Agenda Item 5A

Second reading and consideration of a motion to order published by title only **Ordinance No. 8083 designating the building and property at 2322 23rd St., to be known as the Herkert-Glasser Cottage**, as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00077).

Applicant/Owner: Douglas Johnson and Theresa Hernandez

Procedure for Landmark Designation Hearing:

1. All speaking to the designation are sworn in
2. Staff presentation; City Council may ask questions
3. Owner presentation; City Council may ask questions
4. Public hearing opened; City Council may ask questions
5. Owner response
6. Public hearing closed; City Council discussion
7. A motion requires an affirmative vote of a majority of City Council members to pass a motion.
8. A record of this hearing is kept by staff.

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 *Legislative Intent* and *City Council May Designate Landmarks and Historic Districts*.

"Special character and historic, architectural, or aesthetic interest or value…"

The City Council May:

9-11-5(c) Boulder Revised Code

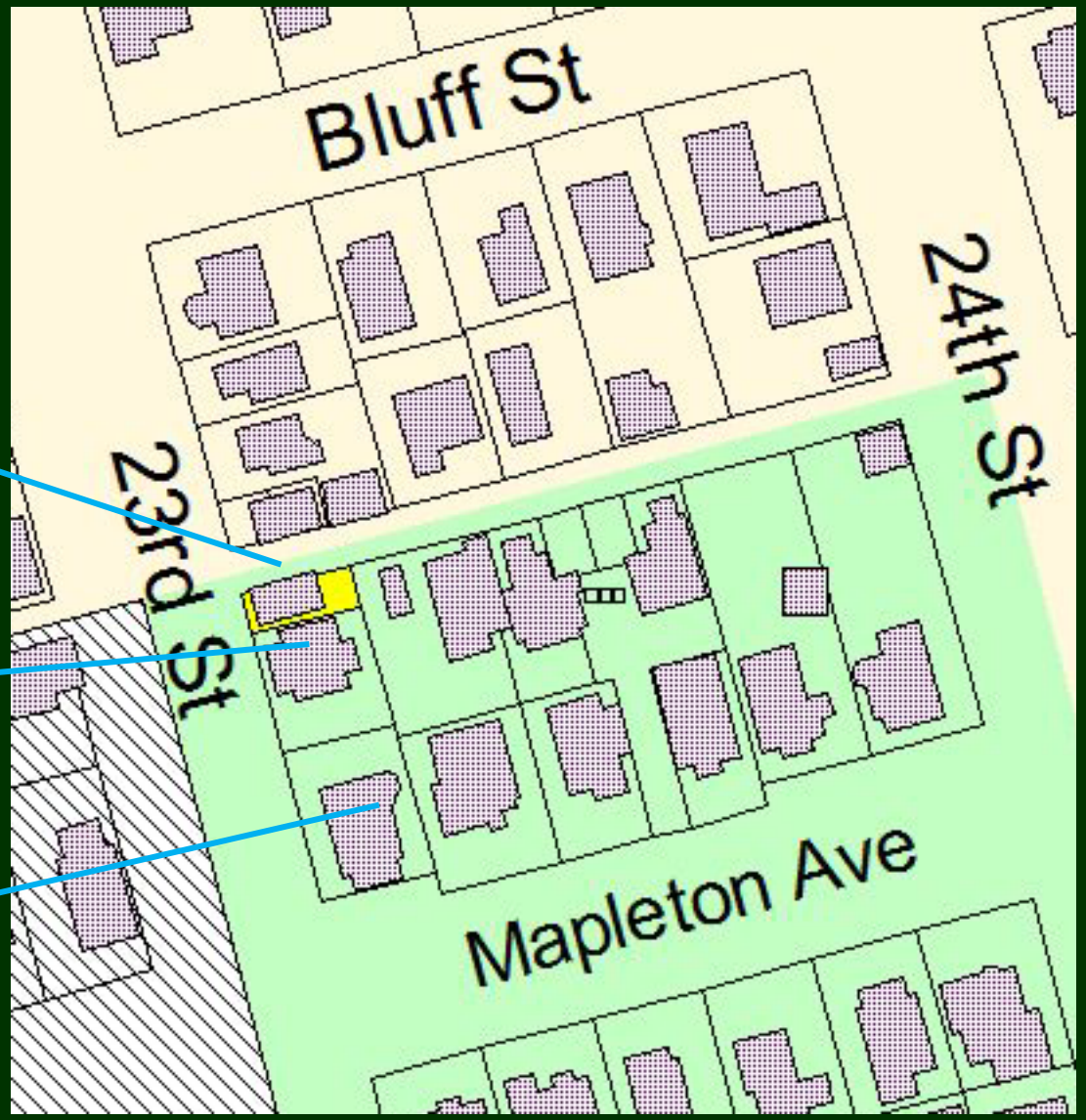
- Recommend designation
- Recommend designation with modifications
- Deny application

