



City of Boulder Planning & Development Services

MEMORANDUM TO THE LANDMARKS BOARD

October 14, 2020

Staff

Charles Ferro, Interim Comprehensive Planning Manager
Lucas Markley, Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner II
Clare Brandt, Administrative Specialist II

Consideration of Demolition Permit

Public hearing and consideration of a demolition application for the house located at 1723 Marine St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981, and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981. (HIS2020-00243).

Property Information

Address:	1723 Marine St.
Owner:	Dirk Stribrny, Evernest Holdings, LLC
Applicant:	Kenneth J. Jacques
Case Type:	Non-Designated Demolition
Code Section:	9-11-23, B.R.C., 1981
Date of Construction:	c.1910
Zoning:	RH-1
Existing House Size:	864 sq. ft. (approx.)
Lot Size:	4,988 sq. ft. (approx.)
Legal Description:	TRACT 131-B1 BO 31-1N-70 BOOK 906 PAGE 80 BCR

Staff Recommendation

Staff 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 Marine 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 for the building.

A 180-day stay period would expire on February 28, 2021.

Findings

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 1723 Marine 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.

Alternative Motion Language

If the Landmarks Board chooses to approve the demolition, staff recommends the following motion language:

I move the Landmarks Board approve the demolition of 1723 Marine St., finding 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.

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

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

Summary

- On August 14, 2020 the Planning & Development Services (P&DS) Department received an application to demolish the house at 1723 Marine St.
- The building is not located within a historic district, but is over 50 years old. The proposed work meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981.
- On August 19, 2020, 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."

- A demolition application (HIS2016-00192) was previously reviewed by the Landmarks Board in 2016. The Landmarks Board placed a stay-of-demolition on the property and met with the owner once. Subsequently, the application was withdrawn and later sold to the current owner.
- Staff finds that the property meets the significance criteria for individual landmark designation and recommends the Landmarks Board issue a stay-of-demolition for a period not to exceed 180 days from the day the application was accepted by the city manager.
- A 180-day stay period would expire on Feb. 21, 2021.

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 require review by the Landmarks design review committee (Ldrc). The Ldrc comprises 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 that the building 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 it was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building's demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (September 1, 2020, when the Landmarks Board fee was paid) and expire on Feb. 28, 2021. Section 9-11-23 (g) and (h), B.R.C. 1981.

Property Description

Approximately 864 square foot in size, the vernacular wood frame house sits on a 4,988 sq. ft. lot, located on Marine Street between 17th and 18th streets, one block east of Boulder High School. It is not located in a potential or designated historic district. The Hillside Historic District is located two blocks south, and the potential local and National Register of Historic Places Boulder High School Historic District is located one block west, and the potential Whittier local historic district is located one block north.

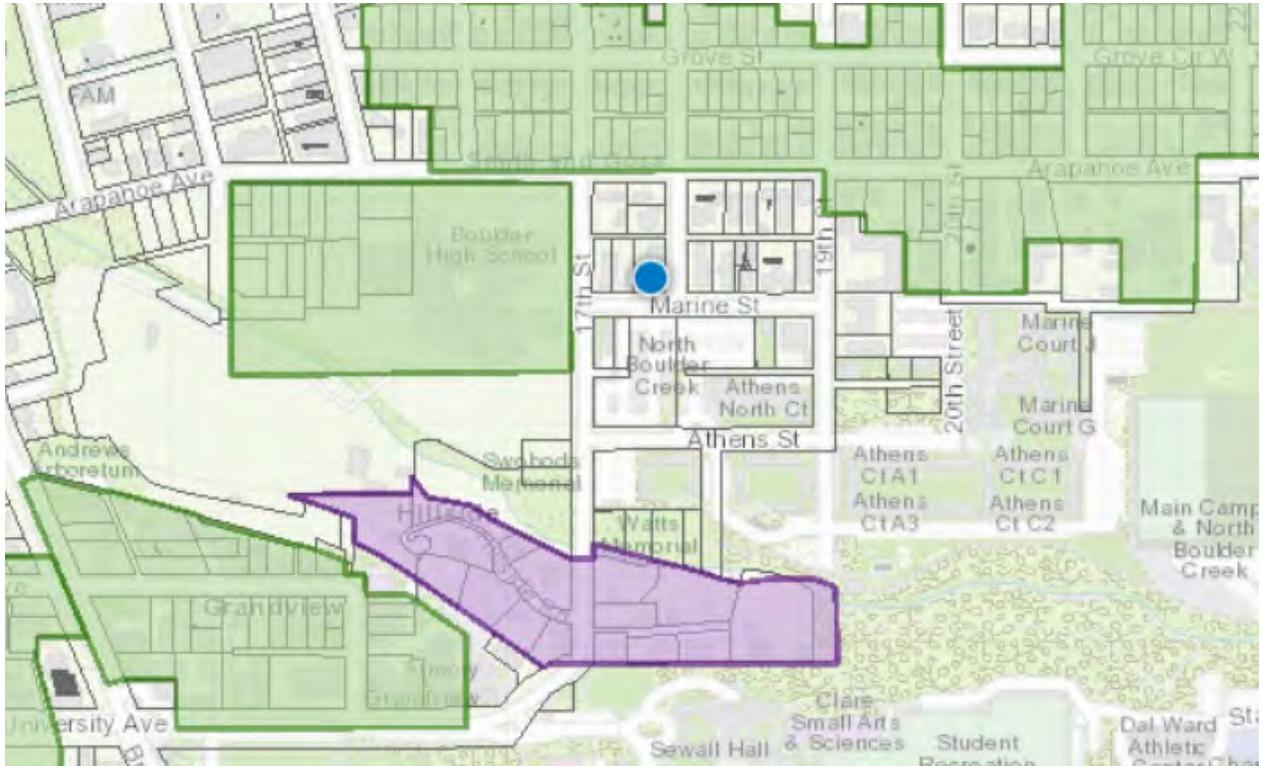


Figure 1. Location Map, 1723 Marine St.



Figure 2. 1723 Marine St., South (front) Elevation, 2020.

