



# Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, May 5, 2016 – 6:00 p.m.**

Commissioners Hearing Room  
Third Floor of the Boulder County Courthouse

### **AGENDA**

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
  - a. **Docket HP-16-0002: Griffin-Funston House**  
Request: Boulder County Historic Landmark Designation of the house  
Location: 3365 4<sup>th</sup> Street, in Section 24, T1N, R71 in the 6<sup>th</sup> Principal Meridian.  
Zoning: Rural Residential (RR) Zoning District  
Applicants: John and Suzanne Moody
5. Other Business:
  - a. Introduction of Preservation Technical Services Manager, Mark Rodman
  - b. North Foothills Class II Archaeology Survey presentation
  - c. Election of Officers



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## BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

### MINUTES

April 7, 2016

6:00 PM

Hearing Room, Third Floor,  
County Courthouse, Boulder

*Draft draft draft draft*

On Thursday, April 7, 2016, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:03 p.m. and adjourning at 7:05 p.m.

Board Members Present: Jim Burrus - chair, Steven Barnard, Ilona Dotterer, Jason Emery, Stan Nilson, and Rosslyn Scamehorn

Board Members Excused: George Schusler

Staff Present: Denise Grimm and Jessica Fasick, Land Use  
Carol Beam, Parks and Open Space

Interested Others: 2

Chair, Jim Burrus, was running late so vice-chair, Ilona Dotterer, started the meeting. Jim arrived one minute later but missed the vote on the minutes.

### 1. CITIZEN PARTICIPATION

None.

### 2. MINUTES

Approval of the January 7, 2016 Historic Preservation Advisory Board Minutes:

**MOTION:** Rosslyn Scamehorn MOVED to approve the January 7, 2016 minutes as submitted.

**SECOND:** Jason Emery

**VOTE: Motion PASSED unanimously**

Vote missed by Jim Burrus who came in one minute late.

### **3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER**

**a. Docket BP-16-0083: 2075 S Foothills Hwy**

Request: Demolition of an historic structure  
Location: At 2075 S Foothills Hwy, in Section 21, T1S, R70W in the 6th Principal Meridian.  
Zoning: Agricultural (A) Zoning District  
Applicant: City of Boulder

Staff member, Denise Grimm, gave the staff presentation. Staff has received a building permit application for the demolition of the residence. HPAB is to determine if the structure is eligible for landmark status, and if so and only if the applicant is present, to determine if the proposed alterations would have an adverse impact on the historic significance of the structure. Unfortunately, there are conflicting reports and theories as to when the structure was built. Parts of the structure may date to as early as the 1860s, which would make it one of the oldest remaining structures in Boulder County.

The Boulder County Assessor's office dates the building to 1925. However, construction dates on old structures in the county have often been found to be incorrect. In 1949, the building was documented by the Assessor's office and it appears to be in its current configuration.

An historic site survey was completed on the structure in 1995 and it suggests that parts of the structure date to 1862 and that it "may be considered eligible for local landmark designation under Boulder County Criteria 1-501-A-(1 and 4)." Staff is unsure where the recorder obtained this date, although one idea is that it came from the Homestead Act of 1862.

The property was first owned by William Stimson. His obituary states that he came here in 1860 and lived near Marshall. Stimson is credited with being "among the first to realize the coal interests" in the area and with opening the first mine in Marshall. Stimson homesteaded the property and the paperwork from 1866 shows that he made improvements to the property to fulfill the requirements of the homestead process. The paperwork says that by January of 1866, Stimson had "built a house thereon – of frame size 18 x 30 ft. one story high – with four windows and three doors – shingle roof and board floors." While the windows and doors could easily describe the main part of the existing structure, no section of the existing building has these exact dimensions with the closest being that of the main part at around 12' x 24'.

On February 11, 2016, a subcommittee of the HPAB visited the residence to try to determine the age of the existing structure and to ascertain its condition. The subcommittee was not asked to make any recommendations at that time.

On February 24, 2016, local architectural historian (and ex-HPAB member) Natalie Feinberg Lopez visited the site and completed a report on the structure. She found the structure to be in an advanced state of deterioration and could not definitively date the building. She reports that the stonework could date to before 1900 and that "Some materials contained in the North section of the structure appeared to be from a time circa 1900, true-dimension lumber from a mill. Early structures in

Boulder County often have lumber that was gathered by hand, and hauled to the home site by wagon, but there were no marks discovered of hand-hewn boards, saw blades, or other signs that the lumber had been harvested by hand.”

The structure has maintained a fair amount of historic integrity since at least 1949. Even if we assume that the main part of the structure does date to the 1860s, the existing windows do not and are likely not much older than 1949. The double-hung windows in the shed-roofed section would likely be older than the sliders.

## SIGNIFICANCE

### 15-501 Criteria for Landmark Designation

A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following criteria:

1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
2. the proposed landmark as a location of a significant local, county, state, or national event;
3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
6. the proposed landmark's archaeological significance;
7. the proposed landmark as an example of either architectural or structural innovation; and
8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

Preservation staff believes that the structure qualifies for landmark designation under Criteria 1, 3, and 4.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The structure is significant for its association with the development of the Marshall area.

Criteria 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The structure is significant for its association with William Stimson who is credited with opening the first mine in Marshall.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The structure is significant as an example of late-19<sup>th</sup> century and early-20<sup>th</sup> century homestead architecture in rural Boulder County.

## RECOMMENDATION

Staff recommends that the HPAB finds the residence at 2075 S Foothills Hwy eligible for landmark status based on Criteria 1, 3 and 4.

No representative from the City of Boulder was able to attend so only the eligibility was discussed.

## OPEN PUBLIC COMMENT

None.

## CLOSE PUBLIC COMMENT

**MOTION: Jason Emery MOVED that HPAB find the property at 2075 S Foothills Hwy eligible for local landmark status.**

**SECOND: Stan Nilson**

**VOTE: Motion PASSED unanimously**

## 4. LANDMARK

### **b. Docket HP-16-0001: Sawdey Farm**

Request: Boulder County Historic Landmark Designation  
Location: At 4937 N 109th Street, in Section 10, T1N, R69W in the 6th Principal Meridian.  
Zoning: Agricultural (A) Zoning District  
Applicants: Margaret & Chris Shutze

Staff member, Denise Grimm, gave the staff presentation. An application for landmark designation of the property has been submitted by the owners. The landmark application is for the entire site including eight contributing resources and one non-contributing resource. The contributing resources are the two houses, the barn, the workshop, the silo, two loafing sheds, and the loading chute. The non-contributing resource is the machine shed/garage built in 2000.

This farmstead was first homesteaded in the mid-1860s and was a 120-acre farm by the early 1890s when Angeline Sawdey first owned it. The Sawdey family first built the ca. 1905 “Honeymoon House” as their residence. Several years later they could afford to build the larger, main farmhouse. The barn, workshop and silo appear on the 1948 Assessor’s card and probably date to ca. 1905. The Sawdey family owned the farm until the early 1950s when the Tedesco family purchased it. The loafing sheds were probably built by the Tedescos in the early 1960s. The Tedescos owned the farm until 2005 and are responsible for splitting the immediate farm site off from the rest of the land.

