



HISTORIC PRESERVATION DEMOLITION REVIEW APPLICATION

For non-designated buildings over 50 years old

For Office Use Only

Date Received	Time Received	Case Number	Previous HIS case(s):

Project Address: _____

CONTACT INFO

Applicant's Name: _____

Email: _____ Phone: _____

Owner's Name: _____

Email: _____ Phone: _____

Mailing address (if different from project address): _____

BUILDING TYPE AND DATE OF CONSTRUCTION

Pre-1940 primary building, constructed in _____. Estimated date(s) of alteration(s): _____

Post-1940 primary building, constructed in _____. Estimated date(s) of alteration(s): _____

Accessory building(s) over 50 years old, constructed in _____

Description of building(s): _____

SCOPE OF WORK

Full demolition

Removal of more than 50% of the roof

On-site relocation

Removal of more than 50% of the exterior walls

Off-site relocation

Construction in front of, or removal of a street-facing wall (includes replacement siding)

APPLICATION MATERIALS – *Printed on 8 ½ x 11 paper; plans no larger than 11 x 17; single-sided preferred*

Color photographs of each side of the building(s)

A survey or site plan that clearly indicates which building(s) are proposed for demolition

Application fee - *Paid through CSS (credit card fee applies) or in-person at the P&DS Services Center*

Signature of Owner or Authorized Agent: _____

Printed Name: _____

Date: _____

*Historic Preservation approval is valid for 180 days and cannot be extended.
If demolition permit application is not finalized within that period, a new application is required.*

Demolition Review for: Primary Building Accessory Building(s) **Address:** _____

Date of Review: _____ **HIS** _____ LDRC Review Administrative Review

LDRC Members: _____ (LB) _____ (LB) _____ (staff)

Applicant(s) present (LDRC): _____

Property Information

Date of Construction: _____ **Survey Form?** Yes No **Tax Assessor Card?** Yes No

Estimated Date of Alterations: _____

Scope of Work

- Full Demolition On-Site Relocation
- Removal of more than 50% of the roof Off-Site Relocation
- Removal of more than 50% of the exterior walls
- Removal or construction in front of a street-facing wall

1. Is the building potentially eligible for designation as an individual landmark? Yes No

Potential Architectural Significance

Recognized Period/Style; Architect or Builder of Prominence; Artistic Merit; Example of the Uncommon; Indigenous Qualities

Potential Historic Significance

Date of Construction; Association with Historical Persons or Events; Distinction in the Development of the Community of Boulder; Recognition by Authorities

Potential Environmental Significance

Site Characteristics; Compatibility with Site; Geographic Importance; Environmental Appropriateness; Area Integrity

2. Does the scope of work constituting a demolition have a significant impact or potentially detrimental effect on the potential historic resource? Yes No

Next Steps

- Approve application for **full demolition. Approval is valid for 180 days and cannot be extended.**
- Approve application for **partial demolition** based on plans dated _____.
 - *If scope of work changes, new demolition permit application is required.*
 - *Approval is valid for 180 days and cannot be extended.*
- Refer application to the full **Landmarks Board** for review; \$1504 fee required

Historic Preservation Demolition Review for Non-Designated Buildings Over 50 Years Old

For Applicant Use – Do not submit with application

	Demolition Request	Review Fee	Level of Review	Estimated Time of Initial Review
Initial Review	Post-1940 Primary Building Demo/Off-Site Relocation	\$51	Staff Level	Within 14 days
	Accessory Building Demolition	\$51	Staff Level	Within 14 days
	On-Site Relocation	\$51	Staff Level	Within 14 days
	Pre-1940 Primary Building Demo/Off-Site Relocation	\$282	Landmarks Design Review Committee (LDRC)	LDRC meets each Wednesday; applications submitted by noon Friday typically reviewed the following Wednesday.
LB Review	Application Referred to Landmarks Board for Review in a Public Hearing	\$1504	Landmarks Board	The Landmarks Board typically meets the first Wednesday of the month. The deadline for the meeting is 28 days prior.
Review will not begin until fee is paid. Pay fee at the P&DS Services Center front desk or log into CSS to pay online.				

What is the purpose of this review? Reference Section 9-11-23 Boulder Revised Code, 1981.

The purpose of the review of permit applications for demolition, on-site relocation and off-site relocation of buildings that are older than fifty years is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this section is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building.

What is the review process?

Within 14 days, staff or the Landmarks Design Review Committee will make an initial determination to either approve the application or refer it to the Landmarks Board.

If the application is referred to the Landmarks Board, a public hearing fee of \$1,504 is required to proceed. The deadline for Landmarks Board meetings are typically 28 days prior to the meeting. Staff will research the history of the property and prepare a memo. At the hearing, the board may 1) issue the demolition permit, 2) place a stay of up to 180 days to explore alternatives to demolition or 3) initiate landmark designation. The criteria for the board's review is found in Section 9-11-23 (f), B.R.C., 1981.

If the application is Approved, submit the approval letter with your Building Permit Application (partial demolition) or your Demolition Permit Application (full demolition).

- Approved for a Partial Demolition: If the building is found to be potentially eligible for local landmark designation but the scope of work is not detrimental to that historic character, partial demolition will be approved (*i.e. removal of a 1990s addition from a 1900s house*). The historic preservation approval will reference the attached plan set. If the scope of demolition changes, a new application is required.
- Approved for a Full Demolition: If the building is not found to be potentially eligible for local landmark designation, full demolition of the building will be approved.

Can the historic preservation approval be extended?

The historic preservation approval is valid for 180 days and **cannot be extended**. If the application isn't finalized within this period, a new historic preservation demolition review application is required.

Questions? Contact Marcy Cameron, Historic Preservation Planner II at (303) 441-3209 cameronm@bouldercolorado.gov.