

MEMORANDUM

November 4, 2015

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of an application to designate the house and property at 1900 King Ave. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00173).

STATISTICS

1. Site: 1900 King Ave.
 2. Zoning: RL-1 (Residential – Low 1)
 3. Owner/Applicant: William B. Wood
 4. Lot Size: 14,956 sq. ft. (approx.)
 5. Date of Construction: 1958
-

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 1900 King Ave. as a local historic landmark, to be known as the **Sampson-Wood 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 November 4, 2015, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 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 portion of 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 20, 2015, the city received an application from the property owner, Dr. William Wood for an individual landmark designation of the property at 1900 King Ave. In 2014, the house was recognized as a Structure of Merit.

PROPERTY DESCRIPTION

The approximately 15,000 sq. ft. lot at 1900 King Ave. is located on the southwest corner of King Ave. and Camden Ct. in the Greenbriar Addition to the city. The property is not located in a designated or potential historic district but was found to be potentially eligible for local designation and listing on the State Register of Historic Places when it was surveyed as part of the *Modern Architectural Structures in Boulder 1947-1977 Survey* in 2000. See Attachment B: Survey Form, 2000.



Figure 1. North elevation (façade), 1900 King Ave., 2015.

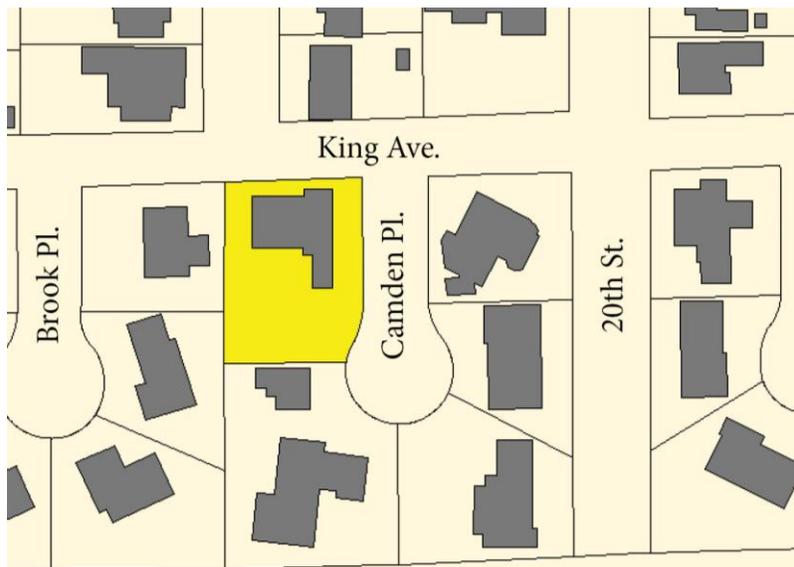


Figure 2: Location Map, 1900 King Ave.

Designed by architect Tician Papachristou, the house was commissioned by Edward Sampson Jr. and his wife June and completed in 1958. Stylistically, the house embodies characteristics of Usonian architecture, evidenced through its horizontal orientation and cubist conception of the building's volumes. Traditional materials are used inside and out, creating an organic integration of the building into the topography of the lot. The straight-stacked concrete block walls reflect the structural composition of the building and extend along the north and east elevations, with mortar joints raked both vertically and horizontally. The tilted wall and roof planes intersect at the north entrance, creating a dynamic composition of form. Steel elements of the roof are painted bright yellow further accentuating the building's structural system.



Figure 3. 1900 King Ave., c.1958. Carnegie Branch Library for Local History.

The north elevation of the house is defined by the intersecting planes of the roof and wall; the structure of the tilted wall plane is extending to create a series of spikes.

The one-story western portion of the north elevation is constructed of straight-stacked concrete blocks with clerestory windows above. The entrance is recessed beneath the cantilevered roof plane and features double doors flanked by sidelights. The two-story eastern portion of this elevation continues the use of straight-stacked blocks on the lower portion with three large plate glass windows above. The northeast corner of the house is an unfenestrated plane of wood.