The main farmhouse has maintained its Foursquare architectural style with the exception of a narrow two-story addition on the north elevation. Other minor alterations include the replacement of the original porch columns with more ornate columns, the replacement of the knee wall on the porch with railings, and the replacement of the 2<sup>nd</sup>-story railing with slightly taller railings with more balusters.

The outbuildings seem to all be in fairly good condition with little alterations.

An historic site survey was completed on the property in 1998 and notes that “the Sawdey Farm rates among Boulder County’s better preserved and most intact farm complexes dating to the early twentieth century.” The survey suggests that the property is eligible for not only local landmark designation but also designation on the National Register of Historic Places.

On May 7, 2015, a subcommittee of the HPAB reviewed the property for an addition to the main house. First, the subcommittee unanimously agreed (2-0) that the property is eligible for landmark status. They then reviewed and gave their support for a proposal for an addition on the north side of the house.

## SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 4.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

The property is significant as an example of agricultural development in eastern Boulder County including the economic progress of a farmstead.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The property is significant as one of Boulder County’s most intact farm complexes dating to the early twentieth century. The house is also significant as an example of the Foursquare architectural style.

## RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve HP-16-0001: Sawdey Farm under Criteria 1 and 4 subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures or within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Owner, Margaret Shutze, was available to answer questions.

## OPEN PUBLIC COMMENT

None.

## CLOSE PUBLIC COMMENT

**MOTION:** Rosslyn Scamehorn MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-16-0001: Sawdey Farm based on Criteria 1 and 4 and with the Recommended Conditions.

**SECOND:** Steven Barnard

**VOTE:** Motion PASSED unanimously

Denise Grimm asked HPAB if they would like to comment on a possible Limited Impact Special Use Review for an Accessory Dwelling Unit LU of the “Honeymoon House” at the Sawdey Farm or if they would like it brought back to them once it was submitted.

**MOTION:** Ilona Dotterer MOVED that HPAB support the potential ADU that may be submitted for the Sawdey Farm.

**SECOND:** Steven Barnard

**VOTE:** Motion PASSED unanimously

## 5. OTHER BUSINESS

- a. Denise Grimm and Carol Beam from Parks and Open Space asked HPAB what level of review they are comfortable with when Wildfire Mitigation is being done on Parks and Open Space properties. HPAB was comfortable with staff reviewing permits, but they would like to see some before and after photos.
- b. Denise Grimm told HPAB that the following week staff was going to visit the barn on Sugarloaf with Don Burd from Parks and Open Space to assess whether or not the barn could be straightened up.
- c. Denise Grimm updated HPAB as to the status of board appointments with all three reappointments being approved and two new members being appointed, one more than expected as Diane Lowder resigned the day before.

## 6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:05 p.m.

*Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.*



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## HISTORIC PRESERVATION ADVISORY BOARD

Thursday, May 5, 2016 – 6:00 p.m.

Third Floor Hearing Room  
Boulder County Courthouse

**STAFF PLANNER:** Denise Grimm

### **Docket HP-16-0002: Griffin-Funston House**

Request: Boulder County Historic Landmark Designation of the house  
Location: 3365 4th Street, in Section 24, T1N, R71 in the 6th Principal Meridian.  
Zoning: Rural Residential (RR) Zoning District  
Applicants: John and Suzanne Moody

### **PURPOSE**

To determine if the nominated property qualifies for landmark designation, determine if the application is complete, and formulate recommendations for the Board of County Commissioners.

### **BACKGROUND**

An application for landmark designation of the house has been submitted by the owners. The landmark application is for the residence only. There is a barn on the parcel that was built in 1968 and is not included in the landmarking.

The exact age of the residence is unknown although evidence suggests that it was there by at least 1908. Thomas and Savannah Griffin appear to have been the first owner. The house had several different owners over the years but has been in the same family for the last 60. Thomas and Elizabeth Funston bought the house in 1956 and owned it for 32 years before their daughter and son-in-law bought it in 1988. Suzanne and John Moody have now owned the house for 28 years and have proven to be good stewards of the house. The Moodys have agreed on the name Griffin-Funston House to honor both the original owners as well as Suzanne's parents.

The residence was built in the Edwardian Vernacular architectural style. The Edwardian Vernacular style dates to the reign of King Edward VII from 1901 to 1910 but is recognized to extend through at least 1914. In residential architecture, the style is considered to be less ornate than its predecessor, the Victorian style. The house at 3365 4th Street maintains Edwardian Vernacular elements with its massing, decorative shingles and a wrap-around porch, but perhaps best demonstrates the style with its lack of elaborate ornamentation.



The architectural integrity of the residence is strong as its windows, siding and many details appear to be original. The residence has had a few alterations over the years including the enclosure of the front porch and the addition of a basement-level garage.

An historic site survey was completed on the property as part of the “Boulder Survey of Historic Places, 1995” and notes that the house was in “excellent” condition with “minor” alterations. The survey did not comment on the house’s eligibility of landmark status at the local level but did suggest that it was not eligible for the National Register of Historic Places.

On February 18, 2016, a subcommittee of the Historic Preservation Advisory Board met and reviewed docket SE-16-0002: Moody Lot Recognition to recognize the 4.23 acre parcel at 3365 4<sup>th</sup> Street a legal building lot. The subcommittee first agreed that the house is eligible for local landmark status (2-0) and then gave their support of the proposal with the staff-recommended condition that the house be landmarked.

On March 15, 2016, the Board of County Commissioners approved docket SE-16-0002: Moody Lot Recognition with the condition that the historic residence be landmarked.

## **SIGNIFICANCE**

The property qualifies for landmark designation under Criterion 4.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The house is significant as an excellent example of the Edwardian Vernacular architectural style.

## **RECOMMENDATION**




Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve HP-16-0002: Griffin-Funston House under Criterion 4 and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