Character-Defining Features

The house features a pyramidal hipped roof and square plan with central stone chimney, features common to early twentieth-century hipped-box vernacular houses. This distinctive hip-roof construction technique reduces the need for expensive lengthy purlins and rafters versus a standard hipped or gable roof, making this typology popular for low-cost residential construction during the first half of the twentieth century. Based upon form and materiality, the 1995 Historic Resources Survey estimated the original construction date as c. 1910. The house has a rectilinear plan, rather than the square typical of pyramidal houses, as a result of a shed roofed lean-to along its north side, which was likely an early addition. This is supported by a partial view of this addition on the c. 1946 assessor's card of the neighboring property, which shows that the addition originally featured exposed rafter tails, a Craftsman detail typical of the period. The hipped roof, open front porch is supported by two unadorned square wood posts. The porch floor is a tapered pad of concrete, covered in red-orange stucco, topped by ceramic tiles. The symmetrical façade features a central, six light wooden entry door (likely a replacement), flanked by a pair of double-hung wood windows that appear to be historic. The sides of the original mass feature a symmetrically composed pair of windows matching those of the front elevation, while each side of the lean-to is penetrated by a door. There are two windows on the back side, facing into the carport. The walls are clad in light blue painted wooden lap siding with white painted wood trim, and the roof is clad in light grey asphalt shingles. A narrow strip of the concrete block foundation is exposed around the perimeter of the house.



Figure 3. 1723 Marine St., South (front) Elevation, 2020.



Figure 4. 1723 Marine St., North (rear) Elevation, 2020.



*Figure 5. South (front) elevation, county assessor's photo, c. 1946.
Image courtesy Boulder Carnegie Library.*

Alterations



Figure 6. Partial view of North (rear) of 1723 Marine from 1427 18th St. assessor's card, c. 1946.

Boulder County assessor's records indicate that this house was relocated to its present site in 1946. Its original location and exact age have not been determined, though the house appears relatively intact to its recorded state following its relocation in 1946.

In 1993, a covered car port was added along the full length of the north side of the house. Minor alterations to the façade, including removal of shutters from the windows and wooden trellises from the front porch, replacement of the front door, and addition of corner trim, have also occurred since 1946. A single-window in the center of the rear shed-roof addition has been removed, and its exposed rafter tails have been covered by the carport. White metal eave troughs and downspouts were added after 1995. The house has been re-roofed several times with asphalt shingles. In 2001, a six-foot wooden privacy fence was constructed around the perimeter of the property.

Scope of Demolition

Full demolition of the building is proposed.

Condition

In a document dated August 7, 2020 (*See Attachment A: Applicant Materials*) architect and owner representative Kenneth J. Jacques evaluated the condition of the house. His observations include:

1. The existing main floor is more than 10" below the flood protection elevation. The Per City of Boulder Revised Code section 9-3-2, any substantial improvement or any addition of any size would require that the entire building be elevated above the flood protection elevation. (Note: the property is in the 100-year floodplain)
2. There are existing gas appliances, a water heater and furnace, that are installed directly on the main floor 10" below the flood protection elevation. These appliances are not high enough to be safe from flooding; there is insufficient ceiling height to elevate these appliances to meet current codes.
3. The unreinforced CMU foundation is in poor condition and is unable to resist the lateral force of flood waters. Our structural engineer has determined the existing foundation design is unable to prevent the building from floating in a flood, unable to resist the lateral forces of flood waters and unable to support the forces involved in lifting the building to a new position. As a result, the existing foundation cannot be upgraded to meet current codes and would need to be completely replaced.

4. There are existing floor drains, shower drains and toilets that are installed below the flood protection elevation. It is not possible to protect these from flooding without elevating the whole building.
5. This structure is not unique; there are at least 10 examples of identical or similar buildings within a 5 block radius of the project. See supporting documents titled 'Similar Properties'.
6. Elevating the building presents a unique challenge in that the roof is supported by the interior brick chimney. This requires that the brick be lifted simultaneously with the wood framing. A steel frame must be fabricated in the crawlspace that supports both the brick and the wood floor joists. There is less than 18" of clearance in the crawlspace, to provide access several 4' deep trenches must be hand dug below the existing chimney and house foundations and all steel field fabricated within the crawl space area. Also the interior of the house is finished in plaster over wood lathe. This type of construction has very poor shear resistance and is expected to be heavily damaged during the process of jacking.

Cost of Repair or Restoration

Jacques estimated the cost of replacing the foundation, elevating the building, adding support to the chimney, and repairing interior plasterwork would cost \$192,200. This is approximately \$213/sq. ft. for repair costs. *See Attachment A: Applicant Materials.*

Property History

The property at 1723 Marine St. is located in Culver's Addition, which was added to the city in 1874 by Robert Culver, a prominent Boulder citizen, farmer, and developer. Culver came to Boulder in 1863, and later bought a sizable tract of land in this area. He retained a portion as his farm, and sold parcels for residential development. The new development was annexed into the city in 1874, becoming an early residential area. The southern side of the neighborhood developed slowly, with few houses appearing south of Arapahoe Avenue until the 1890s. The area was fully developed by the 1910s, mostly inhabited by Swedish immigrants. Architecturally, the area was characterized by simple, vernacular buildings favored by the immigrant craftsmen, miners, and expressmen who made their homes in this working class neighborhood.¹

The lot 1723 Marine Street was owned by local banker Charles Buckingham, who sold it to Elliott A. Van Dyke in 1919. It was then held by five other owners until being purchased by Charles N. Alden in 1944. Alden obtained several city construction permits, including one for repairs and remodeling of a house granted in December of 1944 and one for connecting to the city water and sewer lines granted in March 1945, when the house was relocated to its present location.

¹ Whitacre, Christine, and R. Laurie Simmons. "Goss-Grove Neighborhood History and Survey Results." City of Boulder, December, 1986.



Figure 7. Lula and Joseph Misclevitz, 1964. Photo courtesy of Boulder Carnegie Library.

