

# 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 747 12<sup>th</sup> St. (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 (HIS2014-00070).

## STATISTICS:

1. Site: 747 12th St.
2. Date of Construction: 1916
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 12,478 sq. ft.
5. Owner: 747 Twelfth Street, LLC
6. Applicant: Fieldwest Construction

## STAFF RECOMMENDATION:

Staff recommends the Landmarks Board initiate landmark designation for the property at 747 12th St. by resolution as shown in Attachment 3.

## MOTION:

*I move that the Landmarks Board initiate landmark designation for the property located at 747 12th St., finding that it meets the criteria for such a hearing per 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code, is consistent with the purpose and intent of 9-11-23 "Review of Permits for Demolition", and in balance is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.*

## 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 747 12th St.
- On Mar. 19, 2014, the Historic Preservation program received a demolition permit

- application for the house and garage at 747 12th St.
- On Mar. 26, 2014, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”
- 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 1: Demolition Memo.*
- The 180 day stay period expires on Oct. 20, 2014.
- Since the stay was imposed, staff and representatives of the Landmarks Board and Historic Boulder, Inc. have met with the applicant and owner to discuss alternatives to the demolitions, including landmarking, rehabilitation, and the possibility of constructing an addition to the main house. The applicants have indicated they do not consider the buildings historically or architecturally significant and are not interested in preserving them. *See Attachment 2: Meeting Notes*
- On Sept. 3, 2014 the Landmarks Board decided to schedule a hearing to consider whether to initiate landmark designation for the property at 747 12th St. as well as hold an initiation hearing for the historic district designation of the 700 block of 12th Street for which a completed application was received from 30% of the property owners on that block.
- Because of its association with early health seeking themes in the community during the 1920s and 1930s, and its high level of architectural integrity to that period, staff considers the property of high historic, architectural and environmental significance and recommends the Landmarks Board initiate landmark designation for the property at 747 12th St.

#### **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. 3, 2014 Landmarks Board meeting, the Board unanimously expressed an interest in holding a hearing to consider whether initiation of landmark designation is appropriate in advance of the Oct. 20, 2014 expiration of the stay-of-demolition.

#### **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

S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx

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 very 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 20<sup>th</sup> 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 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 brick main house at 747 12th St. features a pyramidal hipped roof with overhanging eaves and off-center porch with solid brick walls and brick pillar supports on the east facing elevation. The porch is accessed by a set of stairs on the north side. The front door is centered and a group of three double-hung windows are located to its right. Window surrounds on the house include brick sills. The building rests on a rough faced stone foundation. A 1920s addition is located at the rear and features a screened-in porch to maximize ventilation of the space. The building retains a high degree of architectural integrity.

A brick, hipped roof garage is located at the rear of the lot, along the alley. The west elevation features two large wooden doors. It is simply detailed with over-hanging eaves, exposed rafter tails, and fenestration on the south and east elevations. A pair of two large wooden double-hung windows are located on the south (side) elevation with the west elevation (facing 12<sup>th</sup> St.) featuring a centrally located wooden paneled door flanked by two double-hung windows with brick sills. A small gable-roofed portico is located above the entrance.

The property is associated with Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home for tuberculars, during the 1920s. The Cowgills later assumed management of the Mesa Vista Sanatorium for many decades. The Historic Building Inventory Form (1991) and the Cultural Resource Re-evaluation Form (2001) identified the house and garage as potentially contributing to National Register and Local historic districts.

***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 appropriate given its high degree of architectural, historic and environmental significance and its intact architectural integrity reflecting its use as a sanatorium during the 1920s and 1930s. The property is associated with sisters Josephine and Marthana Cowgill, who moved to Boulder for health reasons and later adapted the house to care for tuberculosis patients.

Over the course of the stay, staff has met with the applicant to discuss alternatives to the demolition, however, the prospective owners have indicated they do not consider the property to be of historic or architectural significance and do not wish to preserve it.

Section 9-11-2 provides:

- (a) Pursuant to the procedures in this chapter the city council may be 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.***

Staff considers that the property is eligible for designation as an individual landmark per Sections 9-11-1 and 9-11-2, B.R.C., 1981. The buildings have considerable architectural, historic, and environmental significance. On June 4<sup>th</sup>, 2014 the Landmarks Board voted unanimously to impose a stay of demolition on the buildings finding that there was probable cause to believe they may be eligible for landmark designation based upon its historic and architectural significance; that the property contributes to the character of the neighborhood as an intact representative of the area's past; and that it had not been demonstrated to be impractical or economically unfeasible to rehabilitate the building. 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) and (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 applications for designation of a property for which there is not owner consent. Given the extent of historic and architectural significance to the immediate area, and the city as a whole, staff can complete the necessary work for this application.

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

There is considerable community support for the proposed designation. At the June 4<sup>th</sup>, 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 stay of demolition, and seven neighbors spoke against the demolition of the buildings at the June 4<sup>th</sup> Landmarks Board meeting. On Aug. 29<sup>th</sup>, staff attended a neighborhood meeting at the request of the neighbors to discuss potential historic district designation. An application for historic district designation was submitted on Sept. 3<sup>rd</sup>. Four neighbors spoke in opposition to the

demolition of the house at the Sept 3<sup>rd</sup> Landmarks Board hearing and presented a letter in support of its preservation signed by 51 Boulder residents.

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

The applicant intends to demolish the existing house and garage. Demolition of the house and garage will result in the loss of the significant historic and architectural character of the property. Should no action be taken by the Board prior to the expiration of the stay-of-demolition on Oct. 20, 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 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. Staff considers that given the historic and architectural significance, high degree of architectural integrity to the 1920s and 1930s when the property functioned as a sanitarium, and the extent of neighborhood support for the application, the Landmarks Board should initiate landmark designation of the property.

