

MEMORANDUM

October 1, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a motion to adopt a resolution to initiate the process for the designation of the property at 445 College Ave. (on which a stay-of-demolition was imposed on June 4, 2014) as an individual landmark pursuant to Section 9-11-3, B.R.C. 1981; or alternatively, to issue a demolition permit for the house pursuant to Section 9-11-23(g) of the Boulder Revised Code 1981 (HIS2014-00085).

STATISTICS:

1. Site: 445 College Ave.
2. Date of Construction: 1963
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 38,488 sq. ft.
5. Owner: George Stark
6. Applicant: Stephen Sparn

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board not initiate landmark designation for the property at 445 College Ave. and direct staff to issue a demolition permit for the following reasons:

- With staff and Historic Boulder, the applicant has explored alternatives to demolition of the buildings as suggested in § 9-11-23(h), B.R.C. 1981, including consensual landmark designation, construction of an addition to the house, modification of the house in a manner that would not require demolition review, and relocating the house. Through the exploration of alternatives to demolition, the owners have determined that preserving the existing building does not meet their goal of an accessible house for their disabled son and maximizing economic support for their son.
- The initiation of landmarking over an owner's objection by the Landmarks Board has historically been used very rarely.

MOTION:

I move that the Landmarks Board issue the demolition permit for the building located at 445 College Ave., finding that a number of alternatives to the demolition have been explored and are not suitable, and adopt the staff memorandum dated Oct. 1, 2014, as the findings of the board. The Landmarks Board recommends that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for recording with Carnegie Library:

- 1. A site plan showing the location of all existing improvements on the subject property;*
- 2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and*
- 3. Black and white medium format archival quality photographs of all exterior elevations.*

SUMMARY:

- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 445 College Ave. or whether issuing of a demolition permit before the stay-of-demolition expires on Oct. 25, 2014, is appropriate.
- On Mar. 26, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house at 445 College Ave. Staff 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.”
- On June 4, 2014 the Landmarks Board imposed a stay-of-demolition for a period of up to 180 days in order to seek alternatives to the demolition. *See Attachment A: Demolition Memo.*
- The 180 day stay period expires on Oct. 25, 2014.
- Since the stay was imposed, staff has met with the applicant on several occasions to discuss alternatives to the demolition of the buildings, including landmark designation, constructing an addition to the house, modifying the house in a manner that would not require demolition review, relocation of the buildings and combination of the lots through a lot line elimination. The owner conducted several site visits and undertook a Pre-Application review to identify site constraints and opportunities. As stated in the analysis section of this memo, none of these options are considered feasible, as it is the owners’ goal to have an ADA accessible house and to maximize future economic support for their disabled son. *See Attachment B: Alternatives to Demolition Meeting Notes.*
- On Sept. 3rd, 2014 the Landmarks Board voted to schedule a hearing to either initiate landmark designation or issue a demolition permit for the house at 445 College Ave.
- Staff recommends the Landmarks Board not initiate landmark designation for the

property at 445 College Ave. and direct staff to issue a demolition permit for the building.

ANALYSIS:

The Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, requires that the Landmarks Board hold a public hearing to consider initiating landmark designation of a property if the Board finds that the building may be eligible for landmark designation pursuant to Sections 9-11-1 and 9-11-2, B.R.C. 1981. At the Sept. 3rd, 2014 Landmarks Board meeting, Board members unanimously expressed interest in holding a hearing to consider whether initiation of landmark designation is appropriate or whether issuance of a demolition permit for the house in advance of the Oct. 25, 2014 expiration of the stay-of-demolition for the building at 445 College Ave. is appropriate.

Purpose of Stays of Demolition

The stated purposes of a stay-of-demolition are “to prevent the loss of buildings that may have historic or architectural significance” and “to provide the time necessary to initiate designation as an individual landmark or to consider alternatives.” 9-11-23(a), *Purpose*, B.R.C. 1981. During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmarking over an owner’s objection by the Landmarks Board has historically been used only on rare occasions.

In the past 10 years, approximately 60 stays-of-demolition have been imposed by the Board. Only twice during that period has the Board initiated and recommended landmark designation of a property over the owner’s objection. However, many stays during this same period have resulted in the avoidance of demolition through reconsideration of projects and the subsequent preservation of buildings. Recent examples in which stays of demolition have resulted in the applicant filing an application for landmarking include: 1936 Mapleton (2008); 900 Pearl Street (2009); 2003 Pine Street (2014); and 1922 20th Street (2014). Likewise, there are many examples of stays that have been allowed to expire (or demolition permits issued prior the stay expiring) by the Board when reasonable alternatives to demolition have not been found.

Standard for Initiation

The following is an analysis of the standards for determining whether to initiate the designation of an individual landmark landmarking pursuant to Section 9-11-1, *Legislative Intent*, and Section 9-11-2, *City Council May Designate or Amend Landmarks and Historic Districts*, B.R.C. 1981:

9-11-1, Purpose and Legislative Intent

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 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.

The one-story frame and brick house at 445 College Ave. features a low-pitch front gable roof with wide, overhanging eaves, exposed rafters and open-gable carport with exposed trusses and simple square, wooden column supports. The façade of the house is clad in wooden board-and-batten siding that is painted blue with single, square casement window located at the gable end. The slope of the roof extends west, creating an asymmetrical building mass. Three sliding glass doors are located on the east end of this elevation with a 6' high fence with wooden posts and fiberglass cladding extending from the southeast corner of the house to the southeast corner of the carport and along the east and west sides of the carport. The east and west walls are of brick construction and run perpendicular to the steeply north sloping lot.

With the exception of a single, square casement window on the façade (which was added at an unknown date), the house remains largely intact from its 1963 date of construction.

While the property is a good representative of mid-century modern architecture and possesses architectural, historic and environmental significance, staff considers the initiation of landmark designation for this property inappropriate. This opinion is based upon the good-faith efforts the applicant has made to find alternatives to the demolition during the course of the stay.

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"

Staff considers the initiation of landmark designation of this property inappropriate given efforts that have been made to explore alternatives to the demolition during the stay. A stay-of-demolition is issued to provide time to "explore alternatives" that might prevent the demolition of significant historic resources. Staff considers that time has

been taken and real efforts have been made to explore alternatives including looking at rehabilitation costs using tax credits and other financial incentives. Over the course of the stay, staff has met with the applicant on several occasions to discuss alternatives to the demolition including constructing an addition to the house, modifying the house in a manner that would not require demolition review, relocation of the buildings and combination of the lots through a lot line elimination. The owner conducted several site visits and undertook a Pre-Application review to identify site constraints and opportunities.

Due to a disability in the family, the owner requires universal accessibility in and around the house which will require ramping, an accessible parking space and an elevator to provide access between the two stories. Schemes for the construction of an addition at the south or east elevations has been explored but constructing in these locations would likely require continuing the two-story configuration where a one level floor plan is desired to achieve Americans with Disabilities Accessibility inside and around the house. Given this, staff does not consider that initiating landmark designation over the owner's objection represents a "reasonable balance between private property rights and the public interest." Staff considers that the initiation of landmark designation for this property would be inappropriate and that, in this circumstance, designation of the property would not meet the legislative intent of balancing private property rights and the public interest as stated in 9-11-1, "Legislative Intent," B.R.C. 1981.

Section 9-11-2 provides:

- (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.*

This property is a good example of mid-century modern architecture and represents the development of the Kecoughtan Subdivision in the 1960s. The Kecoughtan Subdivision was platted in 1959 and Penfold Realty was listed as the exclusive agent for its development. Local architect Hobart Wagener was hired to design fifteen houses, which were designed in the Swiss Chalet style to integrate into the rugged hillside and take advantage of scenic views. Despite the advance publicity for the neighborhood, plans for the development were not fully realized. While the existing house at 445 College Ave. resembles the house shown in a 1961 photograph of the architectural model in form, fenestration and orientation, it is not certain that the building was designed by Hobart Wagener. Neither the archives at the Carnegie Branch Library for Local History or the private collection of the architect's widow includes the design of 445 College. A 1961

newspaper article featuring the newly completed house at 435 College Ave. attributes the design to Wagener. A similar article about 445 College Ave. does not exist. Staff considers that the building was likely influenced, but not fully executed, by Wagener. While the building represents modernist qualities, its design, construction, and relation to its site do not result in an outstanding example of modern architecture. See **Attachment 1** for more information on the significance of the property.

