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## Agenda Item 5A

Second reading and consideration of a motion to adopt Ordinance No. 8029, designating the building and property at 747 12<sup>th</sup> 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

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## **Procedure for Landmark Designation Hearing:**

1. All speaking to item are sworn in
2. Staff presentation; Council may ask questions of staff
3. 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

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# The City Council's Decision

- **Approve** the designation by Ordinance
- **Modify** and **Approve** by Ordinance
- **Disapprove** the designation

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# Criteria for the City Council's Decision: 9-11-1 & 9-11-2, Boulder Revised Code

## City Council shall consider:

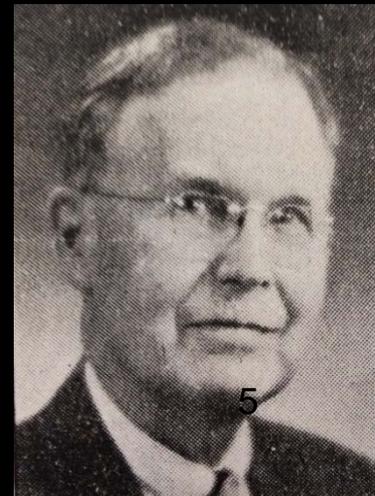
Whether the subject property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

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

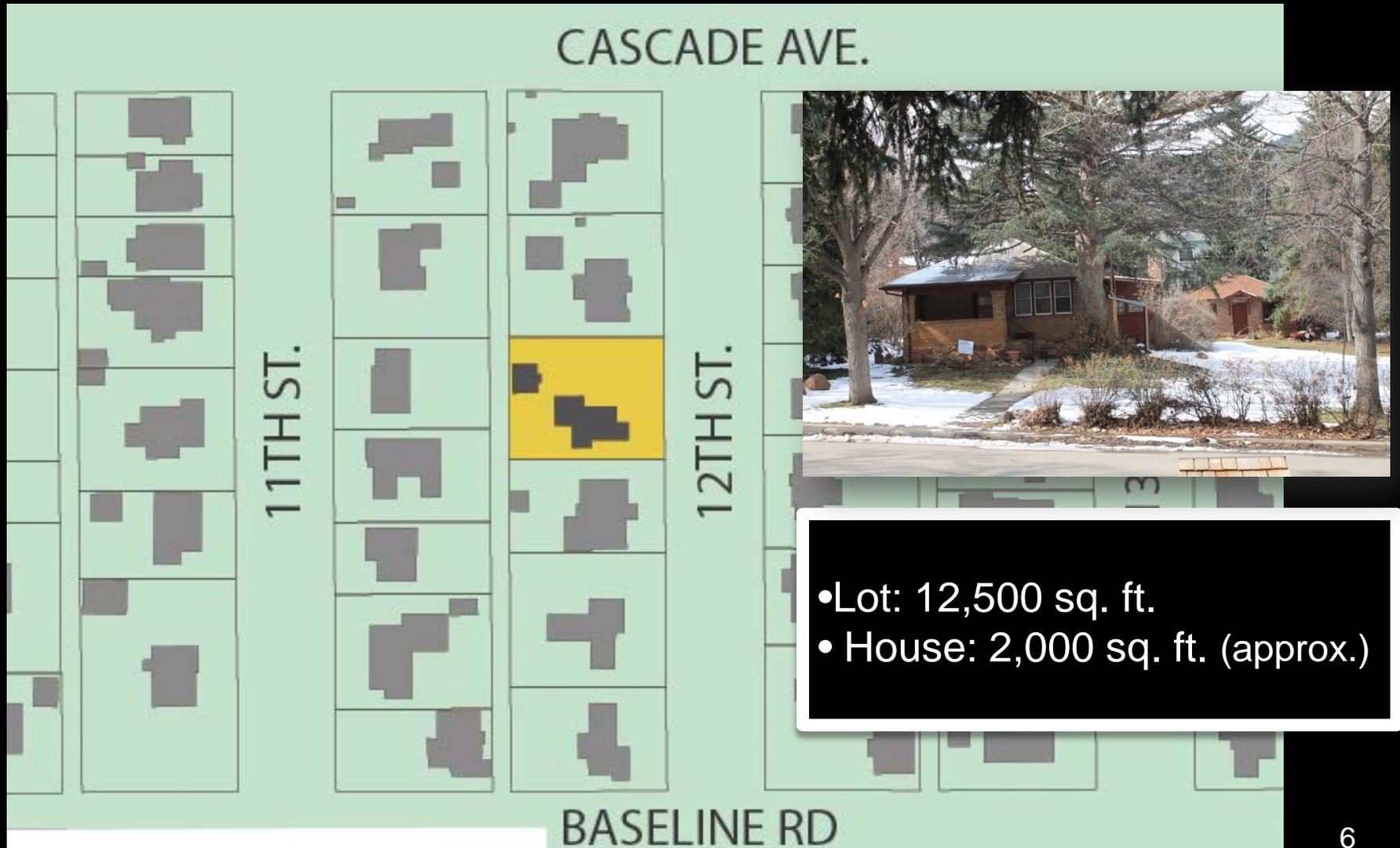
# CRITERIA FOR LANDMARK ELIGIBILITY

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

- Architectural Significance
- Historic Significance
- Environmental Significance