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

A considerable amount of interest has been expressed by neighbors about preserving the property. Given this and the historic and architectural significance, staff considers that initiating designation would generally be in 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 and garage will issue on Oct. 20, 2014.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in *Attachment 3*. 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 3*.
3. Take no action and permit the initially granted stay of demolition originally imposed on June 4, 2014, to remain in place until October 20, 2014, so that the Board and the applicant may continue to explore other approaches to preserve the house and garage at 747 12th St.

**ATTACHMENTS:**

- 1: June 4, 2014 Demolition Memo
- 2: Alternatives to Demolition Meeting Notes
- 3: Draft resolution to initiate landmark designation of the property at 747 12th St.

**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 buildings located at 747 12<sup>th</sup> St., non-landmarked buildings over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00070).

**STATISTICS:**

7. Site: 747 12th St.  
8. Date of Construction: 1916  
9. Zoning: RL-1 (Residential Low)  
10. Lot Size: 12,478 sq. ft.  
11. Owner: 747 Twelfth Street, LLC  
12. Applicant: Dan Drury, Fieldwest Construction

**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 buildings located at 747 12th St. 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 buildings and adopt the staff memorandum, with the findings below, as the findings of the Board.*

S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx

Staff encourages the applicant to consider landmark designation of the house and garage and incorporation of the buildings into future redevelopment plans for the site. A 180-day stay period would expire on Oct. 20, 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:

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

#### **EXECUTIVE SUMMARY:**

On Mar. 19, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house and garage at 747 12th St. The buildings are not in a designated historic district or locally landmarked, but are over 50 years old and the action proposed meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On Mar. 26, 2014, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was "probable cause to believe that the building may be eligible for designation as an individual landmark."

#### **PURPOSE OF THE BOARD'S REVIEW:**

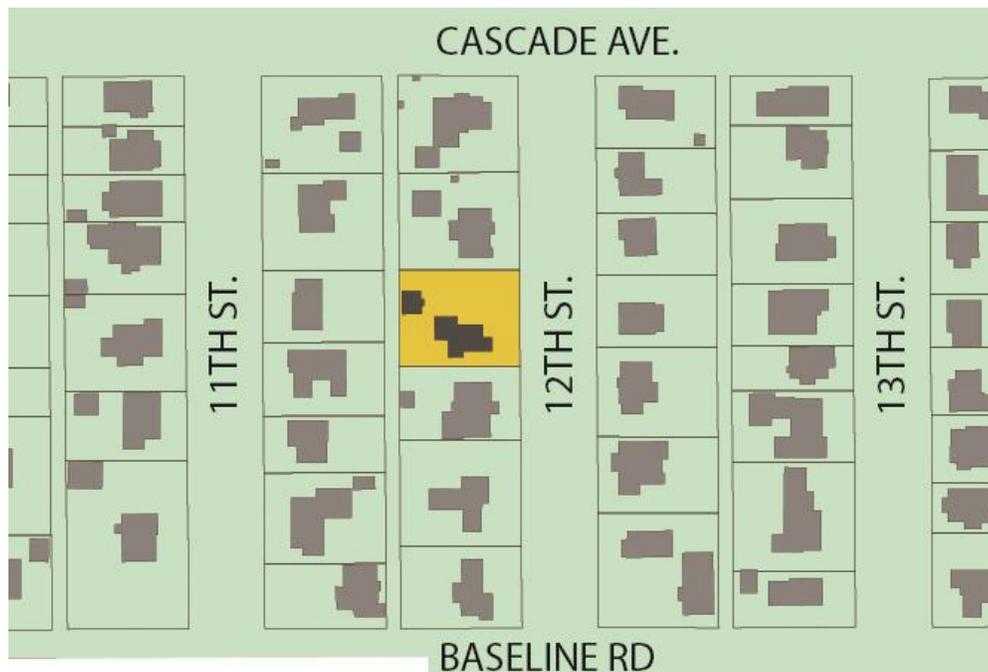
Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 requires review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines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

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

manager (Mar. 26, 2014, when the Landmarks Board fee was paid) and expire on Oct. 20, 2014. Section 9-11-23 (g) and (h), B.R.C. 1981.

**DESCRIPTION:**

The property at 747 12<sup>th</sup> Street is located on the west side of the 700 block of 12<sup>th</sup> Street, between Baseline Rd. and Cascade Ave. The lot is approximately 12,500 sq. ft. in size and is located in the identified potential University Hill Historic District (local landmark and National Register of Historic Places).



*Figure 1. Location Map showing 747 12th St.*



*Figure 2. East Façade, 747 12th St., 2014*

The one-story brick main house at 747 12th St. features a pyramidal hipped roof with overhanging eaves and off-center porch with solid brick walls and brick pillar supports on the east facing facade. The porch is accessed by a set of stairs on the north side, with the front door is centered and a group of three double-hung windows are located to its right. . Window surrounds on the house include brick sills. The building rests on a rough faced stone foundation. *See Attachment A: Current Photographs.*



S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx

*Figure 3. North Elevation, 747 12th St., 2014*

The north (side) elevation of the house features a small gable-roofed projection with a large brick chimney and a group of three windows at the basement and first levels. One-over-one, double-hung windows behind non-historic metal storm windows on all faces of the house appear to be historic.



*Figure 4. West Elevation (rear), 747 12th St., 2014*

The west (rear) elevation features a low gable roofed addition that is clad in wood shingles. The exact date of construction of the addition is unknown, but it appears on the c. 1938 tax assessor card. It is typical of 1920s and 1930s construction, with wood double-hung windows and wood shingles. A fieldstone chimney is located on the north side of the addition.