Criteria for Review

Section 9-11-3 (d), *Criteria for Review*, applies when an application for designation is received from a historic preservation organization or less than all of the property owners pursuant to paragraph 9-11-3(a)(3) or (4), B.R.C. 1981. While not required to be considered when the Board is considering initiation, these criteria for review may offer some guidance to the Board in making the decision whether to initiate landmarking itself. In addition to the considerations included in Sections 9-11-1 and 9-11-2, B.R.C. 1981, discussed above, the following criteria may be considered:

- (2) *There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;*

Initiation of landmark designation over an owner's objection requires additional staff resources including outreach and analysis. There are limited staff resources available to process an application for designation of a property that is not particularly outstanding from a historic, architectural or environmental standpoint and for which there is not owner consent.

- (3) *There is community and neighborhood support for the proposed designation;*

At the June 4, 2014 meeting, Historic Boulder, Inc. spoke in support of imposing a stay on the property to explore alternatives to the demolition. The Landmarks Board has received letters from neighboring property owners in support of the demolition permit, and two neighbors spoke against potential landmark designation at the Sept. 3rd Landmarks Board meeting. Staff has received no other correspondence either in support or opposition to landmark designation for this property.

- (4) *The buildings or features may need the protection provided through designation;*

The applicant intends to demolish the existing house. Should no action be taken by the Board prior to the expiration of the stay-of-demolition on Oct. 25th, 2014, the property owner would be able to secure a demolition permit, assuming all other requirements of the permit process have been met.

(5) *The potential boundaries for the proposed district are appropriate;*

Not applicable.

(6) *In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan;*

Policy 2.33 of the Boulder Valley Comprehensive Plan (BVCP) states that, "Buildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings . . . , design review, public improvements, and other tools." The plan does not speak specifically to landmark designation over an owner's objection though in some circumstance this may be appropriate.

(7) *The proposed designation would generally be in the public interest.*

While the property is a good example of mid-century modern architecture, there has been little expression from the public to preserve these buildings.

Despite an effort to find alternatives, including consensual landmark designation, construction of an addition to the house, modification of the house in a manner that would not require demolition review, and relocating the house, a feasible alternative to the demolition has not been found over the course of the stay. Staff has met with the owners on several occasions and conducted two site visits to the property. The applicant has undertaken a Pre-Application review to identify site constraints and opportunities. Due to a disability in the family, the owner requires universal accessibility in and around the house which will require ramping, an accessible parking space and an elevator to provide access between the two stories. The owner represents that schemes for the construction of an addition at the south or east elevations have been explored but constructing in these locations would likely require continuing the two-story configuration where a one level floor plan is desired to achieve Americans with Disabilities Accessibility inside and around the house. Staff considers that, in this case, initiating designation over the owner's objection would likely not represent a reasonable balance of private property rights and the public interest.

DECISION OF THE BOARD:

If the Board chooses not to initiate landmark designation of the property and allows the stay of demolition to expire, a demolition permit for the house will issue on Oct. 25, 2014.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in *Attachment 4*. If initiated, the application shall be heard by the Landmarks Board within 60 to 120 days in order to 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. The owner must obtain a landmark alteration certificate prior to the submission of building permit applications for the property if they choose to proceed while the application is pending, or they may choose to wait until the application process is complete.

Board Options:

1. Direct staff to issue a stay-of-demolition, finding that the requirements of § 9-11-23(h) have been satisfied as they relate to actions to consider in relation to the consideration of preservation of the buildings.
2. Initiate designation of the property as an individual landmark by adopting the resolution under **Attachment 4**.
3. Take no action and permit the initially granted stay of demolition originally imposed on June 4th, 2014 that will expire on October 25th, 2014, so that the Board and the applicant may explore other approaches to preserve the house at 445 College Ave.

ATTACHMENTS:

- 1: June 4, 2014 Demolition Memo
- 2: Alternatives to Demolition Meeting Notes
- 3: Letter from George Stark, Sept. 9, 2014
- 4: Draft resolution to initiate landmark designation of the property at 445 College Ave.
- 5: Alternative drawings and letter from Stephen Sparn dated 09.18.2014

ATTACHMENT 1: June 4, 2014 Demolition Review Staff Memo

M E M O R A N D U M

June 4, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit for the building located at 445 College Ave., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00085).

STATISTICS:

7.	Site:	445 College Ave.
8.	Date of Construction:	1963
9.	Zoning:	RL-1 (Residential Low)
10.	Lot Size:	38,488 sq. ft.
11.	Owner	George Stark
12.	Applicant:	Stephen Sparn

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) 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 445 College Ave. for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the building and adopt the staff memorandum, with the findings below, as the findings of the Board.

Staff encourages the applicant to consider landmark designation and incorporation of the house into future redevelopment plans for the site. A 180-day stay period would expire on Oct. 25, 2014.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff would require that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

4. A site plan showing the location of all existing improvements on the subject property;
5. Black and white medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY:

On Mar. 26, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house at 445 College Ave. The building is not in a designated historic district or locally landmarked but is over 50 years old and the action proposed meets the definition of demolition in Section 9-16-1 of the Boulder Revised Code 1981. Staff 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)(1), B.R.C. 1981, demolition requests for all buildings over fifty years old and built after 1940 requires review by the City Manager (staff). If, during the course of its review, staff 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. The public hearing must take place within the 75 days from the date the completed application was accepted by the city manager. Sec. 9-11-23(f), B.R.C. 1981.

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 begin Mar. 26, 2014, the date the Landmarks Board fee was paid, and expire on Oct. 25, 2014. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

Located in the 1961 Kecoughtan Hills subdivision in west central Boulder, the lot comprises approximately 38,500 sq. ft. on the north side of the 400 block of College Ave.

It is not located within the boundaries of a designated or an identified potential historic district.

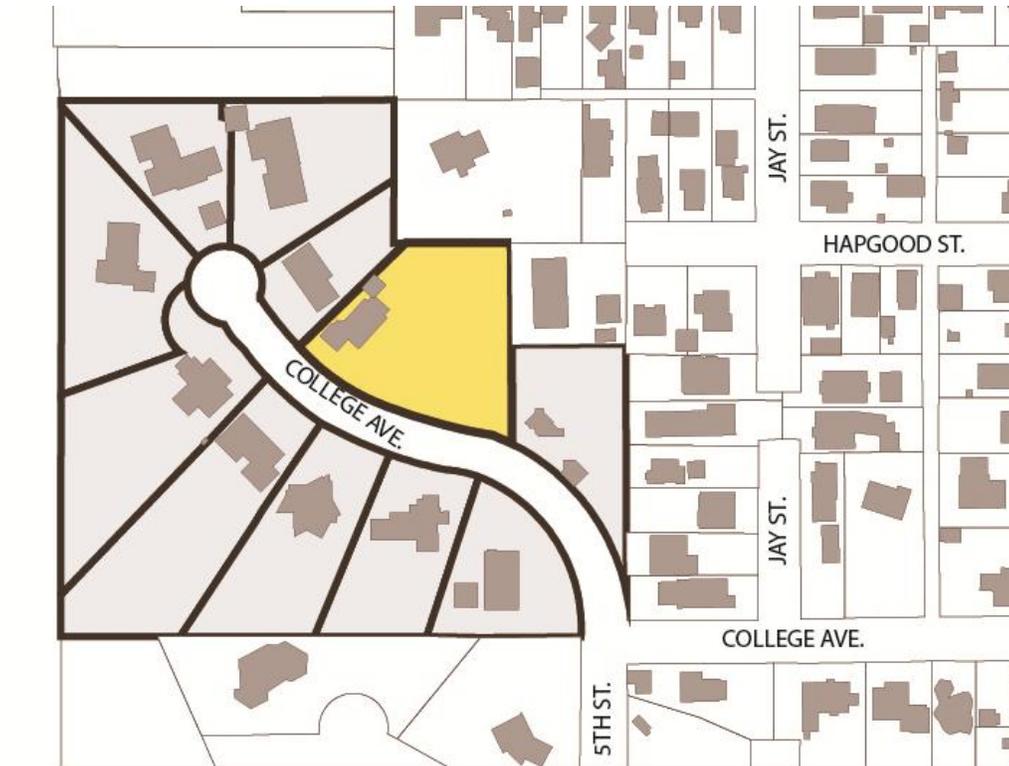


Figure 1. Location Map showing 445 College Ave. and the Kecoughtan Hills subdivision.



