

# Agenda Item 5A

- A. Continuation of the second reading and consideration of a motion amending and adopting Ordinance No. 8029 designating the building and property at 747 12th St., to be known as the Cowgill Property, as an individual landmark under the city's Historic Preservation Ordinance. Owner: **747 Twelfth Street, LLC** Applicant: **Landmarks Board**
- B. Introduction, first reading, and consideration a motion publication by title only an ordinance granting authority to the approving authorities under Title 9, "Land Use Code," B.R.C. 1981, to approve the subdivision of one building site into two building sites for a property generally described as 747 12th Street and as an amendment to Title 9, "Land Use Code," to waive or modify certain land use regulations including standards related to the minimum lot size, setbacks, and building separation in order to meet city historic preservation objectives, and setting forth related details.

## Procedure for Landmark Designation Hearing:

1. All speaking to item are sworn in
2. Staff presentation; Council may ask questions of staff
3. Owner presentation; Council may ask questions of owner
4. Public hearing opened for citizen comments; Council may ask questions of the public
5. Owner 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

# The City Council's Decision

## - Item 5A- \*

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- **Amend** the proposed Landmark Boundary reviewed on May 28th by Ordinance
  - **Modify and Approve** by Ordinance
  - **Disapprove** the designation
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**\* Third Reading and final decision at subsequent City Council Meeting**

# The City Council's Decision

## - Item 5B -

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- Pass on First Reading of Proposed Subdivision
  - Second Reading for Proposed Sub-Division to be Scheduled at Subsequent City Council Meeting
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# 5A - Criteria for the City Council's Decision:

9-11-1 & 9-11-2, Boulder Revised Code

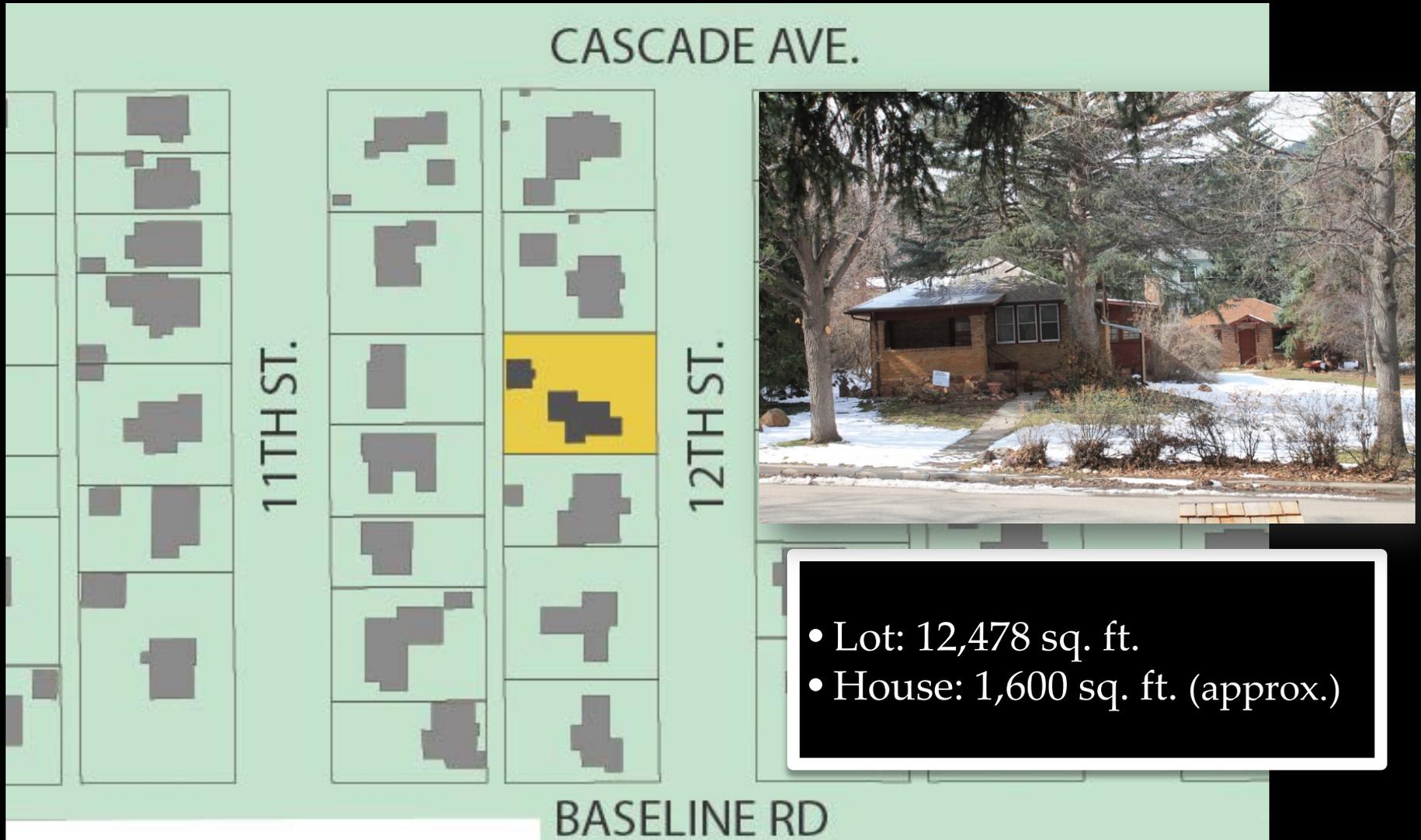
## **The City Council shall consider:**

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...”*

*“... draw a reasonable balance between private property rights and the public interest . . .”*