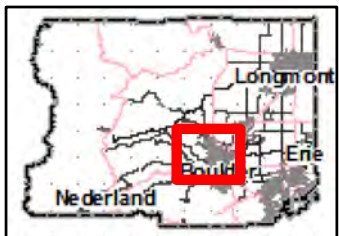
**3365 4th**

**Legend**

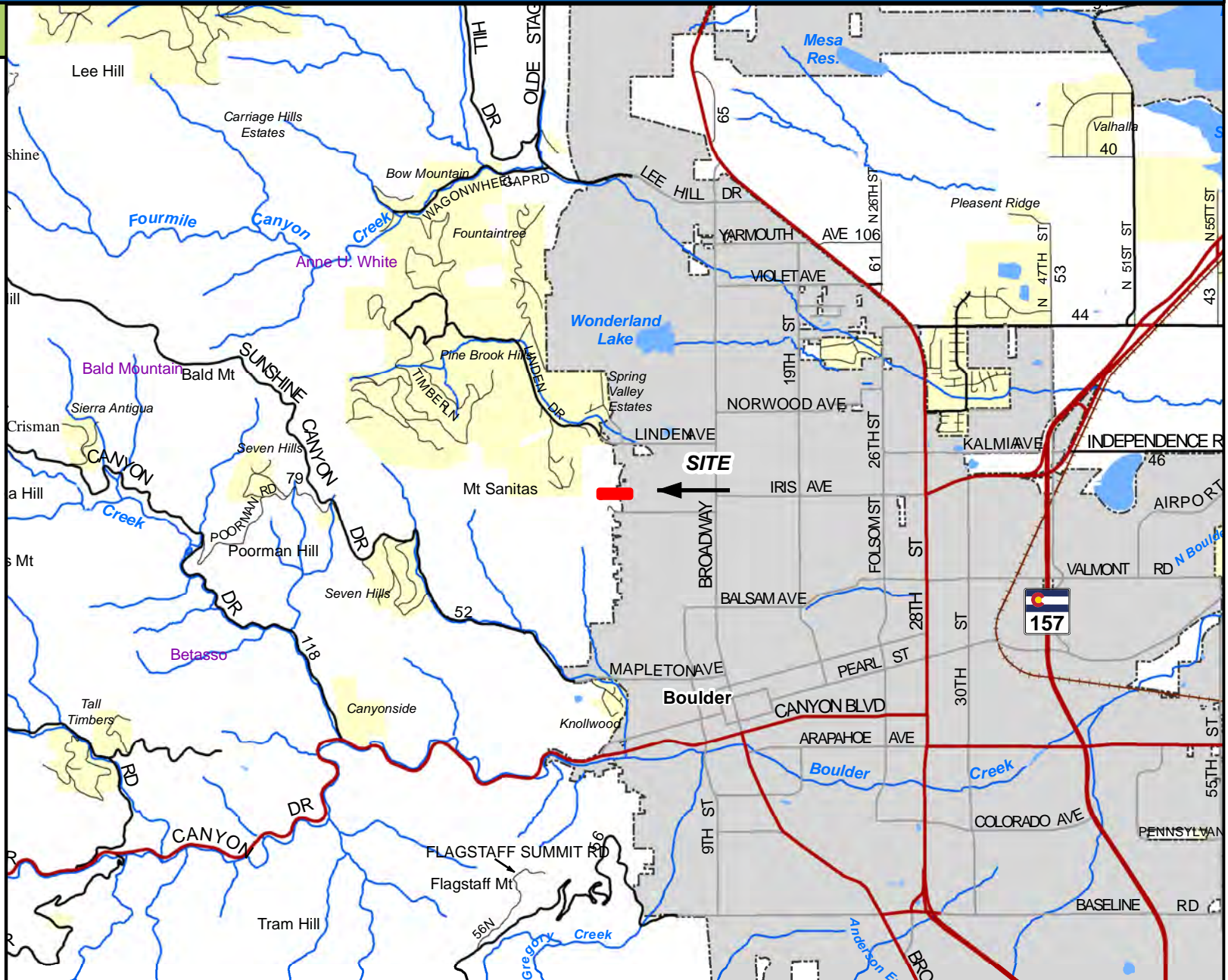
-  Subject Property
-  Municipality
-  Subdivisions



Area of Detail Date: 10/20/2015





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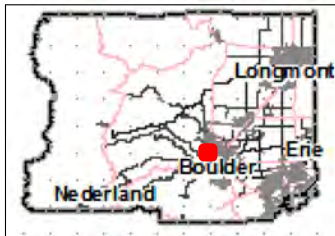


**Legend**

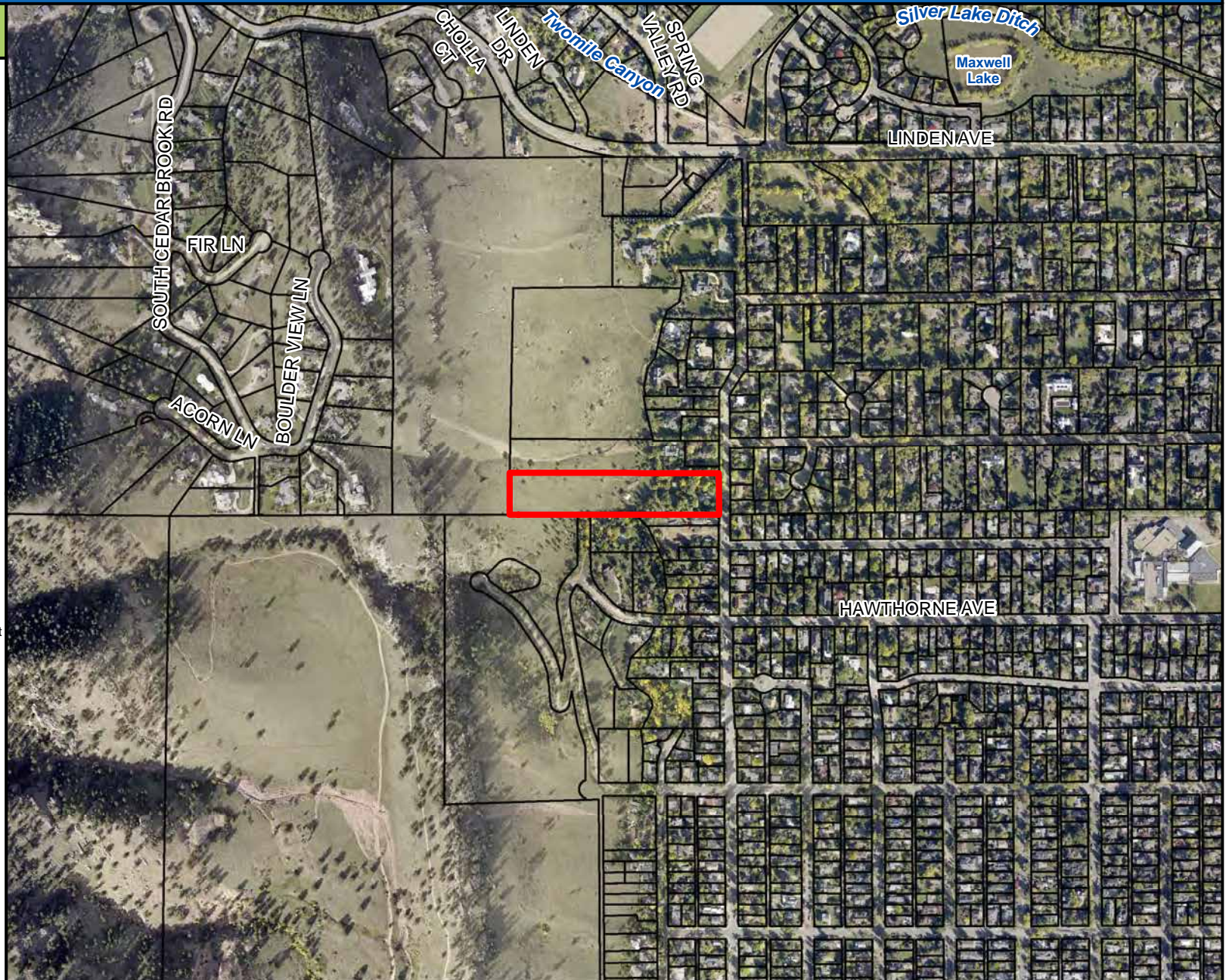
-  Subject Property
-  Parcels



Area of Detail Date: 10/20/2015





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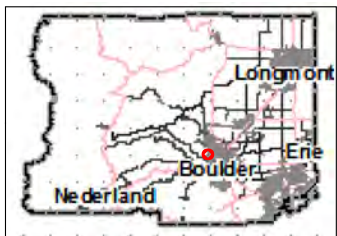


