

# MEMORANDUM

July 18, 2013

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner

**SUBJECT:** Public hearing and consideration of a Landmark Alteration Certificate to demolish a non-contributing building at 1023 Walnut St. in the Downtown Historic District and in its place construct a new four-story commercial building to be connected via a bridge to the proposed building at 1048 Pearl St., amending the Landmarks Board September 19, 2012 approval by the Landmarks Board with conditions (HIS2012-00181).

## STATISTICS:

1. Site: 1023 Walnut St.
2. Historic District: Downtown
3. Zoning: DT-5 (Downtown-5)
4. Applicant: Nichols Partnership
5. Date of Construction: 1986
6. Historic Name(s): n/a
7. Request: Demolition and new construction
8. Existing Bldg: Approximately 25,000 sq. ft.
9. Proposed Bldg: Approximately 48,000 sq. ft.

## STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

The Landmarks Board approves the demolition of the non-contributing building at 1023 Walnut St. and in its place the construction of the proposed new building and rehabilitation, as shown on plans dated June 26, 2013, finding that, subject to the conditions below, they generally meet the standards for issuance of a Landmark Alteration Certificate (LAC) in Chapter 9-11-18, B.R.C. 1981, and adopts this memorandum as findings of the board.

## **CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for constructing the project in compliance with the approved plans dated June 26, 2013, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall revise the June 26, 2013 plans to increase to the setback of the west portion of the fourth floor adjacent to the west plaza and submit the revised plans to the Landmarks Design Review Committee (LDRC) for its final review and approval.:
3. Details of all exterior materials, including a simplified fenestration pattern, windows, doors, railings, hard cape features, awnings, mechanical equipment enclosures, paving, brick, glass, metal, wood, color and the use of only natural stone, shall be reviewed by the LDRC to ensure that the approval is consistent with the Downtown Historic District Design Guidelines, the General Design Guidelines, the Historic Preservation Ordinance, and the intent of this approval.

This recommendation is based upon staff's opinion that, with the conditions listed above, the proposed demolition and new construction will be generally consistent with the conditions as specified in Section 9-11-18(a) and (b)(1)-(4), B.R.C. 1981, the *Downtown Historic District Design Guidelines* and the *General Design Guidelines*.

## **BACKGROUND:**

At the Sept. 19, 2012 Landmarks Board meeting, the Landmark Alteration Certificate application was approved with several conditions to be reviewed by the LDRC. The staff memorandum and related materials are included as **Attachment B**.

## **Project Review**

- A Concept Plan for the redevelopment of 1048 Pearl Street and 1023 Walnut Street was reviewed on Sept. 7, 2011, in a non-binding review by the Planning Board that took place at the same time as a quasi-judicial concept level review before the Landmarks Board, per section 9-11-12, B.R.C. 1981.
- Review by the Boulder Design Advisory Board (BDAB) was undertaken on Oct. 12, 2011 and March 14, 2012.

- On July 26, 2012, the Planning Board reviewed the Site Review application for the properties. At that meeting, a majority of Planning Board members indicated that, as proposed, they did not find that the project met the Site Review criteria of Section 9-2-14 (h), "Site Review," B.R.C.1981 and that they would unlikely vote for the approval of the application without conditions. The board moved to continue the hearing to Aug. 2, 2012, and directed staff to draft conditions of approval based upon the board's discussion.
- At the Aug. 2, 2012 hearing, staff presented revised conditions of approval to the Planning Board. The board requested that the applicant implement the conditions as stated, and return to the board with revised plans on Sept. 13, 2012. At that hearing, the Site Review was approved (4-3) with several conditions to be reviewed and approved by staff at the Technical Documents.
- At its Sept. 19, 2012 meeting, the Landmarks Board reviewed an application for demolition and new construction at 1048 Pearl Street and for the adaptive reuse of the existing building at 1023 Walnut Street by retaining the majority of the building's frame, but introducing new uniform storefronts and upper story window. The application was approved with a number of conditions to be reviewed by the LDRC.
- The applicant has determined the retention of any of the existing building at 1023 Walnut Street is unfeasible and is now requesting demolition of the building and construction of a new building.
- Because the proposed demolition of any building in a historic district requires consideration of the Landmarks Board in a public hearing and the last review was for the adaptive reuse of 1023 Walnut Street, this item is being brought to the full board for its consideration.
- The scope of the current review is limited to building at 1023 Walnut Street and the connector to the proposed building at 1048 Pearl Street. Review of the September 13, 2012 approval for 1048 Pearl Street will subsequently occur at the LDRC level.
- Staff recommends that with the stated conditions, the board approve the demolition of the non-contributing building at 1023 Walnut St. and in its place the construction of the proposed new building and connector to the adjacent building at 1048 Pearl Street, as shown on plans dated June 26, 2013, finding that they generally meet the standards for issuance of an LAC in Chapter 9-11-18, B.R.C. 1981, subject to the conditions below and adopts this memorandum as findings of the board.