Figure 2. South Elevation, 445 College Ave., 2014

The one-story frame house at 445 College Ave. features a low-pitch front gable roof with wide, overhanging eaves, exposed rafters and open-gable carport with exposed trusses and simple square, wooden column supports. The south façade of the house is clad in wooden board-and-batten siding that is painted blue with single, square casement window located at the gable end. The slope of the roof extends west, creating an asymmetrical building mass. Three sliding glass doors are located on the east end of the façade with a 6' high fence with wooden posts and fiberglass cladding extending from the southeast corner of the house to the southeast corner of the carport, and along the east and west sides of the carport. The east and west walls are of brick construction and run perpendicular to the steeply north sloping lot. *See Attachment A: Current Photos.*



Figure 3. East Elevation, 445 College Ave., 2014

A set of double doors is located on the East elevation and appear to be original to the house. The remainder of the east elevation is minimally unadorned. Concrete steps follow the sloping grade down to the north.



Figure 4. West Elevation, 445 College Ave., 2014

The west elevation features large expanses of glass, with plate glass windows and sliding patio doors. A chimney is located at the northwest corner of the house. The north portion of the west elevation is clad in brick, and the south portion is clad in board and batten wood siding.



Figure 5. North Elevation, 445 College Ave., 2014

The roof extends past the north wall over a suspended balcony. Both levels feature large plate glass windows and patio doors. The lot features mature landscaping, including numerous Pine trees and juniper bushes. A rectangular garden is located east of the house and is enclosed by a simple wire fence. The lower (northern) portion of the lot is also enclosed by a wire fence.



Figure 6. Tax Assessor Photo, 445 College Ave., 1963.

In 1962, Hopenell, Inc. received a building permit for the construction of the one-story, house with a partially finished basement. Don Miles is listed as the building contractor. In 1964, one room of the basement was finished. In 1989, two decks were constructed, on the east and west sides of the house. With the exception of single, square casement window on the façade was added at an unknown date, the house remains largely intact from its 1963 date of construction. See Attachment B: Tax Assessor Card.

Two accessory buildings are located on the lot and are also proposed for demolition. However, they do not appear on the 1963 Tax Assessor Card and are not believed to be over 50 years old. As such, they are not included as part of this review.

NEIGHBORHOOD HISTORY

The Kecoughtan Hills subdivision was platted on June 24, 1959 by Henry Vincent Ellwood, Lelia Weymouth Ellwood, William Weymouth Ellwood and Margaret B. Ellwood. The area, encompassing approximately eight acres, was platted into fifteen lots along the curvilinear extension of College Ave. See Attachment D: Kecoughtan Hills Background.

On March 31, 1961, the *Daily Camera* announced plans for the development of a “unique alpine residential area at the base of Flagstaff Mountain.”¹ Penfold Realty was listed as the exclusive agent for the Kecoughtan Hills development.

Local architect Hobart Wagener was selected to plan the development and design ten houses, which were to be “custom designed for each site within the general chalet

¹ “Chalet-Type House To Be Built At Base of Flagstaff Mountain.” *Daily Camera*. 31 March 1961.

pattern." A contemporary newspaper article interviewed Wagener, who said that the "modified chalet style was decided upon because it could best be adapted to the rugged hillside and the scenic opportunities that the site offers," and that "all the houses, for example, will have pitched roofs that complement the mountainous background and large expanses of glass that permit unobstructed views of the city, the foothills and the plains." The article describes the neighborhood to have other chalet-type architectural features, including large overhangs, gables, porches, balconies, high ceilings, exposed beams and large rooms.

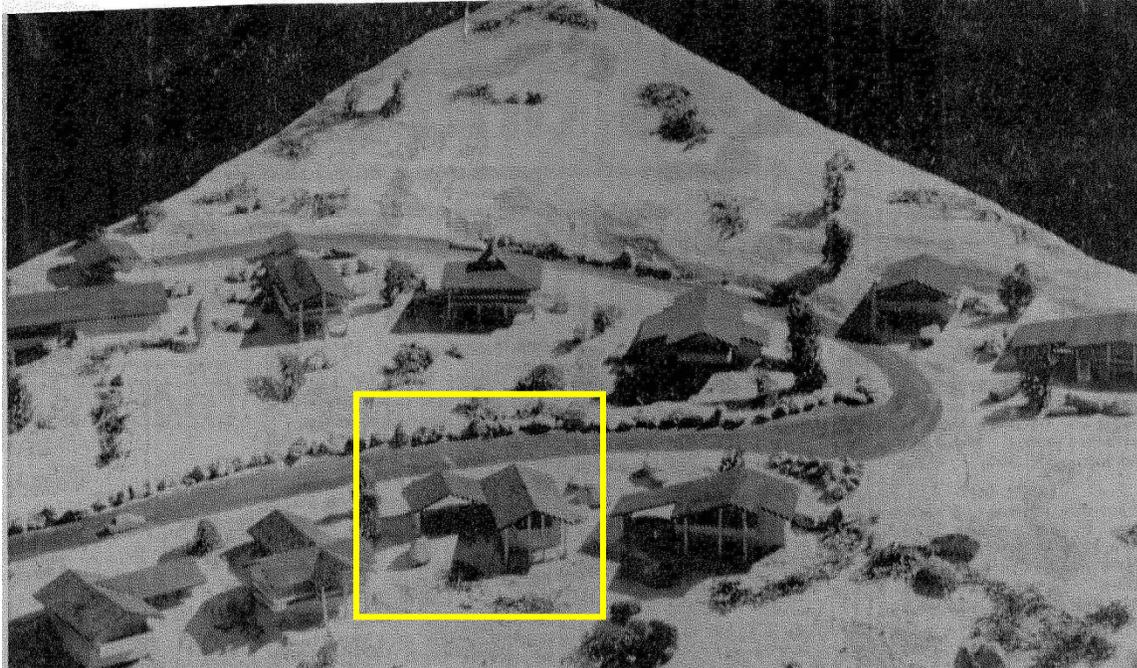


Figure 7. Photograph of architectural model showing ten houses designed by Hobart Wagener, 1961. Lot 11 (445 College) highlighted.

The article noted that Wagener had received five of the sixteen design awards made since 1956 by the five-state Western Mountain District of the American Institute of Architects. Wagener's contemporary work includes the Green Shield Building (designated a local individual landmark in 2010), Ball Brothers Research Laboratories, and the North Boulder and Community Shopping Centers (Ideal Market). He later designed Presbyterian Manor, the Kitteredge dormitory complex at the University of Colorado, and the Midland Savings and Loan (Atrium) Building.

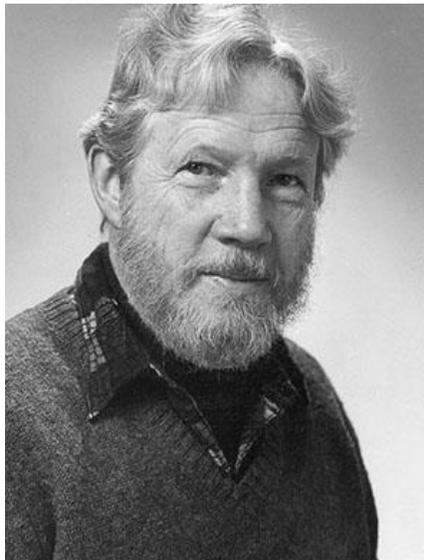
Despite the advance publicity for the neighborhood, plans seem not to have been fully realized. A scale model, showing the contours and proposed designs, was exhibited in the Penfold Realty office lobby in 1962. The house depicted on lot 11 (445 College Ave.) of the model (*see figure 7*) is similar to the existing house, in that it features a simple gable form with wide, overhanging eaves, a prominent carport, and similar treatment of the north elevation. The design differs in that the carport is shown to the east of the house,

rather than at the front. The general building proportion and configuration is the same, indicating that the design of the existing house was directly influenced, if not designed by Wagener.