# Location Map | 747 12<sup>th</sup> St.



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# Background

- **May 28<sup>th</sup>, 2015:** City Council continued second reading of designation hearing & directed staff to explore options for development of the property with the owners including subdivision of the lot
- **June 16<sup>th</sup>, 2015:** the City Council closed the public hearing adopting findings of fact
- **June – August:** City Staff and the Property Owners have met on several occasions to develop options
- **July 21<sup>st</sup>** – Staff and the Property Owners hosted neighborhood meeting to solicit input on four possible options to landmark and develop the property

# 747 12<sup>th</sup> Street

## - Defined Goals -

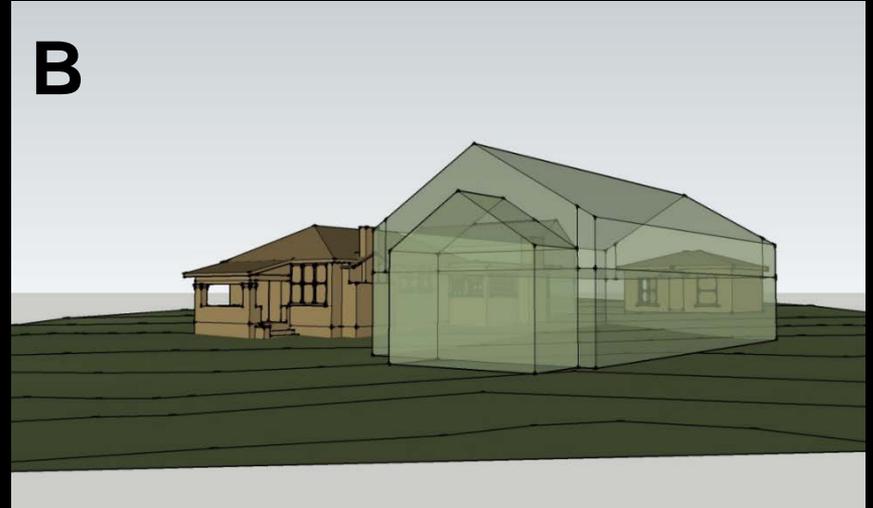
- Protect and Enhance Historic Resources
- Draw a reasonable balance between private property rights and the public interest in preserving the city's heritage
- Consistency with the Boulder Valley Comprehensive Plan Land Use Map and Zoning Regulations
- Protect Neighborhood Character
- Develop Historic Preservation Tools
- Explore Ways to Preserve Smaller Buildings that are Eligible for Landmark Designation

# Potential Development Options

**A**



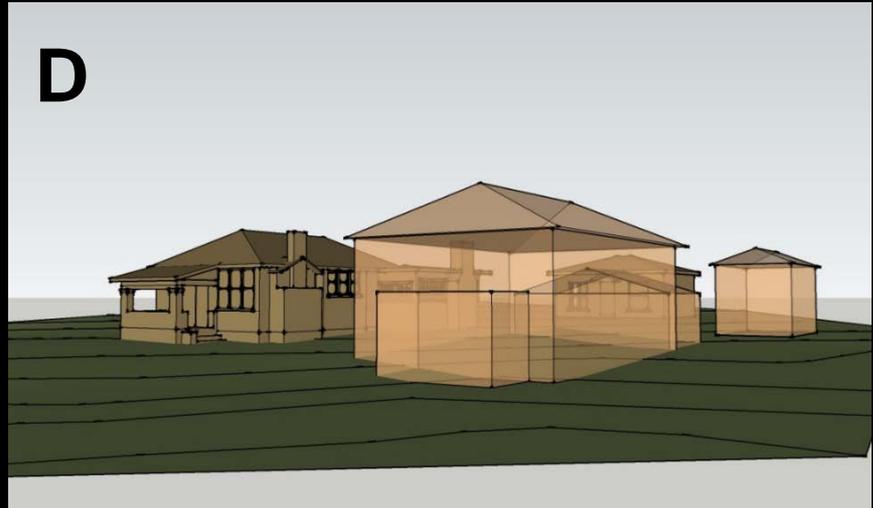
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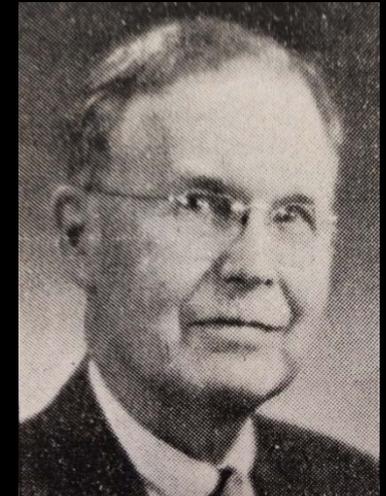
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# CRITERIA FOR LANDMARK ELIGIBILITY

## Section 9-11-1 B.R.C.

- Architectural Significance
- Historic Significance
- Environmental Significance



## Contemporary Houses on Small Lots



2542 10th St.  
Lot Area: 6,436 sq. ft.  
Building Above Ground: 3,208 sq. ft.  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



3162 7th St.  
Lot Area: 6,330 sq. ft.  
Building Above Ground: 2,677 sq. ft.  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



3160 8th St.  
Lot Area: 6,151 sq. ft.  
Building Above Ground: 3,072 sq. ft.  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



3118 6th St.  
Lot Area: 6,150 sq. ft.  
Building Above Ground: 2,716 sq. ft.  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



3680 8th St.  
Lot Area: 6,322 sq. ft.  
Building Above Ground: 4,335 sq. ft.  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.

