

## MEMORANDUM

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:

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: 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.*

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).

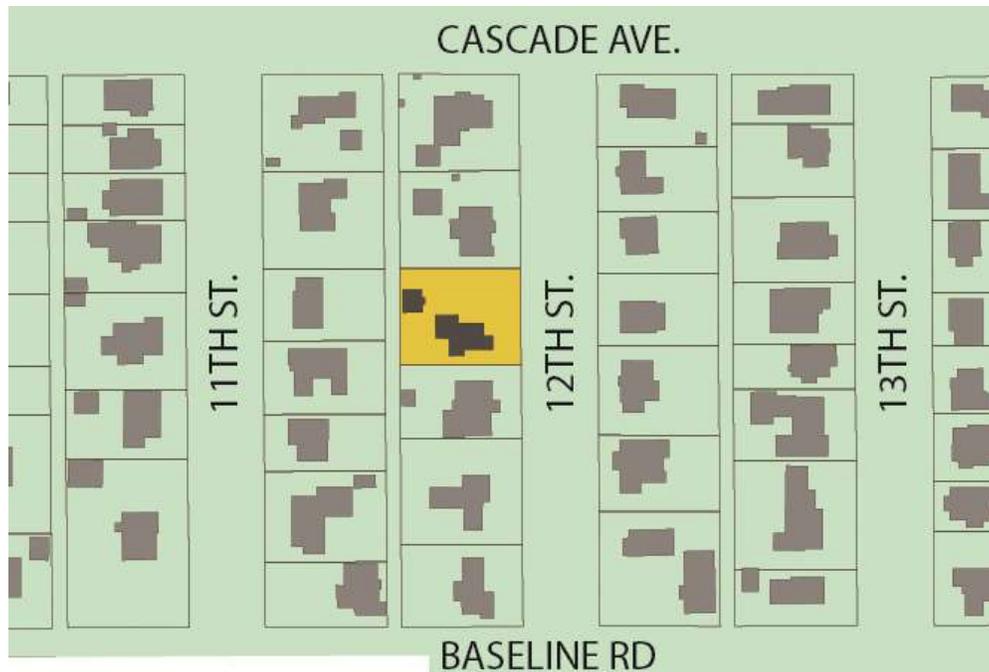


Figure 1. Location Map showing 747 12th St.



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.*



*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 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.

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## 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

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<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.

downturn in the agricultural sector, and the resulting general depression prevented further development.<sup>3</sup>

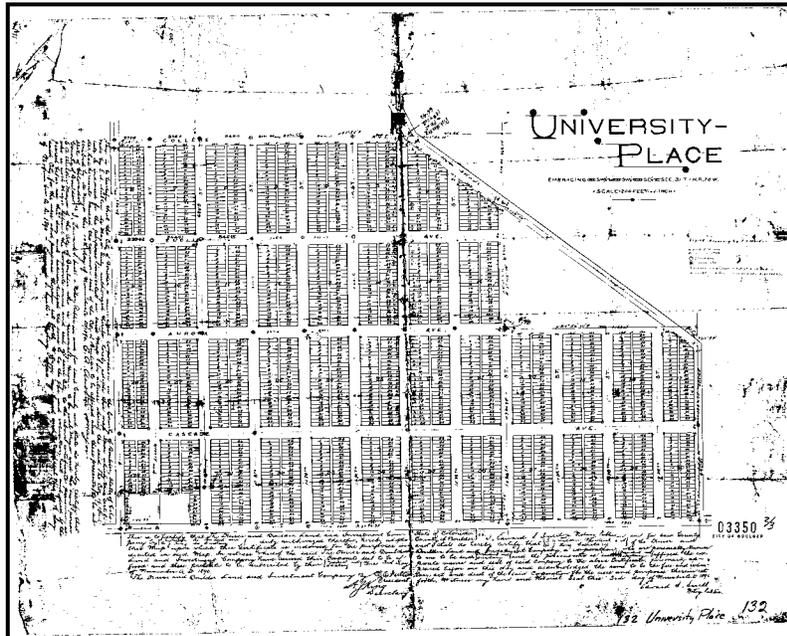


Figure 10. 1890 Plat of the University Place Addition

It was the opening of the streetcar line and growth of the University of Colorado in 1899 that ushered in the long hoped for real estate boom in the University Place addition. The route from the Depot at 14th Street and Water Street (now Canyon Blvd.) traveled on Walnut St. to Broadway, up 13th St. to College Ave., and then up 9th St. to Baseline Rd. and onto the Chautauqua grounds. The return route went down 10th St. to Aurora, to 14th St. and then to Broadway to Walnut St. and back to the Depot.

