



Community Planning & Permitting

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Docket SU-21-0004: Malcolm-Peck Reception Hall

ADDENDUM TO PREVIOUS STAFF REPORT

I failed to incorporate my comments from an earlier response on the applicants' previous version of their plan. The earlier version had the proposed structures located to the south of the historic complex in a location with less impact. The newer version moved the structures to the north in the location now proposed due to the southern location being a wetland. Staff had submitted comments on the earlier version to include the following that we also recommend being included in HPAB's response.

1. Docket SE-99-0002 recognized that the historic property was eligible for designation and a condition of approval required the Historic Preservation Advisory Board to approve any alterations to the structures.
2. With this new application and concerns for impacts to the historically significant property, we would recommend the following:
 - a. Require an application to designate the entire property and all contributing resources as a Boulder County Landmark site (with any eligible structures or features as contributing resources) prior to receiving any permits, beginning operation or disturbing the land or structures.
 - b. HPAB review and approval should be required for all alterations while the landmark designation is pending. All alterations should meet the Secretary of the Interior's Standards and Guidelines for Rehabilitation - both the standards & guidelines for buildings as well as historic landscapes.
 - c. Any changes to the application, such as those that will likely be required for the construction of parking areas, must be reviewed and approved by the HPAB.
 - d. No smoking or fire should be permitted.
 - e. A "demolition by neglect" or "minimum maintenance" clause should be included in the designation, requiring the property owner to minimally maintain or stabilize the buildings to prevent their further deterioration. A plan for the stabilization of the buildings should be submitted by the owners prior to beginning operation or receiving any permits.
 - f. An Historic Structures Assessment (HSA) report, prepared by a qualified consultant with experience with HSA's, should be prepared prior to beginning operation or approval of any permits.