simmons, "1987 Boulder Survey of Historic Places: Whittier Neighborhood." City of Boulder, September, 1987.

² Cole, Bob, and Lara Ramsey, Memorandum to City Council, September 1, 1998.

Smith, whom the house was likely built for. The Smiths are the listed residents in the 1901 city directory, and are also recorded as living there in the 1900 Census.

Joseph Grafton Smith was born in February, 1857 in Illinois, while Mary Alice Smith was born on May 23, 1865 in Indianapolis, Indiana, the daughter of Mary E. and Philip Hott³. Mary and Joseph were married in 1893, and moved to Boulder around 1897 from Beecher City, Illinois, where Joseph worked as a vegetable vendor.⁴ It is probable they moved to Boulder seeking a cure for the tuberculosis which claimed Joseph's life on September 11, 1901.⁵ The house passed to Mary, who became a teacher and nurse.⁶ She lived at 2220 Bluff St. only sporadically, often renting the house to short-term occupants including carpenters, painters, and retirees. Smith eventually sold the property to Olaf Delin in 1918, who lived here with his wife, Julia until 1919. Smith died on April 11th, 1944.⁷ The Delin family did not remain at 2220 Bluff St. long, selling it to John Mitchell, a miner, in 1919.

John Mitchell lived at the property with his mother, Emily Osborne Mitchell, widow of James Mitchell, his younger brothers Frank and Albert, and his younger sister, Martha. Emily was the daughter of Thomas and Susan Osborne, born August 1, 1855 in Wales.⁸ She immigrated to the United States in 1864, and married James in 1873.⁹ Emily and James had many children, some of whom often lived with their mother at 2220 Bluff St. during the 1920s and 30s. These included brothers John, Albert, and Frank, all of whom worked as miners and laborers. Though he owned the house, John only lived there sporadically.

Emily Mitchell died on May 11, 1937. John died on July 28, 1938 and passed the property to his brother Frank W. Mitchell and his wife, Santina Wilma Mitchell, nee Sabatini. Frank was born on December 6, 1898, in Ralston Creek, near Golden.¹⁰ Frank married his first wife Elsie R. in about 1921, though little information about her survives.¹¹ By 1930,

³ United States Bureau of the Census, *Twelfth Census of the United States*. United States of America, 1900. Ancestry.com.; Boulder Funerary Records – Mary Alice Smith. April 11, 1944. Boulder Carnegie Library.

⁴ Bureau of the Census, 1900.

⁵ Daily Camera, 1901.

⁶ Funerary Records, 1944.

⁷ Funerary Records, 1944.

⁸ Boulder Funerary Records – Emily O. Mitchell. May 11, 1937. Boulder Carnegie Library.

⁹ United States Bureau of the Census, *Fourteenth Census of the United States*. United States of America, 1920; Bureau of the Census, 1920.

¹⁰ Daily Camera, "Obituary Information, Boulder Victims of Explosion at Denver Water Dam." August 25, 1951. Boulder Carnegie Library

¹¹ United States Bureau of the Census, *Fifteenth Census of the United States*. United States of America, 1930; Bureau of the Census, 1930.

the couple had had two children, Elsie E. and Frank M., Jr.¹² Frank remarried in 1938 to Santina Sabatini, who was born in Alabama on July 14, 1915.¹³

Frank continued to work as a miner and laborer, and by 1951 was working as a jackhammer operator on a crew setting blasting charges for the construction of Denver Water Works Dam #22 (now known as Gross Dam), which created Gross Reservoir.¹⁴ A Daily Camera article in 1951 reported on a deadly accident involving the construction crew.¹⁵ On August 24 of that year, Frank was working with a team of six others to set dynamite charges on the north side of the canyon, while a similar crew set charges on the south. At about 1:40 in the afternoon, a lightning strike caused both sets of charges, around 500 pounds of dynamite in total, to detonate. Frank and three others on his team were killed by the blast, six others were killed in the resulting rockslide into the valley below, and ten were seriously injured. It was the deadliest accident in Boulder County history to that time. Frank was survived by Santina, their three children, Barbara Ann, Betty Lou, and Warren Phillip, as well as the two children from Frank's prior marriage to Elsie.¹⁶



Barbara (left, c. 1958) and Betty (right, c. 1960) Mitchell.

Santina continued to reside at 2220 Bluff St. until 1971. In that year, she gave a share of the house to each of her children. In 1974, the house was rented to Wilbur Hobson, a

¹² Ibid.

¹³ United States Bureau of the Census, *Sixteenth Census of the United States*. United States of America, 1940; Bureau of the Census, 1940.

¹⁴ Boulder Funerary Records – Frank M. Mitchell, August 24, 1951. Boulder Carnegie Library.

¹⁵ Daily Camera, “Nine Killed when Lightening Sets Off Dynamite Blast Here.” August 25, 1951. Boulder Carnegie Library.

¹⁶ Daily Camera, “Obituary Information, Boulder Victims of Explosion at Denver Water Dam.”

student. Warren and Betty transferred their claims on the house to Santina and Barbara in 1975. The house appears to have been vacant from 1975 until 1980, when it was being rented out. Santina Wilma Mitchell died on October 8, 2008.¹⁷ The following year, Barbara Sanger (nee Mitchell) placed the property into a revocable trust. This trust sold the property to its present owner, Julie Bragg, on July 22, 2016, ending 97 years of ownership by members of the Mitchell family.

CRITERIA FOR THE BOARD’S DECISION:

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

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

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

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

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

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

HISTORIC SIGNIFICANCE:

Summary: The house located at 2220 Bluff St. meets historic significance under criteria 1, 2, and 4.

1. Date of Construction: c. 1900

¹⁷ Social Security Administration, *Social Security Death Index*. 2014. Ancestry.com.

Elaboration: The address first appears in the 1900 census and the 1901 city directories. The 1987 Historic Building Inventory Form estimates its date of construction as “Pre-1900.”

2. Association with Persons or Events: The Mitchell family

Elaboration: This property was purchased by John Mitchell, a miner, in 1919, and it remained in the Mitchell family until 2016. Following John’s death in 1937, it was owned by his brother, Frank until 1951. Frank was one of nine workers killed in a blasting accident during construction of Denver Water Dam No. 22 (later called Gross Dam) on August 24, 1951, one of the deadliest accidents in Boulder county history. His widow Santina and their children owned the house for the next 65 years.

3. Development of the Community: None observed

4. Recognition by Authorities: 1987 Goss Grove Survey of Historic Resources

Elaboration: The historic survey for this property notes that, “Although the porch has been enclosed, this building’s basic form and style represent an early form of Boulder’s vernacular housing.” The form notes that the building would be contributing to a potential historic district.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 2220 Bluff St. meets historic significance under criteria 1.

1. Recognized Period or Style: Vernacular L-Shaped Frame

Elaboration: Despite several minor alterations including replacement of the screened porch with windows, this house retains its integrity as a good example of a turn-of-the twentieth century vernacular frame dwelling, as expressed in its simple, yet well-crafted construction and detailing, wood verge boards and returned eaves, and L-shaped, cross-gabled plan.

2. Architect or Builder of Prominence: Unknown.

3. Artistic Merit: None Observed.

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None Observed.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 2220 Bluff St. meets environmental significance under criteria 4, and 5.

1. **Site Characteristics:** None observed
2. **Compatibility with Site:** None observed
3. **Geographic Importance:** None observed.
4. **Environmental Appropriateness:** Residential Character.
Elaboration: This house retains its vernacular residential character, and contributes to its surroundings.
5. **Area Integrity:** Identified Potential Whittier Historic District
Elaboration: The property is located within the boundaries of the identified potential Whittier Historic District, which was noted in 1987 as retaining a high degree of historic integrity, with the northern portions of it are characterized by the vernacular frame house of primarily working class families. This house, as an example of an L-shaped, vernacular wood frame house built at the turn of the century, contributes to that character.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE

NEIGHBORHOOD: The northern portions of the Whittier neighborhood are characterized by modest, vernacular houses of the working class residents who lived there throughout the early 20th century. This house is a fairly intact example of that building type, and is considered contributing to the character of the neighborhood.