*Figure 5. South Elevation, 747 12th St., 2014*

The south elevation features a bay window with corbelled brick, and two groupings of three double-hung windows, similar to the north elevation.



*Figure 6. West Elevation, Garage, 747 12th St., 2014*

A brick, hipped roof garage is located at the rear of the lot, along the alley. The west elevation features two large wooden doors. It is simply detailed with over-hanging eaves, exposed rafter tails, and fenestration on the south and east elevations. A pair of two large wooden double-hung windows are located on the south (side) elevation with the west elevation (facing 12<sup>th</sup> St.) featuring a centrally located wooden paneled door flanked by two double-hung windows with brick sills. A small gable-roofed portico is

S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx

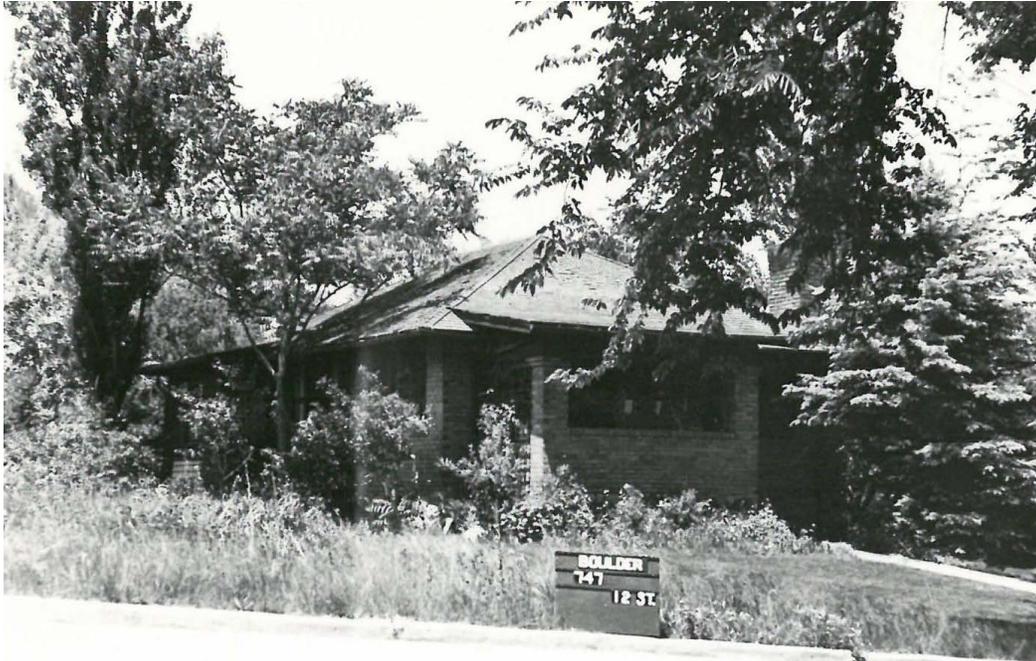
located above the entrance. The garage is identified as an associated building on the Historic Building Inventory Form (1991) and as potentially contributing to a National Register and Local historic district on the Cultural Resource Re-evaluation Form (2001). *See Attachment B: Historic Building Inventory Form.*



*Figure 7. East Elevation, Garage, 747 12th St., 2014*



*Figure 8. South Elevation, Garage, 747 12th St., 2014*



*Figure 9. Tax Assessor Photo, 747 12th St., c.1949*

The house and garage appear to remain largely intact from their original construction with the frame addition at the rear of the house was constructed prior to 1938. Building permit records and on-site inspection of the house and garage do not indicate additional changes. See Attachment C: Tax Assessor Card.

The lot features mature landscaping, including a very large pine tree at the front of the house.

---

## **NEIGHBORHOOD HISTORY<sup>1</sup>**

The original University Place Addition to Boulder, encompassing the area from Sixth through Eighteenth Streets and from College Avenue to Baseline Road (excluding a triangular area which would later become University Park Addition), was laid out and subdivided, and platted in 1890 by the Denver and Boulder Land and Investment Company.<sup>2</sup>

The company purchased 194 acres of land adjoining the city in June 1890 from William Arnett. The land was divided into 1,820 lots. By 1891, the company had made some improvements to the subdivision and University Place began to be advertised as a potentially desirable residential area. However, during 1893, the Silver Panic, a

---

<sup>1</sup> 16<sup>th</sup> Street Historic District Designation Memo. Aug. 2006.

<sup>2</sup> The area west of 9<sup>th</sup> Street between College Avenue and Baseline Road was platted in 1902 as the Chautauqua Heights Addition.

S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx



property to Dr. Oscar Gilbert. The Cowgills and Dr. Gilbert are associated with the Mesa Vista Sanatorium, which provided care for tubercular patients from its establishment in 1918 through the 1960s. See Attachment D: Newspaper Articles.

### **The Cowgill Sisters and the Mesa Vista Sanatorium**

Marthana Cowgill was born on Aug, 7, 1885 in Cadiz, Indiana to Samuel C. and Carolyn Macy Cowgill. After contracting tuberculosis, Marthana and her sister Josephine moved to Boulder in 1915 for the benefit of Marthana's health. Following Marthana's recovery, the sisters began operating a nursing home at their residence at 747 12<sup>th</sup> St. and later 2107-09 Bluff St.<sup>5</sup> Marthana and Josephine's father was a manufacturer of drain tile in Indiana and later in Texas. A 1951 newspaper article states that "after the financial difficulties suffered by their father in the 1920-21 depression, [the Cowgill sisters] decided to rent out rooms in their home to other tuberculosis sufferers."<sup>6</sup>

Beginning in the late 19<sup>th</sup> century, Colorado was recognized as a healthy place to live, and attracted many patients with lung disease and respiratory health issues seeking high altitude and dry, clean air. The Boulder-Colorado Sanitarium constructed facilities at 4<sup>th</sup> and Mapleton Ave. and began operation in 1893. Initially caring for all patients, the institution later ceased care for tuberculosis patients, due to fear of contagion. The Mesa Vista Sanatorium opened in 1918 and met this need, primarily caring for tuberculosis patients. Dr. Oscar Gilbert, a widely known Colorado physician, founded the institution, which was first located at 2121 North St. and later expanded its facilities at the same location (now 2121 Mesa Dr.) in the 1950s.

