



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: August 3, 2023

AGENDA TITLE: Extension of call up period and Landmark Alteration Certificate to remove a fence at the property north of 200 Gaillardia Ln. in the Chautauqua Park Historic District, pursuant to Section 9-11-18 of the Boulder Revised Code, 1981.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Brad Mueller, Director of Planning and Development Services
Kristofer Johnson, Comprehensive Planning Manager
Lucas Markley, Attorney, City Attorney's Office
Marcy Gerwing, Principal Historic Preservation Planner
Clare Brandt, Historic Preservation Planner

EXECUTIVE SUMMARY

The after-the-fact request to remove a fence at the property north of 200 Gaillardia Ln. in the Chautauqua Park Historic District, was approved by the Landmarks Board **3-0 (Pelusio recused)** at its July 12, 2023, meeting.

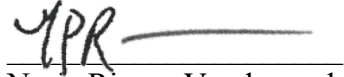
The decision was based upon the board's consideration that the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981.

The board's approval is subject to a 16-day call-up period by City Council, no later than **July 27, 2023**. However, the 16-day call-up period cannot be met because the next regularly scheduled City Council meeting is on Thursday, **August 3, 2023**.

Section 9-11-16(a) of B.R.C. 1981 states: "The City Manager may extend the call-up period until the council's next regular meeting, if the manager finds in writing within the original call-up period that the council will not receive notice of a decision of the board in time to enable it to call-up the decision for review."

The city manager finds that, because the next regularly scheduled City Council meeting is after the call-up period, it did not receive notice of the Landmarks Board's decision regarding 200 Gaillardia Ln. in time to consider call-up within 16 days. Therefore, the City Manager extends the call-up period for this application until the City Council's next scheduled meeting on Thursday, **August 3, 2023**.

Approved By:



Nuria Rivera-Vandermyde,
City Manager

ATTACHMENTS

Attachment A: Disposition for 200 Gaillardia Ln., dated July 12, 2023.

Attachment B: July 12, 2023 [Landmarks Board Memo for 200 Gaillardia Ln.](#) (link)

Notice of Disposition

You are hereby advised that on July 12, 2023, the following action was taken by the Landmarks Board:

- ACTION:** Recommended for approval by a vote of **3-0 (Pelusio recused)**
- APPLICATION:** Public hearing and consideration of a Landmark Alteration Certificate application to remove a fence at the property north of 200 Gaillardia Ln. in the Chautauqua Park Historic District, pursuant to Section 9-11-18 of the Boulder Revised Code 1981 and under the procedures prescribed by chapter 1-3, “Quasi-Judicial Hearings,” B.R.C. 1981. (HIS2023-00106).
- LOCATION:** 200 Gaillardia Ln.
- ZONING:** RL-1 (Residential Low-1)
- OWNER:** City of Boulder
- APPLICANT:** Colorado Chautauqua Association

This decision was based on the Board’s consideration that the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is generally consistent with the [General Design Guidelines for Historic Districts and Individual Landmarks](#).

Applicant’s Presentation

Jason Hill, Chief Operating Officer for the Colorado Chautauqua Association (CCA), presented the application to the board and answered questions.

Public Comment

The following members of the public spoke:

1. Pat Shanks
2. Star Waring
3. Jennifer “Jen” Markus
4. Georgia Chamberlain
5. Trudy Turvey

Prior to the July 12, 2023, public hearing, the following members of the community wrote to the Landmarks Board:

1. Georgia Chamberlain
2. Jay Greer
3. Scott Simmons
4. Ben Gilbert
5. Catherine Long Gates
6. Jennifer Markus
7. Margaret Ryder
8. Alice Trembour
9. Susan Duncan
10. Star Waring
11. Shelly Benford
12. Mary Margaret Greer
13. Kelly Gilbert
14. Betsy Spears
15. Marsha Beyer

Motion

On a motion by **C. Castellano**, seconded by **J. Decker**, the Landmarks Board voted **(3-0, R. Pelusio recused)** to adopt the staff memorandum dated July 12, 2023 as the findings of the board and approve a Landmark Alteration Certificate to remove a fence at the property north of **200 Gaillardia Ln.** in the Chautauqua Park Historic District, finding that the proposal meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is generally consistent with the General Design Guidelines and the Chautauqua Park Historic District Guidelines.



