

MEMORANDUM

November 2, 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 building and property at 1345 Spruce St. as a local historic landmark as per Section 9-11-5, Boulder Revised Code 1981 (HIS2016-00253).

STATISTICS

1. Site: 1345 Spruce St., Boulder, Colorado
 2. Zoning: DT-3 (Downtown-3)
 3. Owner/Applicant: Front Range Shambhala
 4. Legal Description: Lot 12 Blk 121 Boulder OT
 5. Date of Construction: 1905
-

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 building and property at 1345 Spruce St. as a local historic landmark, to be known as the **Physician's Building**, 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 2, 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 August 8, 2016, the City of Boulder received an application from the property owner, Front Range Shambhala, for an individual landmark designation of the property at 1345 Spruce St. The building is located within the boundaries of the local and National Register Downtown Historic District and is considered to be contributing to both districts. The property owner would like to further recognize the historic importance of the building.

PROPERTY DESCRIPTION

The 6,561 sq. ft. property is prominently located on the corner of Spruce and 13th Streets in the Downtown Historic District, which was listed in the National Register of Historic Places in 1980 and was designated as a local historic district in 1999. The building is considered a contributing resource to both district. First surveyed in 1986, the building was found to be potentially eligible for designation as an individual landmark. The identified, potential Whittier Historic District (local and national) is located across the street, east of 14th Street and north of Spruce Street.

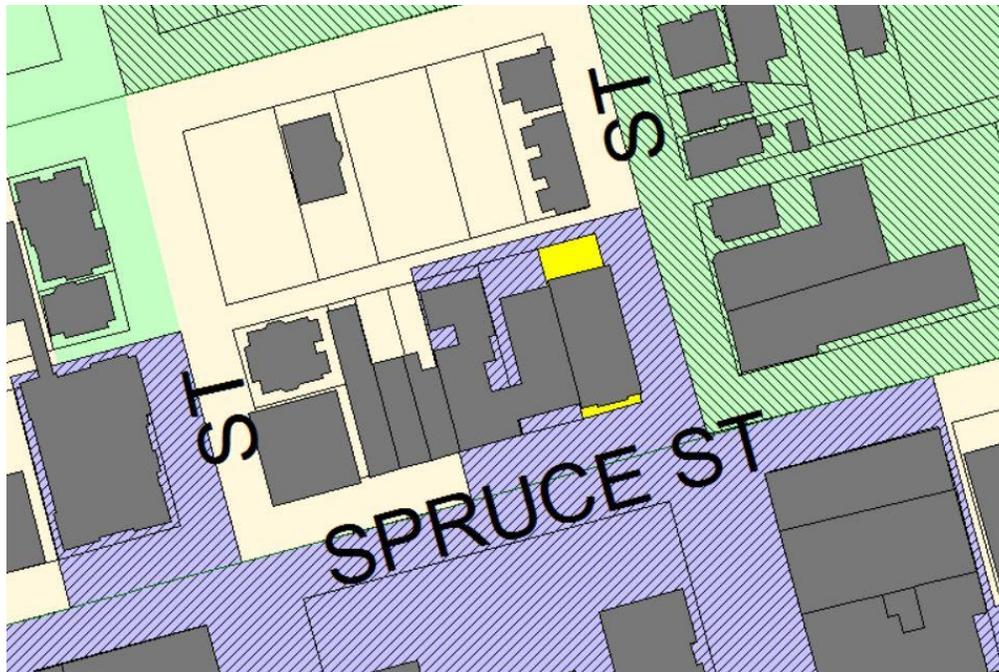


Figure 1: Location Map, 1345 Spruce St.



Figure 2: 1345 Spruce St., South Elevation (façade), 2016

Designed in an eclectic variant of the Renaissance Revival manner by local architects, Wright and Saunders, the building was constructed in 1905. The blond brick building

features limestone surrounds at the window and door openings and limestone stringcourses. Symmetrically organized the well-articulated façade and main entrance to the building is adorned by a two-story pedimented entrance flanked by large double-hung windows. The door and windows in the center and on the top floor feature Romanesque arches, a hipped tile roof while the building rests on a stone foundation with sandstone steps leading to the front entrance.



