

## MEMORANDUM

November 4, 2015

**TO:** Landmarks Board

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

**SUBJECT:** Public hearing and consideration of an application to designate a portion of the property at 2200 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2015-00189).

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### STATISTICS

1. Site: 2200 Broadway
  2. Landmark Name: Trinity Lutheran Church
  3. Date of Construction: 1929, additions in 1966 and 1989.
  4. Zoning: BT-2
  5. Lot Size: 13,931 sq. ft.
  6. Applicant/Owner: Reverend Mark Twietmeyer, Trinity Lutheran Church
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### 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 original portion of the church at 2200 Broadway as a local historic landmark, to be known as the **Trinity Lutheran Church**, 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, 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 26, 2015, the city received an application from Trinity Lutheran Church for an individual landmark designation of a portion of the property at 2200 Broadway. The application was submitted as a condition of Site Review.

On May 1, 2014, Site and Use Review approval was granted to redevelop the existing surface parking lot to the north of the church. The project includes 24 permanently affordable senior housing units; open space for the Trinity Lutheran Church and other non-profit organizations; and partially below grade parking. The redevelopment is proposed on the lots to the north of the church, and would not impact the historic character of the existing church. The design of the new building references the Gothic Revival style of the original church through the use of gabled roof forms, gothic arches, and the use of stone. *See Figure 1. Rendering of proposed Trinity Commons, 2014.*



See Figure 1. Rendering of proposed Trinity Commons, 2014.

In their deliberations, some members of Planning Board expressed concern that only a portion of a building would be included in the landmark boundary. The board agreed to make a note to the Landmarks Board that the Site Review approval would not define the Landmark Boundary. However, a motion to amend the condition of approval to include landmark designation of the entire building was rejected. The final condition of approval regarding Landmark Designation reads:

*Prior to a building permit application, the Applicant shall submit to the City an application for and pursue in good faith Individual Landmark designation of the historic portion of the church building located at 2200 Broadway with a designation boundary as shown on sheet A1.00 of the approved plans dated Feb. 3, 2014.*

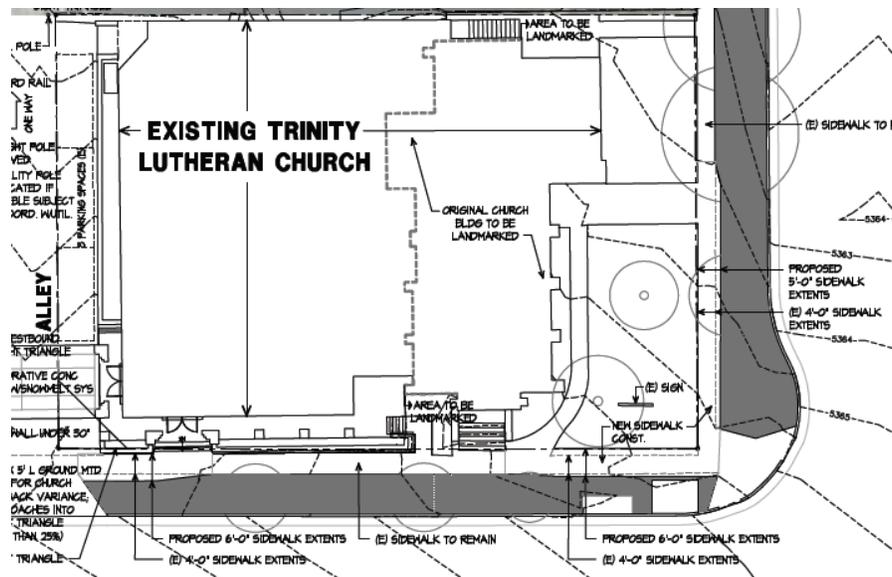


Figure 2. Sheet A1.00, landmark boundary as approved by Planning Board May 1, 2014 as a condition of Site Review.

A change to the proposed landmark boundary would require a Minor Modification to the Site Review Approval.

### PROPERTY DESCRIPTION

The building at 2200 Broadway is located on a 13,931 sq. ft. lot on the northeast corner of Broadway and Pine St. along the western edge of the identified Potential Whittier Historic District. The building is located within Boulder’s so-called “church district” and is within walking distance of six other churches and several individual landmarks, including the First Congregational Church (1128 Pine St.), the Boulder Masonic Lodge (2205 Broadway), the Carnegie Library (1125 Pine St.), and the Oliver-Bowman House (2229 Broadway).



Figure 3. Location Map, 2200 Broadway.

The church was built in 1929, with additions in 1966 and 1989. Only the original 1929 portion of the church, now referred to as the Chapel of the Resurrection, is proposed for landmark designation. See Figure 2. Landmark boundary as approved by Planning Board May 1, 2014.