The first house constructed the subdivision was the house at 470 College Ave. (lot 1) in 1960, followed a year later by the house at 435 College Ave. (lot 10). The houses at 415, 425, 430 and 445 (lots 8, 9, 5, and 11-13) were all constructed in 1963. In 1966, the house at 410 College Ave. was completed. In 1967, two houses designed by Charles Haertling were completed: the McConnell House at 450 College Ave. (lot 3) and the Dammann House I at 460 College Ave. (lot 2). The house at 440 College (lots 3, 2 and 4) was also completed that year. In 1976, the house at 475 College was completed (lots 14-15). In all, eleven houses were constructed in the Kecoughtan Hills subdivision. The property at 445 College encompasses three lots, and the properties at 410 College Ave. and 475 College Ave. each encompass two lots.

PROPERTY HISTORY

Soon after the Kecoughtan Hills subdivision was platted in 1962, Hopenell, Inc. purchased three lots from the Ellwoods and constructed the houses at 430, 435 and 445 College Ave. In 1964, the property at 445 College Ave. was purchased by William (Will) and Elizabeth (Betty) Kellogg. The Kelloggs subsequently purchased lots 12 and 13. The lots are not currently subdivided. The Kellogg estate owned the property until April 2014, when it was sold to the current owner.



Will Kellogg. www.ucar.edu

William (Will) Kellogg was a senior scientist at the National Center for Atmospheric Research (NCAR) and was central to the fields of satellite meteorology and climate change, serving as president of the American Meteorological Society and on many professional committees and boards.² *See Attachment C: William and Elizabeth Kellogg Obituaries.*

The following is an excerpt from Kellogg's 2008 obituary:

"Will was born in 1917 in New York Mills, New York, and attended Yale University. When his graduate studies at the University of California, Berkeley, were interrupted by World War II, he served in the U.S. Air Force's new meteorological program. A pilot and weather officer with a passion for flying, he performed

² NCAR Pioneer Will Kellogg, 1917-2007. *Staff Notes Monthly*. The National Center for Atmospheric Research & the UCAR Office of Programs. December – January 2008. Accessed 13 May 2014.

groundbreaking research on the dynamics of thunderstorms. While working on a doctorate at the University of California, Los Angeles, Will began his career at the Rand Corporation, where he was instrumental in establishing the potential value of satellites in meteorological research. He chaired the committee that set the specifications for TIROS-1, the first operational weather satellite. In a 1951 study for Rand coauthored with Stanley Greenfield, he demonstrated that satellite images would provide information not only on broad-scale synoptic weather patterns but also on variables such as wind direction, degree of atmospheric stability, and horizontal and vertical wind shear.” Kellogg retired in 1987 and continued to mentor a number of postdoctoral researchers and graduate students.



Betty Kellog. www.themtnear.com

Elizabeth (Betty) Kellogg was born on Feb. 19, 1918 and passed away Aug. 19, 2013 at the age of 95. Born in St. Paul, Minnesota, she was an innovative educator and avid photographer. She met her husband, Will, while pursuing a graduate degree in English from the University of California, Los Angeles. She taught at a high school in Pacific Palisades, California, before moving to Boulder in 1964 where she became one of the first Head Start teachers in Boulder County.³

Mrs. Kellogg published her first book, *Following Through With Young Children*, in 1969. The book was lauded for its candid photographs of children, which “captured images of children in moments of intense curiosity and engagement.”⁴ Prior to her death, she began writing a second two-volume book, *David Hawkins and the Pond Study*, and *David and Frances Hawkins and the Mountain View Center for Environmental Education*. In 2009, she was awarded the Hawkins Lifetime Achievement Award by the Boulder County Association for the Education of Young Children. The Hawkins’ early education philosophy continues to be integrated into school curriculums, and Mrs. Kellogg’s book marks an important contribution to early childhood education.

Will and Betty Kellogg purchased the house at 445 College Ave. shortly after they moved to Boulder in 1964 and resided there until their deaths in 2007 and 2013. The Kellogg’s had five children.

³ In Memory of Elizabeth J. Kellogg, Feb. 19, 1918 - Aug 19, 2013. *Dignity Memorial Website*. www.dignitymemorial.com. Published 2013. Accessed 13 May 2014.

⁴ In Memory of Elizabeth J. Kellogg, Feb. 19, 1918 - Aug 19, 2013. *Dignity Memorial Website*. www.dignitymemorial.com. Published 2013. Accessed 13 May 2014.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

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

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

As detailed below, staff considers this property ineligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. *See Attachment E: Individual Landmark Significance Criteria*

HISTORIC SIGNIFICANCE:

Summary: The house located at 445 College Ave. meets historic significance under criteria 1, 2 and 3.

Date of Construction: 1963

Elaboration: The building permit and tax assessor card indicate the building was constructed in 1963.

2. Association with Persons or Events: William and Elizabeth Kellogg

Elaboration: William and Elizabeth Kellogg owned the property from the time of the house's construction in 1963 until 2014. William was a renowned scientist and Betty an influential in early childhood education.

3. Development of the Community: Kecoughtan Hills

Elaboration: The Kecoughtan Hills subdivision was platted in 1961 by Henry Vincent Ellwood, Lelia Weymouth Ellwood, William Weymouth Ellwood and

Margaret B. Ellwood. Penfold Realty was the exclusive agent for the Kecoughtan Hills development, and local Modernist architect Hobart Wagener was commissioned to design ten houses, ranging from \$20,000 to \$40,000. The “chalet-style” houses were individually designed to integrate into the dramatic sites, and were unified through the use of low gables, wide, overhanging eaves, porches and exposed beams. For unknown reasons, only three of the ten houses were developed by Penfold Realty. In total, ten houses were constructed between 1963 and 1974, including the Damman and McConnell Houses (450 and 460 College Ave.), designed by Modernist architect Charles Haertling. Kecoughtan Hills is an intact example of a notable mid-century development that retains much of its original character.

4. Recognition by Authorities: None observed.

Elaboration: An architectural survey form has not been completed for the building.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 445 College Ave. meets architectural significance under criteria 1 and 2.

1. Recognized Period or Style: Modern

Elaboration: The house is an example of mid-twentieth century architectural design with “chalet” elements, including gable roof with overhanging eaves, board-and-batten siding, exposed beams and large windows. The prominence of the carport on the otherwise unadorned façade exemplifies the importance of the automobile in mid-century residential design. The house is closed to the street and opens to the north with expansive plate glass and balcony. The open design of the house is consciously integrated into its site.

2. Architect or Builder of Prominence: Hobart Wagener

Elaboration: The house was likely designed by local modernist architect Hobart Wagener. The Kecoughtan Hills subdivision, platted in 1961, was initially intended to be developed exclusively by the Penrose Realty Company. Hobart Wagner designed ten “Chalet-style” houses to integrate into the site. A 1961 *Daily Camera* article includes a photograph of Wagener’s model. The house at 445 College in the model is similar to the existing house in form, massing and design intent. The most significant deviation is the location of the carport, which is located to the east of the house in the model and is located on the front of the house as it exists today. In both iterations, the carport is a main feature of the house and the roof of the north elevation extends over a second story porch that is supported by thin, simple posts. The model indicates that the existing house was strongly influenced, if not designed, by Wagener.

3. **Artistic Merit:** None observed.
4. **Example of the Uncommon:** None observed.
5. **Indigenous Qualities:** None observed

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 445 College Ave. meets environmental significance under criteria 1, 2 and 5.

1. **Site Characteristics:** The house sits on a large lot with mature landscaping, including large Pine trees.
2. **Compatibility with Site:** The buildings in the Kecoughtan Hills subdivision were designed to blend into the rugged hillside and take advantage of scenic views. The house at 445 College Ave. is carefully integrated into the steep slope of the site.
3. **Geographic Importance:** None observed.
4. **Environmental Appropriateness:** The property is complementary to its surroundings and is carefully situated on the steeply sloped lot.
5. **Area Integrity:** The Kecoughtan Hills subdivision was platted in 1961 and retains much of its original character. The houses, each consciously designed to integrate into the dramatic sites, create a harmonious character with abundant mature vegetation.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

The Kecoughtan Hills subdivision was platted in 1961 and retains much of its original character. The houses, each built in response to their dramatic sites, create a harmonious character with abundant mature vegetation. The property is not located in an identified potential historic district, however, the area may be eligible as a potential local landmark historic district.

CRITERION 3: CONDITION OF THE BUILDING

No information has been submitted in regards to the condition of the building. It appears to be in good condition.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information about the projected cost of restoration or repair was received as part of this application.