CRITERION 3: CONDITION OF THE BUILDING

No detailed information on the condition of the building is available at this time. The exterior of the structure appears to be in good condition, save for minor deterioration of fencing and paint.

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 December 3, 2016.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house and accessory buildings at 2220 Bluff St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

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

ATTACHMENTS:

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

Attachment A: Current Photographs



North (front) elevation, 2016



Northeast corner, 2016



South (rear) elevation, 2016



Northwest corner, 2016



North side of Bluff Street looking east, 2016



2202 Bluff Street, corner of Bluff and 22nd streets, 2016

Attachment B: Boulder County Tax Assessor Card c. 1929

BOULDER COUNTY REAL ESTATE APPRAISAL

Appraised 19 29

OWNER *Barbara W Mitchell*

HOUSE No. *2220* STREET *Bluff*

CITY *Boulder*

LOTS *4*

BLOCK *183* ADDITION *Bo.*

Year Constructed *2000*

Est. Life in Years



ESTIMATE OF VALUATION

	BLDG PART A	BLDG PART B	GARAGE
No. Cable Post.....	8376	8546	10218
Cost per cu. ft.....	1.6	2.0	2.4
Total Cost.....	\$15000	\$16692	\$20444
Porch.....	928	1919	2241
Garage.....			
Extras.....			
TOTAL	\$16928	\$18611	\$22685
% Obsolescence.....	52	45	48
% Physical Dep.....	150	150	140
Net After Deducing Depreciation.....	\$8000	\$10000	\$11400
30% Utility Dep.....	600	600	600
PRESENT VALUE	\$7400	\$9400	\$10800

DESCRIPTION

Class of Bldg.	Description	Basement	Heating	Pumbing	Light	Priv. Garage	Barns or Sheds	State of Reps.	Local Imps.
Construction	Roof								
Ext. of Const.	Plumbing								
Interior Finsh	Light								
Floors	Priv. Garage								
Staircase	Barns or Sheds								
Fire Protection	State of Reps.								
Foundation	Local Imps.								
ADDITIONS AND BETTEMENTS									
YEAR	AMOUNT	YEAR	AMOUNT	YEAR	AMOUNT	YEAR	AMOUNT	YEAR	AMOUNT

SUMMARY

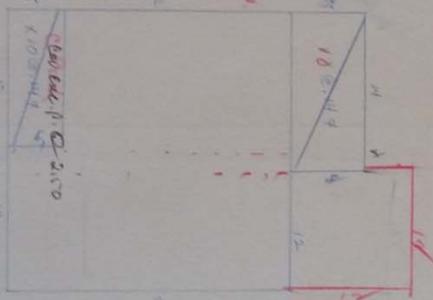
DESCRIPTION	AMOUNT
Building Permit 1929	200
Original Cont. Improvements Only	
Additions and Betterments	
Owner's Estimate of Present Value	
Private Appraisal	
Insurance	
Mortgage	
Monthly Rental	
Advertised for Sale	
Transferred in 19	

Height of Building *13*

ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1938	\$150	\$400	\$550
1939			
1940			
1941			
1942	130	400	530
1943			
1944			
1945			
1946			
1947			
1948			
1949			
1950			
1951			
1952			
1953			
1954			
1955			
1956			
1957			
1958			
1959	200	1140	1340

BUILDING PLAN





Attachment C: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway, Denver, Colorado
 HISTORIC BUILDING INVENTORY RECORD
 CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
 ELIGIBLE
 DET NOT ELIG
 NOMINATED
 CERTIFIED REHA.
 DATE _____

PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1927

*Building Name:

*Building Address: 2220 BLUFF STREET BOULDER, COLORAD 80302

Building Owner: SANTINA MITCHELL AND BARBARA SANGER
 Owner Address: 2220 BLUFF STREET BOULDER, COLORADO 80302

USGS Quad: BOULDER Quad Year: 1966; REV. 1979

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

*Historic Name:
 District Name: NOT APPLICABLE

Block: 183 Lot: 4 Addition: BOULDER EAST
 Year of Addition: 1872

Film Roll By: ROGER WHITACRE Film Number: BL-19
 Number of Negatives: 24 Negative Location: BOULDER

*Construction Date: ESTIMATE: PRE-1900
 Source: 1900 CENSUS

Present Use: RESIDENCE/ Historic Use: RESIDENCE

Condition: GOOD Extent of Alterations: MODERATE
 Description: ENCLOSED & REMODELED PORCH; SHUTTERS; IRONWORK

ORIGINAL If Moved, Date(s):

Style: VERNACULAR FRAME--GABLED L Stories: 1
 Materials: WOOD Square Footage: 898

Field Assessment: NOT ELIGIBLE District Potential: YES CONTRIBUTING

Local Landmark Designation?: NO Name: Date:
 Associated Buildings?: NO Type:
 If Inventoried, List Id Numbers:

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

Revised by Boulder Planning Dept. 1995



Photo from Historic Building Inventory Record, 1987.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
	1896	Not listed
J. Grafton Smith 1897-1901	1897	
	1898	
Allie Smith 1901-1917	1901	J. G. Smith (Allie), Huckster
	1903	Geo. T. Black (Melissa), Carpenter
	1904	Mrs. Grafton Smith (Widow), Nurse
	1905	E. M. Holt (Anna), Painter
	1906	Mrs. Grafton Smith (Widow), Nurse
	1908	Not Listed
	1911	Joseph Mariott (Jenette), Retired
	1913	Not Listed
	1916	Allie M. Smith (Wid. Grafton)
Olaf Delin 1917-1919	1917	
	1918	Olaf J. Delin (Julia)
John Mitchell 1919-1937	1919	
	1921-1936	Emily Mitchell (Wid. Joseph)
Frank Mitchell 1937-1951	1937	
	1938-1951	Frank W. Mitchell (Wilma), Miner
Santina W. Mitchell 1951-1971	1953-1971	Mrs. Santina W. Mitchell (o) (wid. Frank)
Santina W. and Warren P. Mitchell, Barbara Ann Sanger, and Betty L. Janssen 1971 - 1975	1972	No Return
	1973	Wilma Mitchell
	1974	Wilbur Hobson, Student
Barbara Ann Sanger, Santina W. Mitchell 1975-2009	1975	No Return
	1976	Mitchell
	1977-1979	No Return
	1980	Corbin Walters
Barbara Ann Sanger Revocable Trust 2009-2016	2009	
Julie Bragg 2016-Present	2016	

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.

MEMORANDUM

September 7, 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 located at 1723-25 15th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00212).

STATISTICS:

1. Site: 1723-25 15th St.
2. Date of Construction: c. 1904 (Moved to site in 1935)
3. Zoning: DT-1
4. Existing House Size: 4,314 sq. ft.
5. Lot Size: 7,390 sq. ft.
6. Owner/Applicant: Regina Suffian/Tom Jarmon

STAFF RECOMMENDATION

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

I move that the Landmarks Board issue a stay of demolition for the building located at 1723-25 15th St., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition.

A 180-day stay period would expire on January 9, 2017.

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

1. A site plan showing the location of all existing improvements on the subject property;

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

EXECUTIVE SUMMARY

On June 30, 2016, the PH&S Department received a demolition permit application for the building at 1723-25 15th St. The building is not in a designated historic district nor locally landmarked, but it is over 50 years old and the action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On June 6, 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.”