These photographs show examples of houses that may be appropriate in form, size and styles for new construction on the 700 block of 12th Street if subdivision is allowed.



743 8th St.  
Lot Area: 6,219 sq. ft.  
Building Above Ground: 1,512 sq. ft. house, 200 sq. ft. attached garage  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



610 Maxwell Ave.  
Lot Area: 4,187 sq. ft.  
Building Above Ground: 1,225 sq. ft. house  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



676 Marine St.  
Lot Area: 5,245 sq. ft.  
Building Above Ground: 1,469 sq. ft. house, 180 sq. ft. garage  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



747 9th St.  
Lot Area: 6,156 sq. ft.  
Building Above Ground: 2,219 sq. ft. house, 240 sq. ft. attached garage  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.



946 Lincoln Pl.  
Lot Area: 4,844 sq. ft.  
Building Above Ground: 1,904 sq. ft. house, 214 sq. ft. detached garage  
Based on Boulder County Tax Assessor Data and does not reflect actual floor area as calculated by the city.

## Neighborhood Context

West Side				
707 12th St.	1923	Two Story (23')	Cross-Gable	Brick
715 12th St.	1923	Two Story (20')	Cross-Gable	Stone
735 12th St.	1950/1980	Two Story (?)	Hipped	Stucco/Brick
747 12th St.	1916	One Story (15')	Hipped	Brick
767 12th St.	1927	Two Story (23')	Side Gable	Brick
1160 Cascade	1927	Two Story (23')	Side Gambrel	Brick



East Side				
712 12th St.	1904	One Story (?)	Gable	Stone
1215 Baseline	1911	1 1/2 Story (19')	Side Gable	Brick/Frame
728 12th St.	1925	One Story (15')	Side Gable	Stone
740 12th St.	1925	Two Story (23')	Hipped	Brick
750 12th St.	1923	One Story (15')	Front Gable	Brick/Frame
760 12th St.	1936	1 1/2 (20')	Cross Gable	Brick
770 12th St.	1935	Two Story (21')	Side Gambrel	Brick
1212 Cascade	1951	One Story (?)	Hipped	Stone



The 700 block of 12th St. is located in an area that was determined to be eligible as a National Register of Historic Places district and a local historic district by consultants who undertook a historic resource survey of the larger University Hill area in 1991 and a resurvey of the area in 2002.

This block encompasses a collection of intact buildings united historically by the development of the neighborhood that followed platting of the University Place subdivision. The buildings located within the boundaries of the district reflect a variety architectural genres characteristic of the 1910s to the 1930s, including Tudor-Revival, Colonial-Revival, and Craftsman Bungalow houses.

