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## Agenda Item 5A

Second reading and consideration of a motion to adopt Ordinance No. 8036, designating the building and property at 977 7<sup>th</sup> St. to be known as Krueger-Cunningham Property, as an individual landmark under the city's Historic Preservation Ordinance.

Applicant/Owner: **Janelle C. Krueger & Cosima Krueger-Cunningham**

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# Procedure for Landmark Designation Hearing:

1. All speaking to item are sworn in
2. Staff presentation; Council may ask questions of staff
3. Applicant presentation; Council may ask questions of applicant
4. Public hearing opened for citizen comments; Council may ask questions of the public
5. Applicant response
6. Public hearing closed; Council discussion
7. A motion requires an affirmative vote of a majority of City Council members to pass motion. Motions must state findings, conclusions, and recommendation
8. A record of the hearing is kept by staff

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# The City Council's Decision

- Approve the designation by Ordinance
  - Modify and Approve by Ordinance
  - Disapprove the designation
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# Criteria for the City Council's Decision: 9-11-1 & 9-11-2, Boulder Revised Code

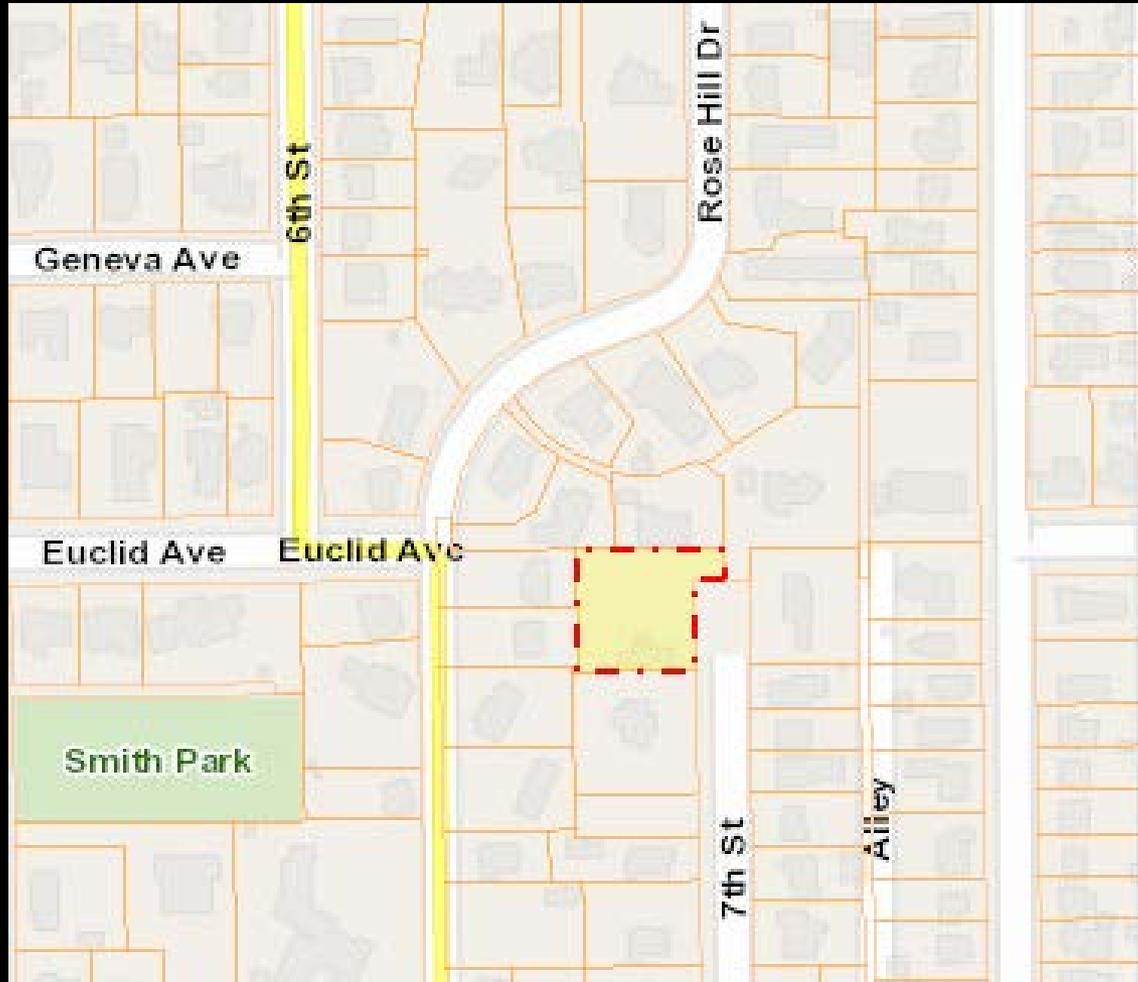
## City Council shall consider:

Whether the subject property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

*“Special character and historic, architectural, or aesthetic interest or value...”*

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# Location Map | 977 7<sup>th</sup> St.





