
Agenda Item 5A

Second reading and consideration of a motion to adopt Ordinance No. 7923 designating the building and property at 3015 Kalmia Ave., to be known as the Lundgren-Harper House, as an individual landmark under the city's Historic Preservation Ordinance.

Applicant/Owner: **Kalmia Estates Development, LLC**

Procedure for Quasi-Judicial Public Hearing:

1. All speaking to item are sworn in
 2. Council members note any *ex parte* contacts
 3. Staff presentation; Council may ask questions of staff
 4. Applicant presentation; Council may ask questions of applicant
 5. Public hearing opened for citizen comments; Council may ask questions of the public
 6. Applicant rebuttal
 7. Public hearing closed; Council discussion
 8. A motion requires an affirmative vote of a majority of City Council members to pass motion. Motions must state findings, conclusions, and recommendation
 9. A record of the hearing is kept by staff
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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...”

Lundgren-Harper House 3015 Kalmia Avenue





View of the south and east elevation, c.1949
Carnegie Branch Library for Local History



3015 Kalmia

1912-1908

Alfred and Laura Lundgren

1938-2003

Ray and Laura Harper





View of the south and east elevation, 2013

CRITERIA FOR LANDMARK ELIGIBILITY

Historic Significance

Date of Construction: c. 1912

Association with Person: Ray Harper was involved in several notable construction projects including buildings at the University of Colorado, Boulder High School and several municipal buildings.

Development of the Community: Connected with the small farming and ranching movement that was significant to the Development of Boulder.



CRITERIA FOR LANDMARK ELIGIBILITY

Architectural Significance

Recognized Period or Style: Craftsman Bungalow

The house and garage at 3015 Kalmia Avenue has elements of the Craftsman Bungalow style, evident in its side-gabled form with overhanging eaves, triangular knee braces at the eaves, exposed rafter ends, and battered columns.