## Legend

-  Subject Property
-  Parcels



Area of Detail Date: 10/20/2015



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## Boulder County Land Use Department

Courthouse Annex Building  
2045 13th Street • PO Box 471  
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856

Email: [planner@bouldercounty.org](mailto:planner@bouldercounty.org) •

<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp

## Historic Landmark Nomination Form

### Name of Property

Historic Name	Griffin House
Other Names	Moody House
Historical Narrative	see attached

### Location of Property

Address(s)	3365 4th Street		
City	Boulder	State	CO
		Zip Code	80304

### Classification

#### Property Ownership:

☐ Public    ☒ Private    ☐ Other

#### Category of Property:

☒ Structure    ☐ Site    ☐ District

#### Number of Resources Within the Property (sites and districts only):

1	Contributing Resources	2	Non-contributing Resources
---	------------------------	---	----------------------------

Narrative Describing Classification of Resources
house is contributing; barn and new shed are not

### Function or Use

Historic Functions	residence
Current Functions:	residence



## Resource Description

Narrative Describing Resource

please see attached

## Statement of Significance

Boulder County Criteria for Designation (check all that apply):

- ☐ The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ Proposed landmark as a location of a significant local, county, state, or national event;
- ☐ The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- ☐ The proposed landmark's archaeological significance;
- ☐ The proposed landmark as an example of either architectural or structural innovation; and
- ☐ The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

Areas of Significance

Architecture - lap siding, decorative shingles, wrap-around

porch, original windows with decorative molding and flat crown

Period of Significance

NA

Significant Dates

c.a. 1910 Construction

Significant Persons

NA

## Bibliographical References

1995 Colorado Historical Society, Office of Archaeology and Historic Preservation  
1300 Broadway, Denver CO 1995  
Boulder Survey of Historic Places

## Geographical Data

Legal Description of Property	Tract 340 Less A & TR 341 Less A, Less Northwest only 8'		
	24-In-71		
Boundary Description	See map		
Boundary Justification	NA		

## Property Owner(s) Information

Name				John A. and Suzanne F. Moody	
City		Boulder,		Email Address	
				jamoodys@usgs.gov	
State		CO		Zip Code	
				80304	
				Phone Number	
				303-541-3011	
Signature					
JAMoodys					

## Preparer of Form Information

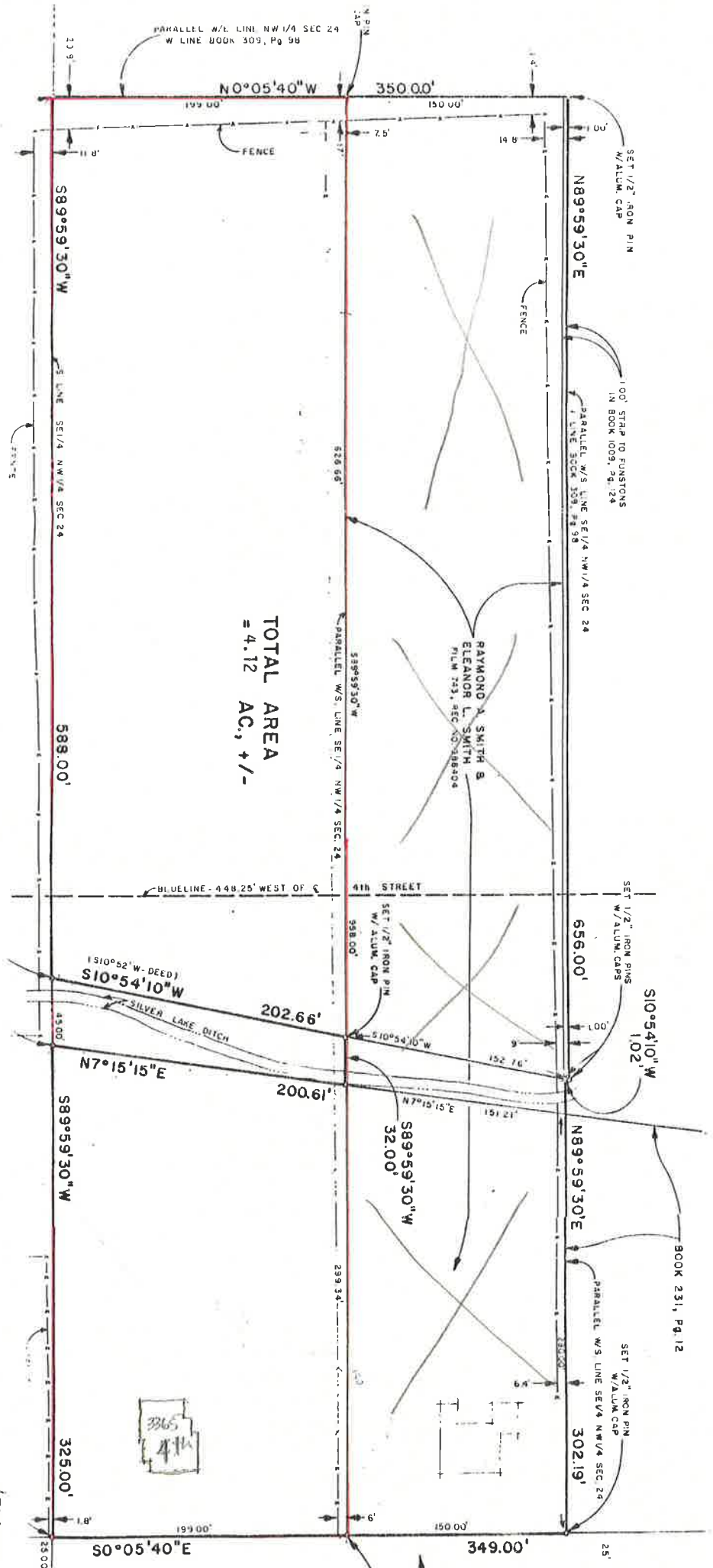
Name				John Moody	
City		Boulder		Email Address	
				jamoodys@usgs.gov	
State		CO		Zip Code	
				80304	
				Phone Number	
				303-541-3011	
Signature					
JAMoodys					