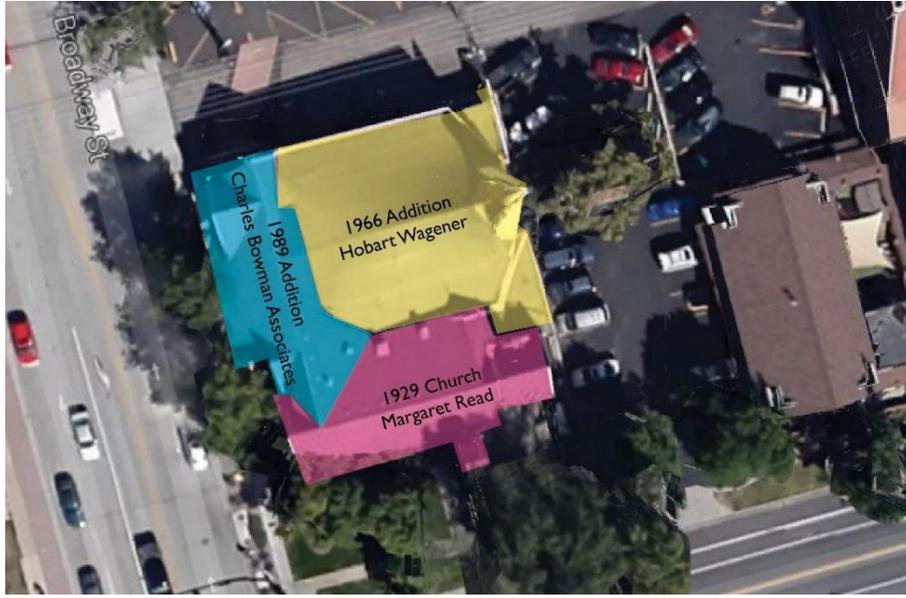


Figure 4. Aerial of 2200 Broadway, showing 1929 church (pink), 1966 addition (yellow) and 1989 addition (blue).

**1929 Church – Margaret Read**

Designed by local architect Margaret Read, the Gothic Revival church was completed in 1929. The gable form, structural buttresses, arched windows with decorative tracery and a bell tower is typical of early twentieth century Gothic Revival church design ubiquitous in North America during this period. The floor plan is comprised of a cross plan with the entrance into the nave on the west and the apse, or main altar, facing the east. Bisecting the nave is the transept, an aisle that crosses the nave in front of the main altar. All elevations feature the use of regularly coursed native sandstone.

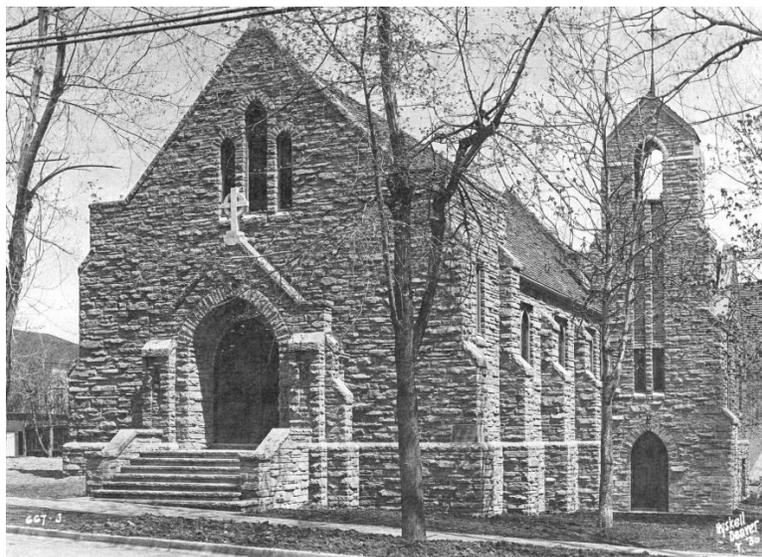


Figure 5. Trinity Lutheran Church, 2200 Broadway, 1930.

The west elevation (facing Broadway) of the original church features a gabled entrance with a tripartite window in the gable end. A series of recessed Gothic arches leading to double wooden doors with decorative metalwork provide entry into the Chapel of the Resurrection. The entry is flanked by decorative lanterns and accessed by stone steps and wrought iron railings.



*Figure 6. South elevation, 2015.*

The south elevation (facing Pine St.) features structural buttresses, windows with stained-glass laid in a diamond pattern. The gable roof of the transept and altar protrudes to the south, with a bell story element located to the west. A large arched stain glass window with Gothic tracery is located on the east elevation. External lights are located below the window. The north elevation of the original church is obscured by the 1966 addition.

### **1966 Addition – Hobart Wagener**

In 1966, local architect Hobart Wagener was commissioned to design an addition to the church to provide a larger sanctuary. The modern addition continues the use of regularly coursed stone, with a dramatic sweeping stucco-clad form culminating in a point on the east elevation. University of Colorado artist Roland Reiss designed a triangular, multi-colored skylight, as well as a few vertical glass panels of similar multi-colored design to bisect four of the building's six sides. The north elevation of the 1966 addition features unadorned, regularly-coursed stone.