Figure 3. East Elevation, 2016.

The east elevation features regularly spaced window openings with limestone stringcourses while the window on the first and second floor feature limestone lintels and sills. The windows on the third floor feature Romanesque arches. Paired corbels continue beneath the eaves, under the exposed rafter tails. Two masonry chimneys are visible at the east elevation. A secondary entrance is located near the north end of the east elevation, denoted by a heavy Romanesque arch supported by classical columns. Two gold decorative finials are located at the ridge of the tiled roof, and are a later alteration and signal the building's current use as the Front Range Shambhala Center.



Figure 4. North (rear) Elevation, 2016.

The rear elevation lacks the architectural detailing of the primary faces, and is clad in brick that has been painted. The windows have arched surrounds and rest on stone lintels. A door is located at the west end of the north elevation.

The west elevation mirrors the design of the east elevation, with regularly spaced windows and sandstone detailing. The west elevation is minimally visible due to the construction of the building adjacent to it.

ALTERATIONS

The building remains largely intact to its original construction. The original windows remain. The doors on the south, east and north elevations have been replaced. The decorative finials at the ridge of the roof were added in the last twenty years.

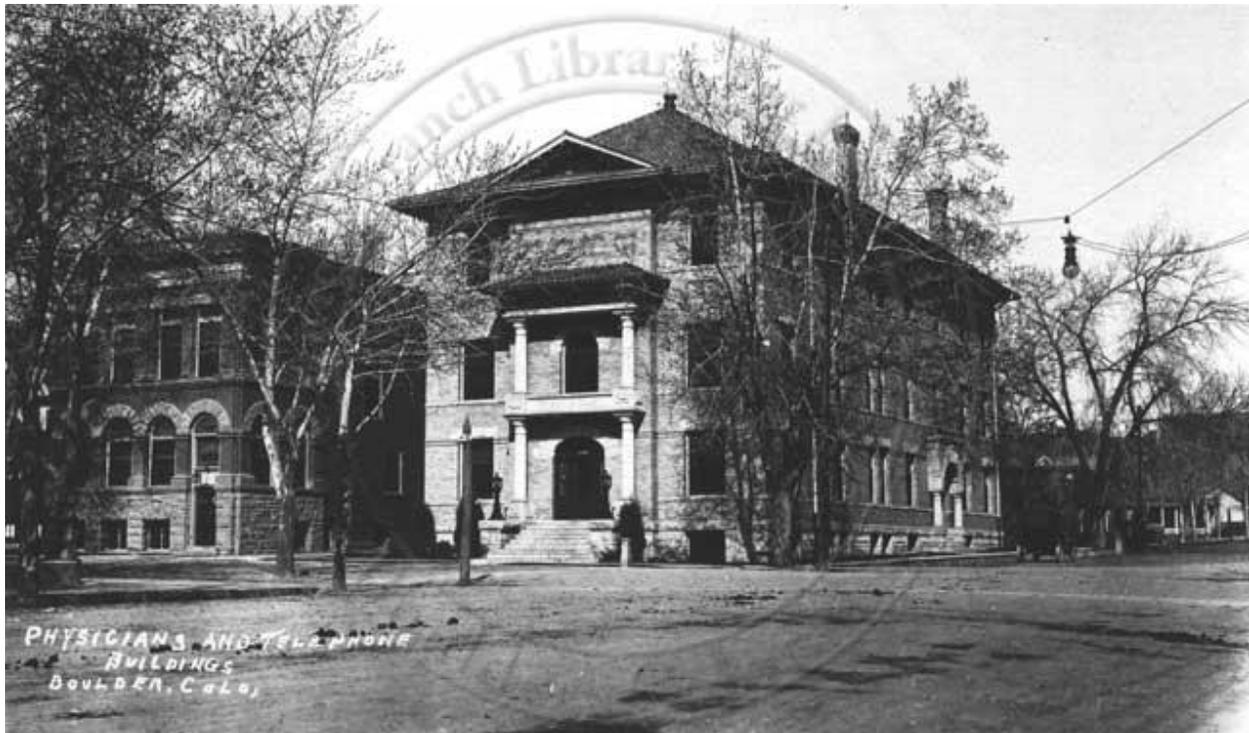
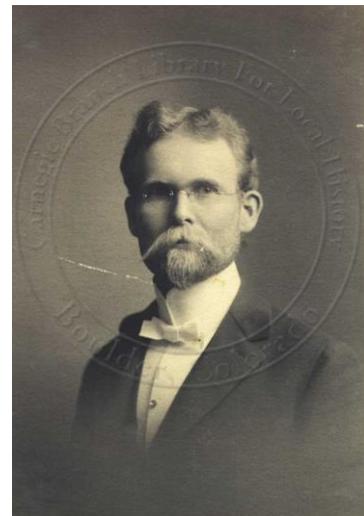