PURPOSE OF THE BOARD’S REVIEW

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

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (July 13, 2016, when the Landmarks Board fee was paid) and expire on January 9, 2017. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The subject property is located on the western side of 15th Street adjacent to the intersection with Grove St. and is not located within a designated or identified potential historic district. The Goss Grove potential historic district is located one block west of the house with the Boulder High School potential local and national historic district located a block to the south. The 7,390 square foot lot contains a 4,314 square foot house with the alley bordering the west property line. The building is composed of two main masses: the original house, constructed around 1904, and moved to the site in 1935, and a large, multifamily addition at the west side of the house that was constructed in 1948.



Figure 1. Location Map showing 1723-25 15th St.

The c. 1904 portion of the house features an L-shaped plan, gabled roof with decorative shingles in the gable ends, clapboard siding, and a front porch with Classical column supports. This portion of the building is typical of vernacular frame house construction popular in Boulder during the early years the twentieth century.



Figure 2. Tax Assessor Card Photo, c. 1937.



Figure 2. Southeast corner, 1723-25 15th St., 2016.

The northeast (front) elevation features a bay window and front porch. Both the front and side gables feature skirt roofs separating them from the wall. The front porch is accessed by concrete steps located from the driveway running along the south side of the property. These steps feature a wooden railing and rubble stacked limestone side walls, which match the rubble stacked limestone cladding of the foundation. There are two doors into the house from the porch, on the south wall and one on the east wall. The door on the east, a wooden door with a single segmented arched light, appears to be the current main entrance. The south elevation features a pair of double-hung windows near the front corner, and a single, shorter double-hung window near the rear. A brick wall of relatively recent vintage is located in front of the property and along the driveway somewhat obscuring the c.1904 house.



Figure 3. Southwest corner, 1723-25 15th St., 2016.

The 1948 addition to the house connects to the post-1931 enclosed rear porch at its north side and extends back in an L-shaped plan. The addition uses rubble stacked stone cladding matching the original house's foundation as cladding for the entire first story of the addition, save for a small portion at the northwest corner, which is undressed concrete. After a strip of undressed concrete trim at the water table, the upper wall and gables are clad in large shingles. On the gable ends, these are simple rectangles, but those on the second story wall feature a rippling pattern at their edges.



Figure 7: Assessor's Card Photo of 1723-25 15th St., southwest corner.

There are eight windows of varying sizes in the west (rear) elevation, seven hung windows and one sliding, all with blue trim. A rear entry opening from the second story is accessed via a flight of natural wood stairs featuring a black metal bar railing. The south elevation of the addition has a pair of window openings, which now hold protruding glass window gardens.



Figure 4. East Elevation, 15th Street, 2016.



*Figure 5. Photo of dwelling at its original location on Arapahoe, 1935.
Image courtesy of the Boulder Carnegie Library.*

Alterations



Figure 6: 1906 Sanborn Fire Insurance Map showing original location of the current house at 1544 Arapahoe (yellow) and older house at 1723-25 15th St. (blue)

Research indicates the house was relocated from its original location at 1544 Arapahoe Ave., on the corner of 16th and Arapahoe Ave., to make way for the construction of Boulder High School in 1935. A 1935 photo shows that today, the original portion of the house remains highly intact to this period, with siding, trim, porch columns and windows all appearing to be original and in their original locations. The two front doorways are in their original locations but appear to be replacements, with the primary (southernmost) door appearing to be the newest.

Sanborn maps indicate that the house had a small, open rear porch at its original location. The 1931-1960 map, the first to show the house at its new location, indicates this porch was extended across the entire length of the rear and enclosed. An approximately 3,000 square foot, 2-story addition was constructed on the rear of the building in 1948, to accommodate an additional six dwelling units. A c. 1949 assessor's photo of the addition indicates that the addition has been little changed since its construction.

Condition

Externally, it appears to be in good condition. The applicants have submitted a letter stating that components of the structure are near the end of their useful life, including the mechanical and electrical systems, interior structure, and exterior repair. See *Attachment F: Letter from Applicant.*

PROPERTY HISTORY

The lot at 1723-25 15th St. was once part of prominent Boulder pioneer Marinus G. Smith's 220 acre homestead, which he platted into individual lots and gradually sold

throughout the late 19th century.¹ He sold this particular lot to Helen C. Reynolds in 1893. The vacant lot passed through two additional owners, before coming into the possession of Sara C. Marble in 1900. The address appears in city directories in 1900, and a small house is evident on the 1909-1918 Sanborn fire insurance maps. However, it does not appear on the 1922 or 1931 Sanborn maps of the area, indicating it was demolished between 1918 and 1922. During her ownership, Ms. Marble rented the house to a variety of short-term occupants, including teachers, miners, and engineers. The property disappears from the city directories after 1911, yet still appears on the 1918 Sanborn map, indicating it likely stood vacant through much of the 1910s. Following its removal, the property was acquired in 1922 by Nellie Rust, a prominent Boulder real estate broker and insurance agent. She devoted much of her estate to the Nellie Rust Trust, which used the profits on her considerable landholdings to provide funding for Boulder children and youth organizations such as the Boy Scouts and the YMCA for many years after her death in 1939.²

The house at 1725 15th St. was constructed about 1904 (the date it first appears in city directories) at the southwest corner of 16th St. and Arapahoe Ave. Its first listed occupants were George William and Abbie M. Mason. George was born in Iowa in 1867, the son of George and Elizabeth Mason, emigrants from England.³ Abbie was the daughter of Ohioans Henry and Miranda Pinkham, who lived in Wisconsin when Abbie was born in 1865.⁴ While residing at 1544 Arapahoe, George was a partner in Renkes and Mason, a real estate, insurance, and loans firm. The Masons did not live at 1544 Arapahoe Ave. for long, and by 1905 the property had passed to June and John L. Domke.

John L. Domke was a partner in Pierce & Domke, a marble and granite works located at 1777 12th St., now the location of the Boulder Municipal Building. Domke lived at 1544 Arapahoe Ave. through 1908, but had moved away by 1910, when the U.S. Census shows that Dr. Carbon Gillaspie and his wife Grace F. Gillaspie owned 1544 Arapahoe Ave.

¹ Whitacre, Christine, and R. Laurie Simmons. "1985/1986 Boulder Survey of Historic Places." City of Boulder, 1986.

² Daily Camera. "Nellie Rust Trust Distributes \$1,750 to City Agencies." December 13, 1957. Boulder Carnegie Library.

³ Bureau of the Census. *Thirteenth Census of the United States*. United States of America, 1910. Ancestry.com.

⁴ Bureau of the Census. *Tenth Census of the United States*. United States of America, 1880. Ancestry.com.



Figs. 8 & 9: Carbon and Grace Gillaspie, c. 1930. Photos courtesy of Boulder Carnegie Library.

Carbon and Grace Gillaspie rented the house from about 1910 to 1916. Dr. Gillaspie was a prominent citizen of Boulder and Nederland, born on January 17, 1879 in Gold Hill to John Newell and Mary Gillaspie.⁵ John N. Gillaspie was a prominent pioneer of the Boulder area, arriving in 1862 and working as long distance freight hauler across the plains.⁶ He was one of twenty-four authors of the laws of the Central Mining District, which led to the creation of Jamestown, and was elected as the first president of the district.⁷ Around 1870, he

switched to mining and prospecting, becoming the first man to find tellurium ore in Boulder County.⁸ Grace Fairchild Gillaspie was born on April 12, 1876 to John and Fannie Fairchild, in Illinois.⁹ Grace first came to Boulder around 1900, where she worked as a secretary at the State Preparatory School.¹⁰ Grace and Carbon married on July 3, 1906, in Mexico, Missouri, shortly after Carbon's graduation from the University of Colorado Medical School in 1905.¹¹ While they were married in Missouri, their permanent residence at that time was in Nederland, where Carbon had moved in 1904.¹² He practiced medicine and operated a drug store there, and was elected Mayor of Nederland in 1908.¹³ After moving to Boulder in 1909 to join the medical faculty at the University of Colorado, he served on the Boulder City Council and Board of Education for six years each, and as director of the Chamber of Commerce.¹⁴ He was also President

⁵ Bureau of the Census, 1880.