# Lot and Building Sizes University Hill

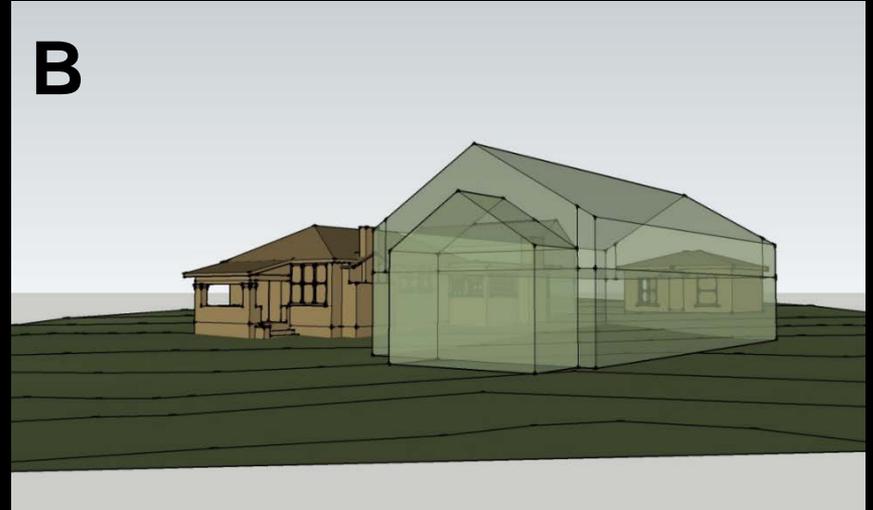


# Discussions with the Property Owners

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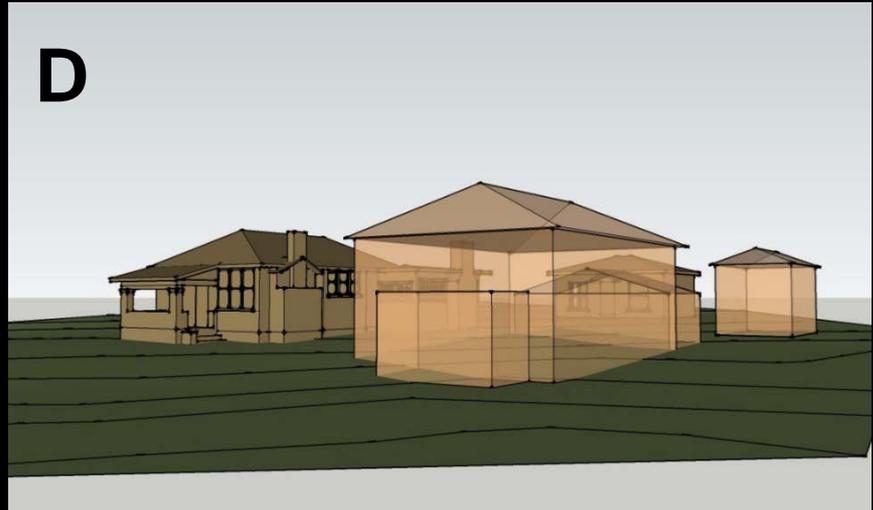
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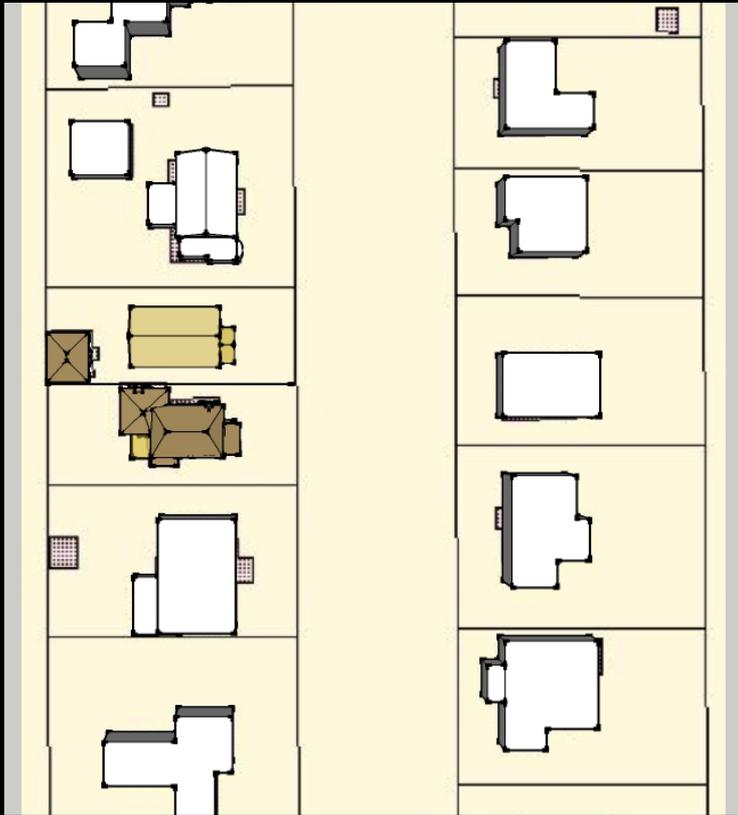


# Neighborhood Meeting - July 21, 2015

- Approximately 30 Neighbors in Attendance
- General Support for Options C or D with Landmark Designation and Landmarking of Historic Resources