Figure 1. Approx. location of the fence within the Chautauqua Park Historic District. Map from *Chautauqua Park Historic District Design Guidelines*.¹

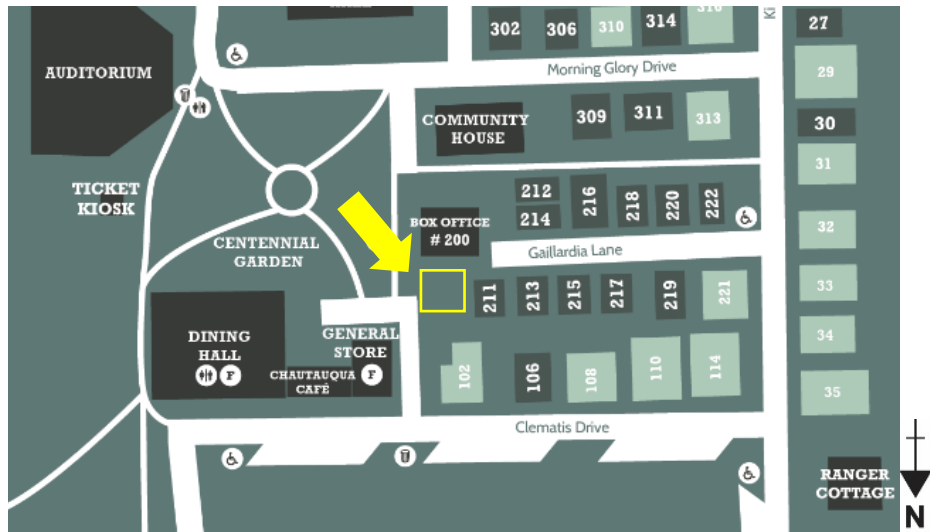


Figure 2. Approx. location of the fence within the Chautauqua Park Historic District. Campus Map, Colorado Chautauqua Association.

¹ Landmarks Preservation Advisory Board. "Chautauqua Park Design Guidelines." 1989.



Figure 3. Area in May 2023 (after fence removal), facing northeast toward the rear of the General Store, Pavilion, and Dining Hall (left) and southwest toward 200 Gaillardia Ln. and 211 Gaillardia Ln. (right) Staff photo.



Figure 4. Chain-link fence prior to removal. Photo from applicant.

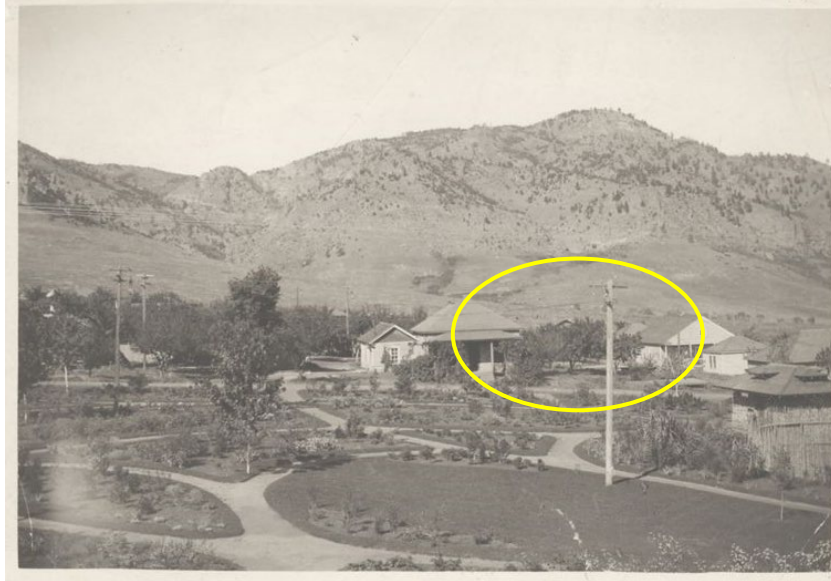


Figure 5. Top: Circa 1907. Batchelder Ranch House (center) looking west from the formal gardens. Remnants of the original orchard can be seen to the north of the ranch house (circled).² Below: Circa 1910. Enlargement of similar view with a tent visible on the site with orchard behind.³

² Photo 3. "View of house and several other buildings." 1898 – 1908. Call Number BHS 212-1-1. Boulder Historical Society/Museum of Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A46944>.