*Figure 7. East elevation, 2015.*



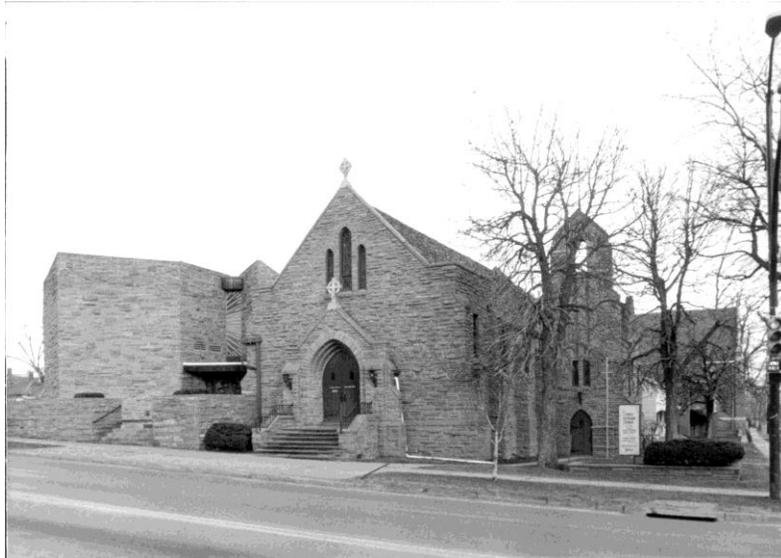
*Figure 8. North elevation, 2015.*

### **1989 Addition – Charles Bowman Associates**

In 1989, Charles Bowman and Associates designed an addition to continue the Gothic Revival vocabulary at the west elevation of the building in an attempt to blend the 1929 church and the 1966 addition. The west elevation (facing Broadway) of the 1989 addition mirrors the gabled entry way at the northwest corner of the building, with a tripartite window in the gable end. An open arcade is located on this elevation. A gable roof portion with a glass wall links the 1989 addition to the original church. *See Attachment B: Current Photographs.*



*Figure 9. West Elevation (façade), 2015.*



*Figure 10. West elevation taken from the 1986 Historic Building Inventory Record. Photo shows the church before the construction of the 1989 addition.*

The 1986 Historic Building Inventory Form found the property to be in excellent condition with minor alterations (the survey was recorded prior to the 1989 addition). The form notes that “this building is significant for its association with the history of the development of the religious community in Boulder.” *See Attachment C: Historic Building Inventory Record.*

## HISTORY



Figure 11. The Trinity Lutheran Church (formerly Seventh Day Adventist Church) at Broadway and Mapleton Ave. used by the congregation from 1899-1929. Built in 1880 and demolished in 1966. Photo taken c. 1890.

The Trinity English Evangelical Lutheran congregation was established in Boulder in 1896 with 31 charter members. Revered John J. Albert was the first pastor.<sup>2</sup> For the first three or four years, the Lutheran congregation met in the Baptist Church that was located on the corner of 12<sup>th</sup> St. (Broadway) and Arapahoe Ave. In 1899, the congregation purchased the former Seventh Day Adventist church at the southeast corner of Broadway and Mapleton Ave. for \$1,600. The building was described as “a substantial, though wooden, building [with] a seating capacity of 200.” About \$200 in improvements was spent on new pulpit furniture, wallpaper, and electric lighting.<sup>3</sup>

The Trinity Lutheran congregation used this church for the next 30 years. In 1927, the group expanded their property by purchasing the lot across the alley at the corner of Broadway and Pine St. for \$10,000 with the intention of building a larger church to replace their current one. On this lot sat the former house of A.J. Macky, prominent businessman and donor of the University of Colorado Auditorium that bears his name. Apparently not all were thrilled with Trinity Lutheran’s purchase and subsequent demolition of Macky’s former house, since it was considered to have been the first brick building constructed in Boulder. In 1928 *Daily Camera* reported “Trinity Flock to Tear Down Boulder Landmark: It Razes to Raise.”<sup>4</sup> Once construction on the church was completed, a December 1929 *Daily Camera* article noted that the “dedication of the English Lutheran Church at 12<sup>th</sup> and Pine Street will be the most important event in Boulder’s church circles tomorrow.”<sup>5</sup> Trinity Lutheran’s brand-new Gothic Revival

<sup>2</sup> “A Lutheran Society,” *Daily Camera* (Boulder, CO) January 13, 1896.

<sup>3</sup> W.C.W., “Dedication at Boulder, Colorado,” *Denver, Colorado*, Jan 26, 2900.

<sup>4</sup> “Trinity Flock to Tear Down Boulder Landmark,” *Daily Camera* (Boulder, CO), December 12, 1928.

<sup>5</sup> “Features of the Boulder Church Services Sunday,” *Daily Camera* (Boulder, CO), Dec 7, 1929.

church cost \$36,000 to construct and was dedicated on December 8, 1929 with 89 active members.<sup>6</sup>



Figure 12. Interior views of Trinity Lutheran Church at 2200 Broadway shortly after completion, 1930.

The design of the church was the work of local architect Margaret Read, who is considered to be Boulder's first female architect. She worked in the firm of Glen H. Huntington. Born in 1892, she moved to Boulder as a teenager in 1910. She attended the University of Colorado College of Engineering in the mid-1910s before transferring to the University of California at Berkeley School of Architecture. She was one of five women in her class of twenty-five students.<sup>7</sup> Upon her return to Boulder in the early 1920s, Read was an instructor at the University of Colorado where she taught classes in engineering drawing. By 1926, Read landed a second job in Glen Huntington's architectural firm. Read designed many houses in the University Hill neighborhood, including her own Mediterranean Revival house at 740 13<sup>th</sup> St. where she lived with her father. She also worked on the Boulder Day Nursery, the Boulder County Court House, several fraternity and sorority houses, and the Chemistry Building and the Balch Fieldhouse at the University of Colorado. In addition to being Boulder's first female architect, Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing residences and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career.<sup>8</sup> Read worked well into her 70s and died in 1982 at the age of 90.

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<sup>6</sup> "1896-1996: Trinity Lutheran Church." *Trinity Lutheran Church*, 1996.

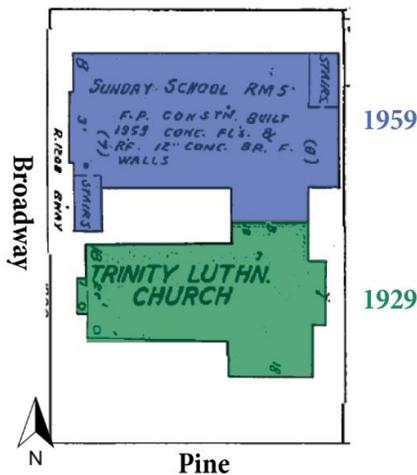
<sup>7</sup> Barker, Jane Valentine. *Historic Homes of Boulder County*, 131.