In addition, the proximity and steady growth of the University of Colorado attracted residents to the neighborhood, as people moved to the city to work, or study at the growing institution. Early in the neighborhood's history, a building covenant of sorts existed and was written into the buyer's deed agreement by the investment company. It stated that, "no building can be constructed to cost less than \$1500 and must be built of brick, store, or a combination of the two."<sup>4</sup>

### PROPERTY HISTORY

The house at 747 12<sup>th</sup> St. was constructed in 1916 by Samuel Cowgill for his daughters Marthana and Josephine, who resided there from 1916 until 1936, when they sold the property to Dr. Oscar Gilbert. The Cowgills and Dr. Gilbert are associated with the Mesa

<sup>3</sup> Simmons, R. Laurie, and Thomas H. Boulder Survey of Historic Places, 1991 Survey Report. Front Range Research Associates. December 1991.

<sup>4</sup> Barker, Jane Valentine. Historic Homes of Boulder County. Boulder, 1979.

Vista Sanitorium, 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 Sanitorium**

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 Sanitorium 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.



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

<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.

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.

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**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.

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**NEIGHBORHOOD COMMENT:**

Staff has received no comment to date from the public on this matter.

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**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.

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**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.*

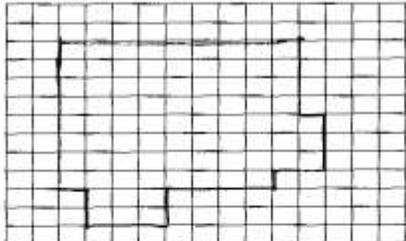
**Attachment B: Historic Building Inventory Form**

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Boulder Survey of Historic Places, 1991		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL3195
		TEMPORARY NO.: 1463-31-3-30-011		
CURRENT BUILDING NAME:		OWNER: Johnson Orval G & Nina L.		
ADDRESS: 747 12th St. Boulder, Colorado 80302		747 12th St Boulder CO 80302		
		TOWNSHIP 1N	RANGE 70W	SECTION 31 SW 1/4 SW 1/4
HISTORIC NAME: Cowgill Residence		U.S.G.S. QUAD NAME: Boulder, Colorado		
		YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 32	LOT(S): 35-3B	
		ADDITION: University Place YR. OF ADDITION: 1890		
FILM ROLL NO.: 91-4 BY: Roger Whitacre	NEGATIVE NO.: 16	LOCATION OF NEGATIVES: City of Boulder Planning		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1916
ATTACH PHOTOGRAPH HERE		SOURCE: Boulder County Assessor		
		USE: PRESENT: Residence		
		HISTORIC: Residence		
		CONDITION: EXCELLENT FAIR x GOOD DETERIORATING		
		EXTENT OF ALTERATIONS: x MINOR MODERATE MAJOR DESCRIBE:		
		CONTINUED YES X NO		
STYLE: Bungalow		STORIES: 1	ORIGINAL SITE x MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Stone, Wood		SQ. FOOTAGE: 2143	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Pyramidal hipped roof brick dwelling with overhanging eaves. Off-center porch with solid brick porch walls and brick pillar supports. Center door and group of three double-hung windows to right of door. Windows have flat arches and brick sills. Raised, rough faced stone foundation.		INDIVIDUAL: YES x NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: NO		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? xYES NO TYPE: Garage		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES x NO		CONTINUED? YES x NO		