⁶ First Christian Church. *The Sunbeam*. December 15, 1907.

⁷ Laughlin, Camilla. "Staff Recommendation RE: Docket HP-98-04: Gillaspie House" Boulder County Land Use Department, November 5, 1998. Boulder Carnegie Library.

⁸ Ibid.

⁹ Ibid.

¹⁰ Daily Camera, "Grace Gillaspie, Widely Known and Popular Boulder Resident, Dies." August 26, 1954. Boulder Carnegie Library.

¹¹ Missouri State Marriage Records, 1906. Ancestry.com; Laughlin.

¹² Daily Camera. "Former Mayor John Gillaspie Dies." July 13, 1989. Boulder Carnegie Library.

¹³ Daily Camera, 1954; Laughlin.

¹⁴ Laughlin.

of the Boy Scout Council, President of the Boulder Rotary Club, President of the Boulder County Tuberculosis Association, and Chief of Staff of Boulder Community Hospital.¹⁵ Grace Gillaspie was a member of several local, regional, and national organizations, serving as President of the Boulder Women's Club 1933-35 and President of the Boulder Legion Auxiliary, as well as being an active member in several other organizations.¹⁶ Her most prominent positions were in the Daughters of the American Revolution, with whom she served as regent of the Arapahoe Chapter, 1936-38, regent of the Colorado State Chapter 1939-1941, and National Vice President General 1942-1945.¹⁷ Their Nederland family house, which Carbon and his friend William Loach built themselves in 1905, has since been preserved as the Gillaspie House Museum, operated by the Nederland Historical Society.¹⁸ After Carbon Gillaspie died on May 5, 1933, Boulder schools, city government, doctors' offices, and businesses closed early to mark his funeral, which was one of the most attended in Boulder's history to that time.¹⁹ Grace Gillaspie died August 25, 1954.²⁰

Carbon and Grace's son John D. Gillaspie, born June 17, 1907 while the family was living in Nederland, would gain local prominence in his own right. John, a medical doctor like his father, practiced at Boulder Medical Center and became a member of the American College of Allergists. He served in the Army medical corps during World War II, attaining the rank of Major. He was also director of the First National and Arapahoe National banks, and President of the Boulder Chamber of Commerce. He served on the Boulder City Council from 1947 to 1952 and as the 26th Mayor of Boulder from 1952 to 1956.²¹

The next residents of the house, while it was located at 1544 Arapahoe Ave., were Ernest M. and Mattie Ermine Greenman, also well-known Boulder residents. Research indicates they lived at the house from about 1916 to c. 1928. Ernest was born on December 1, 1877 to Sylvester and Louise Greenman in Counters Port, Pennsylvania and had two older brothers, Elbert and Alfred A. Greenman²². Alfred A. Greenman, who arrived in 1890, served as Mayor of Boulder from 1909 to 1911.²³ He also established the Greenman Stores Company, which operated a drug and stationary store at 1219 Pearl St.²⁴ Ernest

¹⁵ Laughlin; Daily Camera, "Dr. Carbon Gillaspie Named President of County T. B. Group." July 9, 1931.

¹⁶ Daily Camera, 1954.

¹⁷ Daily Camera, "Mrs. Carbon Gillaspie is Elected Vice President General of D.A.R." May 7, 1942.

¹⁸ Daily Camera, "Gillaspie House Museum now Open in Nederland." September 20, 1975.

¹⁹ Daily Camera, "Hundreds at Funeral of Dr. Gillaspie." May, 1933.

²⁰ Daily Camera, 1954.

²¹ Daily Camera, 1989.

²² Daily Camera, "Ernest M. "Dad" Greenman Dies at DeMarc Nursing Home Today." March 4, 1960. Boulder Carnegie Library.

²³ Daily Camera, "A. A. Greenman, Former Mayor and Long an Outstanding Citizen, Dies." October 3, 1939.

²⁴ Ibid.

Greenman came to Boulder in 1896 with his mother and sister, Vera.²⁵ At first, Ernest worked as a surveyor on Colorado and Northwestern railway's lines being constructed through the foothills at that time.²⁶ In 1902-03, he worked on the Eldora line connecting Boulder and the town of Sunset, and later worked on the crews digging the Moffat tunnel.²⁷ When not working on the rail lines, Ernest would trek into the mountains to find work doing odd jobs on ranches.²⁸

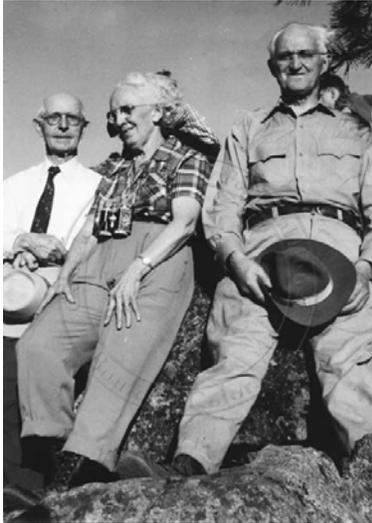


Fig. 10: Ernest and Mattie Greenman (Eben G. Fine at left), c. 1950.

Around this time, Ernest met Mattie Ermin Sweeney in Boulder.²⁹ The couple married July 22, 1903, in Colorado Springs, and lived near the Moffat railroad work sites during their first few years together.³⁰ Mattie was born December 2, 1880, in Reserve, Kansas, to Robert E. and Caroline M. Sweeney.³¹ The Sweeneys moved to Colorado Springs in 1896, before coming to Boulder in 1898.³² In 1907, Alfred Greenman hired Ernest to work at his drug store at 1219 Pearl Street.³³ When Alfred opened a new store at 1134 13th St., among the earliest built on the University Hill, Ernest became its manager and clerk.³⁴

The University Store, later Greenman's University Store, initially sold textbooks and school supplies until 1922, when the university established its own bookstore in the basement of Macky Auditorium. Greenman's stopped selling text books in 1923, switching to a focus on its pharmacy and food section, though it had begun selling toasted sandwiches in 1912, making it the first of many such eateries on the Hill. The shop would continue to offer food until 1934, when a state law banned drug stores from selling food. Following Alfred Greenman's death on October 2, 1939, Ernest became the sole owner of Greenman's University Store in 1941.³⁵ He continued operation of the store until 1945, when he sold it to W. E. Smith. Greenman continued to

²⁵ Daily Camera, March, 1960.

²⁶ Daily Camera, "Mr. and Mrs. Ernest M. Greenman to be Honored at Open House here Sunday Marking Golden Wedding Anniversary." July 17, 1953. Boulder Carnegie Library.

²⁷ Ibid.

²⁸ Greenman Ernest M., Interview. Crossen, Forrest, interviewer. N. D. Boulder Carnegie Library.

²⁹ Daily Camera, 1953

³⁰ Ibid.

³¹ Bureau of the Census, 1910.

³² Daily Camera, 1953

³³ Ibid.

³⁴ Daily Camera, "Pioneer Ex-Druggist E. M. Greenman Recalls old Memories of Hill Store." March 15, 1955. Boulder Carnegie Library.

