

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 building located at 445 College Ave., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00085).

STATISTICS:

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

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 445 College Ave. for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the building and adopt the staff memorandum, with the findings below, as the findings of the Board.

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

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

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. 26, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house at 445 College Ave. The building is not in a designated historic district or locally landmarked but is over 50 years old and the action proposed meets the definition of demolition in Section 9-16-1 of the Boulder Revised Code 1981. Staff referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

PURPOSE OF THE BOARD’S REVIEW:

Pursuant to section 9-11-23(d)(1), B.R.C. 1981, demolition requests for all buildings over fifty years old and built after 1940 requires review by the City Manager (staff). If, during the course of its review, staff determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing. The public hearing must take place within the 75 days from the date the completed application was accepted by the city manager. Sec. 9-11-23(f), B.R.C. 1981.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would begin Mar. 26, 2014, the date the Landmarks Board fee was paid, and expire on Oct. 25, 2014. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

Located in the 1961 Kecoughtan Hills subdivision in west central Boulder, the lot comprises approximately 38,500 sq. ft. on the north side of the 400 block of College Ave. It is not located within the boundaries of a designated or an identified potential historic district.

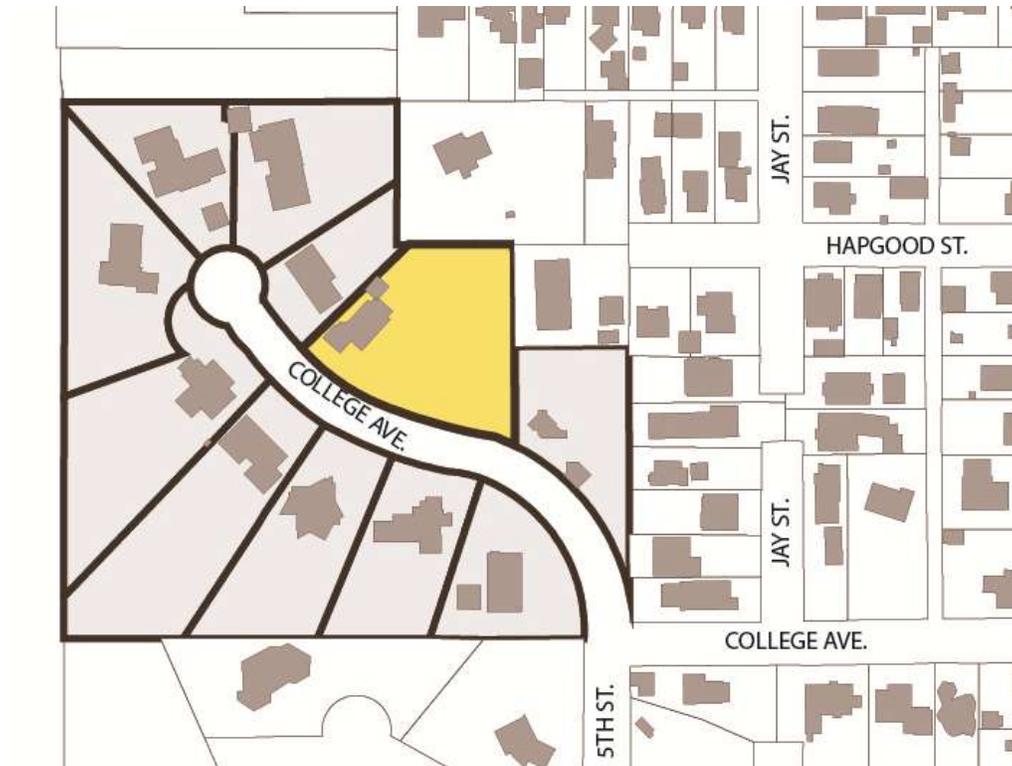


Figure 1. Location Map showing 445 College Ave. and the Kecoughtan Hills subdivision.



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

The one-story frame house at 445 College Ave. features a low-pitch front gable roof with wide, overhanging eaves, exposed rafters and open-gable carport with exposed trusses and simple square, wooden column supports. The south façade of the house is clad in wooden board-and-batten siding that is painted blue with single, square casement window located at the gable end. The slope of the roof extends west, creating an asymmetrical building mass. Three sliding glass doors are located on the east end of the

façade with a 6' high fence with wooden posts and fiberglass cladding extending from the southeast corner of the house to the southeast corner of the carport, and along the east and west sides of the carport. The east and west walls are of brick construction and run perpendicular to the steeply north sloping lot. See Attachment A: Current Photos.