### **DESCRIPTION OF PROPERTY:**

The brick, neo-traditional building at 1023 Walnut St. was constructed in 1986 by the Austin Company and Zimmerman Architects. The building was constructed outside of the period-of-significance (1858-1946) for the Downtown Historic District, is relatively undistinguished in design, and incongruous with the character of the southwest corner of the district.

### **HISTORY OF PROPERTY AND AREA:**



**1922 Donnelley Motor Company Ford car and Fordson Tractor Dealership at 1023 Walnut (demolished) Street (Photo: Carnegie Branch Library for Local History)**

The property is located in the boundaries of the locally and nationally designated Downtown Historic District and lies within the "Boulder Original Townsite" which was established by the Boulder City Town Company in February 1859.

The portion of the subject lot facing south onto Walnut Street is adjacent to the c.1900 Stoddard Warehouse Building at the northwest corner of 11<sup>th</sup> and Walnut Streets, today housing the locally known bar, the Walrus. Historically, the 1000 block of Walnut Street was characterized by liverys, warehouses and later, car dealerships. The block (and streetscape as a whole) has redeveloped significantly over the past 30 years with the construction of a number of large new buildings including the Exeter Building (1984), 1035 Walnut Street in 1993, and 1011 Walnut Street in 2000. Today, the 900 and 1000 blocks are characterized by large,

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate review of 1023 Walnut Street

non-historic three and four story buildings housing a mix of retail, restaurants, and offices.



Corner of Walnut and 11<sup>th</sup> street looking southwest, 1920.  
(Photo: Carnegie Branch Library for Local History)

**REQUEST:**

The proposed demolition of the 25,000 sq. ft. building and proposed construction of a 48,000 sq. ft. new building at 1023 Walnut Street represents part of the redevelopment of the site spanning from Pearl to Walnut streets. This project has been review for several years.

At its Sept. 19, 2012 meeting, the Landmarks Board, reviewed an application for demolition and new construction at 1048 Pearl Street and for the adaptive reuse of the existing building at 1023 Walnut Street. The reuse included the retention of the majority of the building's frame and introducing new, uniform storefronts and upper story windows. The applicant has since determined the retention of any of the existing building to be unfeasible and is now requesting demolition of the building and construction of a new building in its place.

This review is limited to the demolition of the existing building at 1023 Walnut Street and the construction of a new building and connector to the proposed

building at 1048 Pearl Street. The conditions of the September 19, 2012 landmark alteration certificate approval for the demolition of the non-contributing 1962 building and proposed new building at 1048 Pearl Street will be subsequently reviewed through the Landmarks design review committee.