Figure 4. North elevation (façade) detail of straight-stacked blocks, 1900 King Ave., 2015.



Figure 5. Northern portion of east elevation, 1900 King Ave., 2015.

While the partial second floor of the house is visible from the east elevation, this elevation is mostly obscured by landscaping and the concrete block wall. The second floor is cantilevered over the concrete block lower floor. Like the other elevations, the east side is clad in vertically oriented wood siding left in its natural state. A carport is located near the northern end of the east elevation.



Figure 6. Alternate view of east elevation, 1900 King Ave., 2000.

The south elevation is similar in design to the north elevation, with a roof plane rising to the west, and featuring a wall of plate-glass windows, further connecting the outdoor and indoor spaces.



Figure 7. South elevation, 1900 King Ave., 2015.

In the 1990s, a rear addition designed by local architect Kristin Lewis was constructed. It continues the modern language of the house and increases the natural light into the house while strengthening the connection between the interior and exterior spaces. It was recognized by Historic Boulder, Inc. in 1997 and was featured in a panel discussion on compatible additions as part of the 2015 Landmarks Board Lecture Series.

HISTORY



EDWARD SAMPSON, JR., M. S. E.
Instructor in Civil Engineering

Figure 9. Ed Sampson, Jr., Colorado College Yearbook of 1951.

The house was constructed for Edward Sampson Jr. and his wife June. Edward was born in 1918 in Philadelphia and June was born in 1920 in Ogden, Utah. June received degrees from Weber College in Ogden and later from the University of Utah. After graduation, she worked as a schoolteacher in Ogden. The couple met in Salt Lake City and were married in 1941, after which time they moved to Princeton, New Jersey where Edward was completing a bachelor degree. In a 2002 interview, June recalled “when I went with my husband to Princeton, I felt like a country rube. The people there had a different value system. For instance, family background was more important than the quality of the individual.”² Ed received both his bachelor and master degrees in civil engineering from Princeton University, but his studies were interrupted by World

² “June Sampson,” *Frasier Meadows Manor Retirement Community Resident Biographies* Vol. 8 (2002): 26.

War II when he joined the U.S. Army. Three and half years later, Edward returned to Princeton to complete his degree.³

Edward spent a brief time teaching civil engineering at Colorado College in Colorado Springs. He and his family moved to Boulder around 1953, where he joined the faculty at the University of Colorado. In addition to teaching civil engineering, Edward was involved in theater, designing scaffolding for various productions and even playing small parts in CU's Shakespeare Festival.

Upon Edward and June's arrival in Boulder, they hired local architect Tician Papachristou to design a new house for their family at 1900 King Ave. According to a 1961 *Rocky Mountain News* article on the house, the project was limited by budget, size of the land, "and the desire by Mrs. Sampson for a house easy to maintain," Papachristou designed an imaginative and contemporary house to express the casual and informal Sampson family.⁴

At the request of the Sampsons, Papachristou designed the house with separate areas for Edward and June and their children. In the 1961 *Rock Mountain News* article Papachristou explained that, "the [Sampson] family is very devoted...but the elder Sampsons wanted an area of their own to relax and pursue their interests."⁵ The kitchen and living room functioned as a "'togetherness room' for the entire family." Papachristou "considers it 'one of the smoothest home jobs I've done.'"⁶

In 1959, June Sampson appeared in a *Daily Camera* article when she served as a delegate from Boulder at the International Education's Third National Conference on Exchange of Persons in Washington, D.C. The conference brought together more than a 1,000 representatives of government, education, industry, and medicine, including President Dwight D. Eisenhower, Vice President Nixon, and Mrs. Eleanor Roosevelt.