## Photos, Maps, and Site Plan

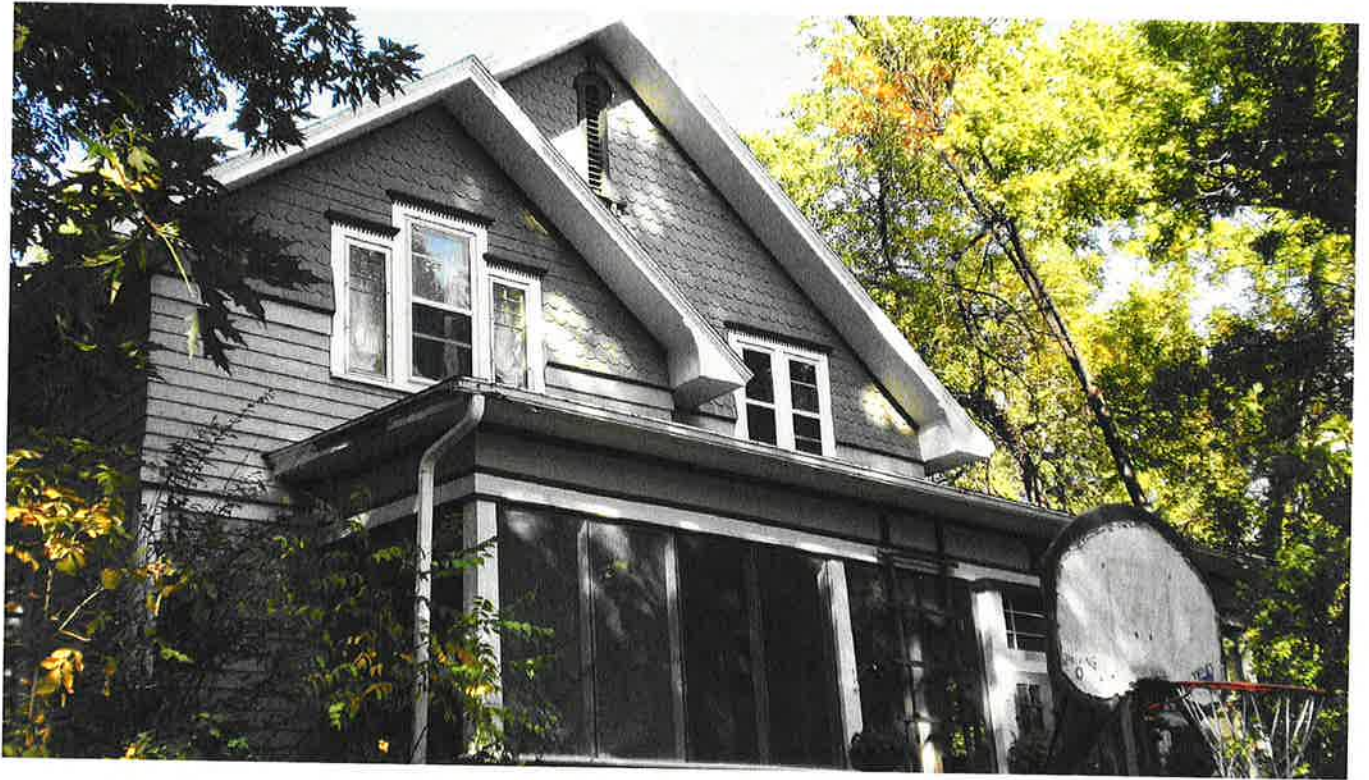
See attached surveyor's map	

## For Office Use Only

Docket Number	HP-16-0002	Parcel Number	146124200014
Assessor ID	R0033115	Application Date	4/7/16







## Resource Description

### Narrative Describing Resource

The house at 3365 4<sup>th</sup> Street is right outside of the City of Boulder's limits and is in unincorporated Boulder County. The house has two stories with a walk-out (drive-out) basement-level garage. The exact date of the construction of the house is unknown but evidence suggests that it was there by at least 1908 and that date is consistent with the architecture. The house is of the Edwardian Vernacular architectural style.

The Edwardian Vernacular style dates to the reign of King Edward VII from 1901 to 1910 but is recognized to extend through at least 1914. In residential architecture, the style is considered to be less ornate than its predecessor, the Victorian style. The house at 3365 4<sup>th</sup> Street maintains Edwardian Vernacular elements with its massing, decorative shingles and a wrap-around porch, but perhaps best demonstrates the style with its lack of elaborate ornamentation.

The first owners of the home appear to have been Thomas and Savannah Griffin who appear in the 1908 Boulder City Directory at "4<sup>th</sup> st. and Eighth av., outside [sic]," with "outside" meaning they were outside of the City. Thomas was a carpenter. His obituary states that he "had made his home here for some thirty years, most of the time residing at Fourth street and Eighth avenue," and that the Griffins moved to 653 Concord Avenue in 1919. Thomas died in 1926 at the age of 81, and Savannah died in 1922 at the age of 76. They are both interred at Columbia Cemetery.

Following the Griffins, the house was passed to several different owners through the 1920s before being bought by George Egbert in 1927. George held title to the property until 1934 when it passed to Dorothy Egbert, presumably a relative. While George owned the property he got into a bit of trouble with the law. Several 1934 articles from the Daily Camera outline how he was arrested perhaps twice over a "long-standing feud" with his neighbor, Frank Taylor. George was suspected of assault with a deadly weapon after allegedly discharging a shotgun. The dispute with the neighbor was apparently over a ditch on their properties.

The house was bought by Leonard and Myrtle Leh in 1942. Leonard was a professor of Anthropology at the University of Colorado and also a minister while in Boulder. Previously he had taught public school, was a superintendent of schools in Page, NE, and also served in WWI. Myrtle was a school teacher and received both her bachelor and master's degrees from CU while Leonard was a professor. She often traveled with him when he went on field work. By 1948 they were living in Kersey, CO, but owned the Boulder house until 1956. Myrtle died in 1956 at the age of 67. Leonard died in 1958 at the age of 68.

Thomas and Elizabeth Funston bought the house in 1956 and owned the house for the longest period of time. The Funstons had moved from New Mexico to Boulder in 1953. Thomas had a long and interesting résumé that included being a special agent for the FBI, working for the University of Denver, working on security matters and PR at the US Atomic Energy Commission at Los Alamos, NM, writing and supervising at Rocky Flats, and owning and operating *The Arabian Horse News* magazine for a while. Elizabeth worked at Foothills School, Bixby School, and the Program for Children with Disabilities at the Boulder Memorial Hospital. Elizabeth died in 2001 at the age of 84 and Thomas died in 2002 at the age of 85.

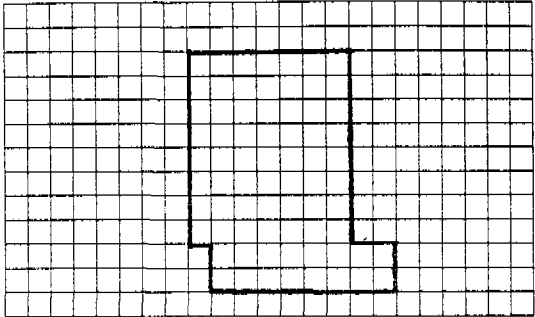
In 1988 the house passed from the Funstons to their daughter and son-in-law, Suzanne and John Moody, and they have owned it ever since. The Funstons and the Moodys should be recognized as preserving the house with much of its integrity for the last sixty years.