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 Oct. 25, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 445 College Ave. 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: Tax Assessor Card, 1963
Attachment C: Obituaries: William and Elizabeth Kellogg
Attachment D: Kecoughtan Heights Background and Newspaper Articles

Attachment E: Significance Criteria for Individual Landmarks

Attachment A: Current Photographs



445 College Ave., South façade, 2014.



445 College Ave., West elevation, 2014.



445 College Ave., East elevation, 2014.



445 College Ave., North elevation, 2014.



445 College Ave., Non-historic accessory building 2014.

Attachment B: Tax Assessor Card, 1963



Tax Assessor Card Photograph, 445 College Ave., 1963.

Attachment C: William and Elizabeth Kellogg Obituaries

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December - January 2008

**NCAR pioneer Will Kellogg,
1917-2007**

Former senior scientist and NCAR associate director William Kellogg, 90, died on December 12 in Boulder.

Will was central to the fields of both satellite meteorology and climate change. He was a leader in his profession, serving as president of the American Meteorological Society (1973) and on countless professional committees and boards. He was also a fellow of the American Geophysical Union and the American Association for the Advancement of Science.

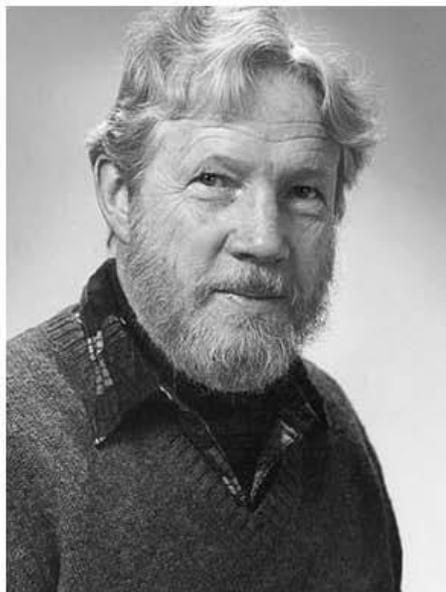
Colleagues remember him as thoughtful and visionary. "His door was always open," recalls Mickey Glantz (SERE/CCB), adding that Will was a mentor to generations of postdoctoral researchers and graduate students.

Will was born in 1917 in New York Mills, New York, and attended Yale University. When his graduate studies at the University of California, Berkeley, were interrupted by World War II, he served in the U.S. Air Force's new meteorological program. A pilot and weather officer with a passion for flying, he performed groundbreaking research on the dynamics of thunderstorms.

While working on a doctorate at the University of California, Los Angeles, Will began his career at the Rand Corporation, where he was instrumental in establishing the potential value of satellites in meteorological research. He chaired the committee that set the specifications for TIROS-1, the first operational weather satellite. In a 1951 study for Rand coauthored with Stanley Greenfield, he demonstrated that satellite images would provide information not only on broad-scale synoptic weather patterns but also on variables such as wind direction, degree of atmospheric stability, and horizontal and vertical wind shear.

Will came to NCAR in 1964, retiring in 1987. Over the years, he served as director of the Laboratory of Atmospheric Sciences, a predecessor of CGD. He was also part of the Environmental and Societal Impacts Group, which paved the way for SERE and ISSE.

An early interest in climate theory led Will to ponder how humans might have begun changing Earth's climate. He was a chief organizer of the international Study of Man's Impact on Climate, held in Sweden in 1971. As debate grew about the planet's future, he published and lectured frequently on the topic, advocating strenuously to educate



the world about climate change. He particularly enjoyed giving talks to the nonscientific public.

"Will was a wonderful colleague and contributor to NCAR and he will be much missed," says NCAR director Tim Killeen. "Over the past several years, I had a chance to get to know him and appreciate both the twinkle in his eye and his kind and supportive attitude."

Will is survived by his wife, Elizabeth, and five children and their families: Karl Kellogg and his wife Nancy Kellogg of Boulder, Judith Kellogg and husband Bruce Liebert of Honolulu, Joe Kellogg and wife Lauren McCalley of Lafayette, Jane Kellogg and husband John Cowdry of Lyons, and Tom Kellogg and wife Margaret Kellogg of Louisville. He has eight grandchildren and one great-granddaughter. •

In this issue...

2007 Outstanding Accomplishment Awards

NCAR pioneer Will Kellogg, 1917–2007

Random Profile: Emily Laidlaw

COMET writer wins AAAS science journalism award

Weather forecast goes global

New director for UCAR Child Care Center

Delphi Question

Holiday greetings!

Just One Look

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In Memory of
**ELIZABETH J
KELLOGG**

February 19, 1918 - August 19, 2013

Obituary

Elizabeth "Betty" Kellogg
February 19, 1918-August 19, 2013

Funeral Etiquette

**What To Do Before, During and After
a Funeral Service**

**What To Say When Someone
Passes Away**

What To Wear To a Funeral Service

Helping a Friend Cope With Grief

**What To Say When You Don't Know
What To Say**

An innovative educator, a gifted photographer, family "earth mother," and an inspiring life-force for those who knew her personally, Elizabeth "Betty" Kellogg remained active and fiercely independent until her passing at 95 at her longtime family residence. Born in St. Paul, Minnesota, her Norwegian-American family moved to L.A. when she was a child. She received a B.A. in English (minor in Art) from UCLA, and met her husband, William Kellogg while they were both graduate students at UC Berkeley. She began teaching at the high school level, and settled in Pacific Palisades, California where Will developed his distinguished career as a research meteorologist. Will's appointment as a Senior Scientist (to become future Associate Director) of the National Center for Atmospheric Research brought the family to Boulder in 1964, where she became one of the first Head Start teachers in Boulder County.

Combining her two passions, early childhood education and photography, she published her first book, *Following Through with Young Children* (1969). Her great gift, the ability to capture images of children in candid moments of intense curiosity and engagement was the hallmark that continued in her role as Documentarian in the 1970's for the Mountain View Center for Environmental education, developed by Frances and David Hawkins. At the age of 90, she began writing her second (two volume) book, *David Hawkins and the Pond Study and David and Frances Hawkins and the Mountain View Center for Environmental Education* (2010). The work makes a lasting contribution to understanding the legacy of the Hawkins' groundbreaking work in early childhood experiential education, both in the wealth of Betty's beautiful photos and her incisive analysis. She maintained her close association with The Journey School, which continues to incorporate Hawkins' philosophy of early childhood education, until the end. In 2009 she was honored with the Hawkins Lifetime Achievement Award given by Boulder County Association for the

Education of Young Children.

Betty's oldest friends and family call her "Thor" (from her maiden name of Thorson), and the association with the Norse god of thunder and lightning is appropriate, given her unflagging energy and continual creative resourcefulness. Not surprisingly, she was named one of the "Spunky Women of Boulder" by the Butcher Foundation in 2007.

In addition to her contribution to early childhood education, she was devoted to her family and adored working and "playing" with them on the mountain property they all loved. Betty/Thor is survived by five children, eight grandchildren, two step grandchildren, one great granddaughter, and her beloved basset hound Boo.

Tributes can be posted and viewed via the following

link:www.cristmortuary.com. Contributions in her memory can be sent to The Boulder Journey School (to be earmarked for scholarships for low-income students), 1919 Yarmouth Ave, Boulder Colorado 80304.