³⁵ Daily Camera, 1939.

work at the store as clerk and operator of the check cashing service until his retirement in 1955.³⁶

Greenman's University Store continued operation until 1964, when Smith closed the business to retire.³⁷ The building, now addressed as 1130-34 13th St., still exists in highly intact condition, and was identified as a contributing resource to the potential University Hill Historic District and a potential local landmark by the University Hill Commercial survey of 2008.³⁸



Fig. 11: Ernest (without hat, center) and Mattie (right of Ernest, glasses) Greenman with a group of mountaineers, c. 1910. Image Courtesy of the Boulder Carnegie Library.

The Greenmans are best remembered for their contribution to the mountain climbing and hiking community of Boulder as active members of the Rocky Mountain Climbers' Club.³⁹ Ernest described mountain climbing as his lifelong passion, and made the first of an extraordinary 101 ascents of the Third Flatiron on July 12, 1912.⁴⁰ Before the organization of dedicated mountain rescue teams, Greenman often filled the role himself, becoming known as the "One Man Rescue Group".⁴¹ Mattie was also an avid mountain climber, and together they guided hundreds of climbing and hiking excursions in the mountains⁴². Between 1914 and 1949, they led 69 trips to the Arapahoe

³⁶ All prior information in this paragraph taken from Daily Camera, 1955.

³⁷ Daily Camera, "Greenman's University Store will be Sold Out and Closed." July, 1964. Boulder Carnegie Library.

³⁸ Front Range Research Associates, Inc. "University Hill Commercial Area: Historic District Re-evaluation." City of Boulder, 2008.

³⁹ Daily Camera, March, 1960.

⁴⁰ Daily Camera, "'Dad' Greenman Holds Record for Number of Climbs of Third Flatiron." September 20, 1955. Boulder Carnegie Library.

⁴¹ Daily Camera, "Plaque Honoring 'Dad' Greenman Erected on Top of Third Flatiron." October 10, 1960. Boulder Carnegie Library.

⁴² Daily Camera, "Mattie Greenman Dies this Noon Result of Stroke." April 13, 1961. Boulder Carnegie Library.

Glacier and Peaks⁴³. Ernest frequently planted apple, nut, and oak trees along the trails, made expeditions to repair artesian springs to supply water to hikers, and would often bring a shovel or hoe with him when hiking, so that he could repair the trails as he went.⁴⁴ As late as 1959, just a year before his death at the age of 82 on March 4, 1960, Ernest could be seen hiking the foothills alone, shovel in hand.⁴⁵ Mattie Greenman died a year later on April 13, 1961.⁴⁶ The Rocky Mountain Climber's Club placed a plaque at the summit of the Third Flatiron honoring Ernest "Dad" Greenman following his death in 1960, a 1998 replacement of which can be seen there today.⁴⁷ Greenman is also commemorated by the E. M. Greenman Trail in the Boulder Mountain Parks.

From about 1928 to about 1932, this was the house was occupied by Jennie A. and John E. Merriam, and in 1935 the house was relocated to make way for the construction of Boulder High School, which required the removal of all buildings on the 1500 block of Arapahoe.

1723-25 15th Street Location



Fig. 12: Grove Wet Wash & Laundry Float in the 1922 Boulder 4th of July Parade. Image Courtesy of Boulder Carnegie Library

Royal P. Shockey, who had rented the lot at 1723-25 15th St. from Nellie Rust in 1926 and purchased it in 1929, was evidently living in a small dwelling visible at the rear of the property on the 1922 and 1931 Sanborn Maps. He appears to have arranged for the relocation of the current house to his property, and took up residence therein afterwards. Royal P. Shockey was born in Boulder County on the 4th of July, 1886, the son of Grant and Lydia Shockey.⁴⁸ Frieda A. Shockey was born to German immigrants Charles and Barbara Wilshusen

of Lincoln, Nebraska, on November 6, 1893.⁴⁹ She married Royal in 1914 in Denver, and the couple would go on to have two sons.⁵⁰

⁴³ Daily Camera, "Ernest Greenman was Hike Leader to the Glacier for Many Years." August 18, 1953. Boulder Carnegie Library.

⁴⁴ Daily Camera, "Ernest Greenman Conducts Colorado Staff Member on Interesting Trip."

⁴⁵ Daily Camera, March, 1960.

⁴⁶ Daily Camera, 1961.

⁴⁷ Daily Camera, October, 1960. Boulder Carnegie Library.

⁴⁸ Daily Camera, "Royal Shockey, Retired Laundry Operator, Dies." November 18, 1968. Boulder Carnegie Library.

⁴⁹ Daily Camera, "Obituaries: Mrs. Royal P. Shockey." November 19, 1946. Boulder Carnegie Library; Bureau of the Census, 1910.

⁵⁰ Daily Camera, 1946.

Royal and Frieda Shockey were the operators of Grove Wet Wash Laundry, located at 1719 15th St., next door to 1723 15th St. This stone building survives with minor alterations, and was noted to be potentially historically and architecturally significant when inventoried during the 1986 Goss Grove Survey.⁵¹ Frieda died on November 19, 1946.⁵² The following year, Royal sold the house at 1723-25 15th to Elam J. and Earea Ann Crook. Royal later moved to a farm east of Boulder, and remarried in 1951 to Mary E. Bishop, nee Schofield, daughter of a Boulder pioneer family.⁵³ Royal Shockey died on November 17, 1968.⁵⁴

Elam J. Crook mined tungsten near Nederland before World War II.⁵⁵ After the war, he became a builder.⁵⁶ Elam constructed the six -unit addition onto the house in 1948, and thereafter rented them out while he and Earea resided in the original house.⁵⁷ The Crooks owned the house until 1954, when they sold it to Forrest D. and Alberta G. Allen. The Allens were never listed as residing at the house, and apparently rented out the entire complex to various short term residents.

The next owner-occupants were Eugenia A. and Gene B. Noon. They purchased the property in 1963, when Gene was assigned as manager of the then new Walgreens Drug Store in the Crossroads Shopping Center at 28th St. and Arapahoe Ave.⁵⁸ He had previously been manager of a Walgreens located in Denver.⁵⁹ The Noons, like the Crooks, lived in the original house while renting out the additional six units. The Noons owned the property until 1968, when they sold it to William J. Lofland, Jr. He was listed as the owner in the city directories but not as a resident. Instead, Bernice Lofland, widow of William (presumably William senior, the owner's father) is the listed resident. It thus appears that William Jr. maintained the property to house his mother and to rent out the addition's units, while not living there himself. Lofland sold the property to Jerold Monroe Suffian in 1973. Suffian did not appear as a resident in the city directories through the 1970s, and all seven units were offered for rent. In 1988, the property was deeded to Regina Suffian, the present owner.

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:

⁵¹ Witacre, Christine, & R. Laurie Simmons, "1985/1986 Boulder Survey of Historic Places." City of Boulder, August, 1986.

⁵² Daily Camera, 1946.

⁵³ Daily Camera, "Obituaries: Mary E. Shockey." November 30, 1975. Boulder Carnegie Library.

⁵⁴ Daily Camera, 1968.

⁵⁵ Daily Camera, untitled article, October 13, 1948. Boulder Carnegie Library.

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Daily Camera, "Walgreen Drug in Crossroads Opens Monday." March 11, 1983.

⁵⁹ Ibid.

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

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

As detailed below, staff considers this property potentially eligible for designation as an individual landmark; however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

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

HISTORIC SIGNIFICANCE:

Summary: The house located at 1723-25 15th St. meets historic significance under criteria 1 and 2.

1. Date of Construction: c. 1908 / Relocated 1935 / Remodeled 1948

Elaboration: The 1908 date of original construction at 1544 Arapahoe Ave., the 1935 relocation to its current location, and the 1948 addition are over the 50-year criteria for historic significance.