<sup>8</sup> "Margaret Read was first female architect in Boulder," *Daily Camera* (Boulder, Colorado), March 25, 2012.



Figures 13 & 14. Left: Margaret Read, 1964. Right: James M. Hunter & Associates, c. 1962. Margaret Read seen at far right.

As a result of substantial growth in church membership after WW-II, the church expanded its facilities by constructing a one-story addition with a basement directly north of the church in 1959. This building held the Sunday school classrooms. A few years later, local architect Hobart D. Wagener was hired to design a new sanctuary to accommodate 375 people and provide classroom space. Wagener's addition is attached to the north side of the original 1929 church. Although contemporary in design, Wagener continued the use of the coursed sandstone to compliment Read's original design. The 1929 sanctuary was retained as a small chapel for private devotions, funerals, and weddings, and also holds the church offices and library.



Figures 15 & 16. Left: 1931-1960 Sanborn Map of Trinity Lutheran Church with 1959 addition (in blue). Right: Trinity Lutheran Church showing 1959 addition, taken pre-1966, [www.trinityboulder.org/history/](http://www.trinityboulder.org/history/).



*Figure 17. Trinity Lutheran Church with the Wagener addition, 1988.*

A 1966 *Daily Camera* article reported that Wagener's addition was hexagonal in design with the form repeated elsewhere inside the sanctuary. A 12-foot, 500 pound cross carved from oak was installed over the new altar and large oak doors at the entrance were hand-carved with biblical themes. University of Colorado artist Roland Reiss designed a triangular, multi-colored skylight, as well as a few vertical glass panels of similar multi-colored design to bisect four of the building's six sides. Parts of these glass panels are visible from the east elevation. The addition was dedicated January 8, 1967. Around this time, the old wooden church at the corner of Broadway and Mapleton Ave. that the congregation used prior to 1929 was torn down to make room for additional parking.

In 1988, Charles Bowman Associates designed an addition on the west façade for a new narthex. The Gothic Revival style was retained for this addition, blending the 1929 portion with the 1966 portion of the building. The interior of the 1929 building was also restored at this time.

**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 a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

#### **HISTORIC SIGNIFICANCE:**

**Summary:** The building at 2200 Broadway meets historic significance criteria 1, 2 and 3.

**1. Date of Construction:** 1929

**Elaboration:** The cornerstone on building, architectural blueprints and *Daily Camera* newspaper articles date the building to 1929.

**2. Association with Persons or Events:** the Trinity Lutheran Congregation

**Elaboration:** The Trinity Lutheran Congregation was established in Boulder in 1896 with 31 charter members. In 1899, the congregation purchased the property at the southeast corner of Broadway and Pine and used the church built on that property in 1880 that previously belonged to the Seventh Day Adventists. In 1927, the congregation expanded its property by purchasing the lot directly south across the alley. Construction of a new church at this location designed by local architect Margaret Read was completed in 1929, at which point the congregation, “became firmly established as one of the city’s formidable congregations when it contributed to Boulder’s skyline an authentic neo-Gothic building.”<sup>9</sup> In 1966, local architect Hobart D. Wagener was hired to design an addition to include a new sanctuary and a further addition in 1989 added a new narthex to the church. The Trinity Lutheran Congregation continues to use this church and offer its services to Boulder as it has for the past 119 years. For many decades, the church has also engaged with the Boulder community by providing a variety of programs, such as classes in biblical theology for both adults and children.

**3. Development of the Community:** This building reflects the development of Boulder’s religious community.

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

**Elaboration:** The 1986 Historic Building Inventory Form found the property to be in excellent condition with minor alterations (the survey was recorded prior to the 1989 addition). The form notes that “this building is significant for its association with the history of the development of the religious community in Boulder.”

See Attachment C: Historic Building Inventory Record.

## **ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The building at 2200 Broadway meets historic significance criteria 1, 2, 3 and 5.

**1. Recognized Period or Style:** Gothic Revival

**Elaboration:** The church was designed in the Gothic Revival style, which was a popular style for ecclesiastical buildings in the nineteenth and early twentieth centuries. The building’s use of towers, buttresses, recessed openings, pointed arches, and masonry construction are characteristic of the Gothic Revival.

**2. Architect or Builder of Prominence:** Margaret Read

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<sup>9</sup> Rev. Jack W. Lundin, “The City’s Churches: Trinity Lutheran.” *Focus Magazine* (Boulder, Colorado), July 5, 1964.

**Elaboration:** Margaret Read is considered to be Boulder's first female architect. She moved to Boulder with her parents in 1910. After attending the University of Colorado, Read transferred to University of California at Berkeley where she received a degree in architecture. Upon her return to Boulder in the 1920s, Read was hired as an instructor at the University of Colorado and was also employed in Glen H. Huntington's architectural firm. Read's first solo project was her 1928 house at 740 13<sup>th</sup> St., where she lived with her father. Over the span of her career, Read designed many residences, sororities, and fraternities in the University Hill neighborhood. She also worked on the Boulder County Court House and several buildings at the University of Colorado. Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing residences and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career. Read worked well into her 70s, dying at age 90 in 1982.

3. **Artistic Merit:** The 1929 church is skillfully designed, with a notable integration of design, material and craftsmanship.
4. **Example of the Uncommon:** None observed.
5. **Indigenous Qualities:** The building's use of native stone is notable.