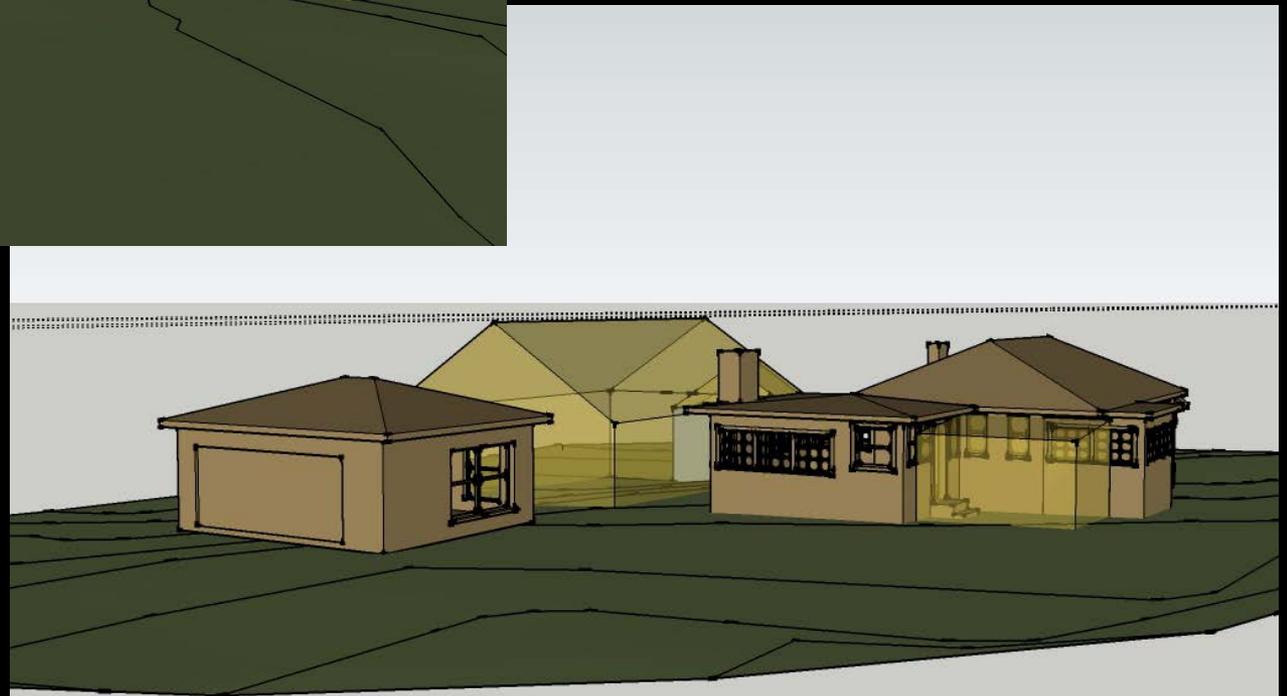
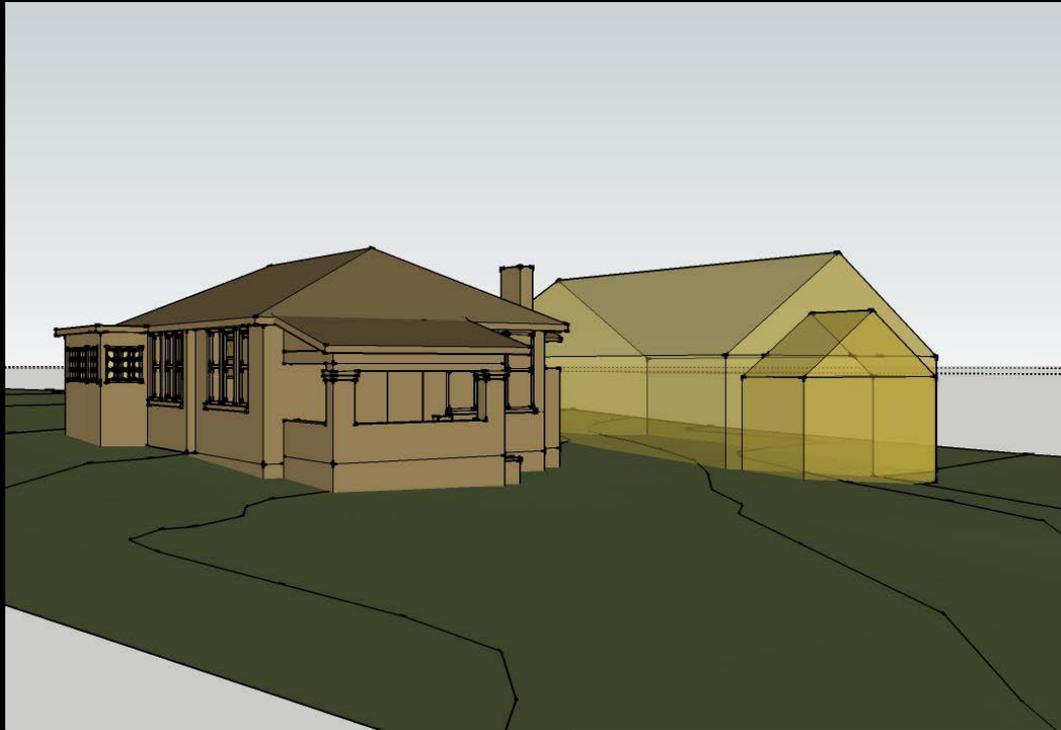
# Option C