Figure 5. Physicians (right) and Telephone (left) Building, c.1920s

HISTORY

The building at 1345 Spruce St. was constructed in 1905 for prominent local physician Oscar M. Gilbert, to address a need for better spaces for medical offices in Boulder:¹ In 1904, the *Daily Camera* reported that the construction of the building would begin in the fall of that year:

“Wright & Saunders, the architects, have made plans and specification for the fine new Physicians’ building, which Dr. O.T. Gilbert will erect at the corner of 14th and Spruce. It is understood that the structure will be underway this fall. It will be arranged especially for the accommodation of physicians, many of whom will have their offices there.”²



Doctor Oscar M. Gilbert, N.D.
Photo courtesy of Boulder Carnegie Library.

The building was designed by Boulder architects Wright and Saunders using a Renaissance Revival vocabulary. In addition to the Physician’s Building, the duo is

¹ Daily Camera, “Dr. O. M. Gilbert Dies in Sleep Early Today.” 18 October, 1944. Boulder Carnegie Library.

² Daily Camera, “The Physician’s Building.” 30 September

credited with the design of the Grill Mansion (2305 Broadway Street, designated as a local landmark in 1976), the Kirkbride Block (1635 Pearl St., destroyed by fire in 1968), the Y.M.C.A. Building (1231 Walnut Street, demolished in 1960), and the Derham-Lindgren House (905 13th St., designated as individual landmark).

Arthur Sanders

Arthur Saunders (1860-1930) studied architecture in Santa Cruz, California and came to Boulder to begin his architectural practice in 1903. Saunders found considerable success in Boulder, first in partnership with Wright from c. 1905-1907 before establishing his own firm in 1908.³

Saunders is responsible for the design of a number of prominent commercial and residential buildings in Boulder, including:

- The Mercantile Bank, 1201 Pearl St., Downtown Historic District;
- The Willard Building, 2045 Broadway Street, Downtown Historic District;
- 604 Mapleton Ave., 1913, Tudor-Revival, Mapleton Hill Historic District;
- 731 Spruce St., 1910, Craftsman, Mapleton Hill Historic District;
- 1815 17th St., 1901, Spanish-Revival, Chamberlain Historic District.

Saunders continued to practice in Boulder until his death in 1930. The 1910 Census indicates Saunders lived at 1136 Spruce St. with his wife Caroline ("Carrie") and son Arthur. Caroline died in 1914, and Arthur married Alda A. Hodge in 1917. At the time of his death 1930, he was survived by his wife, son, and step-daughter Katy May Hodge.

Charles Wright

Charles H. Wright was born in Iowa in 1859.⁴ In 1880, he lived in El Paso, Colorado with his parents and brothers. By 1900, he had moved with his wife, Emma Reed, to Pasadena, California, where he worked as a teacher. From 1903 until c.1920, he lived and worked in Boulder as an architect. By 1920, he had moved back to California where he resumed working as a teacher.