The architectural integrity of 3365 4<sup>th</sup> Street is notable. The footprint and form has been preserved and its architectural details harken back to the c. 1910 era. The c. 1949 Boulder County Assessor's Card for the property has details about the home as well as a photograph. No older photographs of the home have been found. The c. 1949 record shows that the windows, siding and many details have not changed. The house had an open front porch while presently the porch is enclosed. The record also shows that the basement-level garage is not original. Dates of these two alterations are not known. While the addition of a garage on the front façade sounds very impactful to the architectural integrity of the home, the house sits on a slight hill from the street level and the garage was cut into the hill making it less visible.

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated		
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.		
Date _____			

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5095
		TEMPORARY NO.: 1461-24-2-00-014		
CURRENT BUILDING NAME:		OWNER: MOODY JOHN A & SUZANNE F		
ADDRESS: 3365 4TH ST BOULDER, CO 80304		3365 4TH ST BOULDER CO 80304-1747		
		TOWNSHIP 1N	RANGE 71W	SECTION 24 SW 1/4 NE 1/4
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: N/A LOT(S): Tr. 340-41p ADDITION: N/A YR. OF ADDITION: N/A		
FILM ROLL NO.: 95-12 BY: Roger Whitacre	NEGATIVE NO.: 4	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: 1910 ACTUAL: SOURCE: Field Survey
ATTACH PHOTOGRAPH HERE		USE: PRESENT: Residence  HISTORIC: Residence		
		CONDITION: X EXCELLENT GOOD FAIR DETERIORATING		
		EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Garage entrance under house on facade; screened in porch; brick stoop.		
		CONTINUED YES X NO		
STYLE: Edwardian Vernacular		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood		SQ. FOOTAGE: 2074	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Asymmetrical frame dwelling with overlapping front gables, cross-gables, and projecting, screened in porch. Walls clad with lap board siding; corner boards; decorative wooden shingles in upper gable faces. Higher gable features narrow, vertical, arched, louvered vent at apex, as well as paired windows with decorative molding and flat crown. Lower gable features triple window with decorative molding and flat crowns. Hipped roof projecting porch is off-center, screened in, wraps around to north, and has tapered, squared columns atop shingled piers and solid porch walls with decorative shingles. Off-center, paneled and glazed door. Center brick chimney.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No  NAME: DATE:		
		ASSOCIATED BUILDINGS? X YES NO TYPE: Sheds  IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO		CONTINUED? YES X NO		

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown  <b>SOURCE:</b>  <b>BUILDER/CONTRACTOR:</b> Unknown  <b>SOURCE:</b>	<b>STATE ID NO.:</b> 5BL5095  <b>ORIGINAL OWNER:</b> Unknown  <b>SOURCE:</b>  <b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present		
<b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b>          <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> In 1923, this was the home of Herbert B. and Nellie E. Matthews. Herbert Matthews was an electrician. In 1926, James H. Reid, a salesman, lived here with his wife, Alice. In 1928, George and Dorothy Egbert lived here.          <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>ARCHITECTURAL SIGNIFICANCE:</b>            REPRESENTS THE WORK OF A MASTER            POSSESSES HIGH ARTISTIC VALUES            X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>            ASSOCIATED WITH SIGNIFICANT PERSONS            ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS            CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>TIER EVALUATION:</b>          <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>STATEMENT OF SIGNIFICANCE:</b> This house is notable for its lap siding, decorative shingles, wrap-around porch, and original windows.          <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>REFERENCES (BE SPECIFIC):</b> Boulder County Assessor records; Boulder City Directories.          <div style="text-align: right;">CONTINUED    YES    X    NO</div>				
<b>SURVEYED BY:</b> R.L. Simmons/J.E. Broeker	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> June 1995		



3365



# The Abstract Title Company

Has moved to 1915 Fourteenth Street, Phone Boulder 138-1  
Come and see us about your  
Abstracts.

GUY A. ADAMS, Manager

- Gregg, B. Frank, (Lydia D.) Prop.  
Colo. Cement Tile Co., res 977-9th  
st.
- Gregg, Chas. G., drug store at Ward,  
(Mary E.) res 2036 Hill st.
- Gregg, Clarence, res n-e. city, outside.
- Gregg, Earl, F. (Lillian) res 1026  
Eighth av.
- Gregory, Lewis P., barber, O. K. shop,  
res 1515 Walnut st.
- Gregory, Silas G. (Julia M.) res 815  
First av.
- Greyhound Rooms, 2019-15th st., Mrs.  
M. E. Vogel, prop.
- Gribble, Lavina, (wid) res 454 Ara-  
pahoe av.
- Gridley, Walter, retired, res 2128 Wal-  
nut st.
- Griebel, Augusta H. (wid) bkpr. Moy's  
rms. 2030-10th st.
- Grier, Edna L., res 1622 Pine st.
- Girer, William, res 1622 Pine st.
- Griffin, Fred R., res 1703-15th st.
- Griffin, Grace, milliner Madam Lewis'  
res 1002 Spruce st.
- Griffin, J. Luther, (Clara ) County  
Supt. Schools, office Court House,  
res 1703-15th st.
- Griffin, Josiah A. (Hattie) res 1112  
First av., outside.
- Griffin, Mabel J., res 1703-15th st.
- Griffin, Thomas (Savannah) carp. res  
4th st. & Eighth av., outside.
- Grimm, Will Carlton, res 1703-15th st.
- Griffith, sr. Orville W. (Sedalia F.)  
New & Second Hand Goods, 1040
- Grigsby, Geneva, u-stdt. rms 1130-  
st.
- Grill, Ernest, (Lurene) Ernest  
Lumber Co., res 2305-12th st.
- Grill Lumber Co., The Ernest, L.  
& Building Supplies, office and  
1739-12th st., at Bridge.
- Griswold, Harriet E. (wid) res  
16th st.
- Griswold, Horatio C., res 1250-1
- Griswold, Horatio F. (Jessie) res  
1250-17th st.
- Groesbeck, Wm. S. (Clara)  
res 6 m-e. on Valley road, r
- Groom, Emma, res 1 m-n. on  
rural 2.
- Groom, Walter A. (Alice J.  
grower, 1 m-n. on 26th st.,
- Grosecend, David H. (Ella  
1927-8th st.
- Grosecend, Myrtle, res 1927
- Grosecend, Nellie, res 1927
- Gross, Chas. A., stenog.,  
Spruce st.
- Gross, Chris. C. (Louisa)  
res 2020 Pearl st.
- Gross, Mrs. Louise, (wife  
res 1734 Spruce st.
- Gross, Mary L., stdt. res 1  
st.
- Grove, Fred P. (F. Marie)  
st.
- Grover, Chester E. (Jen  
res 1040-11th st.
- Grover, Roy H. (Gertrud  
shoer, res 639 Walnut
- Grow, Malvin A. (Eliza  
1231-19th st.