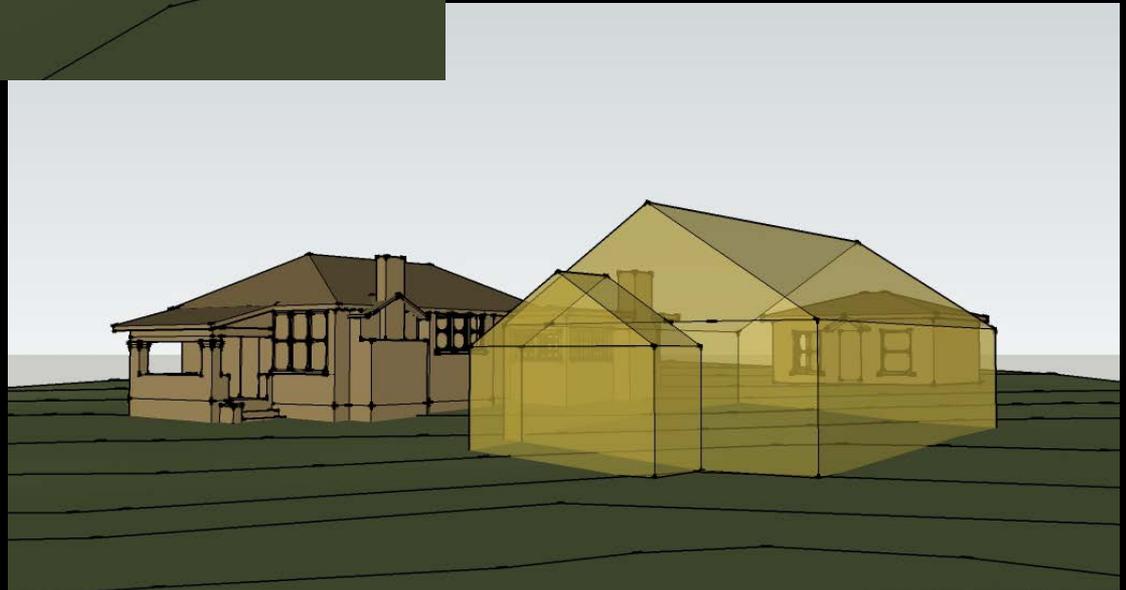
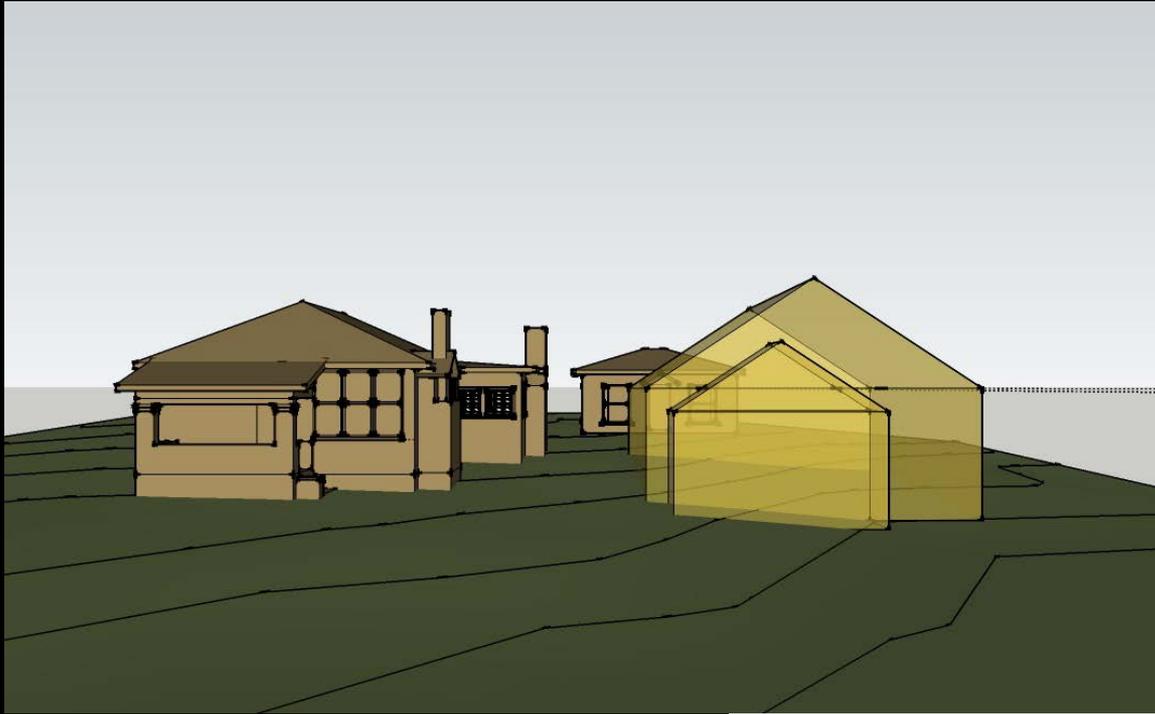
- Lots subdivided into two roughly equal size lots limited to currently allowed floor area.
- Existing house is preserved on the south lot and added onto; the garage is preserved on the north lot.
- Exterior changes to the existing house would require design review.
- New construction on the north lot would be reviewed at the staff level using the *General Design Guidelines*.



# Option C



# Option C



# Option C - Considerations

- Existing house and garage landmarked and preserved.
- Results in two 6,239 sq. ft. lots in streetscape where average lot size is 10,928 (700 block of 12th Street).
- Results in two houses of approximately 2,200 sq. ft., more in scale with traditional pattern of smaller houses on smaller lots in University Hill neighborhood (with the ability to transfer up to 330 sq. ft. from one lot to the other).
- Maintains the current floor area for single 12,478 sq. ft.

# Option C - Considerations

- Allows two dwelling units on two separate lots where single dwelling unit is currently allowed.
- Provides for staff review of new construction on the north lot using Section 6, *New Primary Buildings* of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks*.
- Provides ability to take advantage of historic preservation incentives including relief from compatible develop regulations, permit fee waiver and state/federal tax credits
- Construction of a separate house may be less obstructive to the existing house and since square footage is not any greater than Option A and it may be more in context with the neighborhood character.

# Recommendation

Staff recommends the City Council designate and subdivide the property:

- A. Motion to amend and pass on second reading Ordinance No. 8029, with the amendments shown in designating the subdivided south half of the property at 747 12th St., to be known as the Cowgill Property and the garage with a two foot boundary around that building on the subdivided north half of the property to be known as the Cowgill Garage as individual landmarks under the City of Boulder's Historic Preservation Ordinance.
- B. Motion to adopt the following findings and conclusions.

# Findings

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of a past era and 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 buildings proposed for designation have exceptionally high architectural, historic and environmental significance. The property is associated with Marthana and Josephine Cowgill, who cared for tuberculosis patients in the house prior to purchasing the Mesa Vista Sanatorium; the property possesses a high level of architectural integrity as an example of architecture of that period, and the property has been identified as contributing resource to the identified potential University Hill local and National Register of Historic Places District. Sec. 9-11-<sub>21</sub>2(a)(1), B.R.C. 1981.

