

MEMORANDUM

October 5, 2016

TO: Landmarks Board

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

SUBJECT: Public hearing and consideration of a demolition permit application for the house located at 1723 Marine St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00148).

STATISTICS:

1. Site: 1723 Marine St.
2. Date of Construction: c. 1910
3. Zoning: RH-1
4. Existing House Size: 864 sq. ft. (approx.)
5. Lot Size: 4,988 sq. ft. (approx.)
6. Owner/Applicant: Stewart Cohune / Kenneth J. Jacques

STAFF RECOMMENDATION

The Planning, Housing and Sustainability (PH&S) 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 January 16, 2017.

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

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

EXECUTIVE SUMMARY

On June 17, 2016 the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for the house at 1723 Marine St. The building is not located within a historic district, but is over 50 years old. The action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On June 29, 2016, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

PURPOSE OF THE BOARD’S REVIEW

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

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (June 30, 2016, when the Landmarks Board fee was paid) and expire on January 16, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION

The approximately 864 square foot vernacular wood frame house sits on a property measuring 4,988 square feet, 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 of the subject property.



Figure 1: Location Map showing 1723 Marine St.



Figure 2: 1723 Marine St., South (front) Elevation, 2016.

The house features a pyramidal hipped roof and square plan with central stone chimney, features common to 1900s-1920s vernacular housing. This distinctive 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 1920s. 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.

Alterations



*Figure 3: South (front) elevation, county assessor's photo, c. 1946.
Image courtesy Boulder Carnegie Library.*



Figure 4: Partial view of North (rear) of 1723 Marine from 1427 18th St. assessor's card, c. 1946.

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. This house is relatively intact to its earliest recorded state following its relocation in 1946. The most major alteration occurred in 1993, when a covered car port was added along the full length of the north side. 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 occurred since 1946. A single window in the center of the rear lean-to 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.

Condition

In a letter dated August 8, 2016, Kenneth J. Jacques evaluated the present condition of the house. He noted that the unreinforced concrete block foundation shows visible cracking and spalling due to water damage. He also stated that the existing main floor is 10" below the flood protection elevation required by Section 9-3-2, B.R.C. 1981. As such, any major improvement or addition would require lifting the building over 10" to meet the flood protection elevation. He found that the poor condition of the current foundation would necessitate its replacement during such an alteration, and that elevating the structure would be complicated by the presence of a free standing masonry chimney in the center of the frame structure. *See Attachment F: Applicant Materials.*

Cost of Repair or Restoration

In the same letter, Jacques estimated the cost of replacing the foundation, adding support to the chimney, and repairing interior plasterwork would entail a total cost of \$192,000. *See Attachment F: 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 due to a large number of Swedish immigrants who moved into the area. The area became characterized by the simple, vernacular styles favored by the immigrant craftsmen, miners, and expressmen who made their homes in this working class neighborhood.¹

This property 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



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

connecting to the city water and sewer lines granted in March 1945, the time the house was relocated to its present location. 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 here 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

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

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.

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 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 the present owner, Stewart J. Cohune, in 2013.¹⁵

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:

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 Misclevitz 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.

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.

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

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

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

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 1723 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 style and construction of this house strongly indicate it was built around 1910, a significant period of development in the Goss-Grove Neighborhood.

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 criteria 1.

1. Recognized Period or Style: Vernacular Wood Frame

Elaboration: This house is an intact example of a pyramidal house, a popular vernacular house form 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 small single family 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 homes dating to around the turn of the century, including a four square style 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 F: Applicant Materials*

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

The applicant estimates cost of repair at \$192,200. *See Attachment F: 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 January 16, 2016.

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.

ATTACHMENTS:

- Attachment A: Current Photographs
- Attachment B: Boulder County Tax Assessor Card c. 1946
- Attachment C: Historic Building Inventory Form
- Attachment D: Deed & Directory Research
- Attachment E: Significance Criteria for Individual Landmarks
- Attachment F: Applicant's Materials

Attachment A: Current Photographs



North (front) elevation, 2016



East (side) Elevation, 2016



Northwest corner, 2016



West (side) Elevation, 2016.



1719 Marine St., 2016.



1705 Marine St., 2016.

Attachment B: Boulder County Tax Assessor Card c. 1946

131-131 B1

Tract 131-13.1 31-1N-70 ADDITION

Appraised 1946 19

HOUSE No. 1723 STREET (Main) CITY

OWNER J. C. & Julia M. Mackintosh

Year Constructed 1944 Est. Life in Years

ESTIMATE OF VALUATION

No. Cubic Feet	11114		
Cost per cu. ft.	11		
Total Cost	\$122254		
Porches			
Garages			
Extras			
TOTAL	\$122254		
% Obsolescence	70%		
% Physical Dep.	97%		
Net After Deducting Depreciation	\$390		
% Utility Dep.	40%		
PRESENT VALUE	\$157200		

CLASS OF BLDG.	DESCRIPTION	BASEMENT	ROOF	HEATING	PUNING	Light	Priv. Garage	Barns or Sheds	State of Rep.	Local Imps.
Construction	Frame		Asph							
Char. of Const.	1885									
Exterior	1885									
Interior Finish	1885									
Floors	1885									
Storerooms	1885									
Fire Resisting	1885									
Foundation	1885									

BUILDING PLAN

24 x 34 x 12

SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1938			
Original Cost, Improvements Only	\$	1939			
Additions and Betterments	\$	1940			
Owner's Estimate of Present Value	\$	1941			
Private Appraisal	\$	1942			
Insurance	\$	1943			
Mortgages	\$	1944			
Monthly Rental	\$	1945			
Advertised for Sale	\$	1946			
Transferred in 19	\$	1947			

ANNUAL ASSESSMENT

YEAR	LAND	IMPROVEMENTS	TOTAL
1941			
1942			
1943			
1944			
1945			
1946			
1947			

Height of Building 15



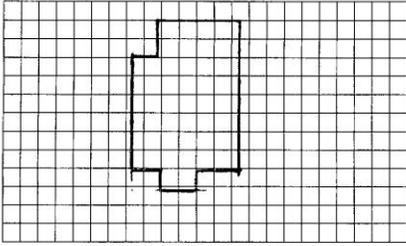
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL6214		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-Present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): An old Assessor's card notes that this house was moved in to the site in 1946.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): After the house was moved, the occupants were Raymond C. and Lois Hammond. The Hammonds were affiliated with the Temple Annex Barber and Beauty Shop. Later owners included J.C. and Lula M. Mischlevita.				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION:				
STATEMENT OF SIGNIFICANCE: This house, although somewhat altered and moved to this site, reflects early twentieth century vernacular construction in Boulder through its hipped roof, lap siding, and lack of architectural details which would distinguish a particular style.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories.				
CONTINUED YES X NO				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995		



Photo from Historic Building Inventory Record, 1995.

Attachment D: 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 E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later

development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.



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: demolition narrative
rev 8-9-16

Project Data

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

Owner

Stewart Cohune
5455 South Clarkson St
Greenwood village, CO 80121
720-459-0700 (cell)
contact : Stewart Cohune

Contractor

Ellsworth Builders Inc.
2200 Juniper Court
Boulder, CO 80302
303-881-9350
contact : Jeff Ellsworth

Proposed demolition

100% demolition of an existing 1 story ranch 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 1970 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 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 problems with this property that make it difficult to rehabilitate the existing 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.
Unable to prevent the building from floating and unable to support the forces involved in lifting the building. It also 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 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.

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 estimates at \$192.2K or 81% of the building's assessed value (based on current Boulder County tax records.)

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