

DATE: January 8th, 2013
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Pending Stays-of-Demolition

The stay-of-demolition for the buildings at 1045 Linden Ave. expires on Feb. 19, 2013. A meeting to discuss alternatives to the demolition with the property owner and Historic Boulder is scheduled for December 20th, 2014 – update at meeting. The Board will discuss whether or not to hold an initiation hearing the February 8, 2014 meeting.

Grandview Buildings

.Staff will be involved in reviewing the methodology for the moving and location of the two buildings –update at meeting.

11th and Pearl Streets Project, Ldrc Review.

Meetings to review final materials, lighting and other details have not yet been scheduled.

Demolition Ordinance Changes

Staff and the Landmarks Board subcommittee continue to work on revisions to the Demolition Ordinance.

Comprehensive Planning and Sustainability Calendar

See attached.

Fiscal Year 2014 Certified Local Government Grant Application

Update at Meeting

2014 National Trust Conference Report

Update at Meeting

Appointment to Colorado Historic Preservation Review Board

Marcy Cameron has been appointed to a two-year term on the Colorado Historic Preservation Review Board. The board primarily reviews National Register nominations prior to submission to the Keeper of the National Register, as well as National Historic Landmark nominations and the State Historic Preservation Plan.

Recent Historic Preservation Comments for Pending Site Review Projects:

CONCEPT PLAN REVIEW AND COMMENT for 1750 14th Street.: Re-development of site to include 43 attached apartment units in 33,634 s.f. and 10,054 s.f. of existing commercial space and 11,629 of new office space. 1750

“The McAllister Lumber and Supply Company was located at 1750 14th Street from the 1880s until the 1920s when it changed ownership to become the Boise Payette Lumber Company. An early Boulder settler, Ira McAllister established the company in 1878 and operated a hardware and building supply store at 1550 Pearl Street. The business supplied materials for many of the houses constructed in the city during the nineteenth and early twentieth-centuries including kit houses, a number of which were built in the University Hill neighborhood.



McAllister Lumber Building, 1735 15th Street, 1922



Former lumber kiln building immediately adjacent to subject property, 1735 15th Street

Both the main brick building and small brick building immediately east of the subject property at 1725 15th Street date from the late nineteenth century and from the McAllister ownership of the property (see photographs above). Sanborn Fire Insurance maps indicate the smaller building was a drying kiln for lumber.

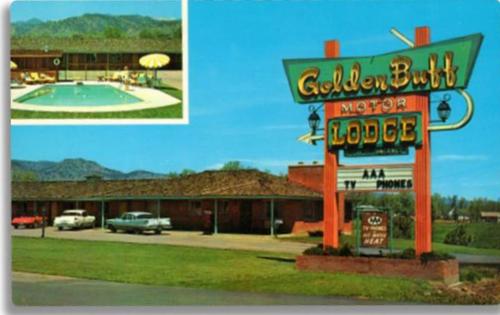


Building constructed between 1932 and 1958 at 1750 14th Street

The small frame building located at the south edge of the property was constructed between 1932 and 1958 though it may have been a portion of the longer wood sheds that were located along the ditch until the late 1920s. Because this building is older than 50 years in age, its removal will require demolition review by the historic preservation program. Staff suggests that the applicant consider preserving the building and integrating it into part of the planned pedestrian pathway, or possibly as a bike storage building.”

Amendment of Approved Site Review st 1725 28TH ST: Redevelopment of the existing Golden Buff Hotel and Eads Newstand on the site. The development proposal includes the demolition of existing structures and construction of two hotels, an East Hotel fronting on 28th street (select service hotel comprised of 171 guest rooms) and a West Hotel fronting on 26th street (full service hotel comprised of 204 guest rooms) both to be located at 1725 28th street. The development also includes the construction of a 42,890 s.f. mixed use commercial building (Canyon 28) comprised of office and retail uses to be located at 1715 28th street. Project will also have 2 stories of underground parking with approx. 469 parking spaces.

“A portion of the existing Golden Buff buildings (formerly the Wayside Lodge) were constructed in 1960 and are older than 50 years in age. In addition, our GIS indicates that the Eads building was originally built in 1953 although wasn’t occupied by the Eads Smoke Shop until the 1980s.



Given that project plans indicate these buildings are to be removed to make way for new construction a demolition application must be submitted for each building (per 9-11-23 of the Boulder Revised Code) to assess whether the buildings have historic or architectural significance. The application fee for the review of non-designated buildings older than 50 years but constructed after 1940 is \$51.

The demolition application can be accessed online at:

https://www-static.bouldercolorado.gov/docs/PDS/forms/303_demo_pmt_app.pdf