Location Map | 2322 23rd Street

2322 23rd St.

2316 23rd St.
Herkert Cottage

2303 Mapleton Ave.
Herkert House



Criteria for Landmark Designation:

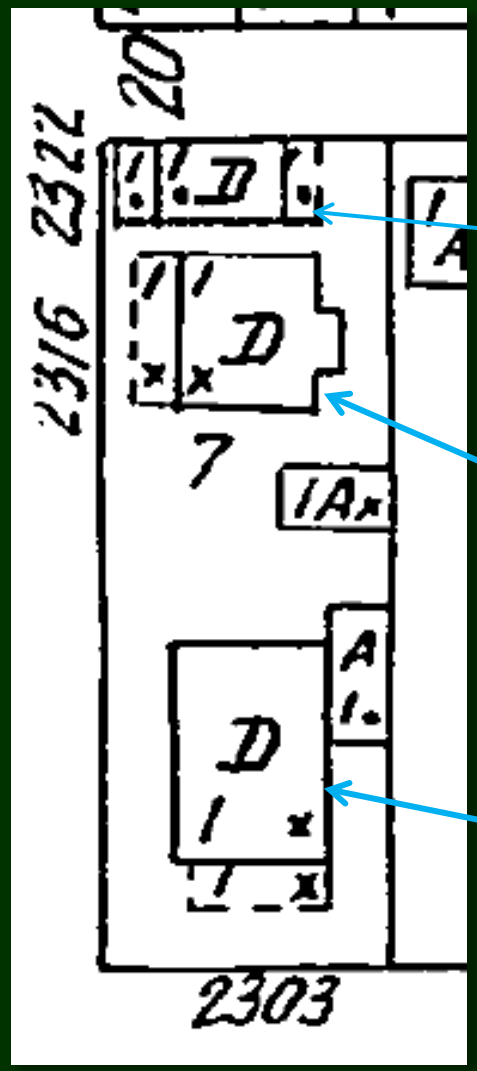
1. Historic Significance
2. Architectural Significance
3. Environmental Significance

Tax Assessor Photo, c. 1949

2015

Criteria for Landmark Eligibility

Historic Significance



Sanborn Map, 1931-1960

2322 23rd St., c. 1923

2303 Mapleton Ave., 1906

2316 23rd St., 1924

Criteria for Landmark Eligibility

Historic Significance - Ownership

House Constructed c.1923

1923-1940 Fred Herkert, retired carpenter.

1953-1957 Clyde Reed, university watchman.

1957-1970 Mrs. Jessie Fewel, retired cook.

1970-2010 Dallas & Diana Glasser (lived in 2316 23rd)

Current: Douglas Johnson & Theresa Hernandez

Criteria for Landmark Eligibility

Architectural Significance

- Built by Fred Herkert
- Modest pre-WWII house
- Craftsman Bungalow
- Gable-front with stucco and half-timbering
- Wood shingle cladding on knee walls
- Exposed rafter tails