## Findings

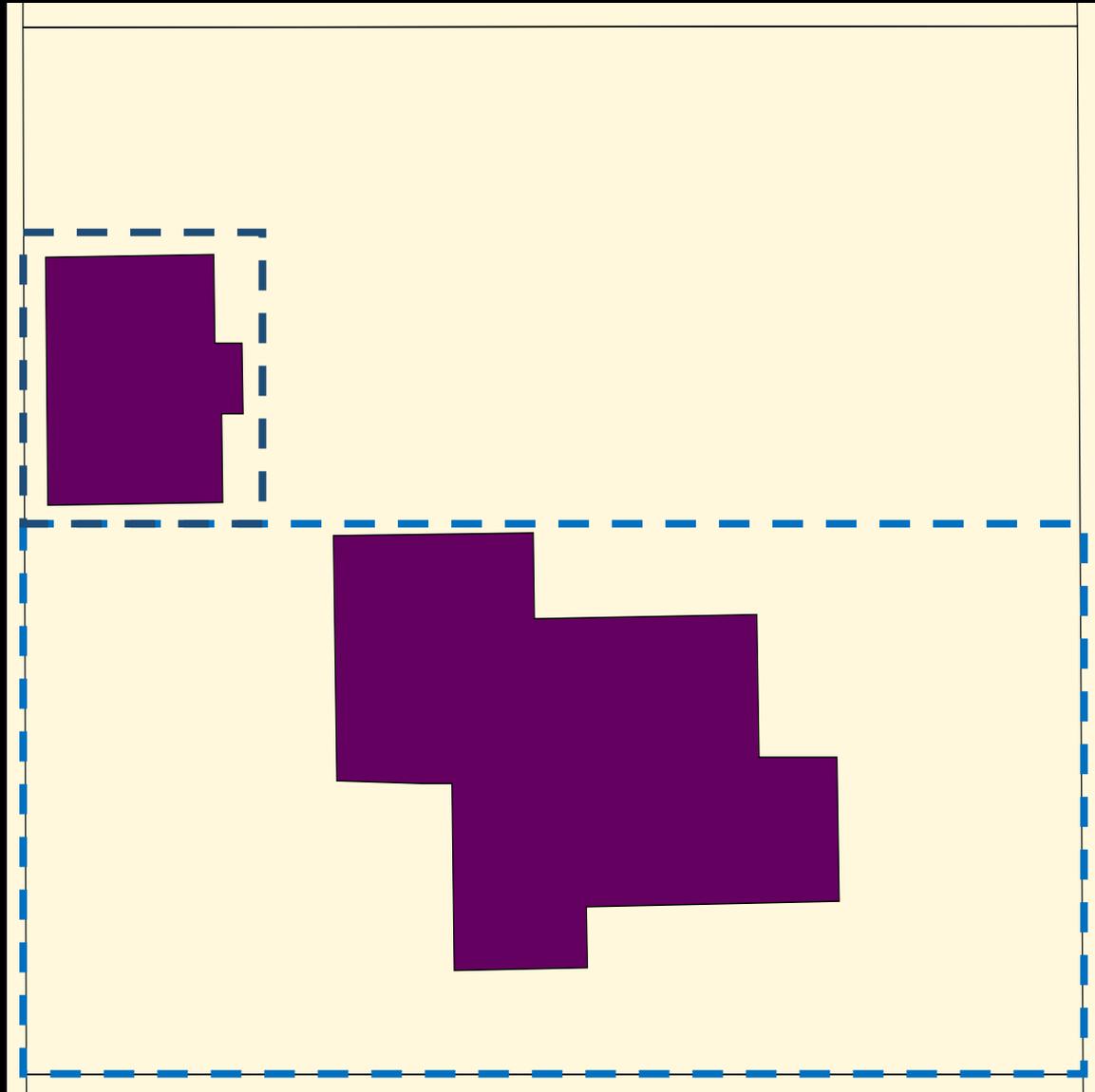
4. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. The subdivision of the lot allows for redevelopment of the site in a manner that preserves the historic buildings and provides for a modern residential use. 9-11-1(b), B.R.C. 1981.
5. The provisions of proposed Ordinance No. 8029 and this Memorandum are incorporated into these findings and conclusions by this reference.

# Recommendation

Staff recommends the City Council designate and subdivide the property:

- C. Motion to introduce, read on first reading, and publish by title only an ordinance granting authority to the approving authorities under Title 9, "Land Use Code," B.R.C. 1981, to **approve the subdivision of one building site into two building sites for a property generally described as 747 12th Street** and as an amendment to Title 9, "Land Use Code," to **waive or modify certain land use regulations including standards related to the minimum lot size, setbacks, and building separation in order to meet city historic preservation objectives, and setting forth related details.**