In the 1980s, Edward retired after devoting nearly 40 years to teaching civil engineering, having achieved the rank of professor emeritus.⁷ Edward and June had three daughters and one son: Emmy, Maia, Lisa, and Edward III.

In 1977, Dr. William Wood, the current owner, purchased the property from the Sampsons where he and his wife, Renate, raised their sons Oliver and Chris. Dr. Wood

³ "Edward Sampson Jr. '42," *Princeton Alumni Weekly* May 6, 1992.

<https://paw.princeton.edu/memorials/68/82/index.xml>

⁴ Barrett, Marjorie, "This House Grows on You," *Rocky Mountain News* (Denver, CO), Oct. 14, 1961.

⁵ Ibid.

⁶ Ibid.

⁷ Edward Sampson Jr. Memorial. *Princeton Alumni Weekly*. 6 May 1992.

is a professor emeritus of Biology at the University of Colorado.⁸ After receiving his Ph.D. from Stanford University in 1963, he taught biology at the California Institute of Technology. In 1977, William was hired as a professor of Molecular Biology at the University of Colorado in Boulder. Renate, who was born in Germany, was a well-known Colorado poet and frequently contributed to poetry journals. Her work has been collected and published in two works, *The Patience of Ice*, and *Raised Underground*.⁹ Renate passed away in 2007. Oliver and Chris comprise the internationally renowned Nashville, Tennessee based Americana recording artists, the Wood Brothers.

Tician Papachristou

Tician Papachristou was born in Athens, Greece, in 1928.¹⁰ He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. In a 2013 interview, Papachristou noted that "All of my clients in Boulder were so wonderful. Boulder was a place that was ready to accept new ideas and fresh things."¹¹



Figure 11. Tician Papachristou, undated.

Known works in Colorado - Papachristou		
Address	Architect	Year
575 Euclid Ave. Sirotkin House	Papachristou and Havekost	1959
595 Euclid Ave. Jessor House	Papachristou and Havekost	1959
630 Pennsylvania Ave.	Tician Papachristou and Charles A. Haertling, Associated Architects	1957
650 Pennsylvania Ave., Nobel House	Tician Papachristou and Charles A. Haertling (lead), Associated Architects	1958

⁸ Curriculum Vitae, William Barry Wood. https://mcdm.colorado.edu/files/cv/wood_cv.pdf

⁹ "ASCB Profile: William Wood," *The ASCB Newsletter* 27, no. 12 (2004): 10.

¹⁰ Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012.

http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

¹¹ Ibid.

4247 Prado Wilson House Boulder County	Tician Papachristou and Charles A. Haertling, Associated Architects	1958
1900 King Ave. Sampson House	Tician Papachristou	1958
Wallbank House Belcaro, Denver	Papachristou and Havekost	1958
House Cherry Hill	Tician Papachristou and Charles A. Haertling, Associated Architects	1960

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 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 proposed designation will protect, enhance, and perpetuate a building reminiscent of the mid-twentieth century period of architectural design that has been recognized as important to local history by preserving 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 1900 King Ave. has historic significance under criteria 1, 2, 3 and 4.

1. Date of Construction: 1958

Elaboration: Architectural Inventory Form, 2000.

2. Association with Persons or Events: Edward & June Sampson, William & Renate Wood, Oliver and Chris Wood of the Wood Brothers.

Elaboration: The house was constructed for Edward and June Sampson in 1958.

Edward was a professor of civil engineering at the University of Colorado for nearly 30 years, retiring as a professor emeritus in the 1980s.

William and Renate Wood purchased the house in 1977. William received his Ph.D. in biology from Stanford University. Beginning in 1977, he taught as a professor at the University of Colorado, where he continues to teach. Renate is a well-known independent poet within Colorado with two published collections, *The Patience of Ice* and the *Raised Underground*. Renate died in 2007.

3. Development of the Community: Modernist Architectural Movement

Elaboration: The building is associated with the development of the local Modernist architectural movement and survives as an excellent example of Usonian design from the post-WWII period in Boulder.