### THOMAS GRIFFIN.

The body of Thomas Griffin, accompanied by his daughter-in-law, Mrs. F. W. Griffin, arrived in Boulder at 9:25 this morning from Lincoln, Nebr. The body is at the Tippet-Powell Home mortuary awaiting funeral arrangements.

The deceased had made his home here for some thirty years, most of the time residing at Fourth street and Eighth avenue. In 1919 he and his wife moved to 653 Concord, living there until her death in 1922, when he was taken to Lincoln to live with his son and family. He died there January 19th, aged 81 years. He had been falling in health since the death of his wife, at the side of whose remains his burial will take place.

The time for the funeral will be known tomorrow. Mr. Griffin was active in the Adventist church.

### MRS. SAVANNAH GRIFFIN DIED OF PNEUMONIA, 76

Savannah Hinkle Griffin, wife of Thomas Hinkle, 653 Concord, died at a local institution yesterday afternoon at 2 o'clock of pneumonia, aged 76 years, having been a resident here for twenty-seven years. Of the four children born to them, but one son is living, Fern W. Hinkle, an architect living at Grand Junction. The funeral service will be conducted Monday at 3 o'clock at the chapel of the Boulder Undertaking company. Interment will be in Columbia cemetery.



# The Bo

## Egbert To Present Curb Market Plan To Boulder Council

George L. Egbert of Boulder will present his plan for a curb market to the city council next Tuesday evening. He has investigated similar markets in eastern cities and believes that one could be established here to the great advantage of producers, consumers and local merchants.

If the council approves the plan, a location for such a market will be assigned. Farmers and truck gardeners from the country surrounding Boulder would be permitted to back their trucks up to the curb on certain days each week and sell produce of their own raising to all who cared to buy at reasonable prices mutually agreed upon by the producers.

Such a market would operate two or three days per week and only until noon each day, according to Egbert's plan. All participating in it would pay a small fee to pay for cleaning up at the conclusion of each day's sales but there would be no other charge for the privilege of utilizing the market.

Residents of the city would be

benefitted by the opportunity to purchase fresh vegetables, fruits and poultry products at reasonable prices, Mr. Egbert says. Such has been the experience in the cities where he has investigated, such markets particularly in Franklin, Pa., his former home. There the market has been operating for more than 20 years and is more popular than ever.

Many of the local merchants are not averse to the establishment of such a market, according to Mr. Egbert. They often handle fruits and vegetables at a loss because of the waste and spoilage involved. In cities where markets are operating the dealers in foodstuffs and provisions are glad to be freed from the necessity of carrying large stocks of locally produced fruits and vegetables.

Accompanied by a few others who are interested in the project, Mr. Egbert will present the whole matter to the city council at the meeting Tuesday evening. He will urge that a plan be worked out to establish a curb market in Boulder next year.

## George Egbert Will Be Arrested When He Leaves Hospital

George L. Egbert, Boulder, who has been sought on a charge of assault, has been located at Fitzsimons General hospital east of Denver and a hold order has been placed upon him, Sheriff George A. Richart announced today.

Egbert disappeared about two weeks ago after a neighbor had signed a complaint against him, Richart said. Recently it was learned Egbert, a war veteran, had gone to the army hospital for treatment and today the sheriff received a letter from him.

The warrant for his arrest was issued shortly after Egbert was acquitted of another assault charge, when the evidence did not support the charge. Sheriff Richart said he did not know when Egbert would be released from Fitzsimons.



## Geo. Egbert Denies Statements Made Concerning Arrest

George L. Egbert today issued a denial of most of the statements concerning him made yesterday by Sheriff George A. Richart in connection with Egbert's pending trial on a charge of assault with a deadly weapon.

He said he never threatened Frank A. Taylor, a neighbor who signed the complaint against him. He explained he was shooting at tin cans which Taylor had placed on posts in his own yard and that he had a person watching to see that Taylor did not come into the line of fire. The tin cans, Egbert asserted, reflected the sun onto his front porch and sometimes into the front room, constituting an annoyance.

Concerning the presence of a revolver on his person when he walked down the street after shooting at the cans, Egbert said he saw another man with Taylor and feared violence. He denied that he was "looking for one of Sheriff Richart's deputies," and said his statement to that effect was a slip of the tongue. He intended to say that he was looking to see whether the stranger was one of Richart's deputies and, uncertain, took a gun with him.

Egbert asserted he and Under-sheriff William A. Kite have had only "friendly arguments," and said Kite had helped him on two occasions.

The trouble between Taylor and Egbert is not over an irrigation ditch, the latter said, but concerns a ditch which Egbert claims Taylor dug in a public road in front of Egbert's house.

## Man Is Arrested On Assault Charge In Long-Standing Feud

### George Egbert Pleads Not Guilty To Threatening Frank Taylor

In what officers described as the most serious development in a long feud, George L. Egbert, of 4th street and 7th avenue, was arrested last night on a charge of assault with a deadly weapon after he is alleged to have been firing a shotgun and threatening Frank A. Taylor, a neighbor.

Egbert pleaded not guilty this morning before Justice of the Peace George J. Breitenstein and was released under \$300 bond, returnable next Tuesday when he will be given a hearing.

Sheriff George Richart and Deputy Sheriff Arthur Everson made the arrest yesterday afternoon about 5:30 o'clock and Egbert claimed he was shooting a 12-gauge shotgun at tin cans placed on his fenceposts by Taylor. Neighbors told officers that during the shooting Egbert kept calling to Taylor to come out of the chicken house into which he had run for shelter.

After the shooting, Richart said, Egbert paced up and down the street with a .38-calibre revolver. Asked for an explanation Egbert declared, according to the sheriff, that he was "looking for one of your deputies." Egbert and Under-sheriff William A. Kite had had words a few days previously.

Richart asserted Egbert and Taylor have been quarrelling for a long time and said threats were made recently in differences over an irrigation ditch.



## Leonard Leh Dies; Was Former C.U. Faculty Member

Death Occurred Thursday  
At Kersey Where He Had  
Resided Since The Late Forties

IAN 24 1958



Leonard Leh

A former member of the anthropology faculty of the University and active in the religious life of Boulder, Leonard Leh, was found dead in his home at Kersey Thursday night. Death had occurred some time the night before due to natural causes. Neighbors not seeing Dr. Leh Thursday watched for a light in his home that night and not seeing one entered the house.

Mr. Leh was on the faculty of the University from 1929 to the summer of 1945. His wife, Myrtle, who obtained two degrees from the University during their residence here, died in a Greeley Hospital Feb. 13, 1956. She was a teacher in the Kersey schools.

During his years with the University of 1945. His wife, Myrtle, who

mer of 1945. His wife, Myrtle, who obtained two degrees from the University during their residence here, died in a Greeley Hospital Feb. 13, 1956. She was a teacher in the Kersey schools.