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

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



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

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



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

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



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

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

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

NEIGHBORHOOD HISTORY

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

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

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

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

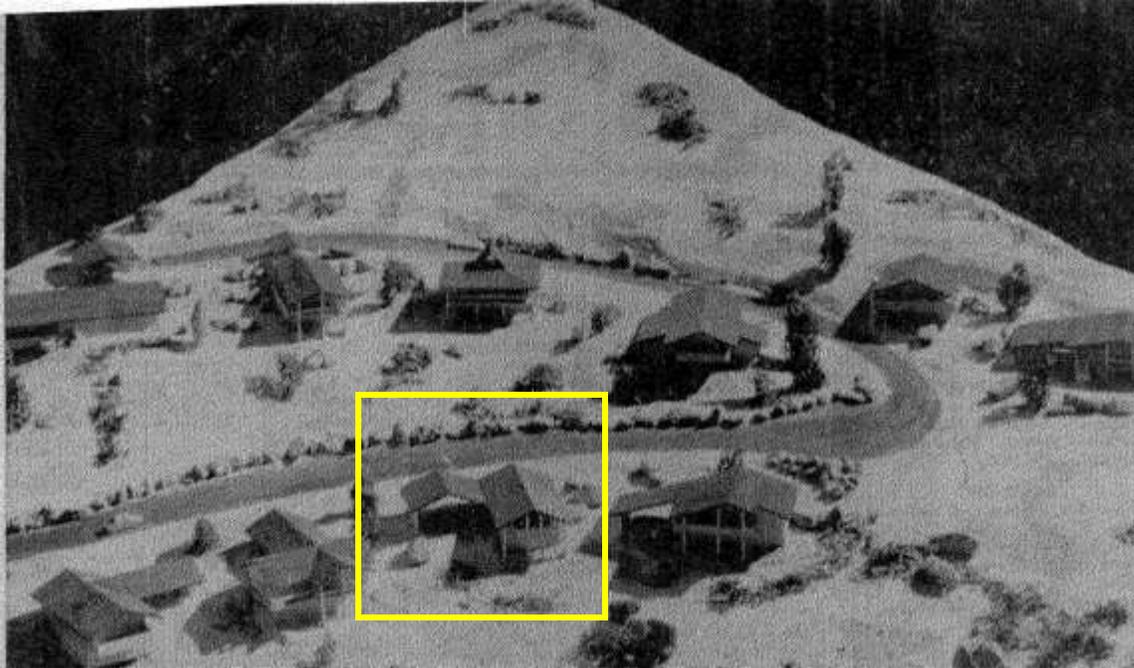


Figure 7. Photograph of architectural model showing ten houses designed by Hobart Wagener, 1961. Lot 11 (445 College) highlighted.

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

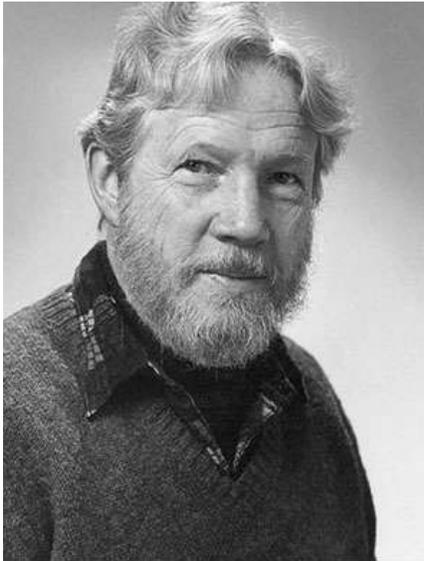
Despite the advance publicity for the neighborhood, plans seem not to have been fully realized. A scale model, showing the contours and proposed designs, was exhibited in the Penfold Realty office lobby in 1962. The house depicted on lot 11 (445 College Ave.) of the model (*see figure 7*) is similar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

The first house constructed the subdivision was the house at 470 College Ave. (lot 1) in 1960, followed a year later by the house at 435 College Ave. (lot 10). The houses at 415, 425, 430 and 445 (lots 8, 9, 5, and 11-13) were all constructed in 1963. In 1966, the house at 410 College Ave. was completed. In 1967, two houses designed by Charles Haertling

were completed: the McConnell House at 450 College Ave. (lot 3) and the Dammann House I at 460 College Ave. (lot 2). The house at 440 College (lots 3, 2 and 4) was also completed that year. In 1976, the house at 475 College was completed (lots 14-15). In all, eleven houses were constructed in the Kecoughtan Hills subdivision. The property at 445 College encompasses three lots, and the properties at 410 College Ave. and 475 College Ave. each encompass two lots.