³ Photo 5. "View of the Chautauqua garden, before the growth of the trees and lawn. Flatirons in background." 1910 – 1935. Call Number BHS 212-2-7. Boulder Historical Society/Museum of Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A71793>.

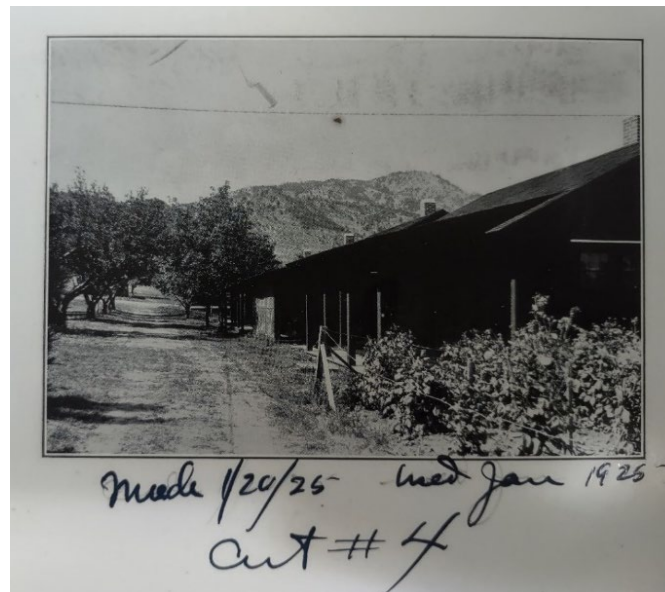


Figure 6. Dahlia garden and fence north of Batchelder Ranch House. Top: Circa 1918. Cottages along Gaillardia Lane have not yet been constructed.⁴ Below: Circa 1925. Looking west along Gaillardia Lane showing cottages along the north side. Cottage 219 and Cottage 222 (both constructed c.1923) are not visible but may be out of frame. Fence surrounds a flower garden east of Cottage 211. Courtesy Colorado Chautauqua archives.⁵

⁴ "Colorado Chautauqua: dahlia bed." 1917 – 1918. Call Number BHS 212-2-11. Boulder Historical Society/Museum of Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A71802>.

⁵ "Gaillardia Lane." Jan 20, 1925 (unverified). Number V1 46b. Colorado Chautauqua Association Archives.

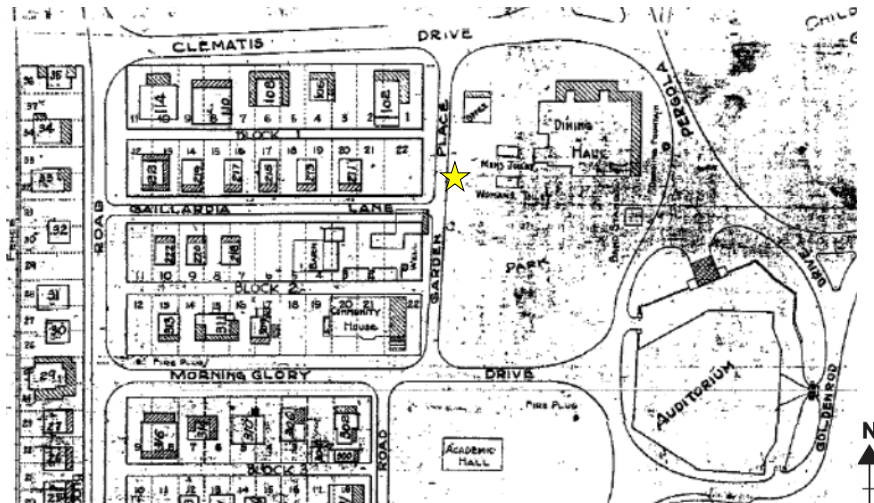


Figure 7. C. 1928 map showing Garden Place and Gaillardia Lane, Lot 22 at the northwest intersection (starred).



Figure 8. Enlargement of aerial images of Chautauqua Park in the 1940s.⁶ There is no clear indication of fence at site (center of image). Carnegie Library for Local History.

⁶ "Colorado Chautauqua: 1940s aerial views" c. 1940 – 1949. Call Number BHS 212-1-48. Boulder Historical Society/Museum of Boulder. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A71749>.

