

1 ORDINANCE 8491

2 AN ORDINANCE DESIGNATING THE BUILDING AND A
3 PORTION OF THE PROPERTY AT 1902 WALNUT ST., CITY
4 OF BOULDER, COLORADO, ALSO KNOWN AS THE
5 SEPTEMBER SCHOOL, A LANDMARK UNDER CHAPTER 9-
6 11, "HISTORIC PRESERVATION," B.R.C. 1981, AND SETTING
7 FORTH RELATED DETAILS.

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER,
9 COLORADO:

10 Section 1. The City Council enacts this ordinance pursuant to its authority under Chapter
11 9-11, "Historic Preservation," B.R.C. 1981, to designate as a landmark a property having a special
12 character or special historic, architectural, or aesthetic interest or value.

13 Section 2. The City Council finds that: 1) on May 15, 2020, the property owners
14 submitted a landmark designation application for the property; 2) the Landmarks Board held a public
15 hearing on the proposed designation on October 6, 2021; and 3) the Landmarks Board recommended
16 that the City Council approve the proposed designation.

17 Section 3. The City Council also finds that upon public notice required by law, the council
18 held a public hearing on the proposed designation on January 4, 2022 and upon the basis of the
19 presentations at that hearing finds that the property at 1902 Walnut St. possesses special historic and
20 architectural value warranting its designation as a landmark.

21 Section 4. The characteristics of the subject property that justify its designation as a
22 landmark are: 1) its historic significance for its date of construction of 1874; for its association with
23 the September School, an early alternative high school; as an example of Boulder's early development;
24 and for its recognition by authorities; 2) its architectural significance as an example of Italianate
25 design; its artistic merit representing skillful integration of design, including carved stone arches,

1 paneled frieze and paired brackets which demonstrate superior craftsmanship; as an example of the
2 uncommon with the architectural details previously mentioned; its indigenous qualities for the use of
3 local sandstone lintels; and 3) its environmental significance as a visual landmark on Walnut Street;
4 and for its compatibility with its surrounding residential context.

5 Section 5. The City Council further finds that the foregoing landmark designation is
6 necessary to promote the public health, safety, and welfare of the residents of the city.

7 Section 6. There is hereby created as a landmark the property located at 1902 Walnut St.,
8 also known as the September School, whose legal landmark boundary encompasses a portion of the
9 legal lots upon which it sits:

10 LEGAL DESCRIPTION

11 W 15 FT LOT 3 LESS NLY 100 FT THEREOF & W 15 FT LOT 8 & ALL LOTS 4 5 6 7
12 BLK F WIDNERS SO ADD TO EAST BOULDER

13 as depicted in the proposed landmark boundary map, attached hereto as Exhibit A.

14 Section 7. The City Council directs that the Planning and Development Services
15 Department give prompt notice of this designation to the property owner and cause a copy of this
16 ordinance to be recorded as described in Subsection 9-11-6(d), B.R.C. 1981.

17 Section 8. The City Council deems it appropriate that this ordinance be published by title
18 only and orders that copies of this ordinance be made available in the office of the city clerk for public
19 inspection and acquisition.
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INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY

TITLE ONLY this 14th day of December 2021.

Aaron Brockett,
Mayor

Attest:

City Clerk

READ ON SECOND READING, PASSED AND ADOPTED, this 4th day of January

2022.

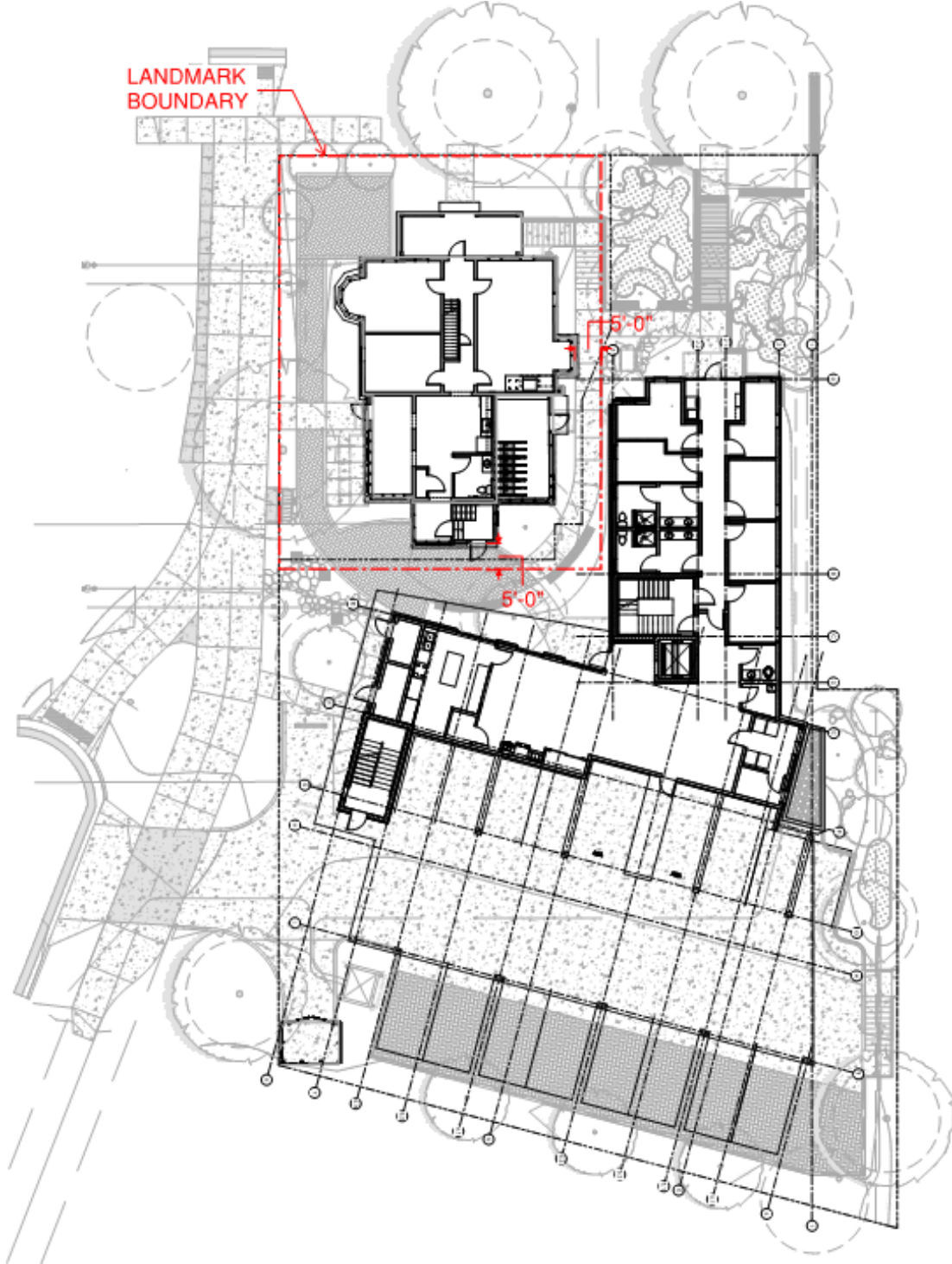
Aaron Brockett,
Mayor

Attest:

City Clerk

Exhibit A – Landmark Boundary Map for 1902 Walnut St.

1902 Walnut St., Boulder, Colorado
W 15 FT LOT 3 LESS NLY 100 FT THEREOF & W 15 FT LOT 8 & ALL LOTS 4 5 6 7
BLK F WIDENERS SO ADD TO EAST BOULDER



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