# Proposed Landmark Boundary



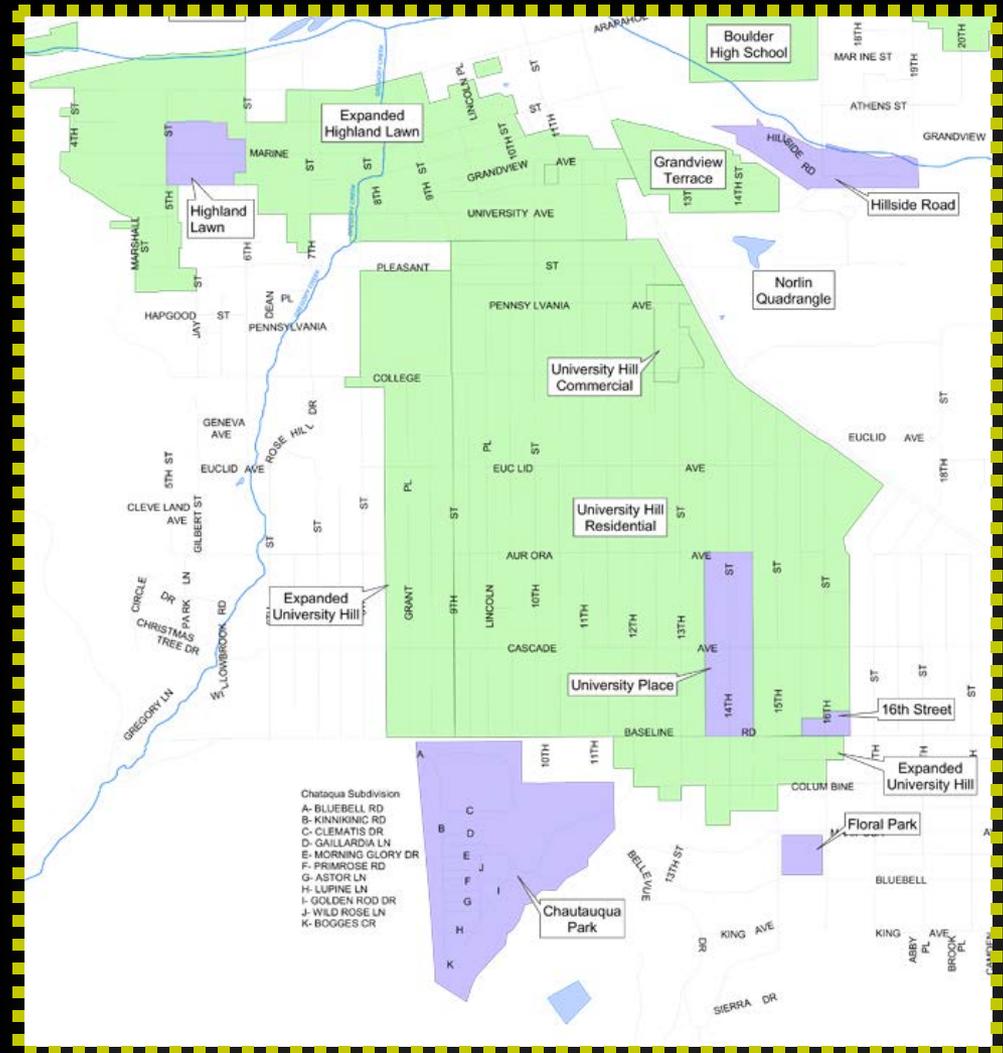
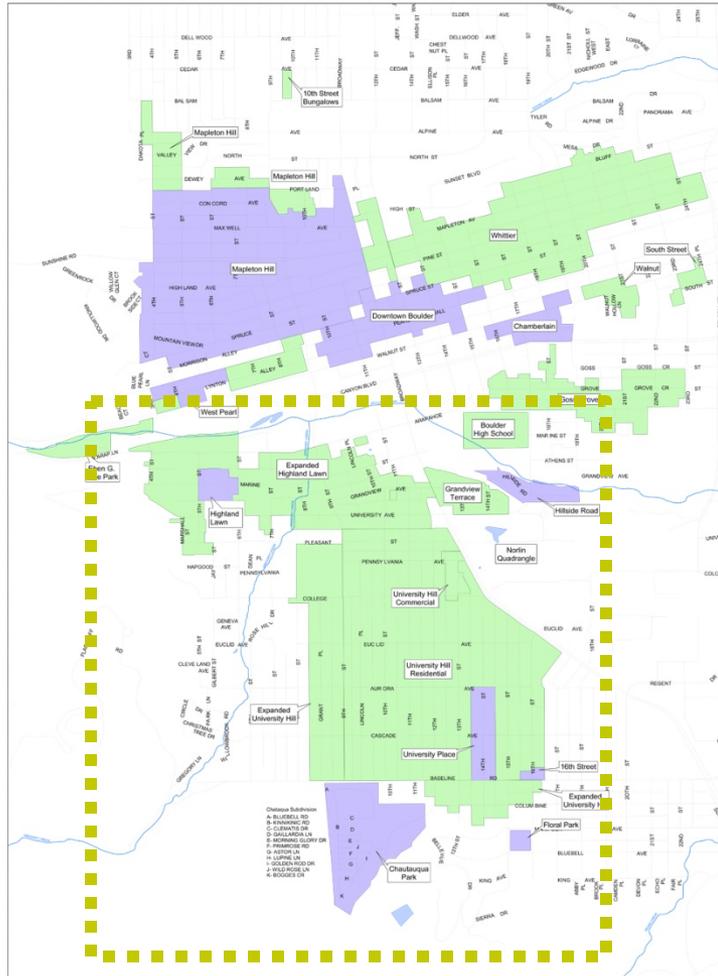




# University Hill Potential Historic District

## Designated and Potential Historic Districts

City of Boulder, Colorado



# 2014 Demolition Review Statistics

- 112 demolition permit applications
  - 10 applications referred to the LB
  - 6 Landmarks Board Hearings
  - 1 recommended designation

## Designation Over An Owner's Objection

1980: 2032 14<sup>th</sup> St. – The Boulder Theater

1990: 646 Pearl St. – Arnett-Fullen House

1998: 1949 Pearl St. -- Campbell Grocery

2007: 1936 Mapleton Ave. – Frakes House

2007: 3231 11<sup>th</sup> St. – Chambers Cottage