During his years with the University Dr. Leh frequently filled the pulpit of the First Congregational Church. He was active in the Colorado Archaeological Society and its Boulder chapter holding offices in both. While with the University he conducted exploration trips to the Range Creek Canon in Utah and to the Wilson Ruins in San Juan County. Southwestern Lore carried an article in its March '38 issue on his discoveries at Wilson.

University records show Dr. Leh was named an assistant professor in 1929; promoted to associate in July of 1942 and resigned in the summer of 1945. He taught in public schools in Pennsylvania, 1906 to 1907 and again just before World War I in which he served.

From 1919 to 1923 he was superintendent of schools at Page, Neb. His bachelor's degree was secured from Franklin and Marshall in 1911; B.D. from the Theological Seminary of the Reformed Church, 1914 and master's from University of Chicago in 1929. He was a member of the honoraries Phi Beta Kappa and Pi Gamma Mu.

His first mission as a minister was in Mill Creek, Ill., from there he went to Pennsylvania. He returned to the ministry in 1924 and continued until coming to Boulder.

A brother Ralph Leh of Palmerton, Pa., is expected to arrive in Greeley Saturday. The body is at the Adamson Mortuary. Mr. Leh was 68.

# Mrs. Leonard Leh Dies Of Blood Clot In Greeley Sunday

Was Wife Of Retired  
Professor And An  
Honor Graduate Of C. I.

A blood clot on the brain, suffered by Mrs. Myrtle Clarke Leh Friday night at her home in Kersey, resulted in her death Sunday at the Weld County Hospital. She was the wife of Dr. Leonard L. Leh, retired anthropology professor at the University of Colorado and teacher of the first grade in the Kersey schools — near Greeley. The Greeley Tribune says:

Born in 1889 at Hokendauqua, Pa., Mrs. Leh taught from the time she was 17 until she was 25 in both country and grade schools in Lehigh county, Pennsylvania. Her work as a specialist in first grade teaching began in 1918, also in Lehigh county.

Later, she taught primary grades in Nebraska, Iowa and Colorado. Since 1948, she had been teaching in Colorado, the first two years in Arapahoe and after that at Kersey. She taught Friday, the day she was stricken.

## Married In 1914

She and Leonard L. Leh were married in 1914, when he was ordained as a minister of the Reformed Church in the United States. They first lived at Mill Creek, Ill., where he had charge of a mission.

The couple returned to Pennsylvania the next year and lived at

married in 1914, when he was ordained as a minister of the Reformed Church in the United States. They first lived at Mill Creek, Ill., where he had charge of a mission.

The couple returned to Pennsylvania the next year and lived at Emlenton until 1918 when he went into the army. Mrs. Leh returned to her home county and taught at Fountain Hill. She was there two years, then joined Leh in Nebraska, where he was serving as superintendent of the Page schools. There she took primary work again. Later, at Humboldt, Iowa, she taught in the primary grades while Leh studied at the University of Chicago.

## To Boulder In 1929

Both came to Boulder in 1929. Leh served on the faculty of the University of Colorado and Mrs. Leh completed work on her bachelor and master's degrees. She secured her BA in 1932 cum laude and MA in history in 1935. She was a member of Phi Beta Kappa. She did not teach again until 1948.

Mrs. Leh often accompanied her husband on his summer archaeological excursions in Utah and elsewhere. Her hobbies included gardening and flower growing.

Besides her husband, she is survived by a brother, George Clarke, and other distant relatives, living in the east.

Mrs. Leh was a member of the Boulder Garden club, the Boulder Archaeology and Historical Societies and the Women's Faculty club. Her husband frequently supplied the Congregational church in Boulder.

Funeral services are to be Friday afternoon at the Adamson Mortuary in Greeley.



18 Aug 2001  
**Elizabeth T. Funston**

*Jan. 9, 1917 - Aug. 15, 2001*

**E**lizabeth T. Funston of Boulder died of natural causes Wednesday, Aug. 15, 2001, in Boulder. She was 84.

She was born Jan. 9, 1917, in Denver to Stansbury Thompson and Margaret L. True Thompson. She married Thomas Y. Funston on May 19, 1941, in New Jersey.

Mrs. Funston worked as an aide at Foothills School, managing the Program for Children with Disabilities and later at the rehabilitation department of Boulder Memorial Hospital,

where she learned occupational therapy techniques. She also taught at Bixby School.

She moved to Boulder from Albuquerque, N.M., in October 1953.

She was a member of Phi Beta Kappa, the Junior League and the Altar Guild at St. John's Episcopal Church in Boulder.

Survivors include her husband of Boulder; three daughters, Suzanne Moody of Boulder, Cornelia Dvorak of Custer, Mont., and Sarah West of Windsor; six grandchildren;

and two great-grandchildren.

She was preceded in death by two sisters, Margaret Turner and Drucilla Johnson.

**A memorial service** will be at 10 a.m. Monday at the Frasier Meadows Chapel, 350 Ponca Place, Boulder.

Contributions may be made to the Parkinson Association of the Rockies, 1420 Ogden St., Denver, CO 80218.

Crist Mortuary is in charge of arrangements.

11 Nov 2002  
**Thomas Y. Funston**

*Feb. 21, 1917 - Nov. 4, 2002*

**T**homas Y. Funston of Boulder died of Alzheimer's disease Monday, Nov. 4, 2002, in Boulder. He was 85.

The son of Thomas C. Funston and Uida B. Young Funston, he was born Feb. 21, 1917, in Jersey City, N.J. He married Elizabeth Thompson on May 15, 1941, in Montclair, N.J.

Mr. Funston graduated with a major in religion from Amherst College in Massachusetts.

He was a special agent for the FBI, serving in St. Louis, Houston and New York City. He also worked at the University of Denver's office of veterans' services; for weekly newspapers as a writer in Wyoming, New York and New

Mexico; for the U.S. Atomic Energy Commission at Los Alamos and Albuquerque, N.M., on security matters and public relations; in a joint venture of Arthur D. Little Inc. and the Cambridge Corporation in Boulder; and for Dow Chemical Company at Rocky Flats, writing and producing technical publications, supervising operations of certain procedures and editing the plant's newsletter.

Mr. Funston also owned and operated "The Arabian Horse News" in Boulder until 1975; worked part time at the medical records office at Boulder Community Hospital; and worked for the Western Interstate Commission for Higher Education in the library.

He volunteered for the Army in 1945 and was stationed in Egypt with an intelligence security unit.

He served on the vestry of St. John's Episcopal Church.

Survivors include three daughters, Suzanne Moody of Boulder, Cornelia Dvorak of Custer, Mont., and Sarah West of Windsor; and six grandchildren.

He was preceded in death by his wife.

Contributions may be made in his name to the Alzheimer's Association, 710 11th Ave., Suite 107, Greeley, CO 80631.

Memorial service information is pending under the direction of Crist Mortuary.



