### **Demolition of Existing Non-Contributing Building at 1023 Walnut Street**

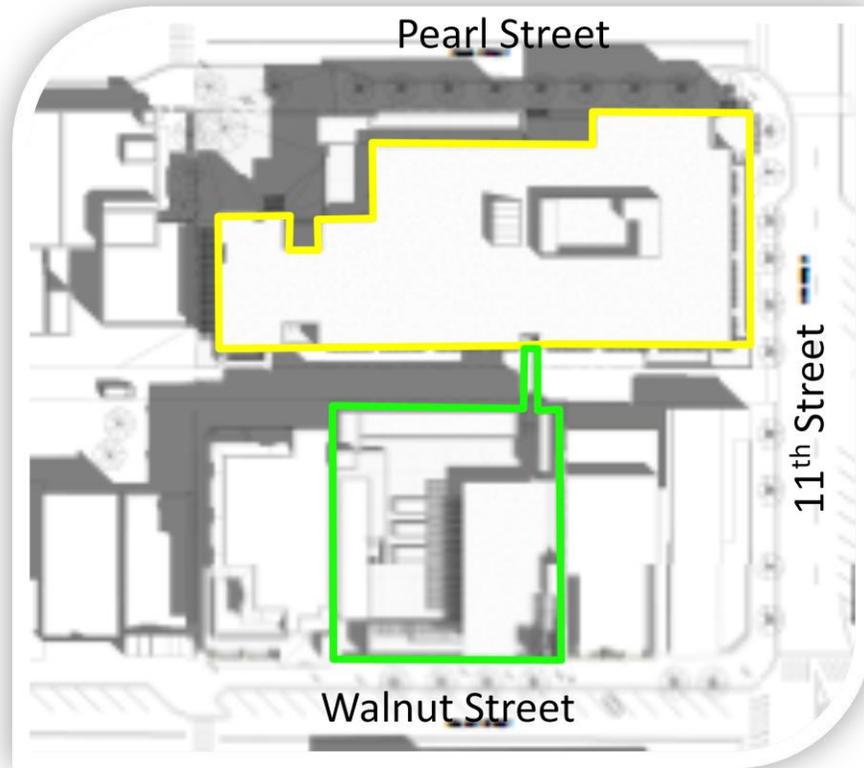
The existing building at 1023 Walnut Street was constructed in 1986, prior to the establishment of the Downtown Historic District. Architecturally it is incongruent with the streetscape presently with a relatively blank façade to the 1000 block of Walnut Street. Because the building was constructed out of the period of significance of the Downtown Historic District (1858-1946), lacks architectural distinctiveness, and detracts from the historic character of this edge of the district.



**1023 Walnut Street, 2012**  
**Existing building constructed in 1986 proposed for demolition**

### **Proposed New Construction**

The above-grade portion of the proposed construction is shown to be four stories in height and to encompass approximately 48,000 sq. ft. of above ground floor space. A one-story bridge is proposed to extend from the 3<sup>rd</sup> level of the north (alley) face to connect to the proposed building at 1048 Pearl Street.



Site Plan Showing proposed building at 1048 Pearl Street (yellow line)  
and current proposal at 1023 Walnut Street (green line)

**Building Form.** At 55' in height, the proposed new building is shown to be the same height as the existing remodeled building reviewed by the board on September 19, 2012. The current design is shown to address Walnut Street and the alley running between Pearl and Walnut Streets, with the lower stories built to the street face at a zero lot line configuration with variations in the setbacks. Due to the grade transition from Pearl to the alley in the September 2012 scheme, there were several stairs that accessed the retail spaces at the west end of the first level. The proposal for new construction alters this condition so all storefronts are accessed at grade.



**Current proposal, façade (shaded) of 1023 Walnut Street**



**September 19, 2012 proposal to remodel 1023 Walnut Street façade (colored portion)**

The second and third stories of the Walnut building are planned for use as convertible commercial space. The fenestration of the second level has been altered from the prior proposal to show window openings that are less rectangular in configuration and are broken by a central mullion. Likewise, the shape of the fourth floor cantilevered element, east stair tower, and west facing glass element have been modified somewhat from the prior proposal



**Current proposal, north (alley) elevation (shaded portion) of 1023 Walnut Street**



September 19, 2012 proposal to remodel 1023 Walnut Street, north (alley) elevation (colored portion)

Elevations show the north face of the building to have changed in design to significantly reduce the height and width of the alley span from two levels to one, and from approximately 35' in width to about 10' in width. The alley level shows two doors accessing automated parking while the second and third elevations are shown to be fenestrated in a manner similar to that of the façade. A renewed Air Rights Lease will be required to establish the alley span, prior to building permit application.