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

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2200 Broadway and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

#### **ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The building at 2200 Broadway has environmental significance under criteria 1, 2, 4 and 5.

1. **Site Characteristics:**

**Elaboration:** The church is prominently located on the northeast corner of Broadway and Pine St. It is located within the boundaries of the identified

potential Whittier Historic District. Despite the construction of additions in 1966 and 1989, the church retains its historic character.

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

**Elaboration:** The building is representative of the Gothic Revival style and contributes to the character of the neighborhood. The property retains its historic relationship to its lot and surrounding neighborhood.

**3. Geographic Importance:** The building is a familiar visual feature on the 2200 block of Broadway.

**4. Environmental Appropriateness:**

**Elaboration:** The building and its surroundings are complementary and carefully integrated.

**5. Area Integrity:** Potential Whittier Historic District

**Elaboration:** The 2200 block of Broadway is located in the identified Potential Whittier Historic District and retains a large degree of historic integrity to the original development of that neighborhood.

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

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The proposal is unusual in that it proposes designation of a portion of the building, however, staff considers that proposal is appropriate in that the original 1929 church retains a high degree of architectural and historic integrity and the additions do not compromise its significance. The property owner supports the designation.

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**Landmark Name:**

Staff recommends that the landmark should be named the **Trinity Lutheran Church**, given its association with the Trinity Lutheran congregation since its construction in 1929.

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 lot measuring approximately 13,931 sq. ft. in size. The church also owns approximately 18,101 sq. ft. of parking space across the alley to the north of the church. Staff recommends that the boundary be consistent with the proposed landmark boundary that was made a condition of Site Review by Planning Board. The boundary would encompass the 1929 portion of the church, as show in Figure 18 below.

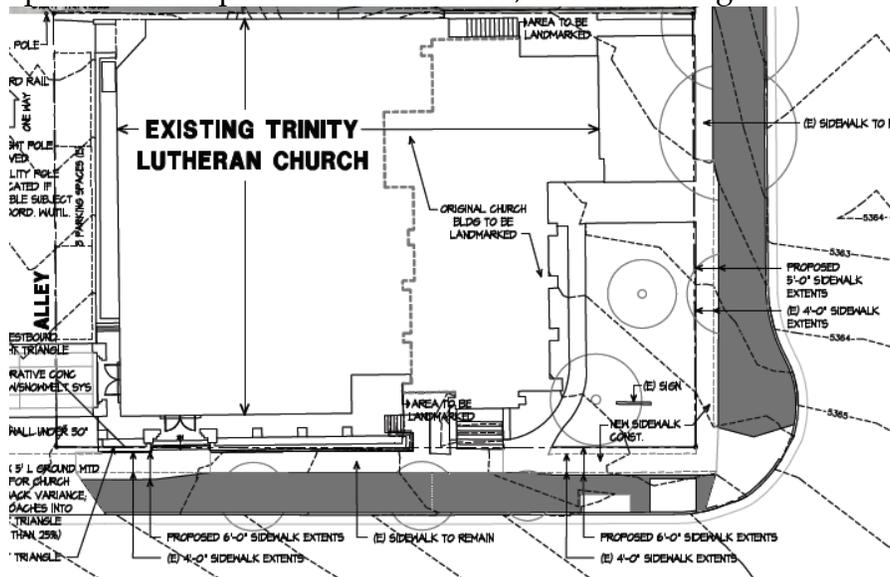


Figure 18. Proposed Landmark Boundary (red dashed line).

**ATTACHMENTS:**

- A: Landmark Designation Application
- B: Current Photographs
- C: Historic Photographs
- D: Historic Inventory Building Form, 1986
- 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: Landmark Designation Application**

**Application for Individual Landmark**

Name of Building: <sup>TRINITY LUTHERAN CHURCH</sup> CHAPEL OF THE RESURRECTION Date: 6/22/15

Address: 2200 Broadway Boulder Co

Owner(s): Trinity Lutheran Church Phone: 303.442.2300

Address(es): 2200 Broadway Boulder Co 80302

Applicant: Rev. Mark Twietmeyer Phone: 303.442.2300

Address: 2200 Broadway Boulder Co 80302

Date of Construction: 1929

Type of Construction: Stone

Architectural Style / Period:

Architect / Builder: Margaret Reed

Condition of Exterior: Excellent

Additions / Alterations to Exterior: Adjacent Sanctuary built in 1966 / Adjacent Parsonage built in 1988

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

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

**Fee \$25 (if applicable)**

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

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

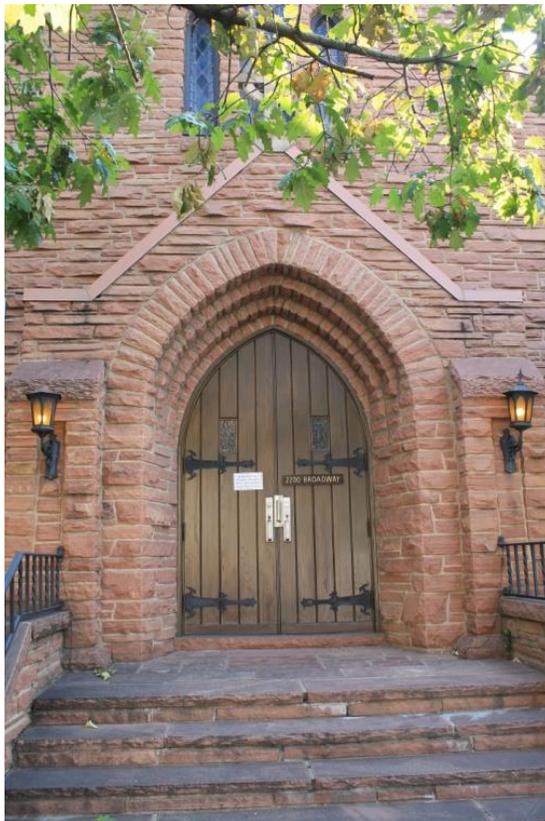
Signature: 
Address: 2200 Broadway Boulder Co
Designation initiated by: Trinity Lutheran Church Date: 6/25/15