Close

Send Flowers

Send Comfort Food

Share:     

Guest Book

View Complete Guest Book (12 entries)

Attachment D: Kecoughtan Heights Background

KECOUGHTAN HILLS, BOULDER				
Lot	Address	Year Built	Notes	Photo, 2014
1	470 College	1960	Owned by Ellwoods, who platted Kecoughtan Hills subdivision in 1961	
2	460 College	1967	Ellwood , Damman House, Charles Haertling	
3	450 College	1967	McConnell House, Charles Haertling	

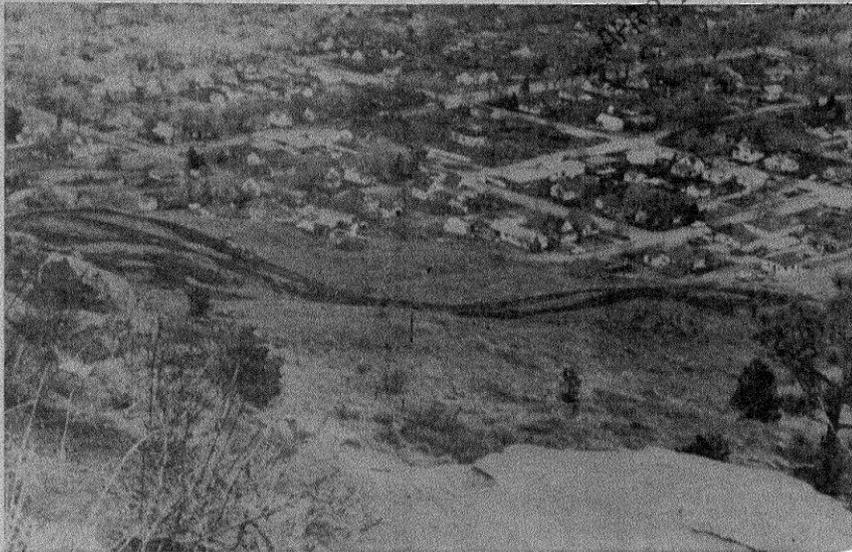
4	440 College	1967	Ellwood Original Owner: Hans Thurnauer Davis Construction Co. (building permit #4875)	
5	430 College	1963	Ellwood, built by Hopenell, Inc.	
6	410 College	1966	Ellwood	
7				
8	415 College	1963	Ellwood	

9	425 College	1963	Ellwood	
10	435 College	1961	Ellwood, Hopenell, Inc.	
11	445 College	1963	Ellwood, Hopenell, Inc.	
12				
13				
14	475 College	1976	Ellwood	
15			Ellwood	

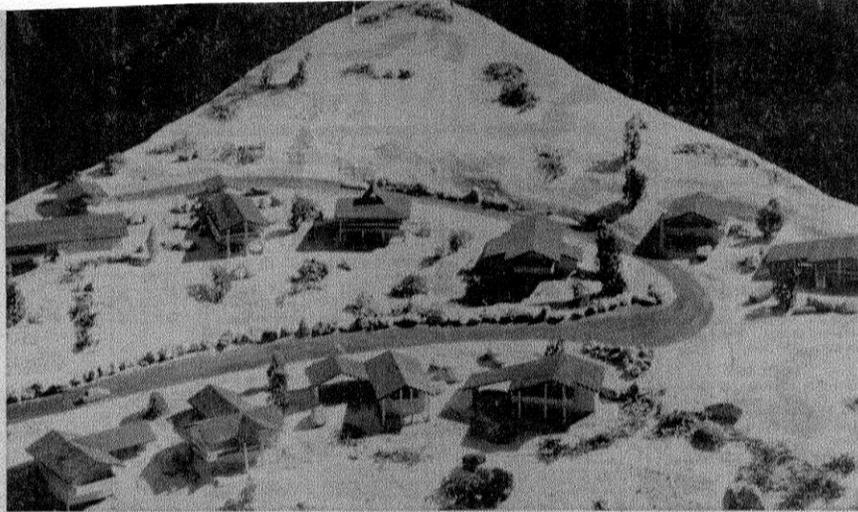


APR 24 1959
UP THE MOUNTAINSIDE — Heavy equipment began cutting streets for the new Kecoughtan Hills subdivision on the lower northeast face of Flagstaff mountain this week. Upper photo shows tractor and earth mover in operation. Peak of first Flat-

iron can be seen in distance at left. Lower photo, taken from turnout area below halfway house shelter on Flagstaff mountain, shows streets taking shape — the black pattern across center area of picture.



Kecoughtan Heights Development. *Daily Camera*. Apr. 24, 1959.



NEW DEVELOPMENT — This is the plan for a chalet-type residential development at the base of Flagstaff Mountain in Boulder. The alpine houses, to be designed by architect Hobart

D. Wagener, will range from \$33,000 to \$45,000 in price. Ken Penfold Realty, Inc., is handling the development.

Chalet-Type House To Be Built At Base Of Flagstaff Mountain

Plans for the development of a unique alpine residential area at the base of Flagstaff Mountain in Boulder were announced today by Ken Penfold Realty, Inc.

Ten chalet-type houses — rang-

ing in price from \$33,000 to \$45,000 — will be built on an eight-acre site, known as Kecoughtan Hills, on the western extension of College Ave. The land is owned by Mr. and Mrs. H. V. Ellwood.

"The development is an attempt to provide quality housing in a spectacular setting within the city limits and the Blue Line," according to Kenneth C. Penfold, head of the realty firm.

"The houses will be situated and designed to blend with the mountain landscape and to take full advantage of the contour of the hillside," he explained.

Wagener Is Architect

Architect Hobart D. Wagener of Boulder has been named to plan the development and to design the houses—all of which will be custom-designed for each site within the general chalet pattern.

"The modified chalet style was decided upon because it could best be adapted to the rugged hillside and the scenic opportunities that the site offers," Wagener said.

"All the houses, for example, will have pitched roofs that complement the mountainous background and large expanses of glass that permit unobstructed views of the city, the foothills and the plains," he pointed out.

Other chalet-type architectural features include large overhangs, gables, porches, balconies, high ceilings, exposed beams and large rooms.

The houses will be three and four-bedroom units, with a family or recreation room, a fireplace, an electric kitchen, hot water heat and at least two baths.

Wagener—who has received five of the 16 design awards made since 1956 by the five-state Western Mountain District of the American Institute of Architects—has

served as architect for some of Boulder's newest structures.

They include the Green Shield building, First National Bank, First Methodist church addition, Mercantile Bank, Casey Junior High School addition, Arapahoe Chemicals building, First Presbyterian church addition, Centennial Junior High school, Ball Brothers Research Laboratories and North Boulder and Community Shopping Centers.

Wagener recently was named architect for Presbyterian Manor and the county building addition, and is a member of the Colorado architectural group appointed to design the single student housing

Similar Substitute

complex for the University of Colorado.

Ken Penfold Realty, Inc., located in the BaseMar Shopping Center, will serve as exclusive agent for the Kecoughtan Hills development.

A scale model depicting the contours, the lots and the individual designs has been prepared by Wagener's firm and is on display at Penfold's office.

Further information about the development can be obtained from any of the following sales representatives: Clinton H. Baker, Glenn Barnes, Ted Brees, Don Collins, Paul Heffron, Ray Henderson, Jon Nelson, Bill Poust, Ken Thurston and Gale Weidner.

Suit Filed Over Road In Kecoughtan Hills

3/26/64
A lawsuit was filed in District Court Wednesday afternoon to establish the right to use a service road in the Kecoughtan Hills subdivision. The subdivision is on a lower slope of Flagstaff Mountain west of 6th and College.

Mr. and Mrs. Henry Vincent Ellwood, of 935 Lincoln Pl., brought the action against Mr. and Mrs. Charles K. Bomgardner, of 430 College Ave. The complaint said a 15-foot-wide road is needed as a common driveway for Lots 2, 3, 4 and 6, owned by the Ellwoods, and Lot 5, owned by the Bomgardners.

The complaint alleged Mr. and Mrs. Bomgardner claim the right to use the road across Lot 6 to reach their property, but refuse to permit its use across their Lot 5 to reach the Ellwood's properties. The court was asked to declare the road as an easement for a common driveway to serve all five lots.

Chalet-Type House To Be Built At Base of Flagstaff Mountain. *Daily Camera*. Mar. 31, 1961.

Suit Filed Over Road in Kecoughtan Hills. *Daily Camera*. Mar. 26, 1964.

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.

ATTACHMENT 2: Alternatives to Demolition Meeting Notes

Meetings

1. June 19th - Meeting with applicant, owners and staff
2. July 3rd - Meeting with owners, staff, representatives of LB and Historic Boulder
3. Aug 7th - Site Visit with owner, representatives of LB and Historic Boulder
4. Aug. 29th - Site Visit with owner, two new board members
5. Sept. 11th - Pre-Application Meeting with applicant, city staff

Meeting to Discuss Alternatives to Demolition

445 College Ave. | June 19, 2014

Meeting to Discuss Alternatives to Demolition

445 College Ave. | June 19, 2014

Attendees

Stephen Sparr, Applicant/Architect
George Sparr, Owner
Stephanie Sparr, Owner

James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

1. Purpose of Meeting

- To explore alternatives to the demolition of the buildings at 445 College Ave.
- Stay-of-demolition placed on the application at the June 4, 2014 Landmarks Board meeting and expires Oct. 25, 2014 if no action is taken by the Landmarks Board.

