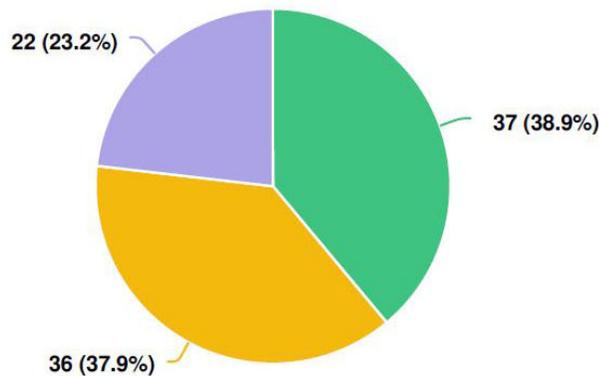


**Harbeck -Bergheim House
Community Values Survey
6/28/2018 – 7/31/2018**

1) Master Plan Alignment

The department’s [master plan](#) outlines several key themes developed by research, community input and policy directive from the PRAB and City Council. These key themes allow the department to ensure decision-making and direction is always supporting the vision of the community. Two significant outcomes of these themes that relate to the house include, “Taking Care of What We Have” and “Financial Sustainability.” Balancing many increasing demands from the community within the existing funding is an ongoing challenge, and staff are always evaluating programs and services to ensure the best use of funding. Compared with all the parks, recreation facilities and programs, what level of priority is maintaining the house as a department asset to the mission of the department.



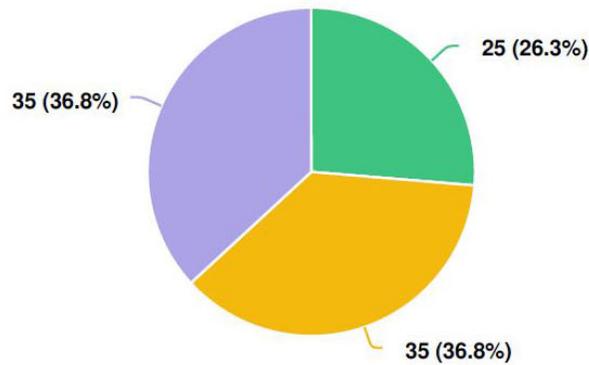
Question options

- High Priority – is completely aligned with the mission and provides broad community benefits.
- Medium Priority – somewhat aligns with the department’s mission and provides moderate community benefit.
- Low Priority – doesn’t really align with the mission and benefits only a portion of the community.

Optional question (95 responses, 0 skipped)

2) Funding Prioritization

The PRAB and staff have developed a capital investment strategy that outlines key capital needs of the department such as park and playground repairs, ballfield improvements, recreation facility maintenance, aquatic upgrades and include historic and cultural assets such as the Columbia Cemetery and the Glen Huntington Bandshell and Roney House at Valmont Park. This capital strategy includes a backlog of approximately \$16M funded through the fund that was used to purchase the house, PPRF. Recognizing limited taxpayer dollars and the need to focus on core amenities and services, what priority is the house compared with other capital?



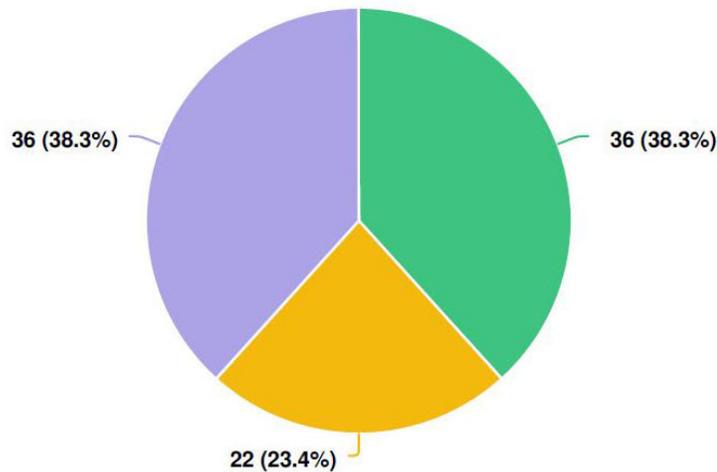
Question options

- The house is a high priority asset that must be funded.
- The house is somewhat of a priority that should be funded once other core amenities are taken care of.
- The house is a low priority and options should be explored to not require public funding.