HS 2015 - 00189

**Attachment B: Current Photographs**



*Trinity Lutheran Church, 2200 Broadway, west elevation (façade), 2014.*



*Trinity Lutheran Church, 2200 Broadway, west elevation (façade), 1929 entrance detail, 2015.*



*Trinity Lutheran Church, 2200 Broadway, west elevation (façade) detail, 2014.*



*Trinity Lutheran Church, 2200 Broadway, south elevation, 2014.*



*Trinity Lutheran Church, 2200 Broadway, south elevation detail, 2015.*



*Trinity Lutheran Church, 2200 Broadway, bell tower detail on south elevation, 2015.*



*Trinity Lutheran Church, 2200 Broadway, entrance detail at bottom of bell tower, south elevation, 2015.*



*Trinity Lutheran Church, 2200 Broadway, east elevation, 2014.*



*Trinity Lutheran Church, 2200 Broadway, detail of 1929 apse on east elevation, 2015.*



*Trinity Lutheran Church, 2200 Broadway, northeast corner, 2015.*

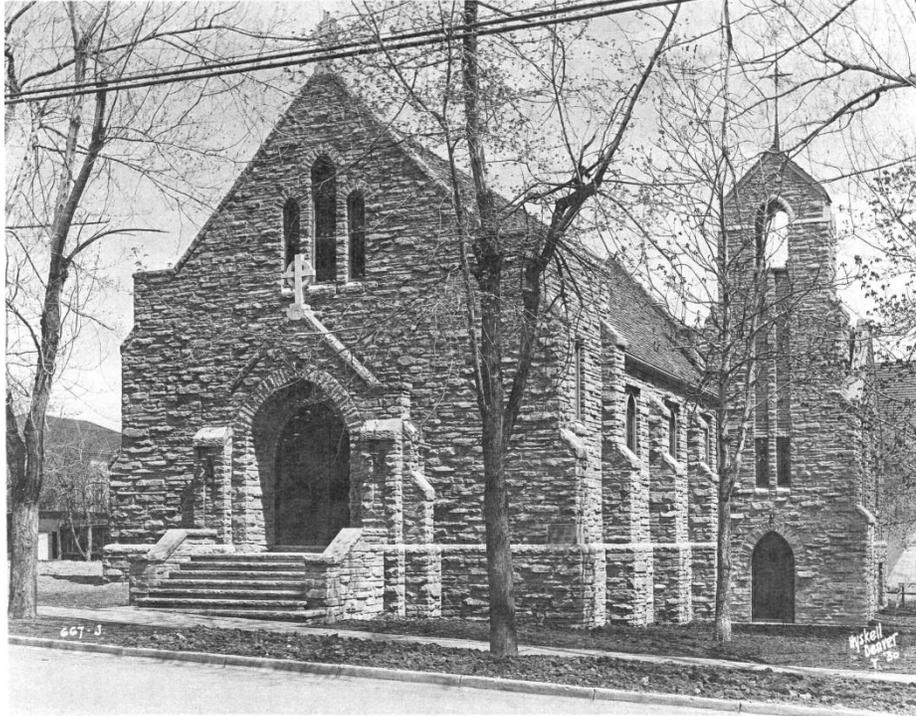


*Trinity Lutheran Church, 2200 Broadway, north elevation, 2015.*

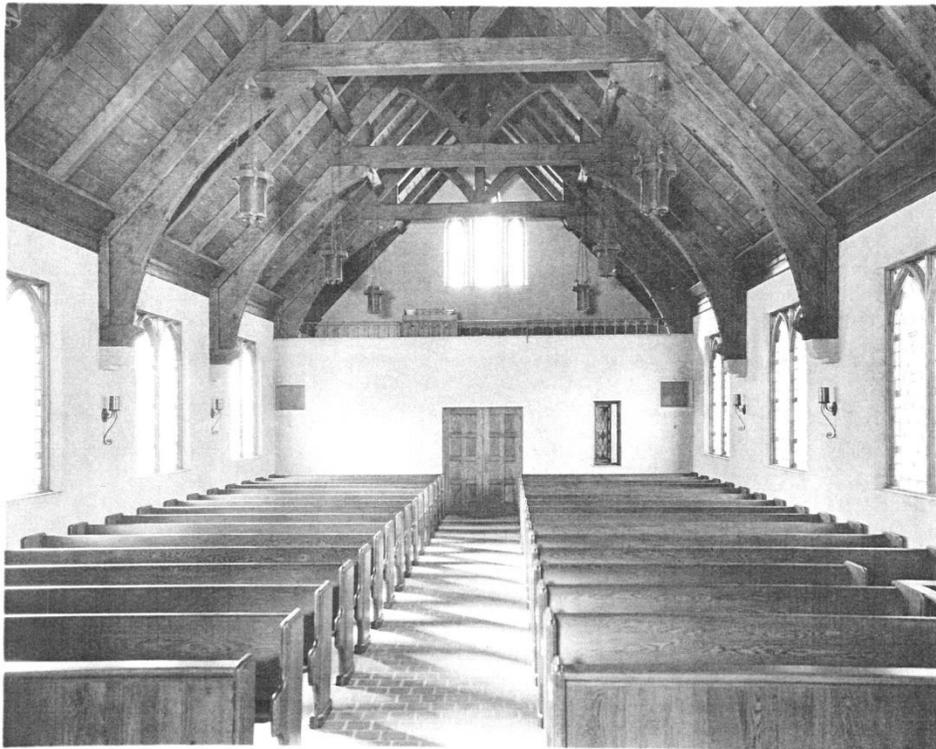


*Trinity Lutheran Church, 2200 Broadway, northwest corner, 2014.*

**Attachment C: Historic Photographs**



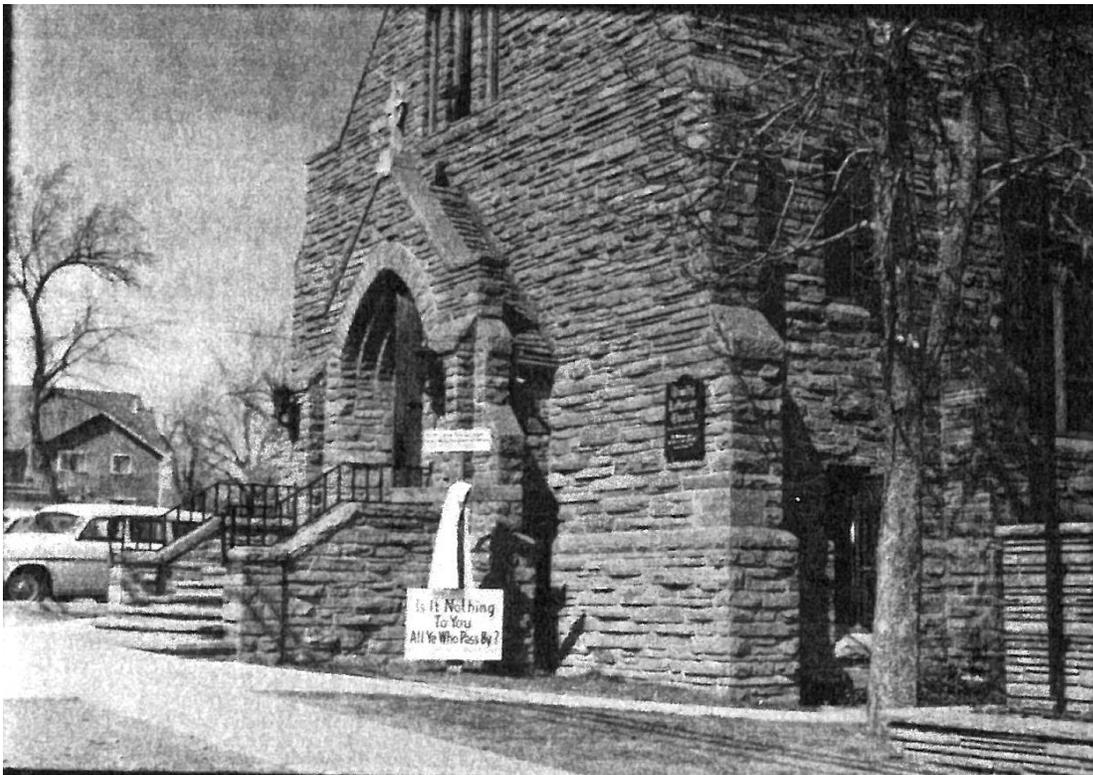
*Trinity Lutheran Church, 2200 Broadway, west elevation (façade) shortly after construction, 1930.*



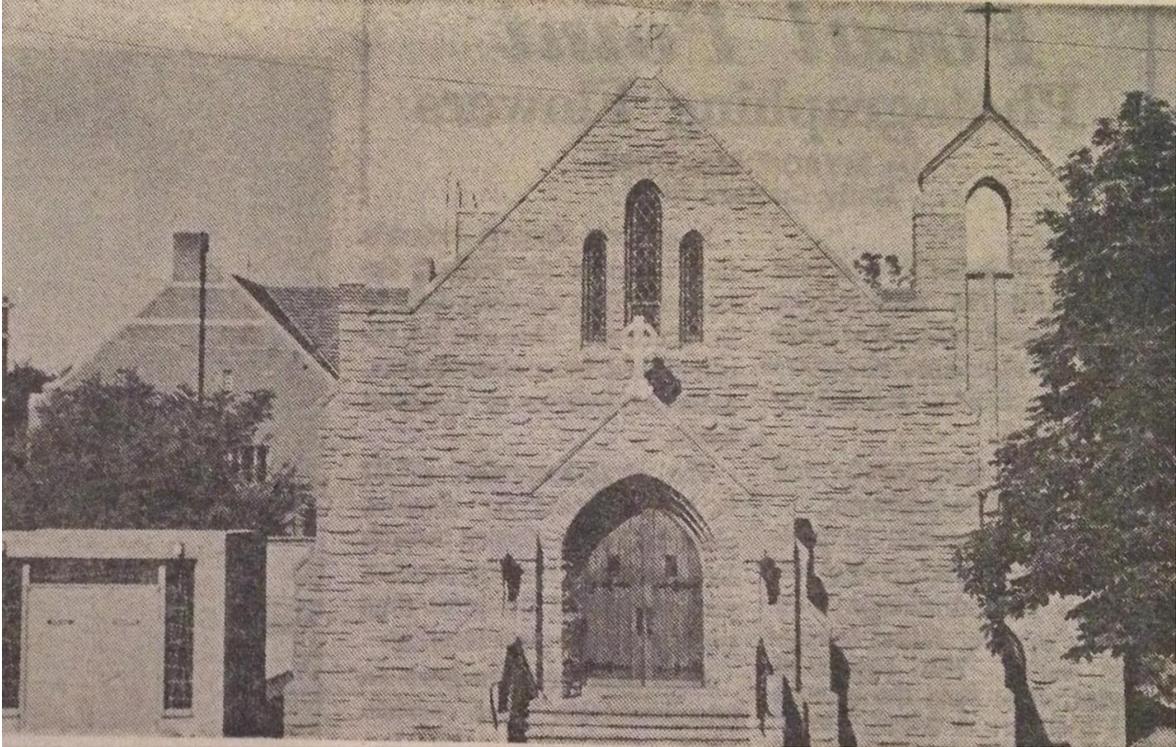
*Trinity Lutheran Church, 2200 Broadway, interior view of church, 1930.*