# CRITERIA FOR LANDMARK ELIGIBILITY

## Historic Significance

**Date of Construction:** 1928

**Association with Persons:** Eugene C. Barker, Ray E. Krueger, and Janelle C. Krueger.

**Recognition by Authorities:** 1991 Historic Building Inventory



# CRITERIA FOR LANDMARK ELIGIBILITY

## Architectural Significance

- **Recognized Period or Style:** Jacobean/Elizabethan
- **Architect or builder of prominence:** Glen H. Huntington (architect), and possibly Caldwell G. House (stone mason)
- **Artistic Merit:** Skillful integration of design
- **Indigenous Qualities:** Constructed of dressed local field stone.



# CRITERIA FOR LANDMARK ELIGIBILITY

## Environmental Significance

- **Site Characteristics:** Natural landscape
- **Compatibility with Site:** Residential historic character
- **Area Integrity:** Potential University Hill Historic District



# Proposed Landmark Boundary



# Recommendation

Staff and the Landmarks Board recommends the City Council designate the property:

Motion to adopt No.8036 designating the property at 977 7<sup>th</sup> St. as a local historic landmark, to be known as the ***Krueger-Cunningham Property***, as an individual landmark under the city of Boulder Historic Preservation Code.



# Findings

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws 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 important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.



977  
SEVENTH STREET

WAS1704

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## Agenda Item 5B

Second reading and consideration of a motion to adopt Ordinance No. 8037, designating the building and property at 1029 Broadway to be known as the **Evans Scholars House**, as an individual landmark under the city's Historic Preservation Ordinance.

Applicant/Owner: **Evans Scholars Foundation**

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# Location Map | 1029 Broadway





# Site and Use Review Approval

## Use Review

- Expansion of a non-conforming use

## Parking Reduction

- Existing to remain Parking Reduction of 91%
- Existing setbacks that are non-standard are to remain
- Height of addition: 46'-10" (50 feet existing) 35 feet is by-right standard

## Historic Preservation

- Recommend designation as an individual landmark
- Landmark Alteration Certificate received

# CRITERIA FOR LANDMARK ELIGIBILITY

## Historic Significance

**Date of Construction:** 1918

**Association with Persons:** Beta Kappa Chapter of Phi Gamma Delta Fraternity (1916-1968); Evans Scholar Foundation (1968-present)

**Recognition by Authorities:** 1991 Historic Building Inventory



# CRITERIA FOR LANDMARK ELIGIBILITY

## Architectural Significance

- **Recognized Period or Style:** Dutch Colonial Revival
  - Stone walls
  - Gambrel roof
  - Pedimented dormers
  - Symmetrical fenestration
- **Indigenous Qualities:** Native Stone Construction



# CRITERIA FOR LANDMARK ELIGIBILITY

## Environmental Significance

- **Site Characteristics:** Visual Landmark
- **Area Integrity:** Potential University Hill Historic District



# Proposed Landmark Boundary



# Recommendation

Staff and the Landmarks Board recommends the City Council designate the property:

Motion to adopt No.8037 designating the property at 1029 Broadway as a local historic landmark, to be known as the *Evans Scholars House*, as an individual landmark under the city of Boulder Historic Preservation Code.



# Site Review Approval

## Maintaining and Documenting Existing Non-Standard Setbacks and Parking

### Setbacks

- Front (15th Street): 8 feet where 25 feet is now standard (Existing)
- Side yard adjacent to a street (Broadway): 0 foot setback porch and 5 foot setback house where 12 feet is now standard (Existing Condition)
- Rear (alley): 1 foot where 25 feet is now standard (Existing Condition)

### Parking Reduction

- Two spaces where 22 are required = 91% (Existing Condition)  
Future Euclid Avenue

### Height

- 46'-10" for the addition (50 feet existing) 35 feet is by-right standard