2. Association with Persons or Events: Carbon, Grace, and John Gillaspie; Ernest M. and Mattie Greenman.

Elaboration: Carbon Gillaspie was a prominent local physician and Mayor of Nederland for two terms, and his son, John D. Gillaspie, who lived here as a child, was Mayor of Boulder from 1952 to 1956. The Gillaspies lived in this house from c. 1910 to c. 1916.

Ernest M. Greenman was the manager of Greenman's University Store from its establishment in 1911 to 1945, an early University Hill business and longtime favorite

of University of Colorado students. He remained associated with this business after selling it, working as clerk and cashier until 1955. He and his wife Mattie were also prominent in the development of Boulder's mountain trails and its climbing community. Together they led hundreds of hiking and climbing expeditions, always free of charge, to the Flatirons, the Arapahoe peaks, and other locations. Ernest also devoted much of his time to personally maintaining the trails. He is the namesake of the E. M. Greenman trail. The Greenmans lived in this house from c. 1916 to c. 1928.

3. Development of the Community: None Observed

4. Recognition by Authorities: 1994 and 1986 Surveys

Elaboration: The 1994 Survey of Historic Places found the house to be representative of early 20th century vernacular frame dwellings due to its relatively intact massing and details, while the 1986 survey found it to be significant as one of the few residences constructed along 15th Street, historically a primarily commercial district.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 1723-25 15th St. meets historic significance under criteria 1, 3 and 5.

1. Recognized Period or Style:

Elaboration: The original portion of this house is an excellent example of a turn-of-the-century vernacular frame dwelling and retains a high degree of historic integrity. The rear 1948 addition is an interesting adaptive use of the property to provide housing during the post-WWII population boom in Boulder.

2. Architect or Builder of Prominence: Unknown (original structure), Elam J. Crook (1948 Addition)

3. Artistic Merit: This house features simple, but well-crafted wood and masonry construction and detailing, including a stone clad foundation, shingled gables, and carved wood classical columns.

4. Example of the Uncommon: None Observed

5. Indigenous Qualities: The foundations of both the house and its addition feature rubble stacked, local sandstone cladding.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 1723-25 15th St. meets environmental significance under criteria 5.

1. **Site Characteristics:** None observed.
2. **Compatibility with Site:** None observed.
3. **Geographic Importance:** None Observed.
4. **Environmental Appropriateness:** None Observed.
Elaboration: Commercial infill around this house has left it as a residential remnant in a high-density commercial area.
5. **Area Integrity: Proximity to 1719 15th Street.**
Elaboration: This house was likely relocated here by Royal P. Shockey, owner of the Grove Wet Wash Laundry that once occupied the historically significant commercial building next door at 1719 15th Street. The intact relationship of these two buildings enhances the character of both.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

This house reflects the character of the Goss Grove neighborhood, which is typified by simple, vernacular frame dwellings. The west side of 15th Street has long been a mixed area of commercial, residential, and industrial uses at a diverse array of scales, and the presence of this surviving single-family dwelling and addition contribute to this historic, eclectic character.

CRITERION 3: CONDITION OF THE BUILDING

In an August 24, 2016 letter to city staff, the applicant, Tom Jarmon of ESA Architecture and Planning, noted that the heating and electrical systems of the house will require replacement in the near future, that some portions of the interior structure are in need of renovation, and that the exterior is in need of repair. **See Attachment E: Letter from Applicant)**

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

In the same letter, Jarmon gave an approximant estimate of a \$175,000 to \$200,000 cost for repair and replacement. *See Attachment F: Letter from Applicant.*

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 January 9, 2017.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house and accessory buildings at 1723-25 15th St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

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

ATTACHMENTS:

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

Attachment A: Current Photographs



Photo 1. View from 15th St, 2016.



Photo 2: East (front) Façade, 2016



Photo 3. Southeast Corner, 1723-25 15th St., 2016.



Photo 4. Southwest Corner, 1723-25 15th St., 2016.



Photo 5. West (rear) Elevation, 1723-25 15th St., 2016.

Attachment B: Boulder County Tax Assessor Card c. 1938-1949

BOULDER COUNTY REAL ESTATE APPRAISAL

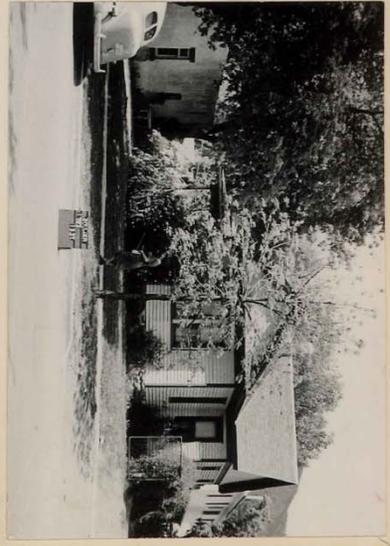
R - Appraised 1937
 1949 1150

OWNER *Alberta & Allen*

HOUSE No. *1723* STREET *15th* CITY

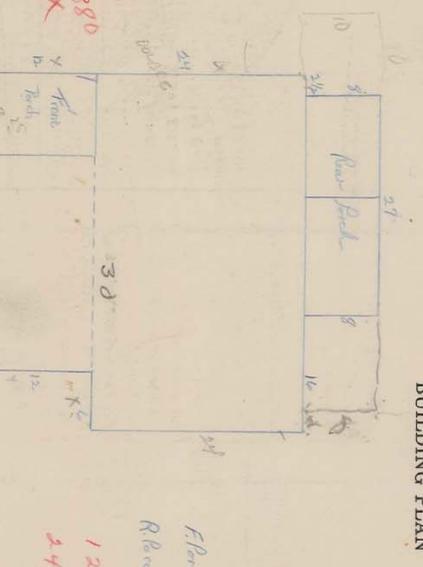
LOTS *Just 514* BLOCK ADDITION

Year Constructed Est. Life in Years



BUILDING PLAN

ESTIMATE OF VALUATION			
	BIDG. PART A	BIDG. PART B	GARAGE
No. Cubic Feet.	11700	1088	
Cost per cu. ft.	<i>2.2</i>	<i>1.5</i>	
Total Cost	\$17500	\$2432	
Porches	550	821	
Garage			
Extras			
TOTAL	\$20000	9790	
% Obsolescence			
% Physical Dep.	8.20	13.90	
Net After Deducting Depreciation	\$12500	1380	0.84
2.1% Utility Dep.	450		
PRESENT VALUE	\$12050	1380	



$18 \times 12 \times 12 = 2592 \text{ cu. ft.}$
 $24 \times 31 \times 12 = 9128 \text{ cu. ft.}$
 1320
 $12 \times 17 \times 12 = 2448$
 $24 \times 30 \times 12 = 8640$
 11088
 $\text{Floor } 7 \times 12 \times 10 @ .081 = 490$
 $\text{Rear } 8 \times 27 \times 10 @ .124 = 4260$

DESCRIPTION	BASEMENT	ROOF	HEATING	PLUMBING	LIGHT	PRIV. GARAGE	BARN OR SHEDS	STATE OF REPS.	LOCAL IMPS.
Class of Bldg.	Basement	Roof	Heating	Plumbing	Light	Priv. Garage	Barn or Sheds	State of Reprs.	Local Imps.
Construction									
Char. of Const.									
Exterior									
Interior Finish									
Floors									
Stories									
Fire Resisting									
Foundation									

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

YEAR	LAND	IMPROVEMENTS	TOTAL
1938			
1939			
1940			
1941			
1942			
1943			
1944			
1945			
1946			
1947			

7R 5-14
 Appraised June 1948
 1948
 19

LOTS Tract 614 BLOCK ADDITION
 HOUSE No. 1723 STREET 15th CITY Boulder
 OWNER Gene B & Eugenia Munn
 Year Constructed 1948 Est. Life in Years