Dr. O. M. Gilbert

Oscar Monroe Gilbert was born on February 12, 1873, in Fulton, Missouri.⁵ He was the son of William Gilbert, a farmer, and Mildred D. Gilbert. He graduated from Barnes Medical College, St. Louis, Missouri in 1898, and thereafter served as a member of the faculty there for two years. His two brothers, Charles T. and Carson Gilbert, were the

³ http://www.historicdenver.org/uploaded-files/Architects_Colorado_Database_1875-1950.pdf

⁴ Research Notes. Carnegie Library for Local History. Undated.

⁵ Daily Camera, "Dr. O. M. Gilbert Dies in Sleep Early Today." 18 October, 1944. Boulder Carnegie Library.

first members of his family to arrive in Boulder, where they established a pharmacy. William and Mildred followed in 1898, followed by Oscar in 1900, who soon established a successful medical practice. He married Agnes Kirkbride —born February, 1873, the daughter of English immigrants George and Jane Kirkbride— on 26 March, 1902. He travelled to Europe to undertake post graduate studies, and, in 1926 travelled to London with a convention of physicians assembled by the famed Dr. Charles H. Mayo, one of the founders of the Mayo Clinic.

After commissioning the Physician’s Building in 1905, he practiced from an office in the building throughout his lengthy career. He was a leader in the field of tuberculosis treatment, founder of the Mesa Vista Sanitarium, an influential member of the committee which established Boulder Community Hospital, and president of the Colorado Medical Society. He was sole owner of the Physician’s Building from its construction until 1940, when he added Agnes as a co-owner. When Oscar Gilbert died on October 18, 1944, Agnes maintained ownership until 1948. She then sold it to Ernest and Dorothy Lucke.⁶

The Physician’s Building

The Physician’s Building, also known as the PIC Building, was designed specifically for the use of doctor’s offices. At the time of the purchase of the building by the Luckes in 1948, the *Daily Camera* reported that the first two floors of the building were occupied primarily by doctors, while the third floor hall was used by the Woman’s Club and other organizations for meetings and dances. Businesses and living quarters were located in the basement.⁷

The following year, the *Daily Camera* reported that the third floor was to be remodeled for office use by the U.S. Census, which was relocating from Longmont to Boulder. The third floor’s kitchen and dining room was remodeled into an office for the supervisors and a training and work room for the field representatives.”⁸ The article reported that 25 groups, including the Boulder Woman’s Club and the Arapahoe Chapter of the Daughters of the American Revolution, were making other arrangement for regular meeting space.

In 1975, Vajradhatu, a non-profit association of Buddhist centers, purchased the building for its administrative headquarters, graphics studio, print shop, archives, library, child care facility, instruction rooms, and a large meditation hall.⁹ Remodeling was undertaken by the local architecture firm of Wallace D. Palmer. At the time, a

⁶ Ibid.

⁷ *Daily Camera*. “Physicians Building is Sold by Mrs. Gilbert to Ernest Lucke and Wife.” 8 June 1948.

⁸ *Daily Camera*. “Physicians Third Floor Is To Be Made Into Offices.” 12 February 1949.

⁹ *Daily Camera*. “PIC Building Purchased by Buddhist Association.” 7 December 1975.

portion of the building was utilized as the county election office, which subsequently relocated to the county courthouse.

Vajradhatu was founded by Chogyam Trungpa Rinpoche, a Tibetan Buddhist scholar and meditation master. The organization, still locally active today through Vajradhatu's affiliate and current building owner Boulder Shambhala, "combines the teachings of the Kagyü and Nyingma traditions of Tibetan Buddhism with the Shambhala principles of living an uplifted life, fully engaged with the world."¹⁰

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, and 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. 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, 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?*

¹⁰ Boulder Shambhala. <http://boulder.shambhala.org/about-us/>. Webpage. Accessed Oct. 20, 2016.