Current proposal, west elevation (shaded areas)

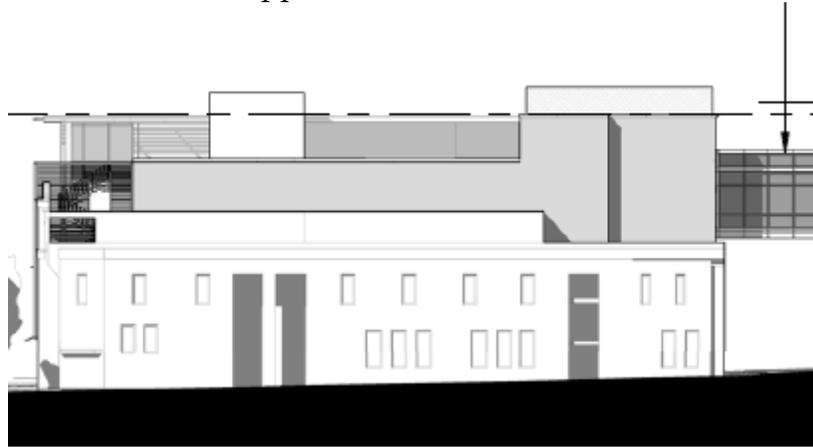


September 19, 2012 proposal, west elevation (colored areas)

### Finish Materials

Building materials include red brick, cast stone used as coping, sills and base

materials, metal panels on the 4<sup>th</sup> floor setback, first floor fabric awnings, steel frame storefront window systems, and blade signs. The details of this materiality were not provided with this application.



Current proposal, east elevation (shaded areas)



September 19, 2012 proposal, east elevation (colored areas)

### CRITERIA FOR THE BOARD'S DECISION:

Subsections 9-11-18(b) and (c), B.R.C. 1981, set forth the standards the Landmarks Board must apply when reviewing a request for a LAC.

*(b) Neither the landmarks board nor the city council shall approve a landmark alteration certificate unless it meets the following conditions:*

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;*
- (2) The proposed work does not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site or the district;*
- (3) The architectural style, arrangement, texture, color, arrangement of*

Memo to the Landmarks Board

Re: Landmark Alteration Certificate review of 1023 Walnut Street

*color, and materials used on existing and proposed structures are compatible with the character of the existing landmark and its site or the historic district;*

*(4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.*

*(c) In determining whether to approve a landmark alteration certificate, the landmarks board shall consider the economic feasibility of alternatives, incorporation of energy efficient design, and enhanced access for the disabled.*

### **ANALYSIS:**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a LAC. The board has adopted the *General Design Guidelines* to help interpret the ordinance. The following is an analysis of the proposal with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *Downtown Design Guidelines* and the *General Design Guidelines*.

## Downtown Historic District Design Guidelines

1.2 Guidelines for New Construction			
<p><i>While new building design is expected to reflect the character of its own time, thereby making the downtown a living district, it is important that it also respect the traditional qualities that make the downtown unique such as massing, scale, uses of storefront detailing and choice materials.</i></p>			
1.2.1	GUIDELINES:	ANALYSIS:	CONFORMS
A.	<i>Kick plate as a base to the store front. Align height with others in block.</i>	Kick plates are shown schematically on brick portions of the building – may or may not be appropriate on more contemporary sections of building. Resolve at Landmarks design review committee (LDRC).	MAYBE
B.	<i>First floor display window. Align with height of others in the block when others are appropriately placed.</i>	First storefront windows are appropriately placed and proportioned though details should be reviewed by the LDRC.	MAYBE
C.	<i>Incorporate a clerestory form in the display window.</i>	Clerestory window lights are shown on storefronts. Details should be reviewed by the LDRC.	YES
D.	<i>Transom, align with others when others are appropriately placed.</i>	Transom lights appear to align with historic examples on the block; Confirm this detail at LDRC.	YES
E.	<i>Provide for a sign band.</i>	Drawings show sign band above storefront windows.	YES
F.	<i>Provide for parapet cap or cornice.</i>	Simple cornice detail shown on neo-traditional brick on building. Consider additional mass/articulation on the cornice to improve proportions of neo-traditional portions of the building. Review and approve at the LDRC.	MAYBE
G.	<i>Vertical window patterns/shapes on 2<sup>nd</sup> floor; provide for angled entrances on corners and recessed central entrances.</i>	Second-story windows on brick portions of building equally sized and proportioned. Consider reducing height of windows slightly as rising to upper stories in more traditional manner. Proportions of glass curtain wall ribbing intended to abstractly reference historic window proportions.	MAYBE
1.2.2	GUIDELINES:	ANALYSIS:	CONFORMS
	<b><i>Align Architectural Features with Established Pattern of Neighboring Buildings.</i></b>  <i>The alignment of architectural</i>	Alignments and fenestration of storefronts shown in drawings generally supports established visual character of Walnut Street in a manner that balances the traditional and the contemporary. Details of these features should be reviewed by the LDRC.	YES