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



# CRITERIA FOR LANDMARK ELIGIBILITY

## Architectural Significance

- Recognized Period or Style
  - Bungalow influenced design



# Architectural Significance



East Elevation, 747 12<sup>th</sup> St., 2014

# Architectural Significance



North Elevation, 747 12<sup>th</sup> St., 2014

# Architectural Significance



Rear Addition, 747 12<sup>th</sup> St., 2014

# Architectural Significance



Northwest corner, 747 12<sup>th</sup> St., 2014

# Architectural Significance



West Elevation, 747 12<sup>th</sup> St., 2014

# Architectural Significance



South Elevation, 747 12<sup>th</sup> St., 2014

# Architectural Significance

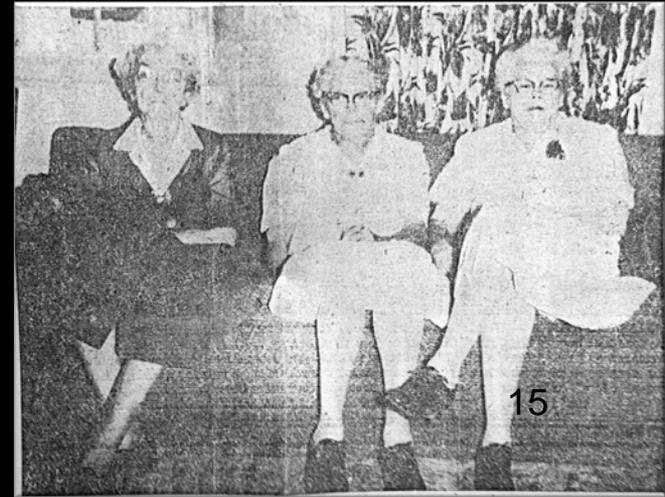


Garage, 747 12<sup>th</sup> St., 2014

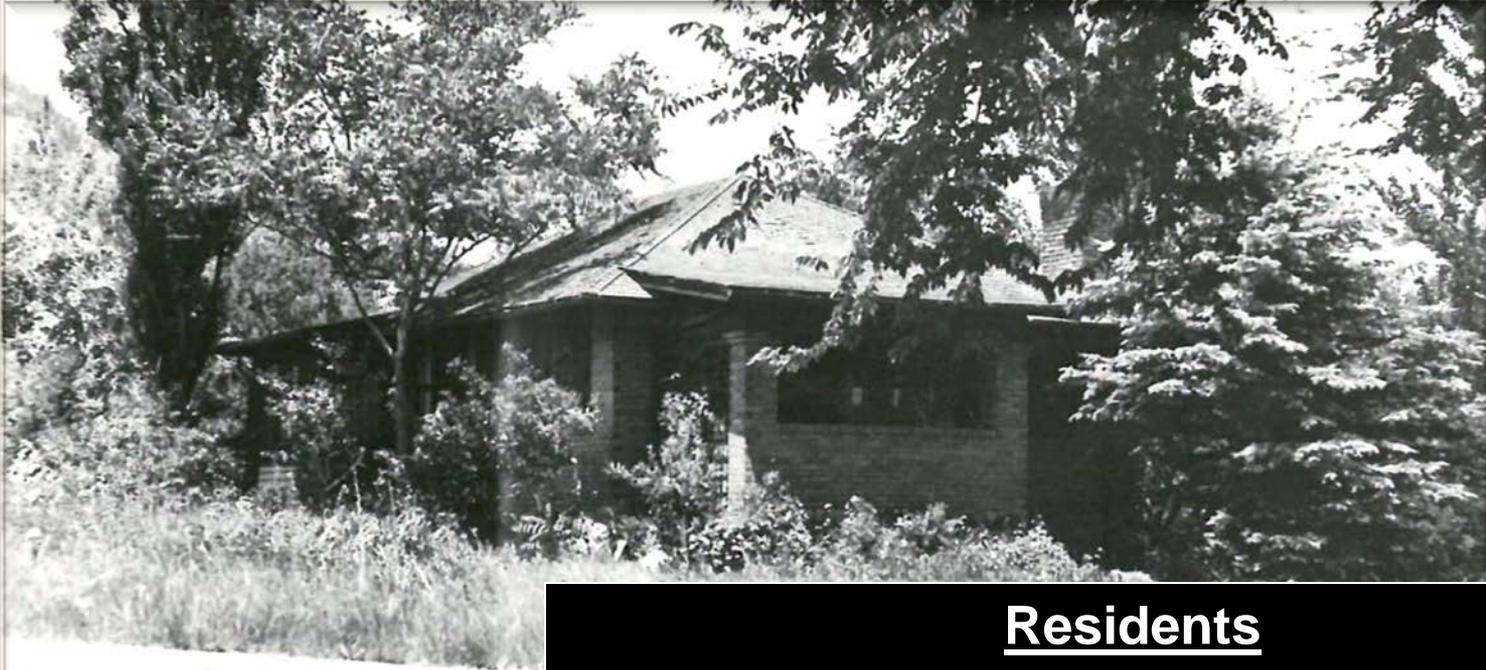
# CRITERIA FOR LANDMARK ELIGIBILITY

## Historic Significance

- Date of Construction
- Association with Historical Persons
- Development of the Community
- Recognition by Authorities