Criteria for Landmark Eligibility

Environmental Significance

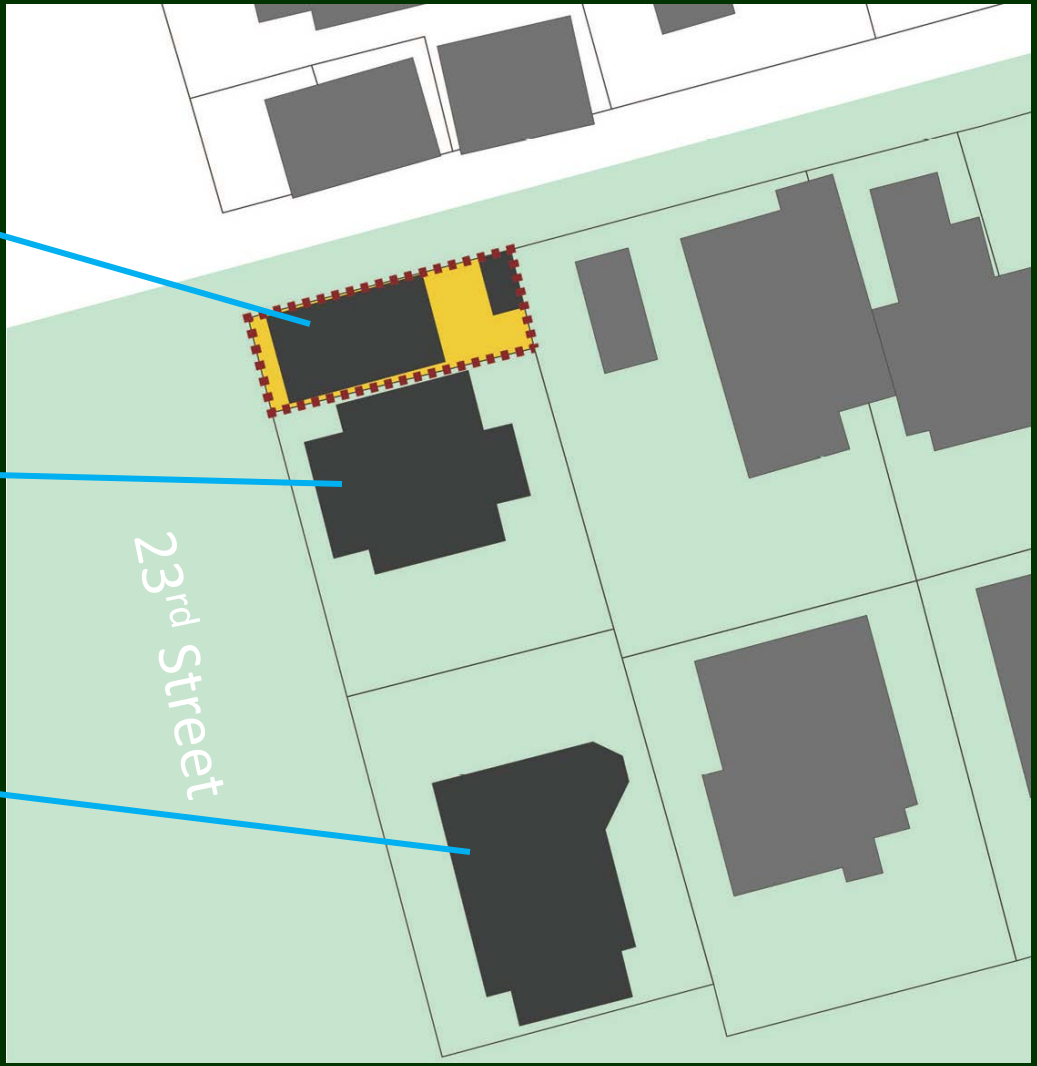
- Residential historic character
- Visual Landmark
- Located in potential Whittier Historic District

Proposed Landmark Name and Boundary
Herkert–Glasser Cottage

2322 23rd St.
Herkert-Glasser Cottage

2316 23rd St.
Herkert Cottage

2303 Mapleton Ave.
Herkert House



Staff Recommendation

Staff recommends that the City Council adopt the following motion:

I move that the City Council adopt Ordinance 8083 designating the building & property at 2322 23rd Street as a local historic landmark, to be known as the ***Herkert-Glasser Cottage****, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2 of the Boulder Revised Code, 1981.*

Findings

1. The designation will **protect, enhance, and perpetuate a building reminiscent of past eras and persons** important in local history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.

2. The designation will **maintain an appropriate setting and environment** enhancing property values, stabilizing the neighborhood, promoting tourist trade and interest, and fostering knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.

3. The designation **draws a reasonable balance between private property rights and the public interest** in preserving the city's cultural, historic, and architectural heritage. 9-11-1(b), B.R.C. 1981.

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