Optional question (95 responses, 0 skipped)

3) Ownership

The house is a [local designated landmark](#) for its significant social, historical and architectural features which indefinitely protects and preserves the house regardless of ownership. Given that ongoing level of protection and the fact that the majority of Boulder's landmarked properties are privately owned, how important is it that the City remains the owner of the house?

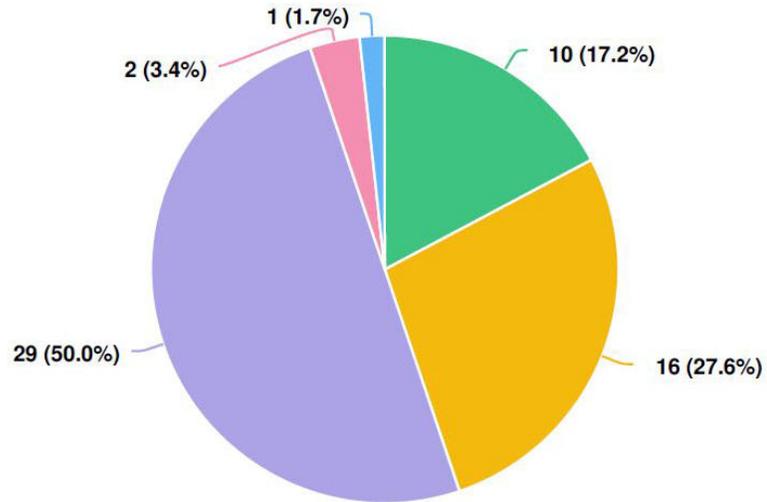


Question options

- I think it's critically important that the city remains the owner for many reasons.
- It's somewhat important/desirable that the city remains the owner, simply so the house remains in public ownership.
- It is not important that the city remains the owner, knowing the house will always be protected regardless.

Optional question (94 responses, 1 skipped)

3a) If you answered A or B to the previous question, what are the reasons why you consider the City as the best owner of the house? This will help us further appreciate community expectations related to ownership.



Question options

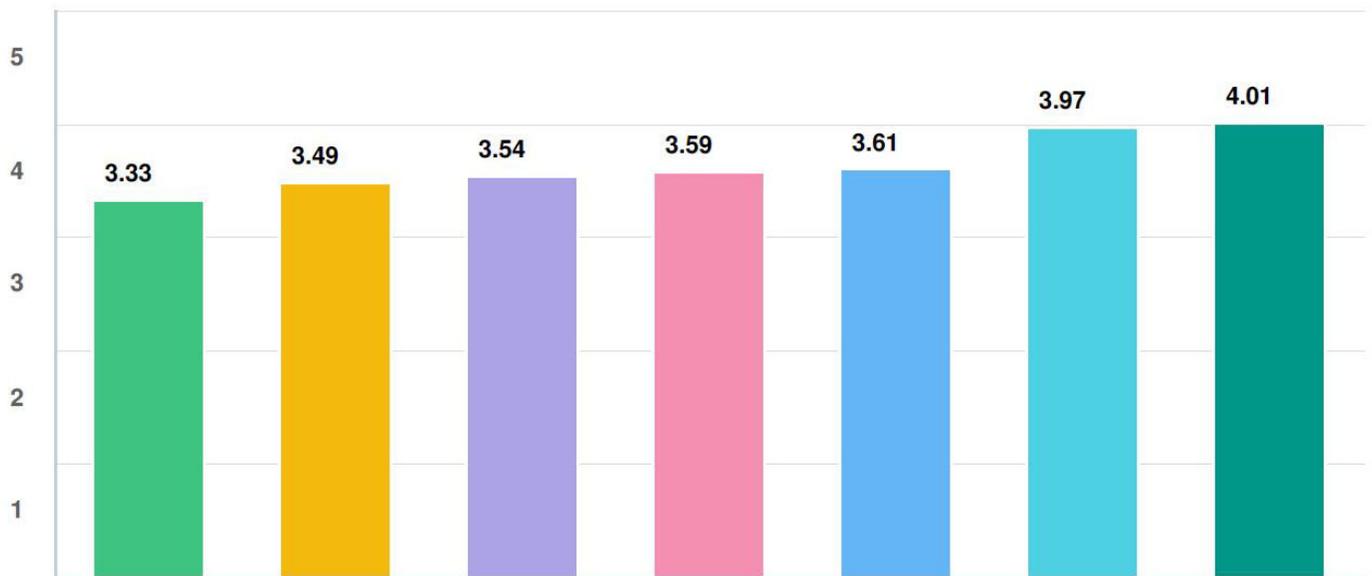
- Public access to the interior
- Best steward of the historical integrity of the structure
- Provide opportunities for short-term or long-term community use
- Best neighbor to the surrounding neighborhood
- Other