Staff finds that the designation of the building at 1345 Spruce 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 building located at 1345 Spruce St. has historic significance under criteria 1, 2, 3, and 4.

1. Date of Construction: 1905

Elaboration: The *Daily Camera* reported the building was to begin construction in later 1904. The 1986 Survey Form notes that the building was constructed in 1905.

2. Association with Persons or Events: Dr. Oscar M. Gilbert

Elaboration: The building was constructed for Dr. Oscar M. Gilbert, a leader in the field of tuberculosis treatment, founder of the Mesa Vista Sanitarium, an influential member of the committee which established Boulder Community Hospital, and president of the Colorado Medical Society. He was sole owner of the Physician's Building from its construction until 1940,

3. Development of the Community: Health

Elaboration: The building was designed specifically for the use of doctor's offices. At the turn of the twentieth century, Boulder became a destination for patients who sought treatment and the dry, mountain air. The construction of the prominently located and grandly designed Physician's Building represents the need for doctor's offices during this time.

4. Recognition by Authorities: 1977 Survey, 1986 Survey, Contributing to Local and National Register Historic District

Elaboration: The building was surveyed in 1977 and 1986, which found the building to be eligible for designation on the local, state and national levels. The property is located within the boundaries of the Downtown Historic District, which was listed in the National Register of Historic Places in 1980 and designated as a local historic district in 1999. The building is considered to be a contributing resource to both districts.

ARCHITECTURAL SIGNIFICANCE

Summary: The house at 1345 Spruce St. has architectural significance under criteria 1, 2, 3, and 5.

1. Recognized Period or Style: Renaissance Revival

Elaboration: The building is an excellent example of the Renaissance Revival, evidenced through its Romanesque arched windows, hipped tile roof, pediments, columned entrance and use of stone detailing.

2. Architect or Builder of Prominence: Wright and Saunders

Elaboration: The building was designed by the local architecture firm of Wright and Saunders. The partnership existed from 1905-1907 and the firm is credited with a number of prominent buildings, including the Grill Mansion (2305 Broadway Street, designated as a local landmark in 1976), the Kirkbride Block (1635 Pearl St., destroyed by fire in 1968), the Y.M.C.A. Building (1231 Walnut Street, demolished in 1960), and the Derham-Lindgren House (905 13th St., designated as individual landmark). Saunders continued to practice in Boulder until his death in 1930, designing the Willard Block and Mercantile Building and a number of prominent houses in popular revival styles.

3. Artistic Merit: Skillful Integration of Design

Elaboration: The building exhibits a skillful integration of design and material, evidenced through its Romanesque arched windows, hipped tile roof, pediments, columned entrance and use of stone detailing.

4. Example of the Uncommon: None Observed.

5. Indigenous Qualities: Native stone

Elaboration: The building features limestone detailing.

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

ENVIRONMENTAL SIGNIFICANCE

Summary: The building at 1345 Spruce St. has environmental significance under criteria 1, 2, 3, 4 and 5.

1. Site Characteristics: Downtown Historic District

Elaboration: The building is prominently located on the corner of 14th and Spruce streets in the Downtown Historic District. The building enhances the variety, interest and sense of identity within downtown Boulder.

2. Compatibility with Site: Downtown Corner

Elaboration: The building is specifically designed to sit prominently on the corner of 14th and Spruce streets.

3. Geographic Importance: Familiar visual feature in downtown Boulder

Elaboration: The building, located north of the County Courthouse and a block from the Pearl Street Mall, is a familiar visual feature in downtown Boulder.

4. Environmental Appropriateness: Downtown Historic District

Elaboration: The surroundings are complementary and specifically addresses the street.

5. Area Integrity: Downtown Historic District

Elaboration: The property is located in the Downtown Historic District, which is designated on the local and national levels.