<p><b>PLAN SHAPE:</b></p> 	<p><b>ARCHITECT:</b> Unknown</p> <p><b>SOURCE:</b></p> <hr/> <p><b>BUILDER/CONTRACTOR:</b> Unknown</p> <p><b>SOURCE:</b></p>	<p><b>STATE ID NO.:</b> 59L3195</p> <hr/> <p><b>ORIGINAL OWNER:</b> Josephine and Marthana Cowgill</p> <p><b>SOURCE:</b> Boulder City Directory, 1918</p> <hr/> <p><b>THEME(S):</b> Urban Residential Neighborhoods, 1858-present</p>		
<p><b>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</b></p>   <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<p><b>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):</b></p> <p>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> <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<p><b>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</b></p> <table style="width:100%; border: none;"> <tr> <td style="width:50%; vertical-align: top;"> <p><b>ARCHITECTURAL SIGNIFICANCE:</b></p> <p>REPRESENTS THE WORK OF A MASTER</p> <p>POSSESSES HIGH ARTISTIC VALUES</p> <p>X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p> </td> <td style="width:50%; vertical-align: top;"> <p><b>HISTORICAL SIGNIFICANCE:</b></p> <p>X ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>CONTRIBUTES TO AN HISTORIC DISTRICT</p> </td> </tr> </table>			<p><b>ARCHITECTURAL SIGNIFICANCE:</b></p> <p>REPRESENTS THE WORK OF A MASTER</p> <p>POSSESSES HIGH ARTISTIC VALUES</p> <p>X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p><b>HISTORICAL SIGNIFICANCE:</b></p> <p>X ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>CONTRIBUTES TO AN HISTORIC DISTRICT</p>
<p><b>ARCHITECTURAL SIGNIFICANCE:</b></p> <p>REPRESENTS THE WORK OF A MASTER</p> <p>POSSESSES HIGH ARTISTIC VALUES</p> <p>X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p><b>HISTORICAL SIGNIFICANCE:</b></p> <p>X ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>CONTRIBUTES TO AN HISTORIC DISTRICT</p>			
<p><b>STATEMENT OF SIGNIFICANCE:</b></p> <p>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> <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<p><b>REFERENCES (BE SPECIFIC):</b></p> <p>Boulder Daily Camera biographical files; Boulder County Assessor records; Boulder City Directory, 1918.</p> <p style="text-align: right;">CONTINUED    YES    X    NO</p>				
<p><b>SURVEYED BY:</b> R. L. Simmons</p>	<p><b>AFFILIATION:</b> Front Range Research Associates, Inc.</p>	<p><b>DATE:</b> June 1991</p>		



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 Assessment:

Individual:

National Register: **Not Eligible**

Local Landmark: **Not Eligible**

Local Landmark:

District:

National Register: **Contributing**

Local: **Contributing**

14. Management 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

Colorado Historical Society, Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, CO 80203

Attachment C: Tax Assessor Card, c.1949



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

Appraised 19 1949

## BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Lucille M. Hardy CITY Boulder

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

LOTS 55-26 BLOCK 52 ADDITION Bliss Place

Year Constructed 1916 Est. Life in Years

### ESTIMATE OF VALUATION 1949

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet.....	1150	500	
Cost per cu. ft.	\$ 2.75	\$ 2.75	
Total Cost.....	\$ 3162.50	\$ 1375.00	
Porches.....	200		
Garage.....			1250
Extras.....	250		
<b>TOTAL.....</b>	<b>\$ 3412.50</b>	<b>\$ 1375.00</b>	<b>\$ 1250.00</b>
% Obsolescence.....			
% Physical Dep.....			
Net After Deducting Depreciation.....	\$ 2410.00	\$ 937.50	\$ 1100.00
60% Utility Det.....	\$ 1446.00	\$ 562.50	\$ 660.00
<b>PRESENT VALUE.....</b>	<b>\$ 1154.00</b>	<b>\$ 375.00</b>	<b>\$ 440.00</b>

### BUILDING PLAN

A = 16' x 12' = 192  
 B = 12' x 12' = 144  
 C = 12' x 12' = 144  
 D = 12' x 12' = 144  
 TOTAL = 616 sq. ft.

### SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND IMPROVEMENTS	TOTAL
Building Permit	\$	1903	\$ 50.00	\$
Original Cost, Improvements Only	\$	1916		
Additions and Betterments	\$	1941		
Owner's Estimate of Present Value	\$	1942		
Private Appraisal	\$	1942		

Height of Building 12'

### DESCRIPTION

Class of Bldg.	Basement
Construction	Roof
Char. of Const.	Heating
Exterior	Plumbing
Interior Finish	Light
Floors	Priv. Garage
Stairs	Barns or Sheds
Pipe Resting	Steps of Base
Foundation	Local Imps.