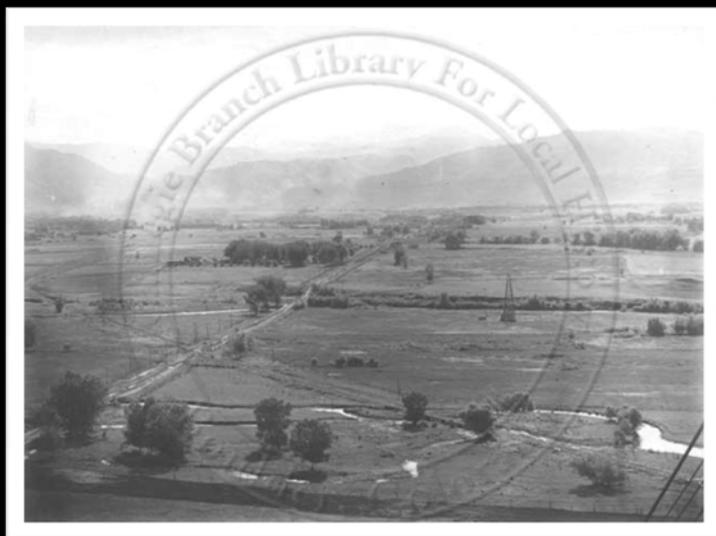


CRITERIA FOR LANDMARK ELIGIBILITY

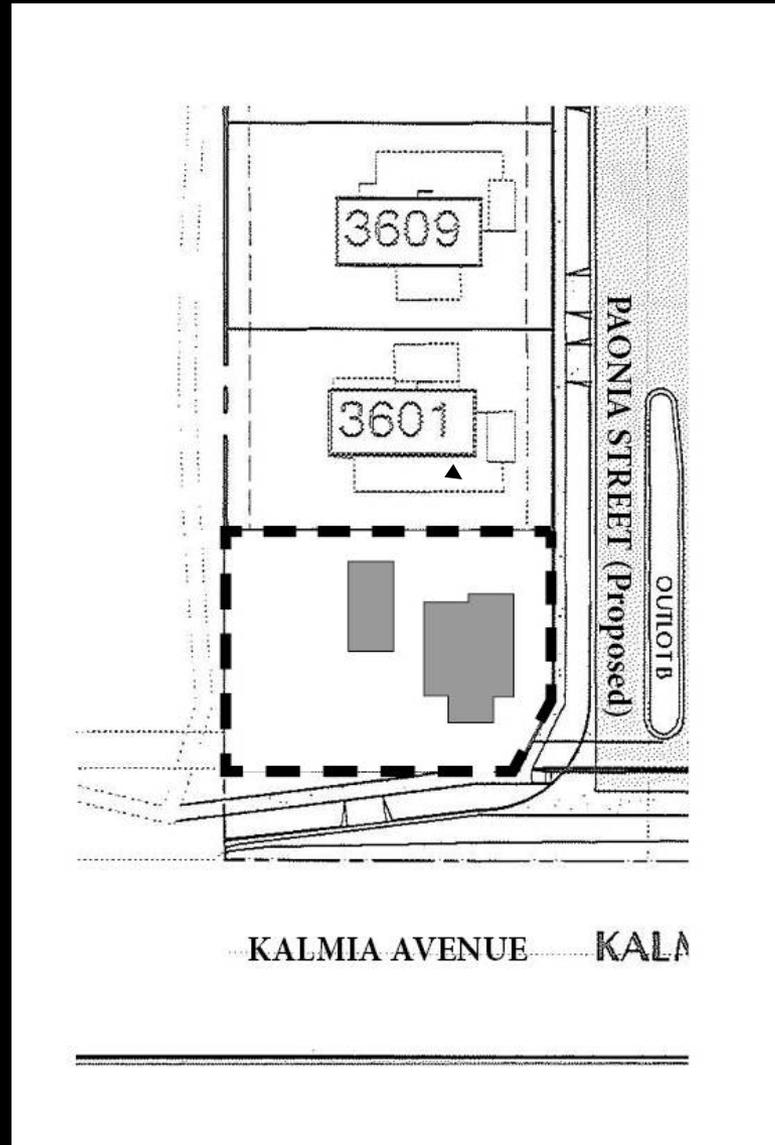
Environmental Significance

Geographic Importance: Northeast Boulder

These buildings are associated with the agricultural movement of northeast Boulder, much of which is no longer evident today. Due to this unique location, the house serves, and would continue to serve, as an established and familiar visual feature of the community.



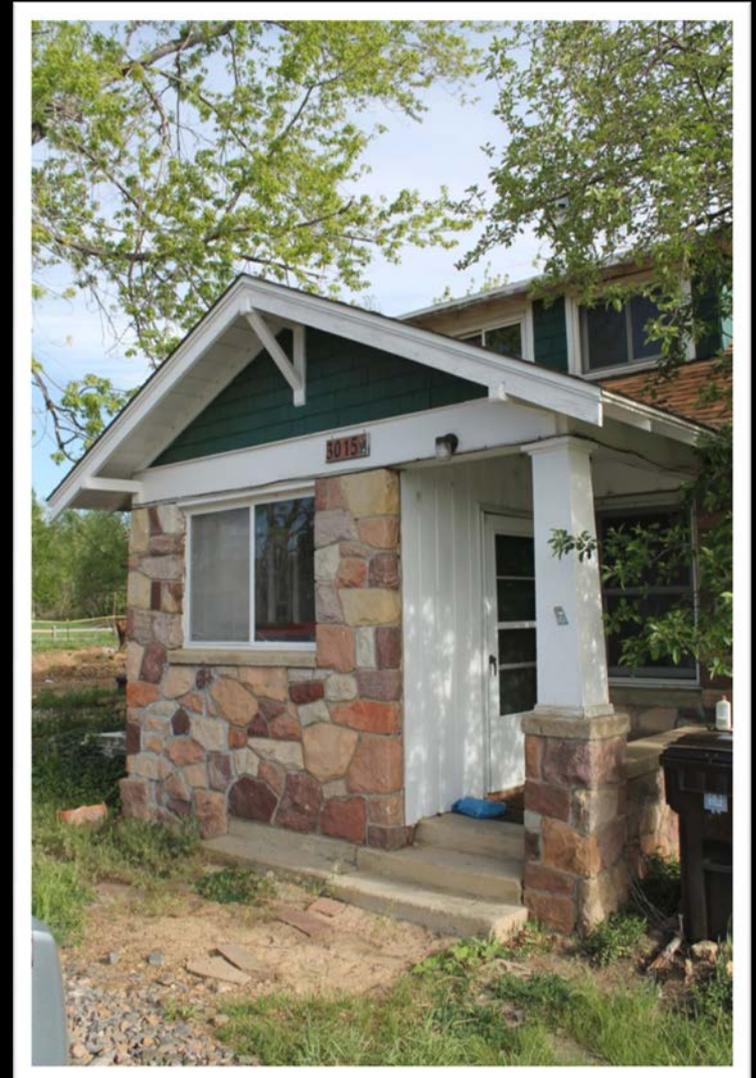
Proposed Landmark Boundary



Recommendation

Staff recommends the City Council designate the property:

Motion to adopt No. 7923 designating the property at **3015 Kalmia Avenue** as a local historic landmark, to be known as the **Lundgren-Harper House** as an individual landmark under the city of Boulder Historic Preservation Code.



2013