Alden subsequently sold the house to Lois S. and Raymond C. Hammond in 1945. The Hammonds worked at the Temple Annex Barber and Beauty Shop, located at 1330 Pearl St. They did not reside at the property long, selling the property to Ronald D. and Emma L. Hoog in early 1946. The Hoogs resold it later that same year to Nelson E. McPherson, a student who lived there with Margaret M. McPherson, widow of Elmer McPherson. As of 1951, Lula Mary Misclevitz and her husband, Joseph C. Misclevitz, were the listed residents, evidently renting the house from the McPhersons. The Misclevitzes purchased the property in May of 1952, and resided there until 1985.²

Lula was born to Elza A. and Wynona Crawford Beason on July 31, 1898, in Hebron, Nebraska.³ Joseph was born in Chicago on November 14, 1892.⁴ His father, Frank Misclevitz, was a native of Germany who immigrated to Chicago in 1887 and married Veronice, Joseph's mother, in 1888.⁵ Lula and Joseph were married on February 3, 1914, in Thedford, Nebraska.⁶ The couple remained in Nebraska for ten years before moving to Colorado in 1924, and to Boulder in 1928.⁷

Joseph began his long career as a Boulder barber working at the shop of Claude Reed from 1928 to 1941, and later opened his own shop, "Joe's" at 1914 Broadway.⁸ He lost the lease on his shop in late 1949, and went to work at Slavec's Barber Shop, 1643 Pearl St., before reopening "Joe's" at a new location, 1023 Pearl St., in 1956.⁹ He retired in 1959, ending a 31-year career.¹⁰ Lula (who was also known as Lulu) Misclevitz was a prominent member of Boulder's Rebekah Lodge No. 5, where she was installed as Vice Grand in 1951.¹¹

Joseph and Lula had two sons and two daughters.¹² Their two sons, Willis and Frank, both served in the U.S. Navy. Willis served on the battleship *USS Colorado* in the early 1930s, and Frank was

² Polk Directories for Boulder, Colorado; Boulder County Public Records.

³ Daily Camera, "Obituaries: Lula Misclevitz" 7 November 1985. Boulder Carnegie Library.

⁴ Daily Camera, "Obituaries: Joseph Misclevitz" 17 May 1978. Boulder Carnegie Library.

⁵ Daily Camera, "Joe Misclevitz Home from Father's Funeral." 27 December 1947. Boulder Carnegie Library.

⁶ Daily Camera, "Mr., Mrs. Joe Misclevitz to Celebrate Anniversary." 29 January 1964. Boulder Carnegie Library.

⁷ Ibid.

⁸ Ibid; Daily Camera, "Joe Misclevitz Opens his Own Barber Shop." 29 September, 1941. Boulder Carnegie Library.

⁹ Daily Camera, "Joe Misclevits now at Slavec Barber Shop." 15 December, 1949. Boulder Carnegie Library.; Daily Camera, "Joe Misclevitz Opens Barbershop at 1023 Pearl." 14 February, 1956. Boulder Carnegie Library.

¹⁰ Daily Camera, 29 January 1964.

¹¹ Daily Camera, "Lulu Misclevitz was Installed Vice Grand of Rebekah Lodge No. 5." March 24, 1951. Boulder Carnegie Library.

¹² Daily Camera, 29 January 1964.

involved in several actions in the closing battles of the Pacific Theatre of the Second World War while serving on the escort carrier *USS Vella Gulf*.¹³

Joseph Misclevitz died on May 15, 1978.¹⁴ Lula continued to reside at 1723 Marine St., and was joined by her son Willis, who had by then retired, in 1983. Following Lula's death on November 4, 1985, her estate sold the property to Robert S. and Gladys M. Baca in 1986. Gladys became sole owner of the property in 1992, before selling it to Margit J. Baker in 2003. Baker placed the property into the care of the Barker Family Living Trust "A" in 2008, which, via real estate firm XChange Solutions, Inc., sold it to Stewart J. Cohune in 2013.¹⁵ The current owner purchased the property in June 2020.

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.

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 F: Individual Landmark Significance Criteria*

HISTORIC SIGNIFICANCE:

Summary: The house located at 1723 Marine St. meets historic significance under criteria 1.

1. **Date of Construction:** c. 1910

Elaboration: The Historic Building Inventory estimates the date of construction as 1910. Though the exact date of construction is unknown due to its relocation, the form and

¹³ Daily Camera, "Willis Misclevitz of U.S. Colorado Home on Furlough." 7 August, 1933. Boulder Carnegie Library.; Daily Camera, "Frank Misclevitz en Route to States after Experiencing Typhoons at Japan." 17 October 1945. Boulder Carnegie Library.

¹⁴ Daily Camera, 17 May 1978.

¹⁵ Boulder County Public Records.

construction of this house are representative of building constructed in the early twentieth century.

2. Association with Persons or Events: Joseph and Lula Misclevitz.

Elaboration: Joseph worked as a barber in Boulder for 31 years, operating two barber shops during his career. Lula Misclevitz was Vice Grand of Rebekah Lodge No. 5 in Boulder. The Misclevitzs resided at the property from 1951 until 1985.

3. Development of the Community: None Observed.

4. Recognition by Authorities: 1995 Scattered Resources Survey

Elaboration: The 1995 Historic Resources Survey noted that, although somewhat altered, the house retains sufficient integrity to be significant as a reflection of early twentieth century vernacular construction.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 1723 Marine St. meets historic significance under criterion 1.

1. Recognized Period or Style: Vernacular Wood Frame

Elaboration: This house is an intact example of a pyramidal “hipped box” house, a popular vernacular house form in Boulder during the early 20th century. Aside from replacement of the front door and addition of a carport at the rear of the house, few changes appear to have occurred to it since 1946.

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 1723 Marine St. meets environmental significance under criteria 1, 2, and 4.

1. Site Characteristics: Varied and mature vegetation

Elaboration: This 4,988 square foot parcel features is enhanced by a several types of high quality vegetation, including mature trees.

2. Compatibility with Site: Well-scaled and appropriate to site

Elaboration: This small, 864 square foot house is well scaled and appropriately located on its lot. The house’s large setback allows it to integrate with the rich vegetation on the site, lending it an appropriately subtle visual impact from the street.

3. Geographic Importance: None observed

4. Environmental Appropriateness: Residential character

Elaboration: This block features many older residences on small, well-vegetated lots, and this house contributes to that character.

5. Area Integrity: None Observed



CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD: Though this section of Goss Grove has been substantially redeveloped into medium-density residential housing, this block features other houses dating to around the turn-of-the-century, including a Four Square house next door at 1719 Marine St. and a Shingle-style house at the corner of Marine and 17th streets.