# Historic Significance



## Residents

**1916-1938**

**Cowgill sisters**

**1938-1940**

**Dr. Gilbert**

1940-1944

Ralph and Dorothy Feathers

1944-1968

Lucile Tandy

1968-1970

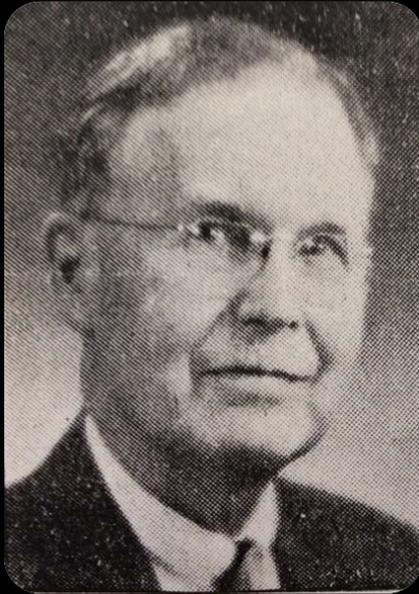
Rex Sheppard

1970-present

Orval and Nina Johnson family

1963

# Historic Significance



*Dr. Gilbert*

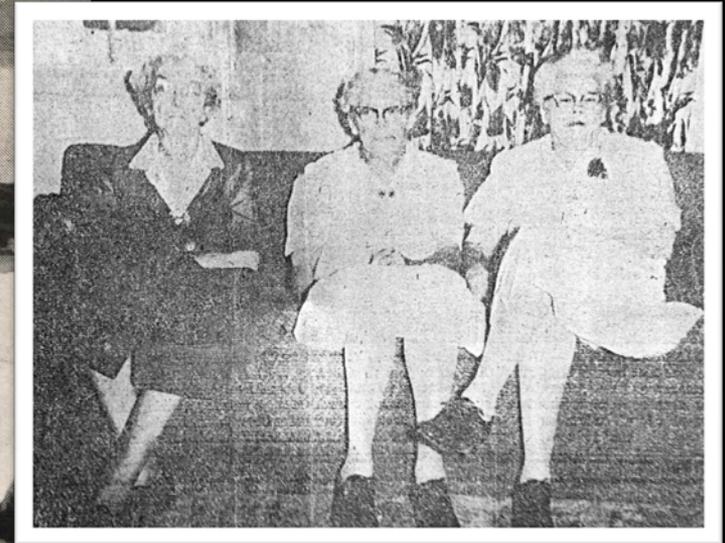


*Photographs of Mesa Vista Sanatorium, 2121 North St., 1963*

# Historic Significance

Humanitarian Enterprise  