2. Cost of Restoration/Condition of Building

3. Alternatives

- **Adding to the building (s)**
- **Landmark Designation**
 - State Tax Credit (20%) -up to \$250K
 - Federal Tax Credit (10%) -Income producing, no limit
 - Sales Tax Waiver- Construction Materials
 - Waivers/Variances
 - Residential Growth Management (Section 9-14-8(c))
 - International Building Code
 - Board of Zoning Adjustment Variances (Section 9-2-3(4))
 - Solar Access (Section 9-8-14(6)(D))
 - Design Review/Landmark Alteration Certificate
 - General maintenance of your property
- **On-Site Relocation**
- **Off-Site Relocation**
- **Other**

work during stay → 49%

Alex Stark . me

Meeting to Discuss Alternatives to Demolition

445 College Ave. | July 3, 2014

Attendees

Stephen Sparn, Applicant/Architect
George Stark, Owner
Stephanie Stark, Owner
Alex Stark, Owner
James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner
Mark Gerwing, Landmarks Board
Kate Remley, Landmarks Board
Abby Daniels, Historic Boulder, Inc.
Hugh Moore, Historic Boulder, Inc.

1. Purpose of Meeting

- To further discuss alternatives to the demolition of the building at 445 College Ave.
- Stay-of-demolition placed on the application at the June 4, 2014 Landmarks Board meeting and expires Oct. 25, 2014 if no action is taken by the Landmarks Board.
- The applicant and owners met with staff on June 19, 2014 to discuss alternatives to demolition.

2. Alternatives

- **Adding to the building (s)**
- **Landmark Designation**

3. Zoning Considerations

- Three buildable, separate lots (38,000 sq ft)
- The Starks intend to building a single-family dwelling
- None of the options fall until the steep slope exemption; none of the options violate bulk plane.
- The children of the house's only residents are not interested in preserving the house but were concerned with maintaining the character of the property (selling to sympathetic owners rather than a buyer who was interested in maxing out the lots)
- Neighbors to the west concerned about McMansion, but not about demolition of the existing house.
- Mark raised the question about combining the middle and west lot (lot line elimination) and looking at building coverage, compatible development variance.
 - Would the remaining lot retain coverage? What are the transportation concerns? Is there a possibility for relief for the 3rd lot, even if it is not landmarked?
- **Next Steps**
 - Further discussion regarding options listed above
 - Schedule a site visit for the Landmarks Board and Historic Boulder members
 - Schedule a meeting with planning staff to discuss benefits, implications, and process of a lot line elimination.

ATTACHMENT 2: Letter from the Starks, Sept. 9, 2014

Landmarks Board:

Marcy Cameron asked us to respond to you following our appeal for help in the form of lifting the demolition stay on 445 College. As read into the record on Wednesday September 3rd, we have spent 4 months and considerable money and effort to look at alternatives to demolition of the existing building, which as we now know is a spec house, with no proof of who was the actual architect.

Bulleted below are some of the configurations for the property we have explored.

- Tearing off the rear of the house under the 49% demolition rules
- Expanding the house to make a single dwelling that could house my wife, our son, and I as well as studio and shop space.
- Making the existing building into shop and studio space with a mother-in-law sleeping arrangement and build a separate structure for the three of us.
- Adding on to the existing structure to accommodate the three of us and building a separate structure for shop/studio space.
- Keeping the existing structure essentially as-is and using it for studio/shop with a small structure for living space on each of the 2 remaining separately deeded lots.
- Expanding the existing structure to be a studio and full living quarters for my son and having a small separate living space for us on the middle lot, or the mirror of that with the existing house expanded for my wife and I and a separate studio and living space for our son.

None of these met our goals and needs for the property at 445 College. We learned:

- The site is extremely complex due to its slope and orientation. The south eastern most lot has an incredibly small building envelope and is nearly prohibitive to build on as a stand alone lot.
- We participated in the 6-week the pre-application process to make a final decision and there was nothing there that was a silver bullet to the drawbacks of keeping the existing structure.
- The relief provided by the land use code relating to landmarking this structure was not significant. BOZA criteria for approval are very complex and the relief that they provide to setbacks, coverage, wall articulation and parking requirements were not helpful in solving the challenges of this site and the needs of my family.
- My architectural team has informed us that we cannot meet full ADA requirements without demolition. The existing carport is an impediment to van accessibility and this is just one of many issues that are best resolved by starting fresh on this site.
- The sweet spot on the tapering and sloping bench that is even with the street (building up here again for handicapped access) is occupied by the existing structure and compromises the entire building envelope

The architectural team again stated that without demolition we are unable to meet our stated goals of this project, which remain ADA compliance for our disabled son and maximizing economic support for our son going forward.

We have reached the point of hardship in trying to landmark the home in existence at 445 College in terms of time spent exploring alternatives to demolition, money invested in the same, and a mounting emotional cost to our family.

The neighborhood is uniformly behind our conclusion. Letters have been written and 3 neighbors spoke at the Sept. landmarks meeting including Gretchen King, your first landmarks board chairwoman from 40 years ago. Additionally, the Kellogg family who sold the house signed the demolition permit. And now, we have been told that there is no opposition from Historic Boulder to removal of the stay on demolition. And finally, in spite of what has been said, it should also be noted that this is NOT an intact neighborhood as the original plans for this neighborhood never came to fruition. The neighborhood is comprised of substantially different structures. What makes the house attractive is not the house (see the original tax assessor picture from 1963) but the mature landscaping that has grown around the house in the last 50 years.

In Good Faith, my wife and I have spent time and effort by:

- Attended multiple meetings with neighbors asking for neighborhood input in regards to our plans
- attended Landmarks Board meetings in June, July, and September
- Met with landmarks staff on June 19th
- Met with landmarks staff and representatives of the LB and Historic Boulder on July 9th
- Participated in a site visit with the same group as above on August 7th
- Attended additional site visit to accommodate two new board members on August 29th.

It proved not feasible to landmark this building.

It is now time to lift the stay on demolition.

Respectfully,

The Stark Family.

ATTACHMENT 4: DRAFT RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE LANDMARKS BOARD INITIATING
THE DESIGNATION OF 445 COLLEGE AVE. AS AN
INDIVIDUAL LANDMARK.

WHEREAS, on Sept. 3, 2014 the Landmarks Board voted to schedule an initiation hearing for 445 College Ave.; and

WHEREAS, on Oct. 1, 2014, the Landmarks Board held an initiation hearing to determine whether to initiate designation of the property at 445 College Avenue and determined that the property meets the standards for initiation;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

The City of Boulder Landmarks Board hereby initiates the designation of 445 College Ave. as an individual landmark, and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 1st day of October 2014.

This resolution is signed by the chair of the Landmarks Board on October 1, 2014.

Chair, Landmarks Board

ATTEST:

Secretary to the Board

ATTACHMENT 5: Alternative drawings and letter from Stephen Sparn dated 09.18.2014

September 18, 2014

Marcy Cameron
Historic Preservation Planner
Planning and Development Services
Boulder, Colorado

RE: 445 College Avenue

Dear Marcy,

At your request I am providing a graphical summary of some of the design concepts that our firm has reviewed and developed with George and Stephanie Stark in relation to their 3 lots including the structure on 445 College.

The primary programmatic objective of this project is to create two home on these three lots; a primary residence for George and Stephanie and a secondary residence for their 19 year old son, Alex, who is disabled and requires 24/7 care. Both homes will be fully ADA accessible and have accessible garages and have ADA pathways between the two structures.

Site Analysis - We initially completed a site analysis where we created a digital 3D constraints model that documented the effect of Boulder's Land Use Regulations including setbacks, height limits, solar shading and bulk plane and steep slope implications. Briefly, what we found is that this is a very difficult site to build on due to the configuration of the lots, steep slope and effect of solar shading. We also learned that the best building site is on the west end where the current residence is located. The remaining flat portions of the property dramatically reduce as you go east. In fact, lot 12 is almost unbuildable in its current configuration. We came to the conclusion that revising the property into two lots provided the most flexibility for design.

Design Charrette – We then had a 3-hour design session where we very quickly looked at a variety of options. We ultimately documented three options:

1. Remodeling the existing structure under Landmarks review.
2. Removing the rear 49% of the structure – Use-by-Right (below demolition threshold)
3. Full demolition and design of two new structures.