CRITERION 3: CONDITION OF THE BUILDING

The applicant has noted that there is cracking and spalling in the foundation, and that the floor level of the house is not compliant with flood safety code. The applicant argues that these two factors ensure that the foundation would likely have to be entirely replaced, a process made more difficult and costly by the presence of a free standing masonry chimney at the center of the frame house. *See Attachment A: Applicant Materials*

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The applicant estimates cost of repair at \$192,200. *See Attachment A: Applicant Materials*

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 February 28, 2021.

ATTACHMENTS:

- Attachment A: Applicant's Materials
- Attachment B: Photographs, 2016
- Attachment C: Deed & Directory Research
- Attachment D: Boulder County Tax Assessor Card c. 1946
- Attachment E: [Historic Building Inventory Form \(link\)](#)
- Attachment F: Significance Criteria for Individual Landmarks



City of Boulder, Planning and Sustainability
HISTORIC PRESERVATION DEMOLITION REVIEW APPLICATION
For Non-Designated Buildings Over 50 Years Old

For Office Use Only			
Date Received	Time Received	Case Number	Previous HIS case(s):

Project Address: 1723 Marine Street Date of Application: 8-7-20

CONTACT INFO

Applicant's Name: Kenneth J. Jacques (architect)
 Email: kengorific@earthlink.net Phone: 303-642-2320

Owner's Name: Dirk Stribny
 Email: dirkstribny@gmail.com Phone: 610-585-4060
 Mailing Address: Dirk Stribny c/o Everest Holdings, LLC
4 Southwinds Lane
Malvern, PA 19355

BUILDING TYPE AND DATE OF CONSTRUCTION

- Pre-1940 Primary Building, constructed in _____
- Post-1940 Primary Building, constructed in _____
- Accessory Building(s) Over 50 Years Old, constructed in _____

Description:

Estimated date(s) of alteration:

SCOPE OF WORK

- Full Demolition Removal of more than 50% of the roof
- On-Site Relocation Removal of more than 50% of the exterior walls
- Off-Site Relocation Removal or construction in front of a street-facing wall (includes replacement siding)

APPLICATION MATERIALS – Printed on 8 ½ x 11 paper (single-sided preferred)

- Color photographs of each side of the building(s)
- A survey or site plan that clearly indicates which building(s) are proposed for demolition
- Application Fee - *Paid through CSS (credit card fee applies) or in-person at the P&DS Services Center*

Signature of Owner or Authorized Agent: Kenneth J. Jacques

Printed Name: Kenneth J. Jacques, architect

*Historic Preservation approval is valid for 180 days and cannot be extended.
 If demolition permit application is not finalized within that period, a new application is required.*

FOR STAFF USE – Submit with Application

Demolition Review for: Primary Building Accessory Building(s) **Address:** _____
Date of Review: _____ **HIS2018-** _____ LDRC Review Administrative Review
LDRC Members: _____ (LB) _____ (LB) _____ (staff)
Applicant(s) present (LDRC): _____

Property Information

Date of Construction: _____ Survey Form? Yes / No Tax Assessor Card? Yes / No
Estimated Date of Alterations: _____

Scope of Work

- Full Demolition On-Site Relocation
- Removal of more than 50% of the roof Off-Site Relocation
- Removal of more than 50% of the exterior walls
- Removal or construction in front of a street-facing wall

1. Is the building potentially eligible for designation as an individual landmark? Yes / No

- Potential Architectural Significance

Recognized Period/Style; Architect or Builder of Prominence; Artistic Merit; Example of the Uncommon; Indigenous Qualities

- Potential Historic Significance

Date of Construction; Association with Historical Persons or Events; Distinction in the Development of the Community of Boulder; Recognition by Authorities

- Potential Environmental Significance

Site Characteristics; Compatibility with Site; Geographic Importance; Environmental Appropriateness; Area Integrity

2. Does the scope of work constituting a demolition have a significant impact or potentially detrimental effect on the potential historic resource? Yes / No

Next Steps

- Approve application for **full demolition. Approval is valid for 180 days and cannot be extended.**
- Approve application for **partial demolition** based on plans dated _____.
 - *If scope of work changes, new demolition permit application is required.*
 - *Approval is valid for 180 days and cannot be extended.*
- Refer application to the full **Landmarks Board** for review; \$1504 fee required

Historic Preservation Demolition Review for Non-Designated Buildings Over 50 Years Old*For Applicant Use – Do not submit with application*

	Demolition Request	Review Fee	Level of Review	Estimated Time of Initial Review
Initial Review	Post-1940 Primary Building Demo/Off-Site Relocation	\$51	Staff Level	Within 14 days
	Accessory Building Demolition	\$51	Staff Level	Within 14 days
	On-Site Relocation	\$51	Staff Level	Within 14 days
	Pre-1940 Primary Building Demo/Off-Site Relocation	\$282	Landmarks Design Review Committee (LDRC)	LDRC meets each Wednesday; applications submitted by noon Friday typically reviewed the following Wednesday.
LB Review	Application Referred to Landmarks Board for Review in a Public Hearing	\$1504	Landmarks Board	The Landmarks Board typically meets the first Wednesday of the month. The deadline for the meeting is 28 days prior.
<i>Review will not begin until the fee is paid.</i> <i>Pay fee at the P&DS Services Center front desk or log into CSS to pay fees online.</i>				

What is the purpose of this review? *Reference Section 9-11-23 Boulder Revised Code, 1981.*

The purpose of the review of permit applications for demolition, on-site relocation and off-site relocation of buildings that are over fifty years old is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this section is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

What Happens Next?

Within 14 days, staff or the Landmarks Design Review Committee will make an initial determination to either approve the application or refer it to the Landmarks Board.

If the Application is referred to the Landmarks Board, a public hearing fee of \$1,504 is required to proceed.

If the Application is Approved, submit the approval letter with your Building Permit Application (partial demolition) or your Demolition Permit Application (full demolition).

- Approved for a Partial Demolition: If the building is found to be potentially eligible for local landmark designation but the scope of work is not detrimental to that historic character, partial demolition will be approved (*i.e. removal of a 1990s addition from a 1900s house*). The historic preservation approval will reference the attached plan set. If the scope of demolition changes, a new application is required.
- Approved for a Full Demolition: If the building is not found to be potentially eligible for local landmark designation, full demolition of the building will be approved.