Define Other:

- This house, like the historic Washington School, should form the core of an affordable housing development to be owned by the City and operated by BHP.

4) Use and Neighborhood Compatibility

The original/historic use of the house was a single-family home in the University Hill neighborhood. The [current zoning](#) of the house, RL-1, only allows specific uses. Any future use will need to be compatible with the residential setting and Boulder's Land Use Code. From your perspective, which of the following considerations are most important to be a good neighbor?

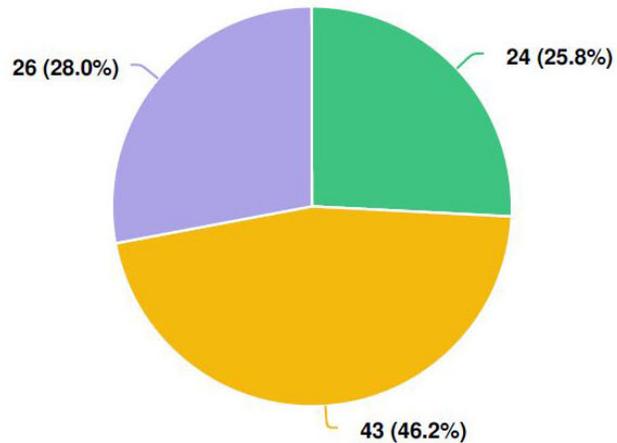


Question options

- Parking
- Hours of Operation
- Number of Occupants
- Noise
- Other
- Community Benefit
- Public Access

5) Public Access

Presently, only the first floor of the house is fully accessible by a ramp added to the rear entrance. Making interior adjustments to the house would be necessary to accommodate a fully accessible and inclusive public space. Regardless of ownership, how important is it to have the space publicly available and accessible for people of all abilities?

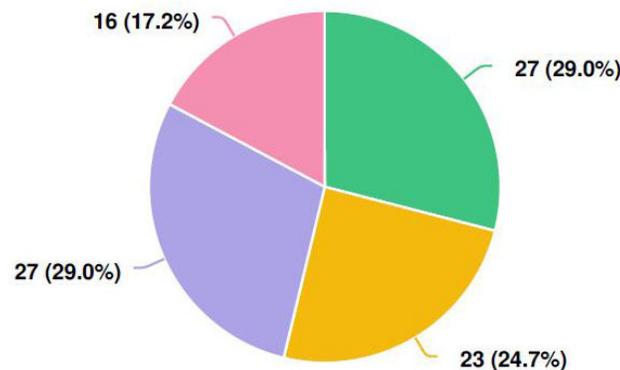


Question options

- It's very important for the house to remain fully accessible to the public all the time with ADA accreditation.
- It would be nice for the house to be somewhat accessible to the public at least some of the time.
- It is not necessarily important for the house (or some portion of the house) to be accessible to the public if it's taken care of and protected.

6) Funding Opportunities

As mentioned in question 2, the category of taxpayer dollars used to purchase the house are the same as used to support all the capital needs of the department each year. If the house were sold or leased at market rate, the department might be able to use proceeds to support a variety of capital needs as well as other historic assets in the Parks and Recreation system, such and the [Columbia Cemetary](#)([External link](#)) and Glen Huntington Bandshell. What is your recommendation on how to use the funding if ultimate sale or lease were to result?