In 1930, Marthana and Josephine took over the management of Mesa Vista Sanatorium from Dr. Gilbert. Marthana served as president and owner, Josephine as vice president and superintendent of nurses, and in 1933 their sister Mary moved to Boulder from Texas and joined the business as secretary-treasurer.

---

<sup>5</sup> Miss Marthana Cowgill Dies After Long Illness. *Daily Camera*. 7 March 1967.

<sup>6</sup> Mesa Vista Sanatorium Purchased by The Misses Cowgill In 1930. *Daily Camera*. 13 December 1951.  
S:\PLAN\data\longrang\HIST\Demos\12th.747\Initiation Hearing 10.01.2014\10.01.2014 747 12th St..docx



Figure 11. Picture of Sun Porch at 2121 North St. from Mesa Vista Sanatorium Brochure, c. 1930.

The sanitarium served tubercular patients for many years. In 1952, the Cowgill sisters devoted the institution to treating tuberculosis among the Navajo tribes. By 1959, the institution had expanded its services to take care of all types of chronically ill patients, and in 1964 the sanatorium underwent extensive modernization and construction of an addition. The facilities still exist today, and operate as the Terrace Heights Care Center.

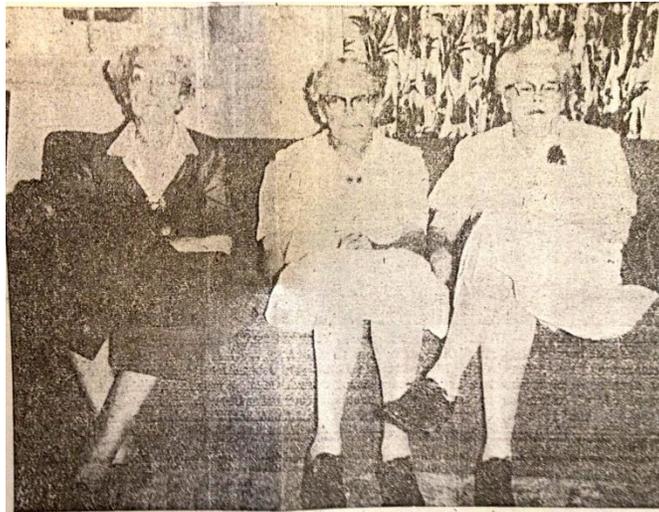


Figure 12. "The Cowgill Sisters – The Misses Mary, Josephine and Marthana."  
*Daily Camera*, July 15, 1960.

The Cowgill sisters never married but adopted three boys, David, Joseph, and Bergen in the 1920s and 30s. Joseph became a prominent Boulder physician and the vice president of Mesa Vista Sanatorium. Josephine died February 1<sup>st</sup>, 1960 and was followed by her sister Mary almost a year later. Marthana died March 7<sup>th</sup>, 1967.

### **Subsequent Residents of 747 12<sup>th</sup> St.**

In 1940, Dr. Gilbert sold the property at 747 12<sup>th</sup> St. to Ralph and Dorothy Feather. Ralph attended the University of Colorado in 1938 and in 1940 worked as a janitor in an office building. The Feathers had three children, Gilbert, Gaynor and Kenneth.

In 1944, the property then passed to Lucile Tandy, who resided there until 1968. Lucile May (née Morrison) Tandy was born 1893 in Rockford, Illinois. She graduated from the University of Colorado in 1917 and also attended the Chicago Institute of Fine Arts. She married Ben G. Tandy in 1918 Worcester, Massachusetts. Her husband died in 1943 and the following year she moved to Boulder from Grand Junction. She was employed as a teacher in various Colorado locations including Louisville. She was a member of the Colorado Education Association and attended the First Baptist church of Boulder. Lucile died October 2<sup>nd</sup>, 1986.

Subsequently, the property passed from Mrs. Tandy to Rex Sheppard, who owned it from 1968 until 1970. From 1970 until 2013, the property was owned by Orval and Nina Johnson.

The 1991 Historic Building Inventory Form for 747 12<sup>th</sup> St. recommends the main house on the property as architecturally significant representing a type, period or method of construction, and historically significant for its association with significant persons and events or patterns. The form states:

“This house is significant for its association with Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home, probably for tuberculars, during the 1920s. The house is a well-preserved example of the Bungalow style popular during the early twentieth century, as typified by its hipped roof, brick walls, double-hung windows, and porch with brick pillars and walls.”

The garage is identified as a contributing feature of the property.

---

#### **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 eligible 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 747 12th St. meets historic significance under criteria 1, 2 and 4.

**1. Date of Construction: 1916**

**Elaboration:** Tax Assessor records indicate that the building was constructed in 1916.

**2. Association with Persons or Events: Josephine and Marthana Cowgill**

**Elaboration:** Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home for tuberculars, during the 1920s. The Cowgills operated the Mesa Vista Sanitorium for many decades. It is possible and quite likely that the rear porches were constructed during this period to provide outdoor areas for consumptive patients.