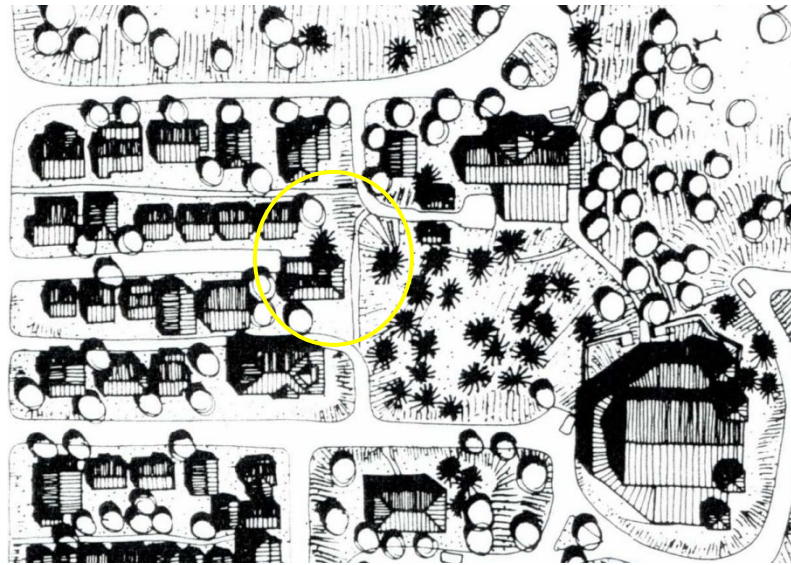


Figure 9. Map of "The Colorado Chautauqua" shows Garden Lane replaced with a footpath. 1977. Gage Davis and Associates.

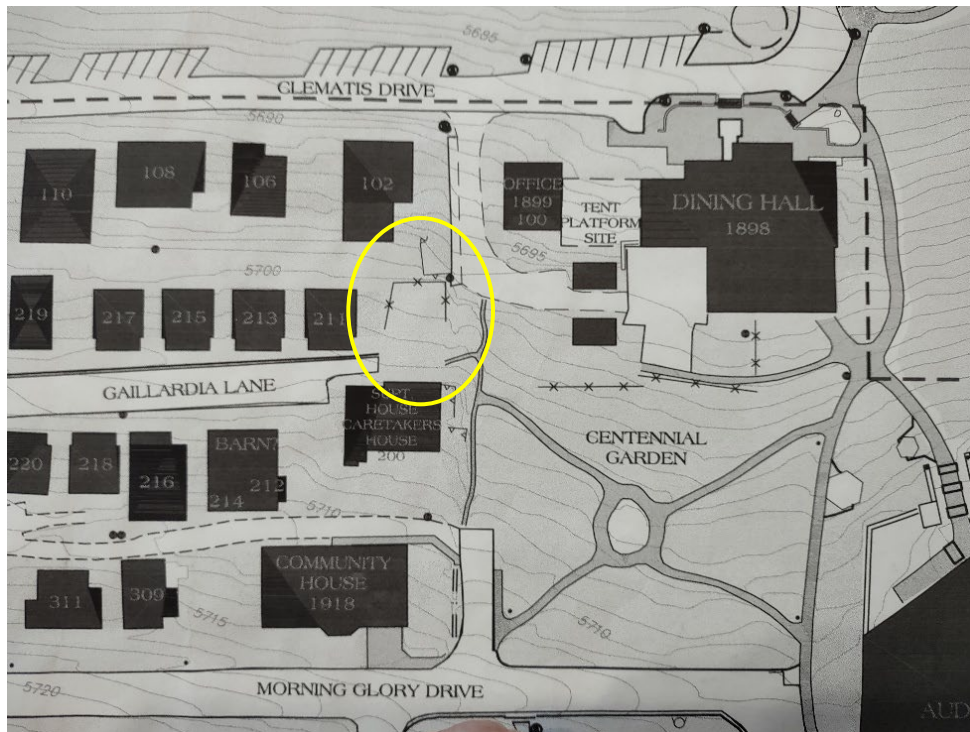


Figure 10. Cultural Landscape Assessment Map. July 2002. Fence circled. Courtesy Colorado Chautauqua Association archives.