Question options

- The majority of proceeds should be reserved for a one-time opportunity to first address backlog of maintenance at other department historic assets (i.e. Columbia Cemetery, Bandshell, etc.) and then used for other departmental priorities.
- Any proceeds should be allocated among all the department's assets, including the historic assets, and let the historic assets be improved where they fit within the larger prioritization.
- An identified portion of any proceeds should be set aside each year for the ongoing improvement and capital maintenance to the historic assets.
- Other

Define Other:

- Proceeds should be used to support operating needs of cultural organizations in Boulder.
- Don't sell or lease. The MOB seems to have little interest in history. This should be the Harbeck use. It is a historical treasure. Selling or leasing would negate and obliterate this value that seems to be disappearing fast in "New Boulder".
- These should be used to upgrade the assessment from which they derive.
- Feels like you've already decided to sell. Lame.
- Any proceeds should be set aside for historic assets maintenance only.

- The house should never be sold or leased.
- Sell the home. You have enough to care and pay for now.the buyer must still confirm to historical rules.
- The house should not be sold.
- Please fund mutually beneficial community amenities that enhance the potential quality of life now, such as the game courts, playgrounds, aquatic centers, and other park and recreation facilities that boost community health and happiness.
- I think the proceeds should be used for the most necessary repairs but not only historic assets.
- Don't sell this iconic structure
- The fact that this is operated by the Parks and Rec Dept doesn't mean that the city leaders are forced to use that money in that Department. If the leaders could spend money from their left pocket on this, but not money from their right pocket, then that indicates that the leaders have failed in their overall fiscal responsibilities to the city's citizens.
- Proceeds should be used for the highest priority needs (whether related to historic or non-historic assets), as determined by the Parks and Recreation department.
- The house should not be sold and should remain in the Boulder Parks and Recreation Service.
- Give P&R the original purchase price. Put the balance in the general fund.

7) Comments:

- The survey would not let me choose all of the reasons after choosing A or B.
- I can imagine this building being utilized in a way that would allow for caretakers to live upstairs and have the bottom floor be ADA compliant. Why not develop a "historian in residence" program for the City? Or some similar opportunity to develop an outreach program that centralizes all of the experiences happening in Boulder, and someone who is representing the cross-cutting interests. In theory, the Neighborhood program would do this, but it is siloed.
- This survey is pushing people toward disposal of the building. No mention at all of the benefits of keeping it, only the limitations and downsides of keeping it, combined with the upside of unloading it. The city should know better than to do a poll like this. It should have been designed by someone who knows how to do an unbiased poll. Please have higher standards.

- I really dislike the idea of selling Harbeck to fund other projects. It is a community and city asset. The idea that it should be thought of as a piece of the Uni-Hill revitalization makes a lot of sense to me. We should immediately seek a state historical assessment grant to see what needs to be fixed and if the projects are eligible for larger project grants
- Rent it out as a cooperative art space
- the grounds have been poorly maintained and attract a large number of transients. as a neighbor to the harbeck house i dont like feeling unsafe walking around or through beach park. whatever is done with the house, it needs to be better managed. It is a central feature of the Hill community and would be nice to use as a community house/cafe/event space. but the homeless/drug-using population currently occupying the park needs to be addressed. regardless of the harbeck house ownership.
- I know it's expensive to keep and maintain, but I don't like the idea of selling the property. Once it's sold, it will be gone forever — and too many things are disappearing in this town already. Couldn't this be turned into office space for some over-squeezed city department? Or leased to some non-profits? Or turned into some sort of year-round educational facility? Or a new type of rec center? Or a greenhouse and small botanic garden? Trying to think of creative ideas...
- A scholarly lease use such as an academic graduate fraternity or technology incubator should be given highest priority.
- Lease, NOT sale! While living in Aspen for 10 years, I observed the worst of the behavior of the wealthy when buying historic homes. Their sense of entitlement and related demands were their only priority, and some simply ignored the laws and built things such a swimming pools in areas where it wasn't allowed. Please don't sell it, even to people who commit to abiding by the rules and laws.
- Feels like you've already decided to sell. Lame.
- Given the high number of transplants to Boulder it's easy to be in a situation where a majority of people don't have a sense of city history. I would love to see the HB House go in the direction of The Lower East Side Tenement Museum (in NYC), where different rooms of the HB House could be renovated/decorated to reflect a certain time period in the city's history.
- I would love to see it used for non-profit organizations for meetings and events, especially those that can contribute towards maintenance of the house.
- There is a significant shortage of non-profit affordable offices in Boulder for organizations that directly benefit the City of Boulder. The remodel of the Dairy Center left organizations like the Boulder Philharmonic Orchestra without affordable and

adequate office space. This location would provide office space for these type of organizations.