Attached to this memo are schematic design solutions that we came up with for options #1 and #2. Upon review of all of the design solutions, they have decided that two new homes best meets the needs of their son which requires demolition of the existing structure.

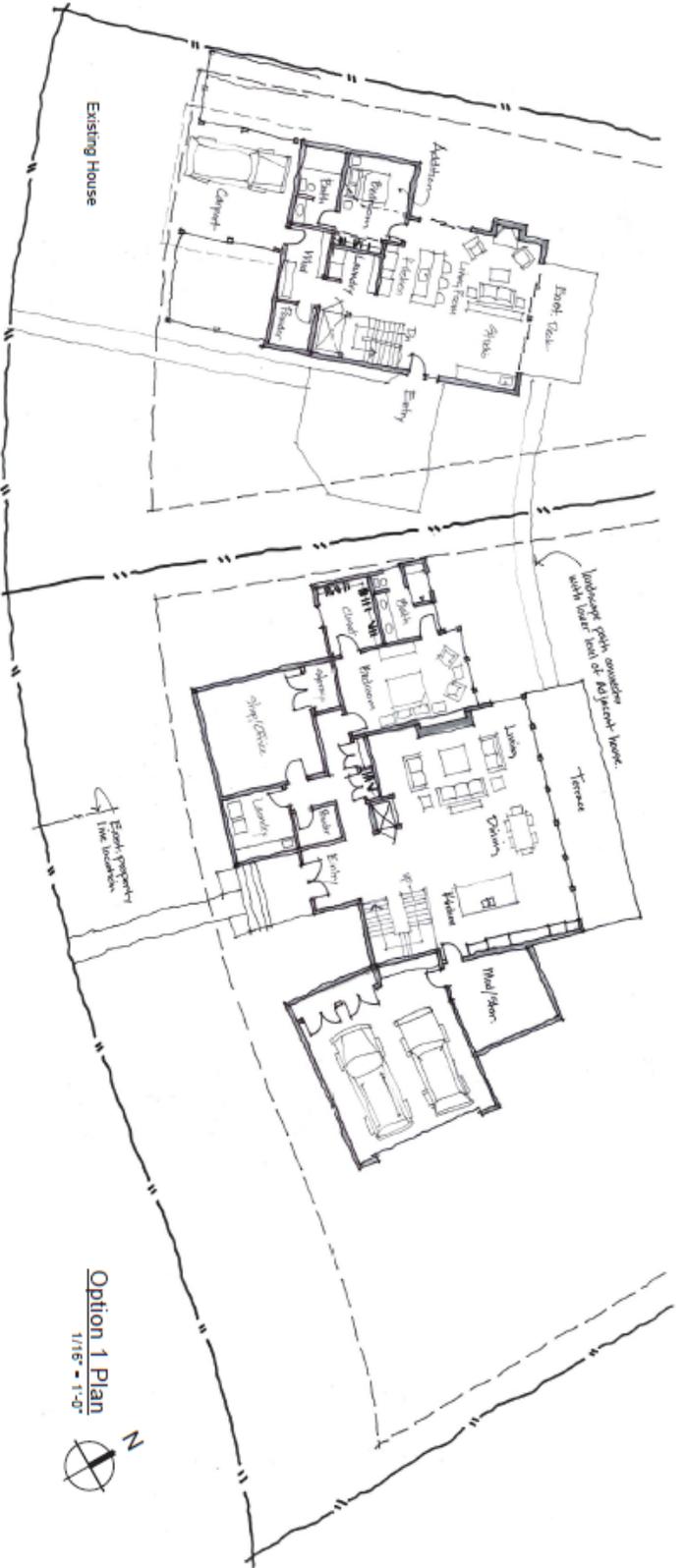
George and Stephanie have explored, in good faith, numerous options that included remodeling or saving the existing structure but to do so, would require them to sacrifice much functionality of the ultimate design. As you are aware, they have requested that the Landmarks Board lift the stay of demolition of this structure.

Sincerely,



Stephen Sparn, AIA
Principal Architect

Attachments: Use-by Right Option and Renovation Option



Option 1 Plan
1/16" = 1'-0"

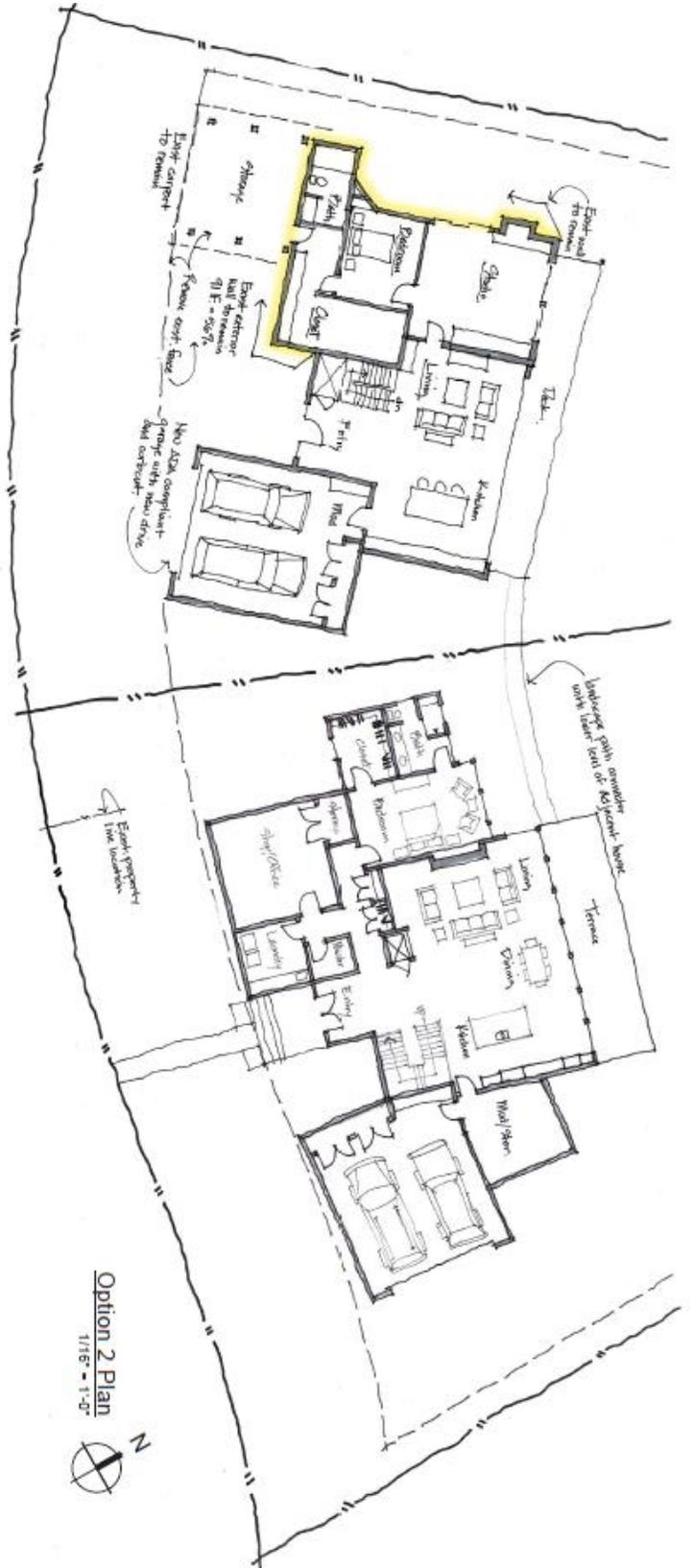
Existing Carport Evaluation

- Openness of carport, steep driveway slope and drainage towards house will allow weather to enter into carport and create unusable, hazardous conditions in winter.
- Existing 7'-6" head clearance does not meet ADA minimum height of 8'-2" for vans with wheel chair lifts.
- House access is 18" above floor which would require an 18" long ramp or wheel chair lift.
- Surplus at carport is very uneven which would restrict wheelchair maneuvering.
- Enclosed garage of adequate size (24'x24'min.) would encroach into front yard setback.

Existing House Evaluation

- Entry walk can be made accessible by widening path, cutting into deck and providing new surface.
- Entry door needs to be reworked to include 36" wide door and ADA threshold.
- Interior stair location impedes wheelchair circulation and should be relocated as shown.
- Addition is required to accommodate a main level bedroom.
- Lower level of existing house can connect with main level of new house - not ideal.

HISTORIC REMODEL



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