***Story Of Mesa Vista Sanatorium  
Spans Over 40 Years Of Service***

Mesa Vista Sanatorium, newly Mesa Vista



*Photographs of Mesa Vista Sanatorium and the Cowgill Sisters, c.1960*

# Historic Significance



*Ms. Cowgill and Navajo children, c.1960*

# CRITERIA FOR LANDMARK ELIGIBILITY

## Environmental Significance

- Site Characteristics
- Compatibility with Site
- Area Integrity



# Environmental Significance



# Environmental Significance



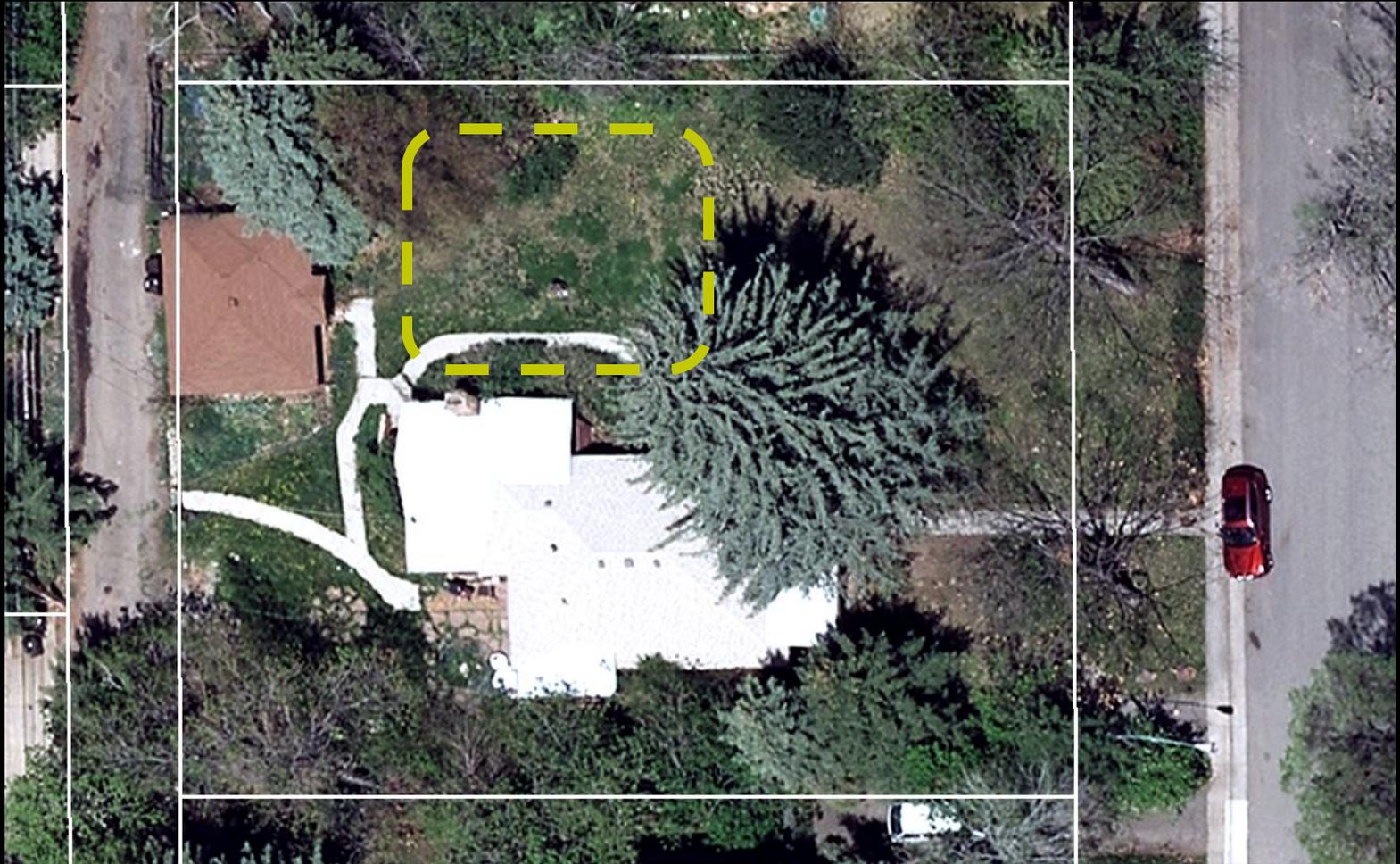
## Criteria for Consideration Section 9-11-1 B.R.C.