4. Recognition by Authorities: Modern Architecture Survey

Elaboration: In the 2000 survey of Boulder Modernism the house at 1900 King Ave. was recommended as being eligible for listing in the Local and State levels. It is significant as an example of Tician Papachristou, an acknowledged master of Boulder architecture and as an example of Usonian design, utilizing horizontal forms, cubist conception of building volumes, clerestory windows, the use of same

materials inside and out, structural forms, overhanging eaves, and the use of the cantilever.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 1900 King Ave. has architectural significance under criteria 1, 2, 3, and 4.

1. Recognized Period or Style: Usonian

Elaboration: The house embodies characteristics of the Usonian style through its horizontal orientation, and cubist conception of the building's volumes. Traditional materials are used inside and out, creating a highly organic integration of the building into the topography of the lot. Frank Lloyd Wright is credited with developing the Usonian ideology to refer to his natural vision for the American landscape including the planning of cities and construction of affordable buildings for the middle class. Wright proposed the use of the adjective Usonian in place of American to describe the particular "new world" character of the American landscape as distinct and free of previous architectural conventions. The Usonian variant of modern architecture became the alternative to the "International Style" in the United States during the 1950s. The Usonian found relatively widespread acceptance in Boulder where at least 25 examples of this type were built including 1836 Baseline Road (Hampton, 1951), 896 17th St. (Hampton, 1951), the Greenshield Insurance Building (Wagener, 1959) and the Willard House at 125 Bellevue Avenue (Haertling, 1962). The house at 1900 King Ave. retains a very high degree of historic integrity.

2. Architect or Builder of Prominence: Tician Papachristou

Elaboration: Tician Papachristou is an acknowledged master of Boulder Modernist architectural design. Papachristou was born in Athens, Greece, in 1928.¹² He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. He currently resides in New York.

3. Artistic Merit: Sculptural roof, high standard of construction and craftsmanship.

Elaboration: Unique and remarkable example of Usonian design exemplified by strong sculptural forms paired with non-traditional structural elements. The

¹² Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012. http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

building is horizontal structure comprised of a pair of cantilevered roof planes that intersect above the main entrance to the house. The building is notable for its unique roof form and its use of traditional materials found on both the interior and exterior of the house. The building exhibits a high level of attention to detail of intersecting roof forms, concrete brickwork, and windows, exterior wall, and associated landscaping.

4. Example of the Uncommon: Usonian

Elaboration: Unique and remarkable example of Tician Papachristou's architectural design in Boulder. The Usonian is a post-war variant of Modernism in the United States, which found fairly wide acceptance in Boulder where a number of buildings of this type were built. The 2000 survey of Modern Architecture identifies this building as "one of the finest Modernist houses built in the 1950s" and notes that it is "significant in that embodies the characteristics of the Usonian style."

5. Indigenous Qualities: None observed

A. 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. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 1900 King Ave. has environmental significance under criteria 1, 2, and 3.

1. Site Characteristics: High quality of planned and natural vegetation

Elaboration: The house is carefully integrated into its site. The 2000 Modernism survey noted that "the landscaping featuring white gravel and specimen trees and bushes is every bit as unconventional as is the house itself."

2. Compatibility with Site: Integration into site

Elaboration: House is consciously sited on the southwest corner of King Ave. and Camden Pl. and is carefully integrated into its site.

3. **Geographic Importance:** Familiar visual feature
Elaboration: The unique placement, orientation, and form of the house makes it an established and familiar feature of the King Avenue streetscape, the Bellevue Heights neighborhood, and the city as a whole.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** Residential character
Elaboration: The property is not in an identified potential historic district. The Bellevue Heights neighborhood retains its residential character and has an eclectic variety of building styles and eras.