Can the historic preservation approval be extended?

The historic preservation approval is valid for 180 days and **cannot be extended**. If the application isn't finalized within this period, a new historic preservation demolition review application is required.

Questions?

Contact Marcy Cameron, Historic Preservation Planner II at (303) 441-3209 or cameronm@bouldercolorado.gov.

1723 Marine Street: demolition narrative

last rev: 8-7-20

Project Data

address 1723 Marine Street
use single family residence with attached carport
const. date 1940

Owner

Evernest Holdings, LLC
4 Southwinds Lane
Malvern, PA 19355
610-585-4060 (mobile)
dirkstribny@gmail.com
contact : Dirk Stribny

Project Manager

IBB Construction Management
lou@ibbmanage.com
970-485-4550
contact : Lou Fishman

Proposed demolition

100% demolition of an existing 1 story bungalow style home built in 1940. The demolition is also to include removal of an existing attached carport, existing covered entry and detached shed.

Floor area of existing structures (to be removed)

first floor above ground, finished	840 sq ft
carport area	198 sq ft
covered entry area	50 sq ft
detached shed	128 sq ft (post 1980 construction)
total area to be removed	1216 sq ft

Field Observations, condition of existing structure

The original 1 story wood frame home was built in 1940, portions of the carport and covered entry appear to be newer, post 1940 construction. The detached storage shed appears to be post 1980 construction. The house is a wood frame single story structure on a CMU foundation.

This particular style of home is not unique and is very common in the neighborhood. I was able to find 8 examples of almost identical homes within a 4 block radius.

This property is located in the 100 year flood plain. The unreinforced block foundation does not appear to be waterproofed and has visible cracking and spalling resulting from water damage. There are numerous existing conditions that make it difficult to rehabilitate the building.

1. The existing main floor is more than 10" below the flood protection elevation. The Per City of Boulder Revised Code section 9-3-2, any substantial improvement or any addition of any size would require that the entire building be elevated above the flood protection elevation.

2. There are existing gas appliances, a water heater and furnace, that are installed directly on the main floor 10" below the flood protection elevation. These appliances are not high enough to be safe from flooding; there is insufficient ceiling height to elevate these appliances to meet current codes.

3. The unreinforced CMU foundation is in poor condition and is unable to resist the lateral force of flood waters. Our structural engineer has determined the existing foundation design is unable

to prevent the building from floating in a flood, unable to resist the lateral forces of flood waters and unable to support the forces involved in lifting the building to a new position. As a result the existing foundation cannot be upgraded to meet current codes and would need to be completely replaced.

4. There are existing floor drains, shower drains and toilets that are installed below the flood protection elevation. It is not possible to protect these from flooding without elevating the whole building.

5. This structure is not unique; there are at least 10 examples of identical or similar buildings within a 5 block radius of the project. See supporting documents titled 'Similar Properties'.

6. Elevating the building presents a unique challenge in that the roof is supported by the interior brick chimney. This requires that the brick be lifted simultaneously with the wood framing. A steel frame must be fabricated in the crawlspace that supports both the brick and the wood floor joists. There is less than 18" of clearance in the crawlspace, to provide access several 4' deep trenches must be hand dug below the existing chimney and house foundations and all steel field fabricated within the crawl space area. Also the interior of the house is finished in plaster over wood lath. This type of construction has very poor shear resistance and is expected to be heavily damaged during the process of jacking.

Initial cost estimate for lifting the house above the flood protection elevation...

- installing new micro-piles, replacing the existing CMU walls with a new reinforced concrete grade beam and elevating the building by a minimum of 12"
\$1384 a linear foot x 123 linear feet of foundation = **\$170.2K**

-steel frame and support of interior chimney = **\$15.K**

- repairs to plaster walls & ceilings = **\$10.K**

total cost to elevate building is estimated at \$192.2K or 127% of the building's assessed value (based on current Boulder County tax records, actual structure value = \$ 151,600)

PREPARED BY:
Kenneth J. Jacques, Architect



Stephen Pendergrast & Associates, Inc.
Consulting Structural Engineers

August 11, 2016

City of Boulder
Land Use Department

Re: 1723 Marine Street
Existing Foundation

To whom it may concern:

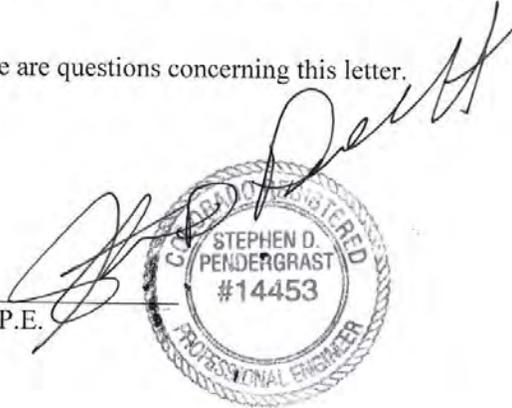
I have reviewed the foundation of the existing structure at the above-mentioned address. The residence is located within the 100 year flood plain. The foundation consists of unreinforced CMU block, and as such is not adequate to resist lateral forces or uplift forces imposed during a 100 year flood.

If it is desired to raise the building so that it is above the flood plain, in my opinion it will be necessary to replace the existing foundation in order to resist imposed lateral loads.

Please contact me if there are questions concerning this letter.

Yours truly,

Stephen D. Pendergrast P.E.