Landmark Name:

Staff considers this landmark should be known as the **Physician's Building**. 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 proposed landmark boundary follows the property lines, and is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

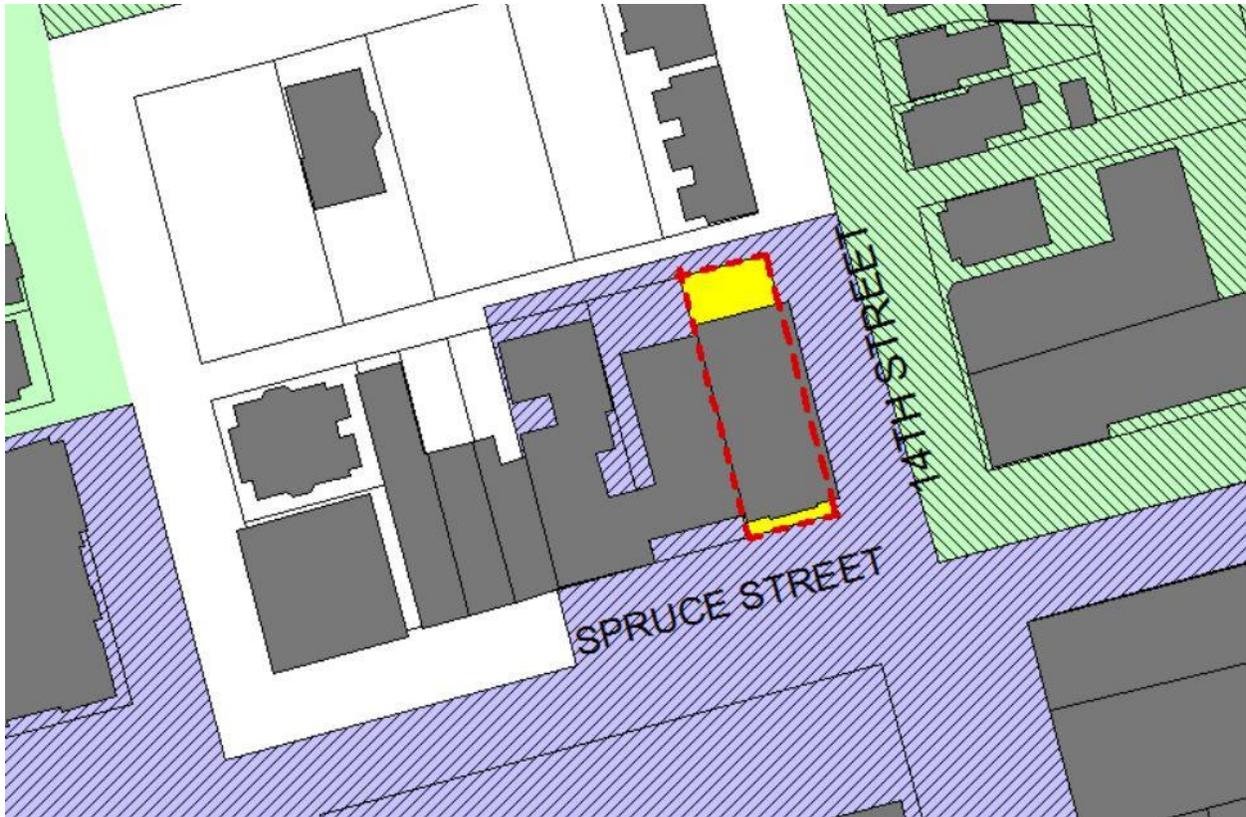


Figure 10. Proposed Landmark Boundary (dashed line).