Landmark Name:

Staff recommends that the landmark should be named the **Sampson-Wood House**, given its association with Edward and June Sampson, who commissioned Tician Papachristou to design the house in 1958 and for Dr. William and Renate Wood, who cared for the house for nearly 40 years as well as for their sons Chris and Oliver Wood of the *Wood Brothers*. This is consistent with the Landmark Board’s *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The building sits on a residential lot measuring approximately 15,000 sq. ft. in size. Staff recommends that the boundary be established as proposed to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

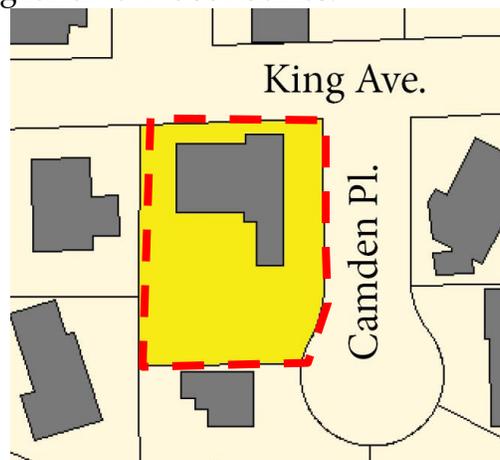


Figure 11: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

A: Designation Application

B: Current Photographs

C: Architectural Inventory Record Form

D: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.

E: Significance Criteria for Individual Landmarks

F: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Designation Application

Application for Individual Landmark

Name of Building: Sampson House	Date: 06/20/2015
Address: 1900 King Ave	
Owner(s): William B. Wood	Phone: (303) 449-5193
Address(es): 1900 King Ave	
Applicant: William B. Wood	Phone: (303) 449-5193
Address: 1900 King Ave	
Date of Construction: 06/01/1958	
Type of Construction: Frame: redwood, cedar, glass, and concrete block	
Architectural Style / Period: 1950's Modern	
Architect / Builder: Tician Papachristou	
Condition of Exterior: Good, needs some roof repair	
Additions / Alterations to Exterior: Enlarged sitting room (Kristen Lewis, arch.)	
Date of Alteration(s) / Addition(s): 12/15/1997	

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>W B Wood</i>
Address: 1900 King Ave, Boulder, CO 80302
Designation initiated by: <i>William B. Wood, owner</i> Date: 06/20/2015

HS 2015-00173



1900 King Ave., North elevation (façade), 2015.



1900 King Ave., North elevation, (façade), 2015.



1900 King Ave., North elevation detail looking northwest, 2015.



1900 King Ave., East elevation, 2015.



1900 King Ave., South elevation, 2015.



1900 King Ave., South elevation detail, 2015.

Attachment C: Architectural Inventory Record Form

Architectural Inventory Form

Page 1 of 4

Resource # 5BL8265

1900 King Avenue

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date Initials

_____ Determined Eligible - NR

_____ Determined Not Eligible - NR

_____ Determined Eligible - SR

_____ Determined Not Eligible - SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

Eligibility not yet determined by
the Boulder Landmarks Board or
the Colorado Historical Society

I. IDENTIFICATION

1	Resource number	5BL8265
2	Temporary resource number	None
3	County	Boulder
4	City	Boulder
5	Historic building name	Sampson House
6	Current building name	Sampson House
7.1	Building address	1900 King Avenue
8.1	Owner name	Renate M. Wood
8.2	Owner address	1900 King Avenue
8.3	Owner city	Boulder
8.4	Owner state	CO
8.5	Owner zip	80302

II. GEOGRAPHIC INFORMATION

9.1	P.M.	6TH
9.2	Township	T1S
9.3	Range	R70W
9.4	1/4 of	NW
9.5	1/4 of	NW
9.6	1/4 of	SW
9.7	1/4 of	NE
9.8	Section	6
10.1	Zone	13
10.2	mE	477120
10.3	mN	4427110
11.1	USGS quad name	Boulder Quadrangle
11.2	Year	1966, Photorevised 1979
11.3	Map scale 7.5'	Yes
11.4	Map scale 15'	Not applicable
12.1	Lot(s)	6
12.2	Block	4
12.3	Addition	Greenbriar
12.4	Year of Addition	Unknown
13	Boundary Description / Justification	Legal boundaries of property