**3. Development of the Community: None observed.**

**4. Recognition by Authorities: Historic Building Survey**

**Elaboration:** The 1991 Historic Building Inventory Form indicates that the house at 747 12<sup>th</sup> St. is architecturally significant as it represents a type, period or method of construction, and historically significant as it is associated with significant persons and significant events or patterns. The form states:

“This house is significant for its association with Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home, probably for tuberculars, during the 1920s. The house is a well-preserved example of the Bungalow style popular during the early twentieth century, as typified by its hipped roof, brick walls, double-hung windows, and porch with brick pillars and walls.”

**ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The house located at 747 12th St. meets architectural significance under criterion 1.

**1. Recognized Period or Style:** Bungalow

**Elaboration:** The house is an example of bungalow style popular during the early twentieth century, as typified by its hipped roof, brick walls, double-hung windows, and porch with brick pillars and walls. The house and garage appear to be essentially unaltered from their original construction.

**2. Architect or Builder of Prominence:** None observed.

**3. Artistic Merit:** None observed.

**4. Example of the Uncommon:** None observed.

**5. Indigenous Qualities:** None observed

**ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The house located at 747 12th St. meets environmental significance under criteria 1

**1. Site Characteristics:** The house sits on a large lot with mature landscaping, including large pine trees.

**2. Compatibility with Site:** The buildings are representative of the typical building patterns in University Hill and contribute to the residential character of the neighborhood.

**3. Geographic Importance:** None observed.

**4. Environmental Appropriateness:** None observed.

5. **Area Integrity:** This portion of University Hill retains much of its original character.

**CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:**

As previously discussed, the University Place addition in which the house is located, was first platted in 1890 and developed primarily from the 1910s through the 1940s. Its character to that period has remained intact and the area is currently designated as a potential local historic district in the Boulder Valley Comprehensive Plan. Stylistically, the house is related to the early-20th century development of the addition and survives today as an intact representative example of architecture from that period.

**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 buildings 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 buildings (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Oct. 20, 2014.

---

**FINDINGS:**

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 747 12th St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

**ATTACHMENTS:**

- Attachment A: Current Photographs  
Attachment B: Historic Building Inventory Form  
Attachment C: Tax Assessor Card, c.1949  
Attachment D: Newspaper Articles  
Attachment E: Significance Criteria for Individual Landmarks

Attachment A: Current Photographs



*747 12th St., East façade, 2014.*



*747 12th St., North elevation, 2014.*



*747 12th St., West elevation (rear), 2014.*



*747 12th St., South elevation, 2014.*



*747 12th St., South elevation, 2014.*



*747 12th St., East elevation, garage, 2014.*



*747 12th St., South elevation, garage, 2014.*



*747 12th St., West elevation, garage, 2014.*



<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown	<b>STATE ID NO.:</b> 5BL3195		
	<b>SOURCE:</b>	<b>ORIGINAL OWNER:</b> Josephine and Marthana Cowgill		
	<b>BUILDER/CONTRACTOR:</b> Unknown	<b>SOURCE:</b> Boulder City Directory, 1918		
	<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>  <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b> The residents of this home in 1918 were Josephine and Marthana Cowgill. The Cowgill sisters moved to Boulder from Texas when Marthana contracted tuberculosis. Following her recovery, the two sisters operated a nursing home at this address. In 1930, the sisters were asked by Dr. O.M. Gilbert to take over management of Mesa Vista Sanatorium, which he had founded in 1918. They soon purchased that institution, which originally treated consumptives. The sisters enlarged the sanatorium and began to care for all types of chronically ill patients. The sanatorium became a family business, with several members of the Cowgill family operating the institution, including children that the sisters adopted.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<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>  <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER  <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES  <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION         </td> <td style="width: 50%; vertical-align: top;"> <b>HISTORICAL SIGNIFICANCE:</b>  <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS  <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS  <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT         </td> </tr> </table>			<b>ARCHITECTURAL SIGNIFICANCE:</b> <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT
<b>ARCHITECTURAL SIGNIFICANCE:</b> <input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<b>HISTORICAL SIGNIFICANCE:</b> <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT			
<b>STATEMENT OF SIGNIFICANCE:</b> This house is significant for its association with Josephine and Marthana Cowgill, two sisters who operated a tuberculosis sanitarium in Boulder. The house functioned as a nursing home, probably for tuberculars, during the 1910s. The house is a well-preserved example of the Bungalow Style popular during the early twentieth century, as typified by its hipped roof, brick walls, double-hung windows, and porch with brick pillars and walls.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>REFERENCES (BE SPECIFIC):</b> Boulder Daily Camera biographical files; Boulder County Assessor records; Boulder City Directory, 1918.				
<p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<b>SURVEYED BY:</b> R. L. Simmons	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> June 1991		



Address: **747 12TH ST**  
**Boulder, Colorado**

COLORADO CULTURAL RESOURCE SURVEY  
**Cultural Resource Re-evaluation Form**

1. Resource Number: **5BL3195**
2. Temp. Resource Number:
3. Attachments  
(Check as many as apply)  
 Photographs  
 Site sketch map  
 U.S.G.S. map photocopy  
 Other  
 Other
4. Official determination  
OAHP USE ONLY  
 Determined Eligible  
 Determined Not Eligible  
 Need Data  
 Nominated  
 Listed  
 Contributing to N.R. District  
 Not Contributing to N.R. District
5. Resource Name: **Cowgill Residence**
6. Purpose of this current site visit: **Resurvey**
7. Previous Recordings: **Front Range Research Assoc.; June 1991**
- 8a. Changes or Additions to Previous Descriptions:  
**Contributing outbuilding.**
- 8b. Square Footage: 2143
9. Changes in Condition:
- 10a. Changes to Location or Size Information
- 10b. UTM Coordinates: **113 476457E 4427672N**
11. Changes in Ownership:
12. Other Changes, Additions or Observations:
13. Eligibility Assesment:  
Individual: District:  
National Register: **Not Eligible** National Register: **Contributing**  
Local Landmark: **Not Eligible** Local: **Contributing**  
Local Landmark:
14. Managment Recommendations: **N/A**