PROPERTY HISTORY

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



Will Kellogg. www.ucar.edu

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

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

"Will was born in 1917 in New York Mills, New York, and attended Yale University. When his graduate studies at the University of California, Berkeley, were interrupted by World War II, he served in the U.S. Air Force's new meteorological

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

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

Kellogg retired in 1987 and continued to mentor a number of postdoctoral researchers and graduate students.



Betty Kellogg. www.themtneer.com

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

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

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

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;

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

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

- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

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

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

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

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

Date of Construction: 1963

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

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

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

3. Development of the Community: Kecoughtan Hills

Elaboration: The Kecoughtan Hills subdivision was platted in 1961 by Henry Vincent Ellwood, Lelia Weymouth Ellwood, William Weymouth Ellwood and Margaret B. Ellwood. Penfold Realty was the exclusive agent for the Kecoughtan Hills development, and local Modernist architect Hobart Wagener was commissioned to design ten houses, ranging from \$20,000 to \$40,000. The "chalet-style" houses were individually designed to integrate into the dramatic sites, and were unified through the use of low gables, wide, overhanging eaves, porches and exposed beams. For unknown reasons, only three of the ten houses were developed by Penfold Realty. In total, ten houses were constructed between 1963 and 1974,

including the Damman and McConnell Houses (450 and 460 College Ave.), designed by Modernist architect Charles Haertling. Kecoughtan Hills is an intact example of a notable mid-century development that retains much of its original character.

4. Recognition by Authorities: None observed.

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

ARCHITECTURAL SIGNIFICANCE:

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

1. Recognized Period or Style: Modern

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

2. Architect or Builder of Prominence: Hobart Wagener

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

3. Artistic Merit: None observed.

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None observed

ENVIRONMENTAL SIGNIFICANCE:

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

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

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

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

CRITERION 3: CONDITION OF THE BUILDING

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

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

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

NEIGHBORHOOD COMMENT:

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

THE BOARD'S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Oct. 25, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 445 College Ave. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

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

ATTACHMENTS:

- Attachment A: Current Photographs
Attachment B: Tax Assessor Card, 1963
Attachment C: Obituaries: William and Elizabeth Kellogg
Attachment D: Kecoughtan Heights Background and Newspaper Articles
Attachment E: Significance Criteria for Individual Landmarks

Attachment A: Current Photographs



445 College Ave., South façade, 2014.



445 College Ave., West elevation, 2014.



445 College Ave., East elevation, 2014.



445 College Ave., North elevation, 2014.



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

Attachment B: Tax Assessor Card, 1963



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

BOULDER COUNTY APPRAISAL CARD

TRACTS LOTS 11 BLOCK ADDITION *Keough* Range

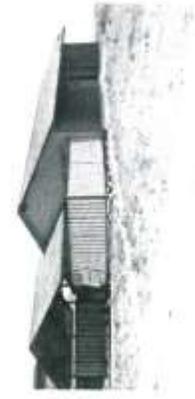
HOUSE No. 445 STREET *College* CITY

OWNER *Richard J. & Helen K. Keough*

APPRaised 5-16-19... Appraised by *R.S.M.*

Classification *1.4 SA 1*

% Obsolescence _____
% Physical Dep. _____



Width x Length Area Height Cable Feet

27 x 33 891 13 1122

Special Building Notes

ANNUAL ASSESSMENT

Year	Land	Improvements	Total
1955	\$	\$	\$
1956			
1957			
1958			
1959			
1960			
1961	1000	7893	8893
1962			

Transferred for Sale _____

Building Permit # *3802* Private Appraisal \$ *1763*

Original Cost, Improvements Only _____ Insurance _____

Additions and Betterments _____ Mortgage _____

Owner's Estimate of Present Value _____ Monthly Rental _____

DATE OF CONSTRUCTION

Date	Age	Description	Percent	Date	Age	Description	Percent
11-7-1963	1963						

GARAGE AND MINOR BUILDINGS

Class No.	Width x Depth x Ht.	Area	Walls	Floor	Roof	Heating	Lighting	Reprod. Cost	Age	Deprec.	Net Value
	16.7 x 20	334									
	21.7 x 10	217									
	4.9 x 10	49									