III. ARCHITECTURAL DESCRIPTION

14	Building plan (footprint, shape)	Irregular plan
15.1	Length in feet	Unknown
15.2	x Width in feet	Unknown
16	Number of stories	Two

Architectural Inventory Form

Resource # 5BL8265

1900 King Avenue

- | | | |
|----|---|-------------------------------|
| 17 | Primary external wall material(s) 2 max | Concrete Block, Glass |
| 18 | Roof configuration 1 max | Other Roof |
| 19 | Primary external roof material 1 max | Asphalt |
| 20 | Special features (all that apply) | See architectural description |
| 21 | General architectural description | |

The Sampson House is an exaggeratedly horizontal structure. This horizontality is reinforced by the horizontally tilted, over-hanging cantilevered eaves and the long block wall that runs along the street front beyond the house to enclose an outdoor space. Picture windows connect outdoor spaces with indoor ones. The walls of the "L"-shaped house are substantially constructed of stacked concrete block with mortar joints expressed by having been raked both vertically and horizontally. The roofs are tilted planes, as are the walls of the partial second floor. The partial second floor is clad in vertically oriented wood siding left in its natural state. The second floor is cantilevered over the concrete block lower floor. The landscaping featuring white gravel and specimen trees and bushes, is every bit as unconventional as is the house itself.

- | | | |
|------|---|-------------------------------|
| 22.1 | Architectural style | Usonian |
| 22.2 | Building type | Not applicable |
| 23 | Landscaping or special setting features | See architectural description |
| 24 | Associated buildings, features or objects | See architectural description |

IV. ARCHITECTURAL HISTORY

- | | | |
|------|-----------------------------------|---|
| 25.1 | Date of construction, estimated | None |
| 25.2 | Date of construction, actual | 1958 |
| 25.3 | Source of information | Building Permit No. 6432 |
| 26.1 | Architect | Tician Papachristou |
| 26.2 | Source of information | Building list provided by Tician Papachristou |
| 27.1 | Builder / contractor | Tician Papachristou |
| 27.2 | Source of information | Building Permit No. 6432 |
| 28.1 | Original owner | Edward Sampson |
| 28.2 | Source of information | Building Permit No. 6432 |
| 29.1 | Major additions/alterations/dates | Unknown |
| 30.1 | Original location Yes/No | Yes |
| 30.2 | Moved Yes/No | No |
| 30.3 | Date of move | Not applicable |

Resource # 5BL8265

1900 King Avenue

V. HISTORICAL ASSOCIATIONS

31	Original use/s	<u>Single Dwelling</u>
32	Intermediate use/s	<u>Single Dwelling</u>
33	Current use/s	<u>Single Dwelling</u>
34	Site type/s	<u>Not applicable</u>
35	Historical background	<u>See Boulder Modern Context and statement of significance</u>
36	Sources of information	<u>See bibliography, Boulder Modern Survey</u>

VI. SIGNIFICANCE

37.1	Local landmark designation	<u>No</u>
37.2	Date of designation	<u>Not applicable</u>
37.3	Designating authority	<u>Not applicable</u>
38.1	A. Associated with events	<u>No</u>
38.2	B. Associated with significant persons	<u>No</u>
38.3	C. Architectural significance	<u>Yes</u>
38.4	D. Yielded/likely to yield import hist	<u>No</u>
38.5	Criteria considerations Letter	<u>G</u>
38.6	Meets no criteria	<u>Not applicable</u>
39	Areas of significance	<u>Architecture</u>
40	Period of significance	<u>1958</u>
41.1	National	<u>No</u>
41.2	State	<u>Yes</u>
41.3	Local	<u>Yes</u>
42	Statement of significance	