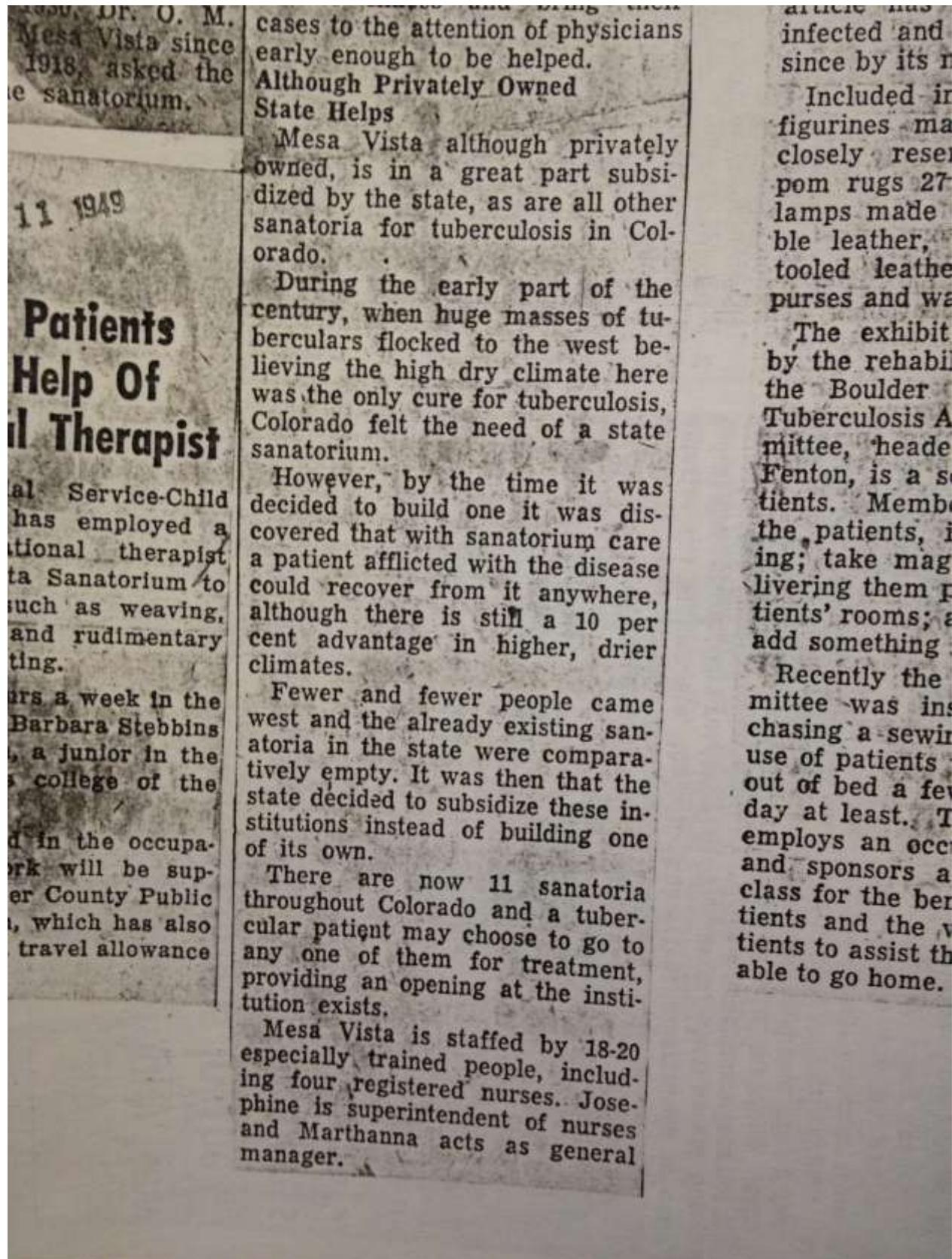




**Attachment D: Newspaper Articles**

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







Mesa Vista Sanatorium Brochure, undated.





**NURSING HOMES** 35

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**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 PANDRAMA HEIGHTS in Northeast Boulder, looking over the city into the Foothills of the Rocky Mountains.

**2121 MESA DRIVE** **PHONE HI llcrest 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 llcrest 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.