Reproduction Cost and Final Value

Item No.	Area or Quantity	Unit Cost	Total
Base			
1955	753	1517	11282
1956	192	10	1920
1957	192	10	1920
1958	192	10	1920
1959	192	10	1920
1960	192	10	1920
1961	192	10	1920
1962	192	10	1920

ADDITIONS (PLUS)

DEDUCTIONS (MINUS)

Base Reproduction Cost \$ *11282*

Final Net Condition \$ *7*

Final Value - Main Building \$

SUMMARY OF BUILDING VALUE

Main Building \$ *11282*

Garage _____

Minor Buildings _____

Other Improvements _____

Total Buildings \$ *11282*

Improvements \$ _____

Attachment C: William and Elizabeth Kellogg Obituaries

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Operated by the University Corporation for Atmospheric Research

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December - January 2008

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

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

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

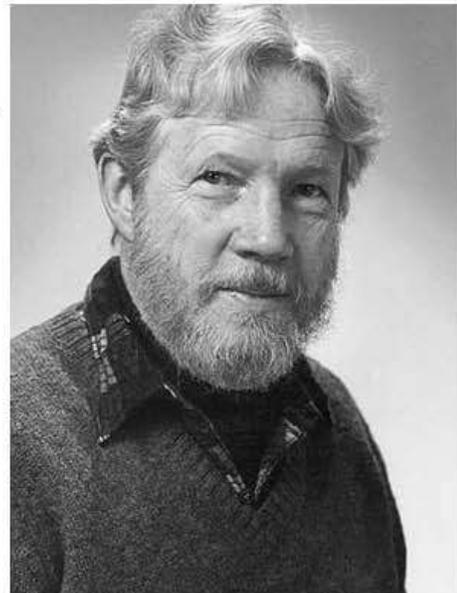
Colleagues remember him as thoughtful and visionary. "His door was always open," recalls Mickey Glantz (SERE/CCB), adding that Will was a mentor to generations of postdoctoral researchers and graduate students.

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

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

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

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



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

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

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

In this issue...

2007 Outstanding Accomplishment Awards

NCAR pioneer Will Kellogg, 1917–2007

Random Profile: Emily Laidlaw

COMET writer wins AAAS science journalism award

Weather forecast goes global

New director for UCAR Child Care Center

Delphi Question

Holiday greetings!

Just One Look

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In Memory of
**ELIZABETH J
KELLOGG**

February 19, 1918 - August 19, 2013

Obituary

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

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

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

Education of Young Children.

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

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

Tributes can be posted and viewed via the following

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

Close

Send Flowers

Send Comfort Food

Funeral Etiquette

What To Do Before, During and After a Funeral Service

What To Say When Someone Passes Away

What To Wear To a Funeral Service

Helping a Friend Cope With Grief

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

Share:     