1723 Marine Street
exterior elevations



Front Elevation: South



Left Elevation: West



Right Elevation: East



Rear Elevation: North

IMPROVEMENT SURVEY PLAT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

Parcel Description

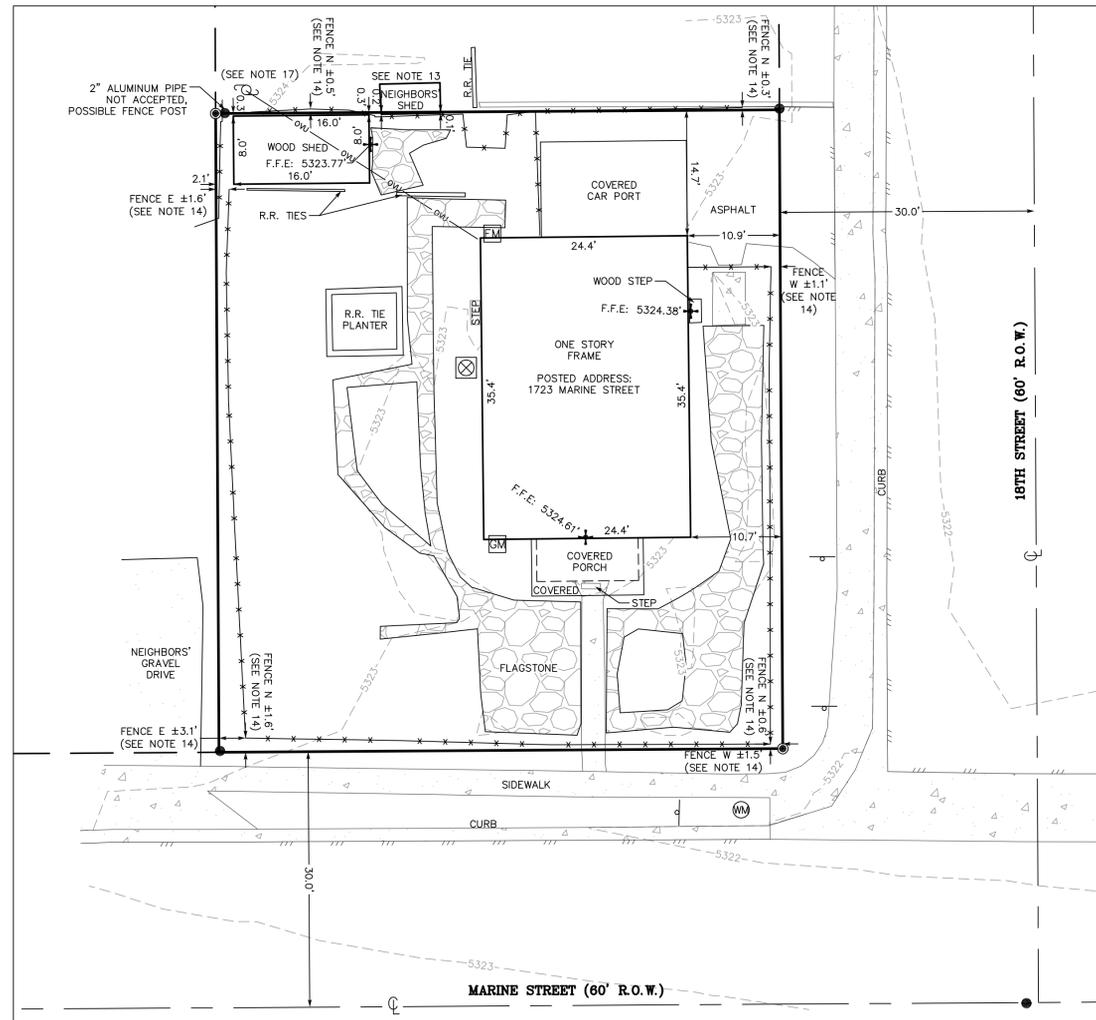
(PROVIDED BY FIDELITY NATIONAL TITLE COMPANY)
DEED RECORDED ON 5/10/2013 AT REC. NO. 3315568

BEGINNING AT A POINT 285 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 5, CULVER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE WEST 66 1/2 FEET; THENCE SOUTH 75 FEET; THENCE EAST 66 1/2 FEET; THENCE NORTH 75 FEET TO THE PLACE OF BEGINNING.

Notes

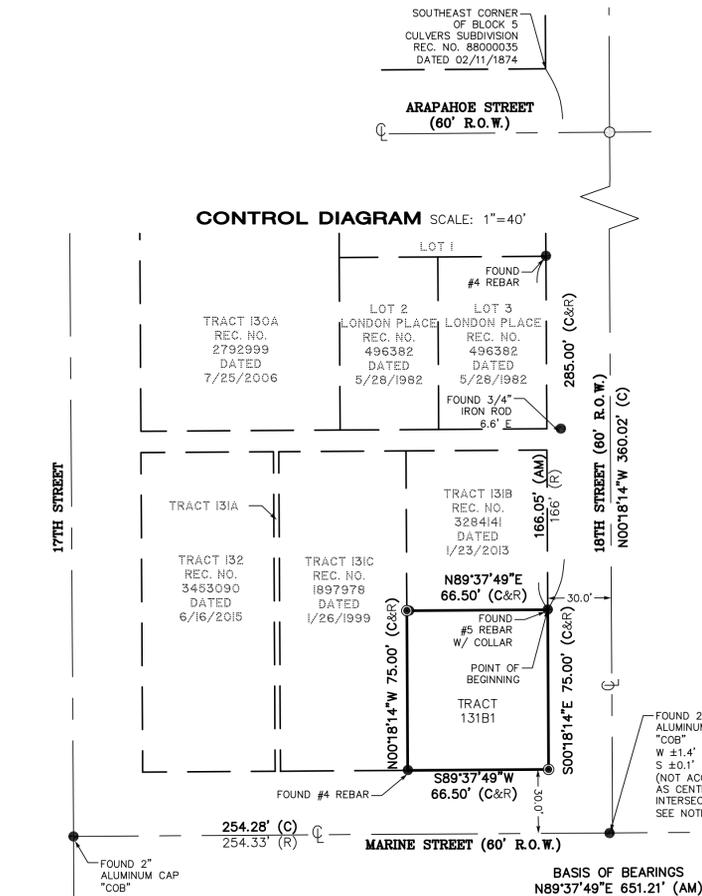
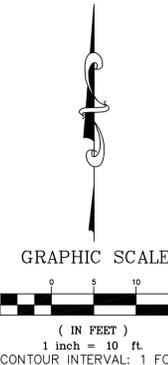
- FIDELITY NATIONAL TITLE COMPANY POLICY NUMBER CO-FSTG-IMP-27306-1-13-F0442367, DATED 5/30/2013 AT 6:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF STEWART COHUNE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N89°37'49"E ALONG THE CENTER LINE OF MARINE STREET, BETWEEN A FOUND 2" ALUMINUM CAP AT THE INTERSECTION OF MARINE STREET AND 17TH STREET AND A FOUND 2" ALUMINUM CAP AT THE INTERSECTION OF MARINE STREET AND 19TH STREET AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH 0501 ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK AT THE SOUTHWEST CORNER OF THE PROPERTY, BEING A #4 REBAR WITH AN ELEVATION OF 5323.11 FEET. A CHECK SHOT, 0.1±, WAS TAKEN ON CITY OF BOULDER POINT O-S-R, BEING AN ALUMINUM CAP IN MEDIAN LOCATED 0.4 MILES FROM SITE, WITH A PUBLISHED ELEVATION OF 5423.46 FEET (NAVD88). NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THIS ELEVATION.
- SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- DATES OF FIELDWORK: NOVEMBER 11, 2015
- THE NEIGHBORS' SHED EXTENDS OVER THE NORTHERN PROPERTY LINE AS SHOWN HEREON.
- THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- DEPOSITED SURVEY LS-02-0073 AND SANBORN SURVEYS WERE CONSIDERED IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT.
- BASED ON SANBORN SURVEY 29522 RECORDED IN BOOK 230, PAGE 24 ON 4/18/1946 AND BOUNDARY SURVEY PLAT LS-02-0073, THIS MONUMENT DOES NOT APPEAR TO REPRESENT THE HISTORIC INTERSECTION OF 18TH STREET AND MARINE STREET. LOCAL CONTROL AT THE NORTHEAST AND SOUTHWEST CORNERS OF THE SUBJECT PARCEL IS CONSISTENT WITH THE APPARENT HISTORIC LOCATION AND ARE ACCEPTED AS SHOWN.
- OVERHEAD ELECTRIC LINES SERVING THE SUBJECT PARCEL ENTERS FROM THE ADJOINING PARCEL WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE COMMITMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE COMMITMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#5 MAY 30, 2013 REC. NO. 3315569 DEED OF TRUST