The Sampson House is significant for its association with the development of the Modern movement in architecture in Boulder. It is one of the finest Modernist houses built in the 1950s. It bears a relationship to the utopian designs of Frank Lloyd Wright in particular the spike-finials that are attached as decorations to the end of the exposed roof-rafters. The Sampson House is significant in that it embodies the characteristics of the Usonian style: it is horizontally oriented, there is a cubist conception of building's volumes, there are clerestory windows, traditional materials are used, the same materials are used inside and out, there is the innovative use of traditional structural forms, the concrete block had been laid in a grid-pattern with the mortar joints expressed, there are overhanging eaves, there is the use of the cantilever. The Sampson House is significant because it is the work of Tician Papachristou, an acknowledged master of Boulder architecture. New York architect Papachristou lived and worked in Boulder from 1950 to 1960. The Sampson House is significant for the high standard of the construction craft. The masonry in stack bond concrete block with raked horizontal and vertical mortar joints has been expertly laid. The wood-frame building's unconventional structure required innovative construction solutions to the consequent engineering problems. The Sampson House is significant for its relationship to associated landscape design. Built close the street, the narrow front lawn is carried out in white gravel with native specimen trees and bushes in dwarf examples. The Sampson House is significant for special engineering features. The building has an unconventional footprint and roof line that required unique solutions. The Sampson House has been identified as being a contributing building to the proposed Bellevue Vista Historic District.

The Sampson House also satisfies Criteria Consideration G, achieving significance within the past fifty years due to its exceptional significance. This exceptional significance is defined by its integral relationship to the post-war development of Modern architecture in Boulder, a movement which has received extensive press coverage; by comparison with other Modern architecture of the post-war period in Boulder; and as documented by an ever-increasing body of scholarly evaluation on the historical importance of Modern architecture which developed during the post-war period.

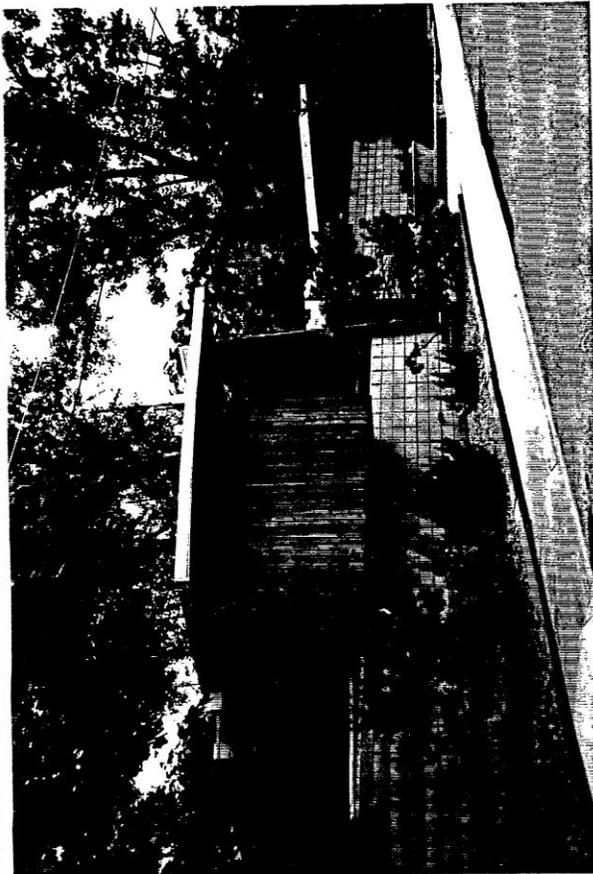
43	Integrity	<u>Largely original condition</u>
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Resource # 5BL8265