BOULDER COUNTY REAL ESTATE APPRAISAL

Out West 500 8-47 H4908

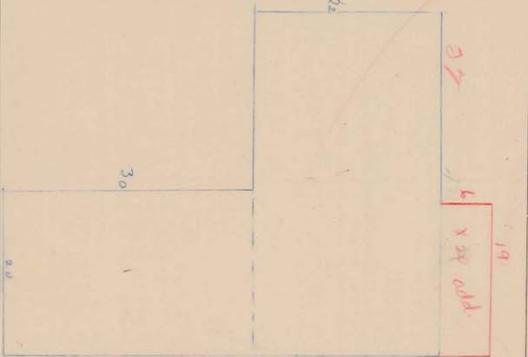
ESTIMATE OF VALUATION

	BDDG. PART A	BDDG. PART B	GARAGE
No. Cube Feet.....	39042	37374	
Cost per cu. ft.....	33	37	
Total Cost.....	\$1,288,286	\$1,388,938	
Porches.....			
Garage.....			
Extras.....			
TOTAL.....	\$	\$	\$
% Obsolescence.....			
% Physical Dep.....			
Net After Deducting Depreciation.....	\$96122	\$9990	
% Utility Dep.....	\$38278		
PRESENT VALUE.....	\$57900	\$5910	

	DESCRIPTION	BASEMENT	Roof	Heating	Plumbing	Light	Priv. Garage	Barns or Sheds	State of Rep.	Local Imps
Class of Bldg.....	2-story frame		2 1/2" g.							
Construction.....	Block frame		2 1/2" g.							
Char. of Const.....	wood		2 1/2" g.							
Exterior.....	wood		2 1/2" g.							
Floors.....	H. wood		2 1/2" g.							
Stories.....	1		2 1/2" g.							
Fire Resisting.....	wood		2 1/2" g.							
Foundation.....	Local Imps		2 1/2" g.							

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
19.....	\$	19.....	\$
19.....	\$	19.....	\$



30-11-70 00 7994
 Photograph
 No. D.129-2

BUILDING PLAN

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1947		\$ 710	\$ 710
Original Cost, Improvements Only	\$	1948	300	5770	6070
Additions and Betterments	\$	1949		6470	6470
Owner's Estimate of Present Value	\$	1950			
Private Appraisal	\$	1951			
Insurance	\$	1952			
Mortgage	\$	1953			
Monthly Rental	\$	1954			
Advertised for Sale	\$	1955			
Transferred in 19	\$39000	1946	1000	7150	20000



Tax Assessor Card Photo, c. 1937.



Addition, Tax Assessor Card Photo, c. 1949.

Attachment C: Historic Building Inventory Form

X

COLORADO HISTORICAL SOCIETY
 Office of Archaeology and Historic Preservation
 1300 Broadway, Denver, Colorado
 HISTORIC BUILDING INVENTORY RECORD
 CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
 __ELIGIBLE
 __DET NOT ELIG
 __NOMINATED
 __CERTIFIED REHAB
 __DATE _____

 PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1006

*Building Name: 15TH STREET STUDIO

*Building Address: 1725 15TH STREET BOULDER, COLORADO 80302

Building Owner: JEROLD M. SUFFIAN
 Owner Address: P.O. BOX 64 BOULDER, COLORADO 80306

USGS Quad: BOULDER Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 SE1/4 SW1/4

*Historic Name:
 District Name:

Block: Lot: TRACT 514 Addition:
 Year of Addition:

Film Roll By: FRRA Film Number: BL19
 Number of Negatives: 13,14 Negative Location: BOULDER

*Construction Date: ESTIMATE: PRE 1906
 Source: SANBORN INSURANCE MAPS

Present Use: COMMERCIAL Historic Use: RESIDENTIAL

Condition: GOOD Extent of Alterations: MINOR
 Description:

ORIGINAL If Moved, Date(s):

Style: QUEEN ANNE COTTAGE Stories: 1
 Materials: WOOD Square Footage: 1124

Field Assessment: NOT ELIGIBLE District Potential: NO

Local Landmark Designation?: NO Name: Date:

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

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



Photo from Historic Building Inventory Record, 1986.

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, 1994		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL4668
		TEMPORARY NO.: 1463-30-3-00-004		
CURRENT BUILDING NAME:		OWNER: SUFFIAN REGINA		
ADDRESS: 1723 15TH ST BOULDER, CO 80302		3842 LAKEBRIAR DR BOULDER CO 80304		
		TOWNSHIP 1N RANGE 70W SECTION 30 SW 1/4 SE 1/4		
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: N/A LOT(S): Tract 514 ADDITION: N/A YR. OF ADDITION: N/A		
FILM ROLL NO.: 94-17 BY: T.H. Simmons	NEGATIVE NO.: 24	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: 1900s ACTUAL: SOURCE: Field Survey	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residential HISTORIC: Residential	
			CONDITION: EXCELLENT GOOD X FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: New brick wall around front yard. Shed roofed enclosed room on rear.	
			CONTINUED YES X NO	
			STYLE: Vernacular Wood Frame	
MATERIALS: Wood, Stone		SQ. FOOTAGE: 3190	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-story frame dwelling with clapboard siding; with side gable roof and projecting front gable. Gable ends have pent enclosure and decorative wood shingles. Bay window on facade with double-hung windows and wooden paneling. Small, hipped roof porch with classical column supports and spindled balustrade. Two paneled and glazed doors. Double-hung, 1/1 light windows with wooden surrounds. Stone foundation. Center brick chimney.			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.:	
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

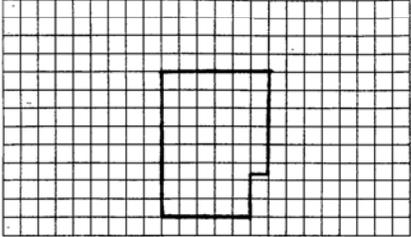
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL4668		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This address does not appear in the 1913 city directory.				
<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 house is representative of the vernacular frame dwellings erected during the early twentieth century in Boulder, as reflected in the gabled roof, decorative shingles, and porch with column supports.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor, real estate information; Boulder Daily Camera biographical files; Boulder Carnegie Library, Boulder County Assessor collection; Boulder City Directories; Boulder Genealogical Society, Census Indexes, 1900 and 1910				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: August 1994		



Photo from Historic Building Inventory Record, 1994.

Attachment D: Deed & Directory Research

1544 Arapahoe	
Date First Listed	Occupant(s)/Directory
1904	G. W. Mason
1905	J. J. Domke
1911	Carbon Gillaspie
1916	E.M. Greenman
1928	John E. Merriam
1935	(House Relocated to 1723 15 th St.)

Owner (Deeds)	Date	Occupant(s)/Directory
Marinus G. Smith To 1893		Not Listed
Helen C. Reynolds 1893 - 1895	1893	
Mary A. Ward 1895 - 1899	1895	
Dennis H. Dickson 1899 - 1900	1899	
	1900	
Sara C. Marble 1900 - 1922	1901	M. L. Smith (Anna), Stat. Engineer
	1903	G. B. Coleman (Fannie E.), Teacher
	1904	A. R. Morrison (Orah), Mining
	1905	Not Listed
	1908	Lottie Donaldson, Andrew, George, William, and Marshal (Ellen) Hawkins.
	1911	Mattie Spencer (wid.), Washing
	1913	
Nellie Rust 1922 - 1929	1922	Not listed
	1926	
Royal P. Shockey 1929 - 1947	1929	Royal P. Shockey (Frida A.; Grove Wet Wash Laundry)
(House Relocated to 1723 15 th St.)		