IMPROVEMENT DETAIL SCALE: 1"=10'



Legend

- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- ▬ CONCRETE
- ▬ EDGE OF ASPHALT
- ▬ GRAVEL
- ▬ FLAGSTONE
- ▬ FENCE
- SIGN
- ⊗ WATER METER
- EM ELECTRIC METER
- GM GAS METER
- ⊗ AIR CONDITIONER UNIT
- ⊕ LOCATION OF FINISHED FLOOR
- ⊕ CENTERLINE
- FFE FINISHED FLOOR ELEVATION
- R.R. TIE RAILROAD TIE
- ⊕ UTILITY POLE



Boundary Closure Report

Course: S89°37'49"W Length: 66.50'
Course: N00°18'14"W Length: 75.00'
Course: N89°37'49"E Length: 66.50'
Course: S00°18'14"E Length: 75.00'

Error Closure: 0.00 Course: N00°00'00"E
Error North: 0.000 East: 0.000

Precision 1: 283000000.00

Depositing Certificate

SUBMITTED TO BOULDER COUNTY LAND USE FOR RECORDING ON THIS _____ DAY OF _____, 20__.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

IMPROVEMENT SURVEY PLAT
PREPARED FOR
STEWART COHUNE
COPYRIGHT 2015 FLATIRONS, INC.