The City Council does not intend to preserve every old building but instead draw a reasonable balance between private property rights and the public interest in preserving the City's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives...

# Analysis

- House and garage proposed for demolition
- The property has exceptional historic, architectural and environmental significance
- Stay of Demolition – Discussion of Alternatives
- Not demonstrated that cost of restoration would be unreasonable
- No major structural issues identified
- Considerable community support
- Lot configuration allows for addition that would not overwhelm the house.

# Analysis



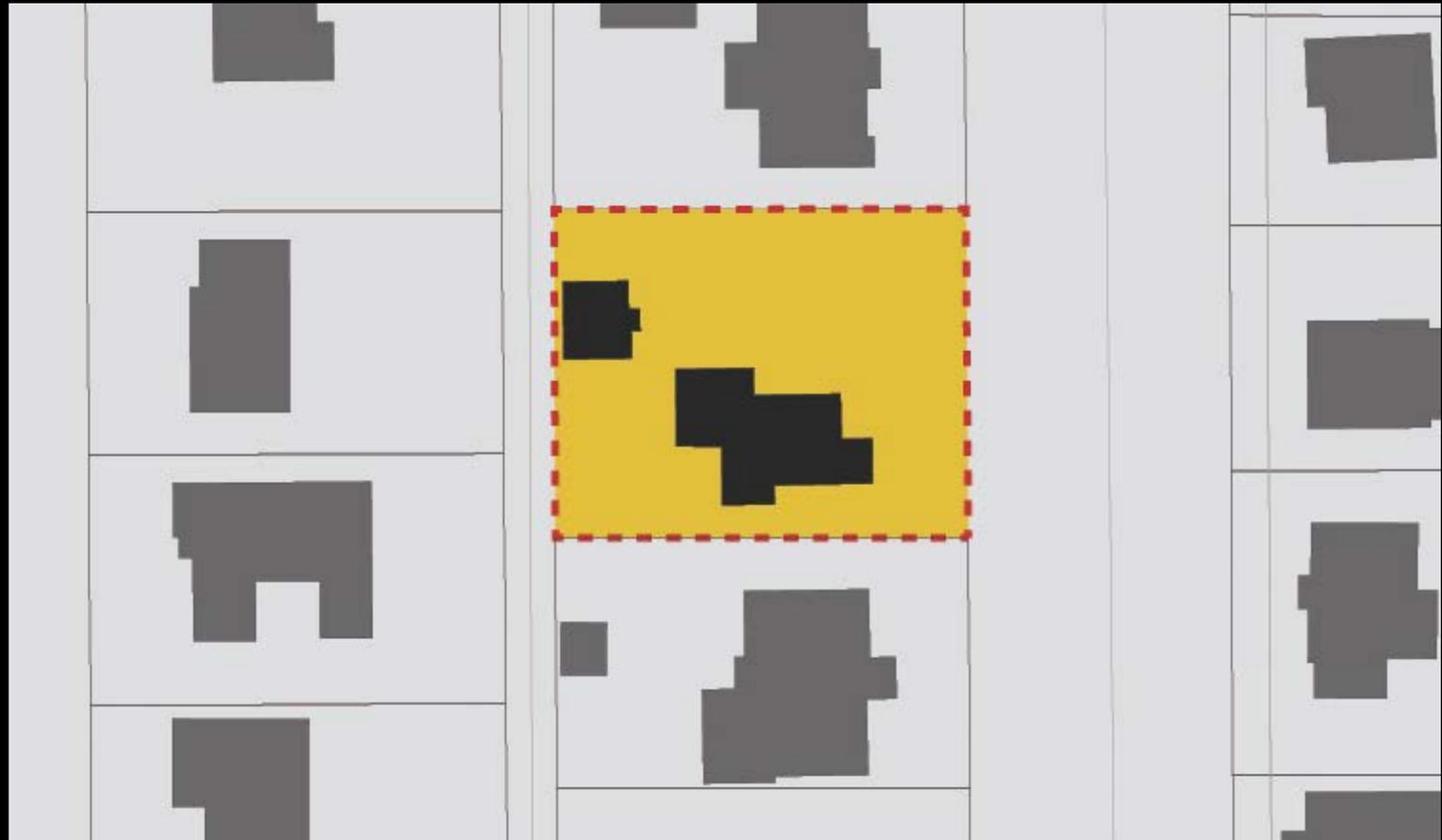
# Recommendation

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

Motion to adopt No. 8029 designating the property at **747 12<sup>th</sup> St.** as a local historic landmark, to be known as the **Cowgill Property**, as an individual landmark under the city of Boulder Historic Preservation Code.



# Proposed Landmark Boundary



# Findings

1. 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.
2. The buildings have exceptionally high architectural, historic and environmental significance. Sec. 9-11-2(a)(1), B.R.C. 1981.
3. In this case, designation over an owner's objection is appropriate because
  - (i) the house and garage are of exceptionally high architectural, historic, and environmental significance;
  - (ii) the house and garage are in need of protection provided through the designation as the buildings are proposed for demolition; and
  - (iii) it has not been demonstrated that the cost of restoration or repair would be unreasonable or that it would not be feasible to preserve the buildings and incorporate them into future development plans.