- I think using this building as a community and social benefit specifically as a low lease option for youth services and or arts and cultural use would be an amazing asset!
- Regardless of the fact that the house was purchased with Park and Rec funds, I believe the house should be preserved as well as it can while serving as the core of an affordable housing development. This site COULD become what Jim Leach's Washington School development SHOULD have been. There is no reason to retain the archaic RL-1 zoning when so many of the other nearby RL-1 properties are non-conforming and everything on the north side of Euclid is RH-5. The Hill neighborhood does not support enough of its own share of Boulder's affordable housing needs and, ethnically, is pretty much a monoculture. Developing this as low income housing could be one way to get closer to the City's affordable housing goals AND diversify the neighborhood.
- This house is a great example of how well-to-do people lived in Boulder in the early part of the 20th century. I believe it is worthy of being preserved and I also believe the City is the best hope of making this happen.
- I love this city; it has so much potential that I would love to see come to light.
- It's a Beautiful property and historic site. I've been there twice on school trips. It would be unfortunate to lose public access as it appears to be the only house of its era that is publically accessible.
- There are many needs for the proceeds & they should be used for the most important ones.
- I really don't understand the zoning question. In referencing the zoning document, I was still unclear what RL1 meant.
- I grew up in Boulder and visited Harbeck House many times, including working there as a tour guide and school program volunteer for 3 years. Needless to say, the property holds a special place in my heart. That said, I also know its current physical state. I can't imagine it being made fully ADA accessible without jeopardizing its landmark status (the main hall staircase might be doable, but the basement stairs and the attic - which functioned as the "big meeting room" - would be a nightmare.) The plumbing probably has issues and, as with most old houses, I wouldn't be surprised if there were wiring problems too. For me, the most important thing for the Harbeck House is that it is cared for. Public access would be nice, but doesn't matter much compared to preservation. With Boulder's current historic maintenance backlog, Harbeck's ADA-defying design, and its current need for repair, finding a new private owner - whether residential or business/office - may be better for both the house and the city in the long run. The Bandshell and Columbia Cemetery don't have that option.

- The proceeds of the house obviously need to go into support of the other capital assets of the department. Department funding of employees etc needs to be from budget and not from the distribution of assets
- Old buildings can be full of toxins (lead, asbestos, etc); I'm not sure they're worth holding on to.
- Selling this home to facilitate existing plans for the east bookend project is unbelievably stupid idea.
- I have lived in Boulder 10 years and am just vaguely aware of this property. Whatever significance and historical value it might have has been lost on me. I think that the best way to make this property valuable to the city is to use it for some capacity that makes it a functional part of the city. Perhaps rezone it so it could be a restaurant/bistro/coffee shop/gift shop. As it is, it is barely noticeable and might be better off to free up the capital/equity for something else by selling it to a private owner.
- Please sell the property. Keeping it is a luxury that Boulder cannot afford and does not need. Maintain other properties and facilities instead. Use it for capital needs to improve the appearance and services in Boulder. It was a great museum, but it is time to move on and sell it.
- Sell it on the open market and use the proceeds to create quiet zones at all of Boulder's railroad crossings. The city has previously stated that they don't know where they could get the money for quiet zones, which would allow hundreds, if not thousands, of Boulder citizens to literally sleep better at night, resulting in more peaceful and better-rested (and thus less-dangerous) citizens.
- The house could be used for the arts by displaying art work from various artists in the community. The artists' work that is displayed could change monthly or quarterly. Artists could pay a small fee to show their works. This could help fund the maintenance of the house. Also, maybe a portion of the proceeds of any sales during the show can go to maintaining the house. Also, parts of the house could be rented out to community organizations for various events. This could also bring in money to maintain the house. A series of talks/lectures could be presented here on a variety of topics important to Boulder's community. I have visited the house when it housed the Boulder History Museum. It has a lot of character and history. It is part of the Boulder Parks and Recreation holdings and should remain so and be supported as are other parks and assets of the Parks and Recreation department. Why is this asset being considered to sell off and other assets are not?
- If you can make a community resource out of it great, but historic preservation is definitely not a priority for me. Boulder has a lot of that. But if we can utilize a neat building for an awesome public resource that would be neat.