	1946	Royal P. Shockey (o)
Elam J. and Earea Ann Crook 1947 - 1954	1947	Elam J. Crook (o) (Earea A.); 6 Renters
Forrest D. and Alberta G. Allen 1954 - 1963	1954	
	1955	Marvin L. Sprauge; 6 Addit. Renters
	1958	Mrs. Thelma Wilkinson; 6 Addit. Renters
	1960	
	1962	Loyd R. Smith, 5 Addit. Renters, 1 Vacancy
Eugenia A. and Gene B. Noon 1963 - 1968	1963	Gene B. Noon (o); 5 Renters, 1 Vacancy
	1966	G. B. Noon (o); 6 Renters.
William J. Lofland, Jr. 1968 - 1973	1968	Wm. J. Lofland (o); 6 Renters
Jerold Monroe Suffian 1973 - 1988	1973	Duane Collins; 4 Addit. Renters, 2 Vacancies
	1975	Baba Nam Keualom, 5 Addit. Renters, 1 Vacancy
	1977	Tina Remcke, 5 Renters, 1 Vacancy
	1979	Phillip Richmond, 6 Addit. Renters
Regina Suffian 1988 - Present	1988	Main listed as 1725, vacant. 4 renters, 2 vacancies in addition.

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.

Attachment F: Letter from Applicant

Eric Smith Associates, P.C. □ 1919 7th Street □ Boulder, CO 80302 □ (303) 442-5458 □ 442-4745 (fax) □
www.esapc.com

24 August, 2016

Marcy Cameron
Historic Preservation Planner
(303) 441-3209
cameronm@bouldercolorado.gov
Comprehensive Planning
1739 Broadway, P.O. Box 791 | Boulder, CO 80306
BoulderHistoricPreservation.net

RE: 1723-25 15th St. September 7, 2016 Landmarks Board Hearing

Dear Marcy,

The following is information we would like to have included in the Landmarks Board packet for the September 7, 2016 meeting regarding 1723-25 15th St.

We feel strongly that this structure does not have a special character and historical, architectural or aesthetic interest or value. This structure has been moved from its' original site previously and placed on a concrete foundation when relocated so it does not have the original stacked stone foundation of its' period. The structure was placed on the present site back away from 15th St. There is a driveway/parking between the structure and 15th St. and with the existing 2 story addition to the rear of the property this structure is really out of context with the surrounding area. Homeless people continue to use the rear space of the structure as a latrine despite deterrence efforts by the owners.

The 15th St. location of this structure is not in a Historic District and the 15th St. context and exterior character is in an evolving area of new, higher structures of mixed use retail/commercial and residential in very close proximity to downtown Boulder.

The property owners have tried to maintain the structure over the years, but components of the structure are near the end of their useful life. The heating system needs replacement soon. The electrical system needs replacement soon. Interior portions of the structure need renovation. The exterior needs repair. We estimate these repair/replacement costs for the structure to be approximately \$175,000 to \$200,000 which is significant related to the overall value of the structure.

The owners would like to proceed with a new building containing commercial/retail on the lower level with residential units on the upper levels. This new building is planned to include brick veneer exterior facing 15th St. This new building will complement the surrounding newer buildings in this area and will add to the vitality of this evolving area.

Sincerely,

TOM JARMON
ESA ARCHITECTURE . PLANNING
1919 7TH STREET, BOULDER CO 80302
303.442.5458 www.esapc.com

DATE: September 7th, 2016
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Historic Resource Survey Plan

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. Update at Meeting.

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. Staff is in the process of hiring Front Range Research Consultants to undertake the work with view to a May 2017 review of a National Register of Historic Places by the State Review Board.

Grandview Conference Center

Update at Meeting

Chautauqua Historic District

Update at meeting

Landmarks Board Retreat.

Scheduled from 12 pm-5 pm, Friday, October 21st. Location pending.

August 2016

Amended: August 26, 2016

Last Planning Board Meeting: August 25, 2016

Mon	Tue	Wed	Thu	Fri																																																																																																		
<p>1</p> <p>DMC Mtg CANCELED</p>	<p>2</p> <p>Middle Income Working Group Meeting, 4:30-6:00 p.m., 1777 West Conf Rm</p> <p>CC Meeting, 6 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>																																																																																																		
<p>8</p> <p>BVCP Change Request Open House, 5-7pm, Calvary Bible Church, 3245 Kalmia Ave.</p>	<p>9</p> <p>CC SS, 6 p.m. in CC</p> <p><small>*Study Session- Energy Codes (K. Tuppen)</small></p>	<p>10</p>	<p>11</p> <p>BOZA Meeting, 5 p.m. in CC</p> <p>PB Study Session, 6-8pm in 1777 West Conf Rm</p> <p><small>*Continuance of BVCP Update Discussion on Selected Policy Changes, Amendment Procedures and Community Engagement (L. Ellis)</small></p>	<p>12</p>																																																																																																		
<p>15</p>	<p>16</p> <p>Middle Income Working Group Meeting, 4:30-6:00 p.m., 1777 West Conf Rm</p> <p>CC Meeting, 6 p.m. in CC</p> <p><small>*Prairie Dog Relocation at the Amory Site (V. Matheson)</small></p> <p><small>*IP for BVCP Schedule and Community Engagement Plan (L. Ellis)</small></p> <p><small>*SS Summary for 6/14 Development Fees (C. Meschuk)</small></p> <p><small>*Call-up: Vacation of Public Utility Easement at 4500 Brookfield Dr (C. Hill)</small></p> <p><small>*Call-up: 4750 Broadway (The Amory)- Site Review (K. Guiler)</small></p> <p><small>*Call-up: Vacation of an Emergency Access Easement of 4525 Palo Parkway (C.Hill)</small></p>	<p>17</p> <p>BJAD, 4-6 p.m., 1777 West Conf. Room</p> <p>BVCP Process Subcommittee Mtg, 12-1:30pm, 1777 West Conference Room</p>	<p>18</p> <p>UHCAMC is CANCELED</p> <p>PB Meeting, 6pm in CC</p> <p><small>*1550 Eisenhower-Eastpointe Apartments Concept Plan (E. McLaughlin)</small></p> <p><small>*Recommendation to City Council on Annexations & Initial Zones of Certain Properties in Vicinity of 55th & Arapahoe (K. Haddock, S. Richstone)</small></p>	<p>19</p> <p>DMC Retreat, 8am-1pm, Westview Conf Room</p>																																																																																																		
<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 Mtg CANCELED</p>	<p>25</p> <p>PB Study Session, 6-9pm in 1777 West Conf Rm</p> <p><small>*Discussion of BVCP Land Use Scenarios and Policy Options and Land Use Descriptions (L. Ellis)</small></p> <p><small>*Meeting Management (S. Richstone)</small></p>	<p>26</p>																																																																																																		
<p>29</p> <p>BVCP Open House, 5:30-6:30pm, First Pres Church, 1820 15th St.</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><small>*Development-Related Impact Fees and Excise Taxes SS (C. Meschuk)</small></p>	<p>31</p> <p>Development Fees Public Info Session, 5pm, Main Library, Boulder Creek Rm</p>	<table border="1"> <thead> <tr> <th colspan="7">Jul 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> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2</td> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> <tr> <td>11</td> <td>12</td> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> </tr> <tr> <td>18</td> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> <td>31</td> </tr> </tbody> </table>	Jul 2016							M	T	W	T	F	S	S				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	<table border="1"> <thead> <tr> <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> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> </tr> <tr> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> </tr> <tr> <td>12</td> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> <td>25</td> </tr> <tr> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> <td></td> <td></td> </tr> </tbody> </table>	Sep 2016							M	T	W	T	F	S	S				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		
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