Address: **747 12TH ST**  
Resource Number: **5BL3195**  
Temp. Resource Number:

**Cultural Resource Re-evaluation Form**

page 2 of 2

15. Photograph Types and Numbers:

Type: **b&w** Roll No: **01- M** Frame No: **29**

16. Artifact and Field Documentation Storage Location: **N/A**

17. Report Title: **University Hill Resurvey**

18. Recorder(s): **Kathryn Howes Barth, AIA; Lara Ramsey** 19: Date(s): **Nov 2001**

20: Recorder Affiliation: **Kathryn Howes Barth, AIA; Ramsey Planning and Preservation**

Attach Photo and Map if Extensively Altered



*Tax Assessor Card Photograph, 747 12th St., 1949.*



Appraisal 19  
 1949

# BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Lorelle M. Brady CITY Boulder

HOUSE No. 747 STREET 12<sup>th</sup>

LOTS 55-26 BLOCK 52 ADDITION Third Plat

Year Constructed 1916 Est. Life in Years

## ESTIMATE OF VALUATION 1949

	BLDG. PART A	BLDG. PART B	DAMAGE
No. Cubic Feet.....	100	200	
Cost per cu. ft. ....	\$ 2.375	\$ 1.125	
Total Cost.....	\$ 2,375	\$ 225	
Porches.....	120		
Garage.....	2,443		
Extras.....	2,650		
TOTAL.....	\$ 2,443	\$ 225	
% Obsolescence.....		21.0	
% Physical Dep.....		18.0	
Net After Deducting Depreciation.....	\$ 2,410	\$ 350	
% & Utility Dep.....	\$ 3,600	\$ 225	
PRESENT VALUE.....	\$ 1,100	\$ 120	

## DESCRIPTION

Class of Bldg.	Roof	Exterior	Interior Finish	Floors	Stairs	Pipe Resting	Foundation
.....	.....	.....	.....	.....	.....	.....	.....

## BUILDING PLAN



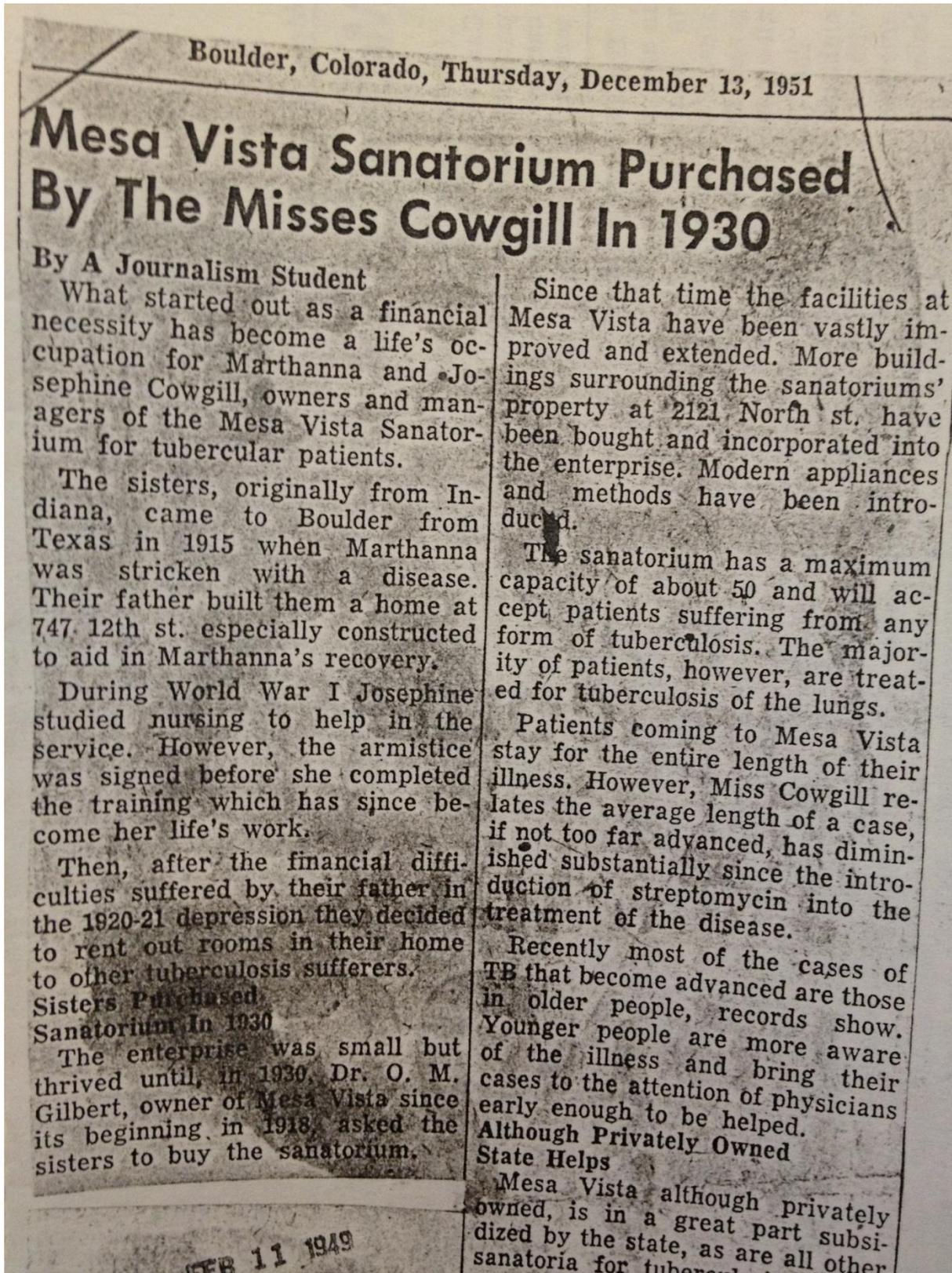
Height of Building.....

## SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND IMPROVEMENTS	TOTAL
Building Permit	\$	1933	\$ 2000	\$
Original Cost, Improvements Only	\$	1940		
Additions and Betterments	\$	1941		
Owner's Estimate of Present Value	\$	1942		
Private Appraisal	\$	1945		



"Mesa Vista Sanatorium Purchased by the Misses Cowgill in 1930." *Boulder Daily Camera*. 13 December 1951.



1930, Dr. O. M. Mesa Vista since 1918, asked the e sanatorium.

11 1949

# Patients Help Of il Therapist

al Service-Child has employed a tional therapist ta Sanatorium to such as weaving, and rudimentary ting.

urs a week in the Barbara Stebbins, a junior in the college of the

d in the occupa- rk will be sup- er County Public, which has also travel allowance

cases to the attention of physicians early enough to be helped. Although Privately Owned State Helps

Mesa Vista although privately owned, is in a great part subsidized by the state, as are all other sanatoria for tuberculosis in Colorado.

During the early part of the century, when huge masses of tuberculars flocked to the west believing the high dry climate here was the only cure for tuberculosis, Colorado felt the need of a state sanatorium.

However, by the time it was decided to build one it was discovered that with sanatorium care a patient afflicted with the disease could recover from it anywhere, although there is still a 10 per cent advantage in higher, drier climates.

Fewer and fewer people came west and the already existing sanatoria in the state were comparatively empty. It was then that the state decided to subsidize these institutions instead of building one of its own.

There are now 11 sanatoria throughout Colorado and a tubercular patient may choose to go to any one of them for treatment, providing an opening at the institution exists.

Mesa Vista is staffed by 18-20 especially trained people, including four registered nurses. Josephine is superintendent of nurses and Marthanna acts as general manager.

article has infected and since by its r

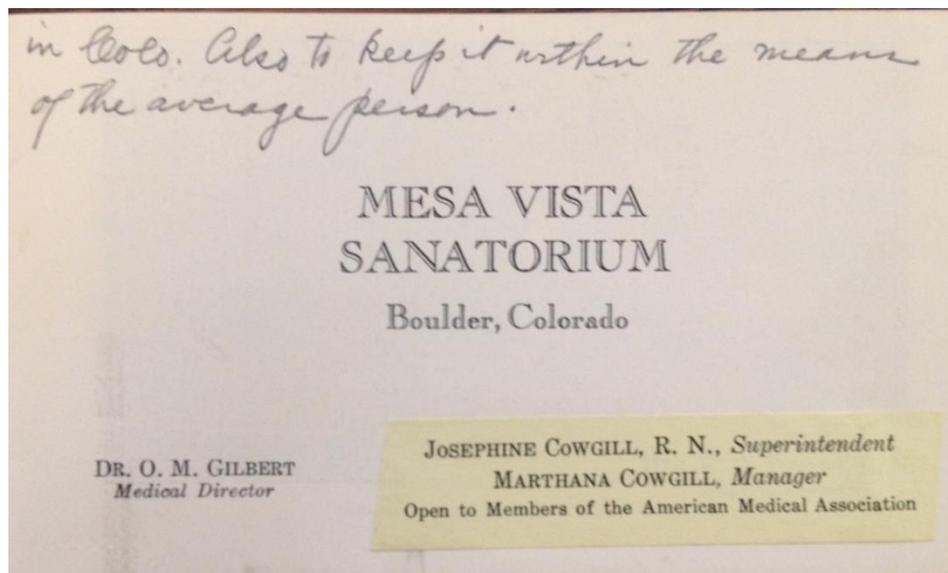
Included in figurines ma closely rese pom rugs 27 lamps made ble leather, tooled leathe purses and wa

The exhibit by the rehabi the Boulder Tuberculosis A mittee, headed Fenton, is a s tients. Membr the patients, i ing; take mag delivering them p tients' rooms; add something

Recently the mittee was ins chasing a sewir use of patients out of bed a few day at least. T employs an occ and sponsors a class for the ber tients and the v tients to assist th able to go home.

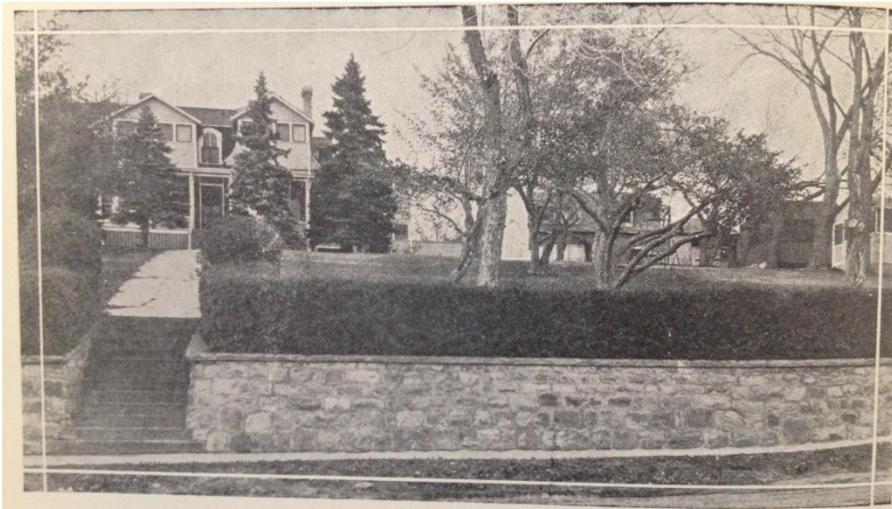


Mesa Vista Sanatorium Brochure, undated.