Flatirons, Inc.
Surveying, Engineering & Geomatics
www.flatironsinc.com

3660 DOWNING ST
BOULDER, CO 80501
DENVER, CO 80205
PH: (303) 938-6997

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-4355
FAX: (303) 443-8830

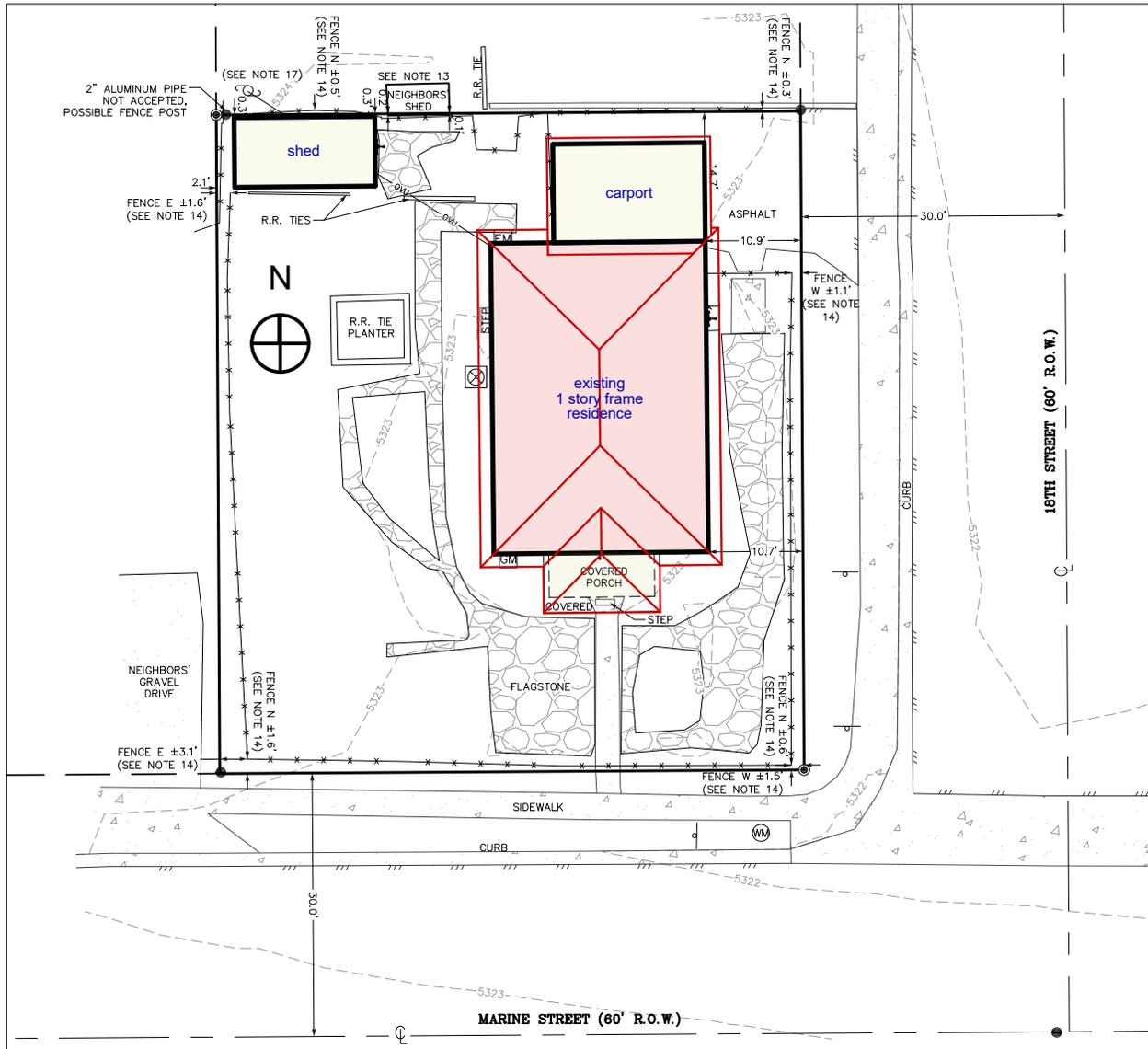


JOB NUMBER:
15-66,666
DATE:
11-20-2015
DRAWN BY:
J. MCKIM
CHECKED BY:
JZG/WW/SB
SHEET 1 OF 1

Surveyor's Statement

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO STEWART COHUNE, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 11, 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.



Parcel Description

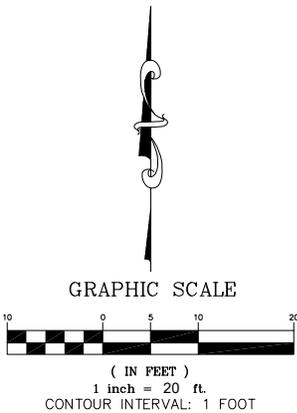
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JOHN B. GUYTON COLORADO P.L.S. #16406
 CHAIRMAN & CEO, FLATIRONS, INC.



1

1723 Marine St - Site Plan

SCALE: 1" = 20'

Similar Properties within a 4 block radius

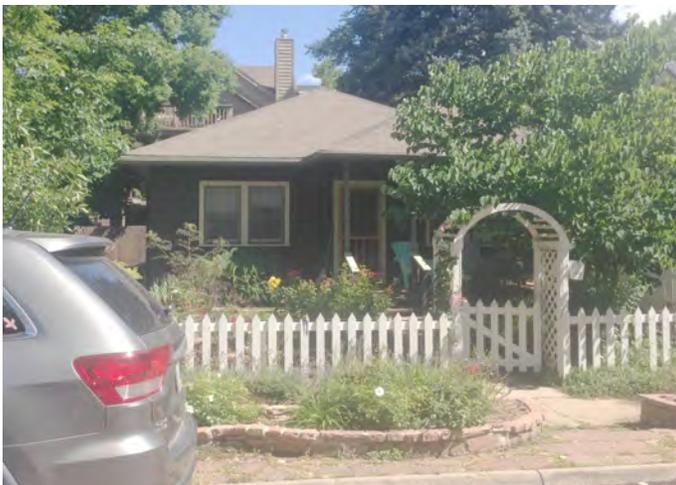


1723 Marine Street
built 1940 840 sq ft
structure value \$151,600
(tax data base 8-7-20)

proposed demolition



1834 Marine St
built 1900
927 sq. ft.
structure value \$127,400



1933 Grove St
built 1911
1052 sq. ft.
structure value \$205,200



2002 Grove St
built 1910
1176 sq. ft.
structure value \$145,200

Similar Properties within a 4 block radius



2012 Grove St
built 1900
1416 sq. ft.
structure value \$155,900



2035 Grove St
built 1957
structure value \$125,600



2242 Grove St
built 1947
899 sq. ft.
structure value \$144,300



2252 Goss St
built 1900
762 sq. ft.
structure value \$162,600

Similar Properties within a 4 block radius



2251 Spruce st
built 1905
1006 sq. ft.
structure value \$557,400



2419 Spruce St
built 1927
1066 sq. ft.
structure value \$ 363,000



2213 Pine St
built 1910
1024 sq. ft.
structure value \$ 258,100



2212 Pine St
built 1940
1800 sq ft (with addition)
structure value \$466,700

Attachment B: Photographs, 2016



North (front) elevation, 2016



East (side) Elevation, 2016



Northwest corner, 2016



West (side) Elevation, 2016.



1719 Marine St., 2016.



1705 Marine St., 2016.

Attachment C: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory
Elliott A. Van Dyke	1919	
Frank Roosa	1920	
Anna H. Day	1926	
O. K. and Celta C. Joseph	1942	
	1943	Not listed
Lola I. Miner (2/29/44); Charles N. Alden (11/9/44)	1944	
Lois Stover Hammond	1945	
Ronald D. and Emma L. Hoog (2/14/46); Nelson E. McPherson (10/16/46)	1946	Raymond C. Hammond (Lois: Temple Annex Barber and Beauty Shop)
	1949	Mrs. Margaret M. McPherson (Wid. Elmer)
	1951	J. C. Misclevits (Lula), barber at Slavec Barber Shop
Joseph C. and Lula Misclevitz	1952	
	1953	Jos. C. Misclevitz (Lula), barber Slavec Barber Shop
	1960	Jos. C. Misclevitz (Lula); Lula M. Mrs., Finisher, Marlowe Cleaners
	1965	Jos. C. Misclevitz (Lula); Lula B., Presser, Boulder Laundry and Cleaners
	1970	Jos. C. Misclevitz (Lula), Retired
	1975	Jos. C. Misclevitz (Lula), Retired
	1980	Lula M. Misclevits (o)
	1983	Lula M. Misclevits (o); Willis J., Retired
	1984	
	1985	
Robert Stephen Baca and Gladys Margarita Baca	1986	
	1987	Robert Baca
Gladys Margarita Baca	1992	
Margit J. Baker	2003	
The Baker Family Living Trust "A"	2008	
XChange Solutions, Inc. (4/22/13) Stewart J. Cohune (5/30/13);	2013	

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 (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.