Memo to the Landmarks Board

Re: Landmark Alteration Certificate review of 1023 Walnut Street

	<i>features from one building to another creates visual continuity and establishes a coherent visual context throughout the downtown. Facades should be designed to reinforce these patterns and support the established visual character.</i>		
1.2.3	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
	<b><i>Maintain the Line of Storefronts at the Sidewalk Edge and Orient Main Entrances Open Toward the Street</i></b>  <i>Maintain similar setback to that of historic buildings in the area – careful consideration should be given if a building wall is proposed setback beyond that of the historic pattern.</i>	Drawings show setbacks of proposed building to be consistent with others on Walnut Street.	YES
1.2.4	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
	<b><i>Do Not Construct Half-Level of Split-Level First Floors That Extend Above and Below Grade.</i></b>	No split level floors shown.	YES
1.2.5	<b>GUIDELINES:</b>	<b>ANALYSIS:</b>	<b>CONFORMS</b>
	<b><i>Consider the Height and Mass of Buildings.</i></b>  <i>In general, buildings should appear similar in height, mass, and scale to other buildings in the historic area to maintain the area’s visual integrity and unique character while providing a variety of heights to create visual interest. One, two and three story buildings make up the primary architectural fabric, with taller buildings located at key intersections.</i>	Height and mass generally consistent with other historic buildings in neighborhood.	YES
A.	<i>Strive for visual interest in building forms.</i>	Plan breaks up masses and heights as well as variety of materials which will provide visual interest.	YES
B.	<i>Relate the height of buildings to neighboring buildings at the sidewalk edge.</i>	Height of proposed building at sidewalk edge consistent with that of historic commercial buildings in the district.	YES
C.	<i>Consider the effect of building height on shading and views.</i>	Proposed building will not significantly alter views from south, nor shade Walnut street.	YES

Memo to the Landmarks Board  
 Re: Landmark Alteration Certificate review of 1023 Walnut Street

1.2.6	GUIDELINES:	ANALYSIS:	CONFORMS
	<p><b>Maintain a Human Building Scale Rather Than a Monolithic or Monumental Scale</b></p> <p><i>Smaller scale buildings and the use of traditionally sized building components help establish human scale and maintain the character of downtown. Standard size brick, uniform building components, and standard window sizes are most appropriate.</i></p>	<p>While large, design seeks to break up masses through modulation of planes, step backs, fenestration, and variety of traditional and contemporary exterior materials as outlined below.</p> <p>The existing building is somewhat monolithic and has little in the way of traditionally sized building components. The proposed reuse of the building includes redesigning the building's street face with added fenestration and storefront elements to help establish a human scale. See the comparison of the existing building to the proposed in the image to the right.</p>	YES
1.2.7	GUIDELINES:	ANALYSIS:	CONFORMS
	<p><b>Maintain the proportions of Storefront Windows and Doors and Established Pattern of Upper Story Windows</b></p> <p><i>First floor of downtown commercial buildings should be primarily transparent with pedestrian orientation and storefront appearance. Upper floors should incorporate traditional vertically proportioned window openings within a more solid façade. Use windows similar in size and shape to those used traditionally.</i></p>	<p>Proposed building maintains established historic pattern of storefront and upper-story windows though details should be reviewed by the LDRC.</p>	MAYBE
1.2.8	GUIDELINES:	ANALYSIS:	CONFORMS
	<p><b>Maintain Rhythm of Traditional 25 foot façade storefront widths.</b></p>	<p>Design rhythm is traditional, with alternating 25' wide bays.</p>	YES
1.2.9	GUIDELINES:	ANALYSIS:	CONFORMS
	<p><b>Use Building Materials that have Texture Pattern and Scale Similar to Those in the District.</b></p> <p><i>The use of brick as the primary building material is encouraged to reflect historic patterns in the commercial downtown. Choose accent materials similar in texture and scale to others in the district.</i></p>	<p>Proposal makes use of brick and stone interspersed with glass curtain wall elements, wood screens, and steel that will be compatible with historic buildings in the district. Final exterior materials should be reviewed and approved by the LDRC.</p>	MAYBE
1.2.10	GUIDELINES:	ANALYSIS:	CONFORMS
	<p><b>Improve Rear or Side Alley</b></p>	<p>Public access and character of alley is generally</p>	YES