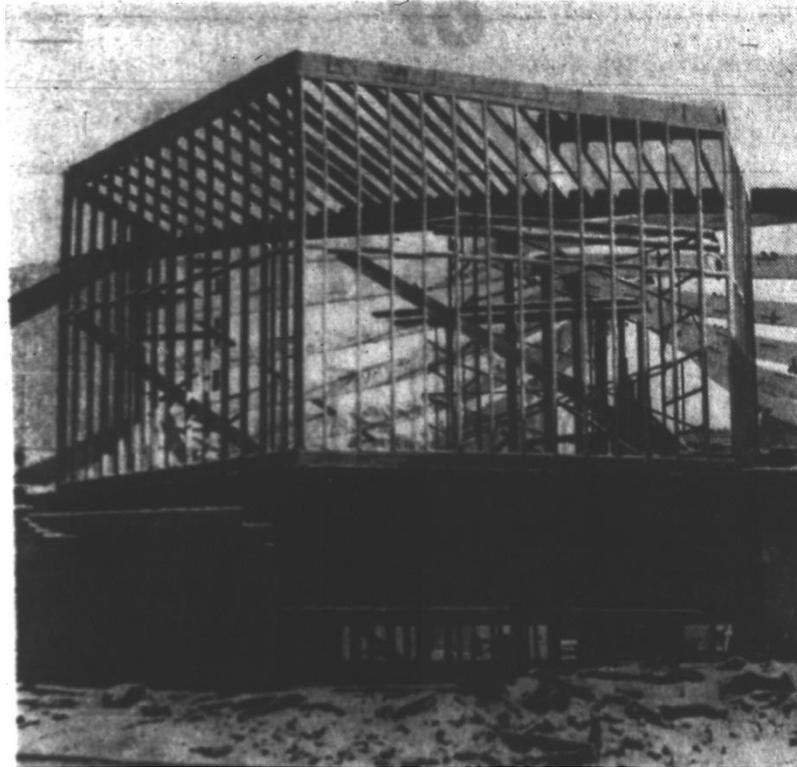
*Trinity Lutheran Church, 2200 Broadway, interior view of church, 1930.*



*Trinity Lutheran Church, 2200 Broadway, 1956.*



*Trinity Lutheran Church, 2200 Broadway, taken from "The City's Churches: Trinity Lutheran" by Rev. Jack W. Lundin, Focus Magazine, July 5, 1964.*



*Trinity Lutheran Church, 2200 Broadway, mid construction, 1966.*



*Trinity Lutheran Church, 2200 Broadway, west elevation, 1988.*

**Attachment D: 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 \_\_\_\_\_

X

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 PROJECT NAME: BOULDER HISTORIC PLACES      State ID#: 5BL1137  
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\*Building Name: TRINITY LUTHERAN CHURCH      Temporary #: 22  
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\*Building Address: 2200 BROADWAY      BOULDER, COLORADO 80302  
 Building Owner: TRINITY EVANGELICAL LUTHERAN CHURCH  
 Owner Address: 2200 BROADWAY      BOULDER, COLORADO 80302  
 -----

USGS Quad: BOULDER      Quad Year: 1979 7.5'  
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\*Legal: Tnsp 1N      Range 70W      Section 30      NW1/4 SW1/4  
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\*Historic Name: TRINITY LUTHERAN CHURCH  
 District Name:  
 -----

Block: 149      Lot: 5      Addition: BOULDER OT  
 Year of Addition: 1859  
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Film Roll By: WHITACRE      Film Number: BL12  
 Number of Negatives: 13,14      Negative Location: BOULDER  
 -----

\*Construction Date: ACTUAL 1929  
 Source: DAILY CAMERA, DEC 12, 1928  
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Present Use: CHURCH      Historic Use: CHURCH  
 -----

Condition: EXCELLENT      Extent of Alterations: MINOR  
 Description:  
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ORIGINAL      If Moved, Date(s):  
 -----

Style: GOTHIC REVIVAL      Stories: 2  
 Materials: STONE      Square Footage: 10,600  
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Field Assessment: NOT ELIGIBLE      District Potential: YES CONTRIBUTING  
 -----

Local Landmark Designation?: NO      Name:      Date:  
 -----

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

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





*Trinity Lutheran Church, 2200 Broadway, 1986.*

## 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.