

# INTRODUCTION

## Project Overview

The City of Boulder Parks and Recreation Department (BPR) owns and manages twelve historically significant resources. They include five structures, three historic districts, one archaeological resource, and three rolling stock. These resources include a National Historic Landmark (NHL), three listed in the National Register of Historic Places (NRHP), two listed in the State Register of Historic Places (SRHP), and nine local Boulder landmarks.

- Historic Structures: Glen Huntington Bandshell, Harbeck-Bergheim House, Boulder Fire Station No. 02, Roney Farmhouse, and Platt Farmhouse;
- Historic Districts: Chautauqua Park (Colorado Chautauqua NHL), Pearl Street Mall, and Columbia Cemetery;
- Archaeological Resource: Boyd Smelter/Mill Site;
- Rolling Stock / Railroad Resources: Colorado & Northwestern Railroad Locomotive No. 30 and its tender, Denver & Rio Grande Western Railroad Caboose No. 04990, and Denver & Rio Grande Western Railroad Coach No. 280.

The Boulder Historic Places Plan (the HiPP) is a preservation planning document that will assist the city and BPR in proactively managing the department's historic resources. The HiPP provides baseline documentation, historic context and significance statements, and reconnaissance-level assessments for each resource. The HiPP provides guidance for recommended treatments for the long-term care and stewardship of each resource, and identifies top priorities for immediate and short-term repair or stabilization. The HiPP provides the base for BPR's on-going investment in these resources, and will be used in development of the department's annual HCA Capital Strategy including estimates and multiple year planning priorities.<sup>5</sup>

Each resource is documented at a similar level with some variation based on scope and resource type, e.g., architectural and structural assessments and treatment actions are provided for the five structures. Landscape assessments are provided for the historic districts, along with structural assessments for select structures and features within each district. An architectural inventory form is included for Roney Farmhouse and a cultural resource inventory is provided for Boyd Smelter / Mill Site. Each resource is presented as an independent section. The exception is the Railroad Resources section in which the three rolling stock are presented in one combined section.

Rehabilitation, which emphasizes repair and protection and allows new additions, is the selected treatment approach for all historic structures and for the historic districts of Chautauqua Park and Pearl Street Mall. Preservation, which allows for code upgrades and emphasizes resource protection, is the selected treatment approach for the Railroad Resources and Columbia Cemetery.

The HiPP as developed under the guidance of BPR staff with input from stakeholders and the community. The HiPP was paid for in part by a History Colorado State Historical Fund (SHF) grant, who also provided review and oversight.

### *Goals of the Project*

Project objectives, developed in collaboration with BPR staff, and in consultation with SHF staff, guide the development of the HiPP.

- Identify, review, and assess current and previous documentation;
- Assess condition, analyze integrity, and identify character-defining features for each structure and contributing features for each landscape using readily available data and reconnaissance level review;
- Provide treatment guidance and recommendations resource based on assessments and input from city staff, stakeholders, and the community;
- Identify top priorities for treatment to assist city staff in identifying funding and management strategies, and in identifying opportunities for community involvement, programming, and education.

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<sup>5</sup> The HiPP closely resembles a master plan in scope, as defined by the city's hierarchial system for naming planning documents.  
Boulder Historic Places Plan

## *Relevant Planning Initiative and Background Documentation*

The HiPP builds upon previously developed planning assessments, studies, investigations, and documentation completed for each resource as well as city-wide initiatives that inform planning for historic resources within the City of Boulder. A full list of resources noting previous documentation, designations, and studies used to support the HiPP's findings and recommendations is included within each section.

Several past and current city-wide planning efforts influence the preservation and treatment of one or more historic resource managed by BPR. These efforts include the city's Parks and Recreation Master Plan Update, adopted in 2022 that provides a strategic framework and policies to guide future improvements including those for historic resources. Other relevant initiatives include the city's *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks*, 2007 and *A Sense of Place, a Sense of Purpose – A Plan for the City of Boulder's Historic Preservation Program*, 2013.

Relevant planning documents for individual resources include the city's *Master Plan for Boulder's Civic Area*, 2015, which includes Glen Huntington Bandshell, and is scheduled for an update. *The 2006 Downtown Urban Design Guidelines* provide guidance for the historic buildings and structures within Boulder's downtown, including those adjacent to Pearl Street Mall.

The HiPP builds upon previous documentation and planning already completed for each resource. The HiPP relies upon previous studies to present history, significance, and relevance to the national and state register and local designations, and to support findings of integrity. Relevant studies, documentation, and planning guidance varies by resource and generally includes listings in the state and national registers, designations by Boulder Landmarks Board, and previous condition assessments and feasibility studies, and master plans. Documentation and recommendations for Columbia Cemetery reference the 1997 *Columbia Cemetery Preservation Master Plan*.

## **Methodology**

The HiPP is a preservation planning document that follows a consistent methodology for each resource to provide a comprehensive overview of BPR's historic resources and approaches needed for their preservation and stewardship. The HiPP was prepared by an interdisciplinary team of historic preservation specialists, archaeologists, structural engineers, historic architects and historic landscape architects, all of whom are versed in the Secretary of Interior Standards. The HiPP is informed by work sessions and collaboration with city staff, review and oversight by SHF staff in accordance with the SHF funding, and by following accepted preservation standards.

The HiPP was prepared using a consistent approach to research, assessment and treatment recommendations for all resources. It was based on using previously completed documentation and conducting limited field reconnaissance. Readily available data was provided by the city and repositories that included state and national register nominations, and the state's archeological record. Data included historic resource studies, inventory forms, nominations and listings in the state and national register, and designations as city landmarks. A determination of eligibility for listing in the State or National Register of Historic Places is not included. Where a resource is listed or has been deemed eligible or ineligible for listing, this is included and used to evaluate integrity. Analysis of integrity was evaluated according to The Secretary of the Interior's seven aspects of integrity. Accessibility was assessed in accordance with ADA.

Treatment guidance is provided for each historic resource, identifying where repair is needed to reveal historic features, retain character, and maintain integrity. Treatment recommendations are guided by *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and *The Secretary of the Interior's Standards for Rehabilitation*. All future work shall be in accordance with these standards and accomplished by using accepted preservation methods detailed by the National Park Service and Chapter 9-11 (Historic Preservation) of the Boulder Revised Municipal Code. All work shall be in accordance with the City of Boulder General Guidelines for Historic Districts and Individual Landmarks. Design guidance is provided for several historic resources including Chautauqua Park, in which improvements are reviewed by the Boulder Landmarks Board through the Chautauqua Design Guidelines and *Chautauqua Park Historic District Lighting Design Guidelines*.

## Project Process and Community Outreach

The HiPP was developed through a collaborative planning process involving city staff, History Colorado's State Historical Fund (SHF) staff, multiple stakeholders, and the Boulder community. The planning process included multiple work sessions with BPR staff and discussions with the Colorado Railroad Museum who manages the city's Railroad Resources.

The planning process was guided by a community outreach process that included eight (8) stakeholder workshops and discussions, public open houses, and community events. Updates on the planning progress were provided in tandem with the 2022 Boulder Parks and Recreation Master Plan Update. Community events included surveys and a scavenger hunt. This outreach process and community involvement was fundamental in informing the HiPP's assessments and in guiding treatment recommendations.

The HiPP will be presented to the Boulder Parks and Recreation Advisory Board (PRAB) in 2023 for discussion and action before being presented to Boulder Landmarks Board and Boulder City Council.

## Project Timeline