*Sun  
Porch*



*A Homelike Building and Grounds*



*One of  
the Five  
Bed  
Porches*

**NURSING HOMES** 35

---

**OPENING IN SEPTEMBER 1959**

# MESA VISTA SANATORIUM

A Medical Institution for the care of chronically ill of all ages.

A Nursing home for the care of the chronically ill and the aged requiring social rehabilitation as well as medical supervision.

Mesa Vista Sanatorium is located on  
PANORAMA HEIGHTS  
in Northeast Boulder, looking over the city into the Foothills of the Rocky Mountains.

**2121 MESA DRIVE** **PHONE HI Ilcrest 2-4037**

**BOULDER, COLO.**

Mesa Vista Sanatorium Advertisement, 1959 City Directory.

# MESA VISTA SANATORIUM

A MEDICAL INSTITUTION FOR THE CARE OF THE  
CHRONICALLY ILL OF ALL AGES

**A Nursing Home with the Aim of  
Discharging a Patient at Maximum  
Health Benefit**



24 Hour Nursing Service  
Complete Physiotherapy Department  
Occupational Therapy, Rehabilitation  
Completely New and Modern Building  
Completely Fireproof  
Large Rooms with Picture Windows Overlooking Boulder  
Bathroom in Each Room  
Large Dining and Recreation Room  
Located in a Residential Area  
6 Blocks from Community Hospital  
Garden Landscaping

**1990 Alpine Av.** **HI Ilcrest 2-4037**

**BOULDER, COLO.**

Mesa Vista Sanatorium Advertisement, 1960 City Directory.

**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. July 3<sup>rd</sup> – meeting with staff, representatives of LB and Historic Boulder
2. July 18<sup>th</sup> – meeting with same group

### **Meeting to Discuss Alternatives to Demolition** 747 12<sup>th</sup> St. | July 3, 2014

### Attendees

Dan Drury, Applicant	Marcy Cameron, Historic Preservation Planner
Lisa Larsen, Applicant	Mark Gerwing, Landmarks Board
Erik Johnson, Owner Representative	Kate Remley, Landmarks Board
James Hewat, Senior Historic Preservation Planner	Abby Daniels, Historic Boulder, Inc.
	Hugh Moore, Historic Boulder, Inc.

#### **1. Purpose of Meeting**

- To discuss alternatives to the demolition of the buildings at 747 12<sup>th</sup> St.
- Stay-of-demolition placed on the application at the June 4, 2014 Landmarks Board meeting and expires Oct. 20, 2014 if no action is taken by the Landmarks Board.

#### **2. 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**
- **Next Steps**
  - The applicants and owners are not interested in keeping the buildings.
  - Schedule a site visit for the Landmarks Board and Historic Boulder members
  - Email from Erik Johnson, July 14, 2014:

**From:** [Hewat, James](#)  
**To:** [landmarksboard](#)  
**Subject:** FW: 747 12th Street - Alternatives to Demolition Meeting  
**Date:** Monday, July 14, 2014 4:07:15 PM

---

See below.

---

**From:** Erik Johnson [mailto:[ejohnson@indra.net](mailto:ejohnson@indra.net)]  
**Sent:** Monday, July 14, 2014 3:24 PM  
**To:** Hewat, James  
**Cc:** Drury Dan; Johnson Erik; Zeldner Zach; Lopez Kristin  
**Subject:** 747 12th Street - Alternatives to Demolition Meeting

14 July 2014

James Hewat

Marcy Cameron

City of Boulder

Hi James and Marcy -

Thanks for meeting with us last week to discuss the pending demolition permit for 747 12th Street. It was useful to hear benefits of a landmarked building, and to hear a discussion of alternate ways of expanding the use of the property without removing the house.

I am following up to clarify that we, the current owners of the building, are not likely to landmark the building under our ownership. This house represents a significant portion of what our parents were able to leave to us, and as middle-class Boulder residents, we need to maximize the value of the property. We are not able to devote our family's resources to preserve some perceived historic significance connected to the property.

I will re-state the consensus opinion of the family members that currently own the building. We do not find that the building has architectural or historic significance justifying a continued stay of demolition. We are not enthusiastic about seeing the building removed, but we in no way object to the demolition permit. We request that the stay of demolition be removed as quickly as possible.

Best regards

Erik

Erik Johnson - Manager

747 Twelfth Street LLC

[ejohnson@indra.net](mailto:ejohnson@indra.net)

303-591-0820

**ATTACHMENT 3: DRAFT RESOLUTION**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE LANDMARKS BOARD INITIATING  
THE DESIGNATION OF 747 12th St. AS AN INDIVIDUAL  
LANDMARK.**

**WHEREAS**, on Sept. 3, 2014 the Landmarks Board voted to schedule an initiation hearing for 747 12th St.; and

**WHEREAS**, on Oct. 1, 2014, the Landmarks Board held an initiation hearing to determine whether to initiate designation of the property at 747 12<sup>th</sup> St. 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 747 12th St. 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 1<sup>st</sup> 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