1900 King Avenue

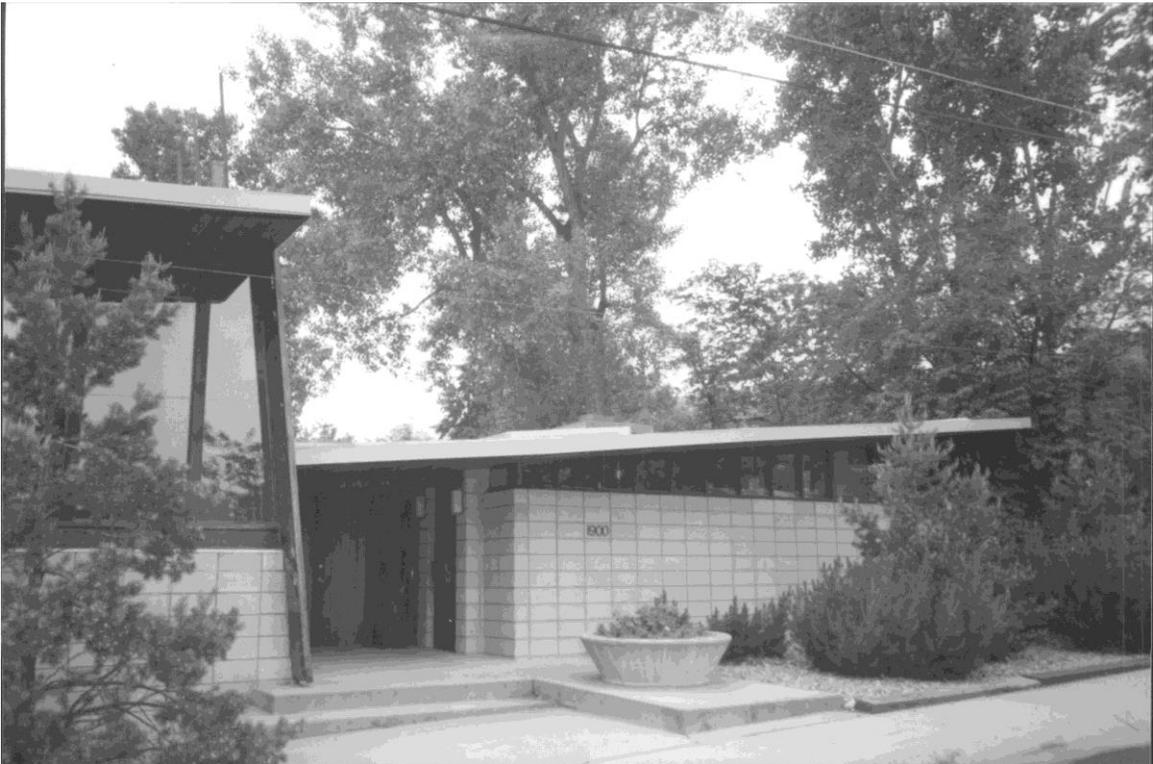
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44.1 NR Eligible	Yes
44.2 NR Not Eligible	Not applicable
44.3 NR Need Data	Not applicable
45.1 NR District Potential Yes/No	Yes
45.2 NR District Potential Discussion	See Historic Context of Modern Architecture in Boulder
45.3 If district potential, Contributing	Yes
45.4 If district potential, Noncontributing	Not applicable
46.1 If existing district, Contributing	Not applicable
46.2 If existing district, Noncontributing	Not applicable
47.1 Photograph Numbers	Roll 02, Exposures 03-05
47.2 Negatives filed at	City of Boulder Planning Department Files
48 Report Title	Boulder Modern Architecture Survey
49 Date	June 1, 2000
50 Recorder	Diane Wray
51 Organization	None
52 Address	3058 S. Cornell Circle, Englewood, CO 80110
53 Phone number	303-761-8979











Attachment D: Purposes and Intent

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

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

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

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

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

Attachment 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 (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 F: 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.