Guest Book

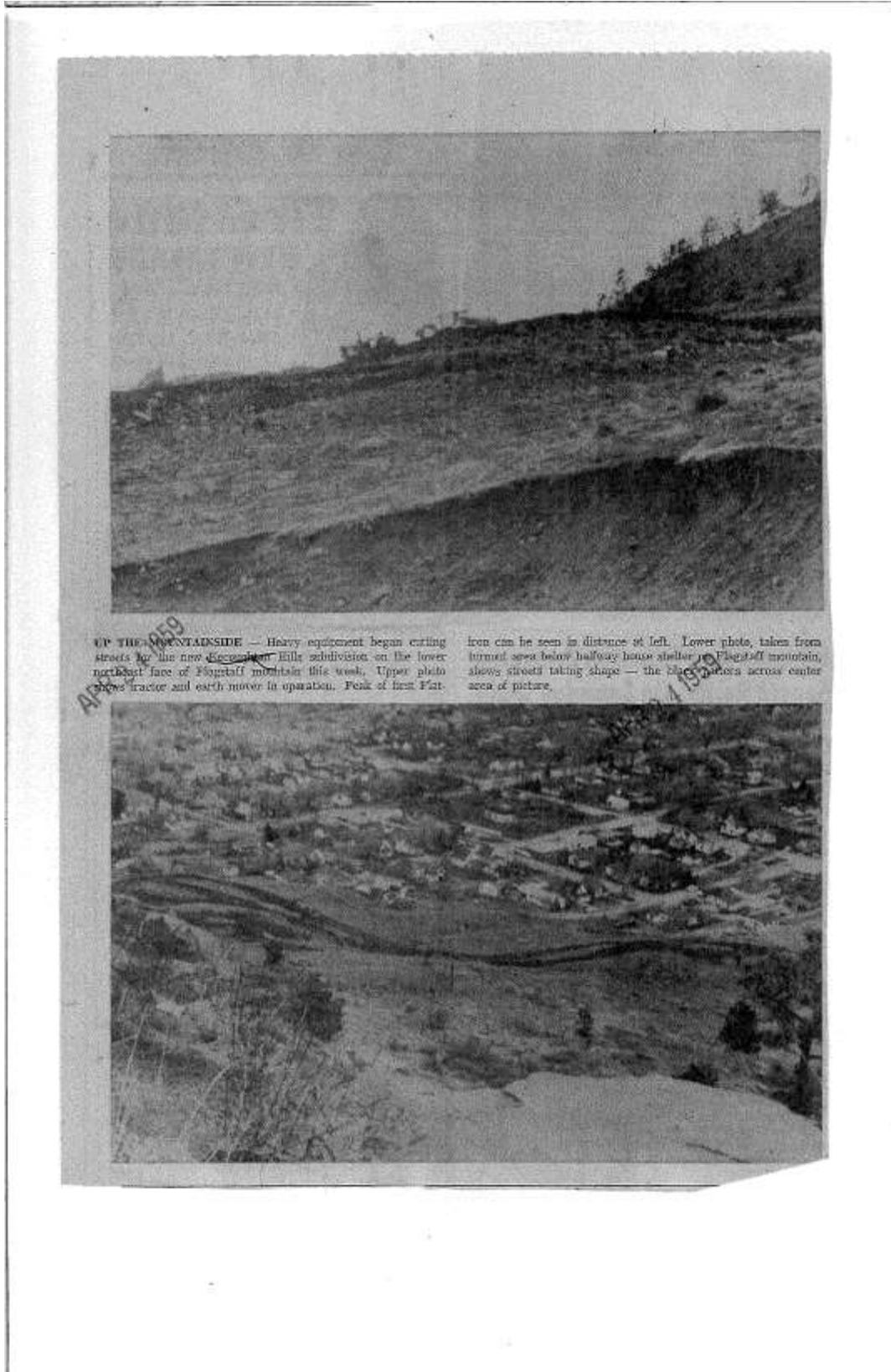
View Complete Guest Book (12 entries)

Attachment D: Kecoughtan Heights Background

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

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

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



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



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

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

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

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

Two chalet-type houses — ranging

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

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

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

Wagener Is Architect

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

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

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

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

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

Wagener—who has received five of the 16 design awards made since 1955 by the five-state Western Mountain District of the American Institute of Architects—has

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

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

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

Similar Chalet-Type

Ken Penfold Realty, Inc., located in the Base-Mor Shopping Center, will serve as exclusive agent for the Kocoughan Hills development.

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

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

Suit Filed Over Road In Kocoughan Hills

A lawsuit was filed in District Court Wednesday afternoon to establish the right to use a service road in the Kocoughan Hills subdivision. The subdivision is on a lower slope of Flagstaff Mountain west of 4th and College.

Mr. and Mrs. Henry Vincent Ellwood, of 915 Lincoln Pl., brought the action against Mr. and Mrs. Charles K. Borgardner, of 490 College Ave. The complaint said a 16-foot-wide road is needed as a common driveway for Lots 2, 3, 4 and 6, owned by the Ellwoods, and Lot 5, owned by the Borgardners.

The complaint alleged Mr. and Mrs. Borgardner claim the right to use the road across Lot 4 to reach their property, but refuse to permit its use across their Lot 5 to reach the Ellwood's properties. The court was asked to declare the road as an easement for a common driveway to serve all five lots.

Chalet-Type House To Be Built At Base of Flagstaff Mountain. *Daily Camera*. Mar. 31, 1961.
 Suit Filed Over Road in Kocoughan Hills. *Daily Camera*. Mar. 26, 1964.

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA
Individual Landmark
September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.