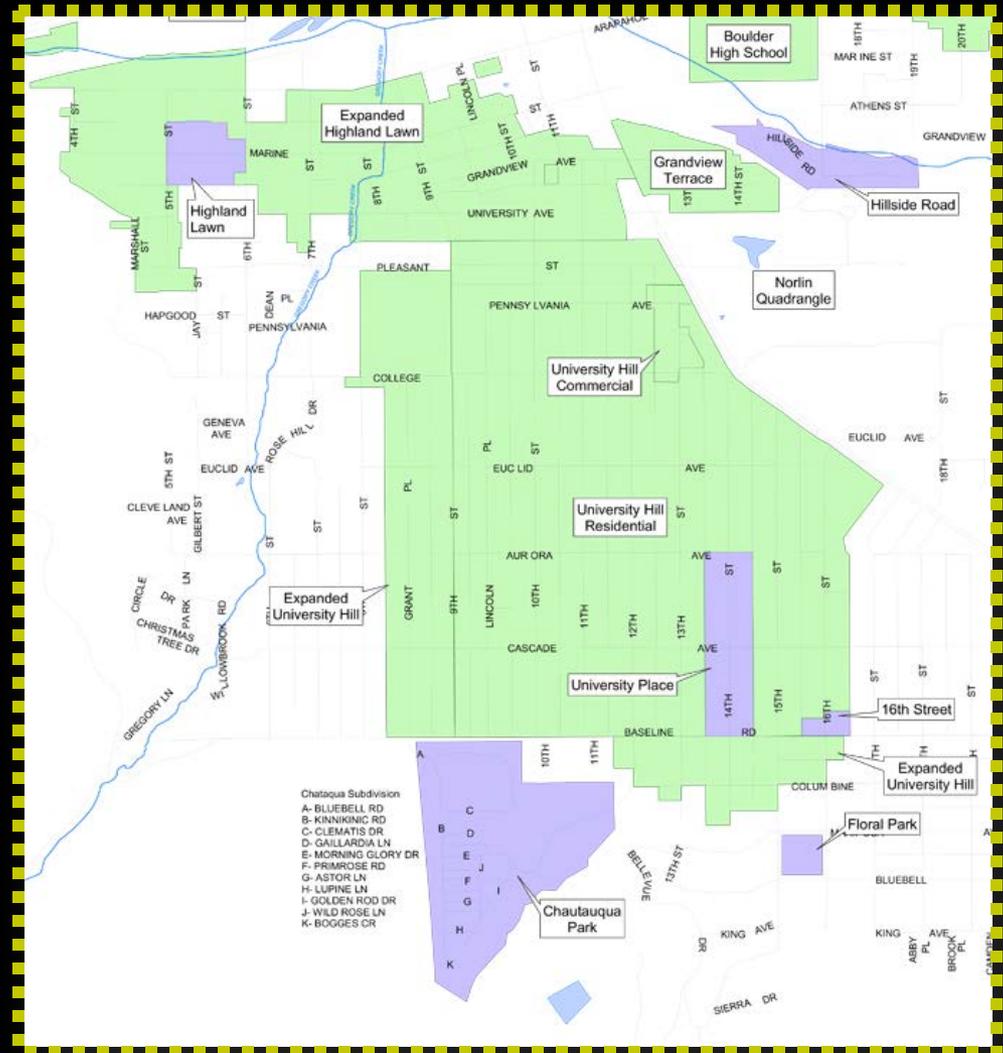
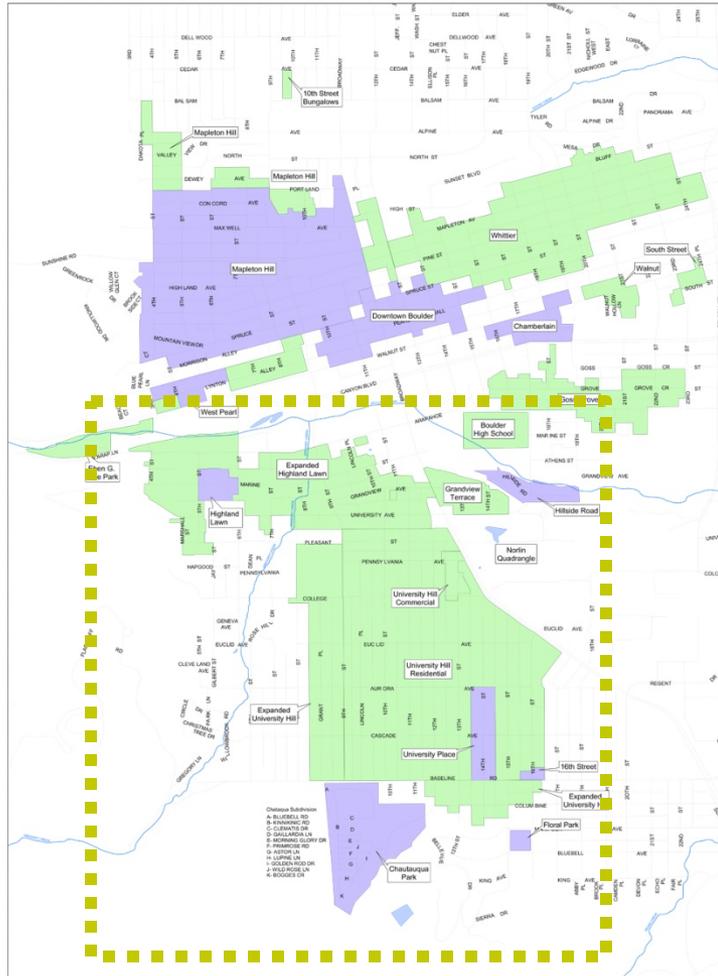
# Findings

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. 9-11-1(b), B.R.C. 1981.
5. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.
6. 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.

# 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

# General Design Guidelines

## 4.0 Additions to Historic Structures:

- Preserve character defining features of the house and site
- Distinguish the addition from the historic structure
- Addition should be subordinate to the historic building; should not diminish or visually overpower the building
- Reflect the original symmetry/asymmetry of the historic building.