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

HIS2016-00253

8/8

Application for Individual Landmark

Physician's Building / Pic Building / Dosje Dzong

Name of Building: Boulder Shambhala Center **Date:** 7-20-2016

Address: 1345 Spruce Street, Boulder, CO 80302

Owner(s): Front Range Shambhala **Phone:** 303-444-0190

Address(es): 1345 Spruce Street, Boulder, CO 80302

Applicant: Eileen Malloy **Phone:** 303-444-0190 x102

Address: 1345 Spruce Street, Boulder, CO 80302

Date of Construction: 1905

Type of Construction: beige brick / limestone trim

Architectural Style / Period: Renaissance Revival style

Architect / Builder: Wright and Saunders

Condition of Exterior: Good

Additions / Alterations to Exterior: relatively unaltered; access ramp in rear

Date of Alteration(s) / Addition(s): 2006

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: <u>Eileen Malloy</u>
Address: <u>1345 Spruce St, Boulder, CO 80302</u>
Designation initiated by: <u>Eileen Malloy</u> Date: <u>7-20-2016</u>

Attachment B: Current Photographs



1345 Spruce St., South (Front) Elevation, 2016.



1345 Spruce St., Southeast Corner, 2016



1345 Spruce St., East (side) Elevation, 2016



1345 Spruce St., Northeast Corner, 2016



1345 Spruce St., Northwest Corner, 2016

Attachment C: Historic Building Inventory Form, 1986

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#:5BL1489

*Building Name: DORJE DZONG Temporary #: 30

*Building Address: 1345 SPRUCE STREET BOULDER, COLORADO 80302

Building Owner: VAJRADHATU
Owner Address: 1345 SPRUCE STREET BOULDER, COLORADO 80302

USGS Quad: BOULDER Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 NW1/4 SW1/4

*Historic Name: PHYSICIANS BLDG/P. I. C. BLDG
District Name:

Block: 121 Lot: 12 Addition: BOULDER OT
Year of Addition: 1859

Film Roll By: WHITACRE Film Number: BL12
Number of Negatives: 28,29 Negative Location: BOULDER

*Construction Date: ACTUAL 1905
Source: DAILY CAMERA, SEP 30,1904

Present Use: OFFICE SPACE Historic Use: PHYSICIANS ACCOMMODATION

Condition: EXCELLENT Extent of Alterations: MINOR
Description:

ORIGINAL If Moved, Date(s):

Style: RENAISSANCE REVIVAL Stories: 3
Materials: BRICK Square Footage: 16,000

Field Assessment: ELIGIBLE District Potential: YES CONTRIBUTING

Local Landmark Designation?: NO Name: Date:

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

Architect: WRIGHT AND SAUNDERS Source: DAILY CAMERA, SEPTEMBER 30, 1904
Builder/Contractor: Source:
Original Owner: Source:



1345 Spruce St., Survey Photograph, 1986.

1.D. 9315

Appraised 19 39

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Sillie Leidy *Rock Lake, Wis.* CITY SPRING

HOUSE No. 1335 STREET SPRING

LOTS 12 BLOCK 121 ADDITION C.S. 30-N-70

Year Constructed 1905 Est. Life in Years 65

1949

1335 Spruce St.

97.7 x 43 x 47 = 197457
97.7 x 43 x 8 = 33165
231057

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet.....	231057		
Cost per cu. ft.	38		
Total Cost.....	\$ 8799.16		
Porches.....			
Garage.....			
Extras.....			
TOTAL.....	\$ 8799.16	\$ 67600	\$
30% Obsolescence.....	2639.75	51150	
50% Physical Dep.....	4399.58	13940	
Net After Deducting Depreciation.....	\$ 1759.83	\$ 17710	\$
30% Utility Dep.....	527.95	5313	
PRESENT VALUE.....	\$ 1231.88	\$ 23023	\$

BUILDING PLAN

Basement

97.7

47.5 ft.

43

97.7

Basement 8 ft.

Height of Building 47

SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$ 30000	1938	\$ 3730	\$ 13000	\$
Original Cost, Improvements Only	\$ 1905	1940			
Additions and Betterments		1941			
Owner's Estimate of Present Value		1942	3730	14896	
Insurance		1943			
Mortgage		1944			
Monthly Rental	\$ 1964	1946	7700	12940	20640
Advertised for Sale		1946			
Transferred in 1948	\$ 55000			23023	78023
					14617460
					23930

ADDITIONS AND BETTERMENTS

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



Attachment E: 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 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 G: 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.