	<p><b><i>Elevations to Enhance Public Access from Parking Lots and Alleys.</i></b></p> <p><i>Where buildings are building to alley edge, consider opportunities for alley display windows and secondary entries. New construction should be sensitive to and compatible with historic alleyscapes in terms of scale and character of the building.</i></p>	<p>improved by proposed new construction.</p>	
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**GENERAL DESIGN GUIDELINES FOR NEW CONSTRUCTION, 6.0.**

<p><b>6.1 Distinction from Historic Buildings</b></p>			
<p><i>The replication of historic architecture in new construction is inappropriate, as it can create a false historic context and blur the distinction between old and new buildings. While new structures must be compatible with the historic context, they must also be recognizable as new construction.</i></p>			
<p>.1</p>	<p><i>Buildings should be of their own time creating contemporary interpretations of historic elements.</i></p>	<p>The proposed design can be described as a hybrid blending neo-traditional portions with contemporary architecture to a way that references the proportion, massing, and finish of historic commercial blocks in downtown Boulder.</p>	<p>YES</p>
<p>.2</p>	<p><i>Interpretations of historic styles may be appropriate if they are distinguishable as new.</i></p>	<p>Proposed design does not interpret historic style(s), but rather references traditional form, rhythm, massing, fenestration, and materials in a distinguishable neo-traditional and more overtly contemporary manner.</p>	<p>YES</p>
<p><b>6.2 Site and Setting</b></p>			
<p><i>New buildings should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the new structures should not overpower the site or dramatically alter its historic character. Buildings within historic districts generally display a consistency in setback, orientation, spacing and distance between adjacent buildings. Therefore, the compatibility of proposed new construction will be reviewed to ensure that these elements are maintained.</i></p>			
<p>.3</p>	<p><i>Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.</i></p>	<p>The proposed building is compatible with surrounding historic buildings in terms of setback, orientation, and distance from adjacent buildings.</p>	<p>YES</p>
<p>.4</p>	<p><i>New construction should not be significantly different from contributing historic buildings in the district in terms of the proportion of built mass to open space on the</i></p>	<p>Site is located within both the Downtown - 5 (DT-5) zoning district The proposed lot coverage for the proposed building is in keeping with historic buildings in the district.</p>	<p>YES</p>

Memo to the Landmarks Board  
 Re: Landmark Alteration Certificate review of 1023 Walnut Street

	<i>individual site. See Guideline 2.1.1.</i>		
<b>6.3 Mass and Scale</b>			
	<i>In considering the overall compatibility of new construction, its height, form, massing, size and scale will all be reviewed. The overall proportion of the building's front façade is especially important to consider since it will have the most impact on the streetscape. While new construction tends to be larger than historic buildings, reflecting the needs and desires of the modern homeowner, new structures should not be so out-of-scale with the surrounding buildings as to loom over them.</i>		
.1	<i>Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, size, scale, massing, and proportions.</i>	The proposed new construction is generally consistent with those found in the immediate streetscape in terms of height, scale, massing and proportion.	YES
.2	<i>The mass and scale of new construction should respect neighboring buildings and the streetscape as a whole.</i>	Plans and elevations indicate the scale, massing and placement of the proposed building will respect neighboring buildings and the street and alley scapes as a whole.	YES
.3	<i>Historic heights and widths as well as their ratios should be maintained. The proportions of the front façade are particularly important and should be compatible to those of surrounding historic buildings.</i>	The proportions of the proposed building are generally consistent with both streetscapes and the historic commercial blocks in the district as a whole.	YES
<b>6.4 Materials</b>			
.1	<i>Materials should be similar in scale, proportion, texture, finish, and color to those found on nearby historic buildings.</i>	Plans call for significant portions of the new building to be sheathed in brick. Newer materials including curtain walls are designed to be compatible in the urban downtown historic district context.	YES
.2	<i>Maintain a human scale by avoiding large, featureless surfaces and by using traditionally sized building components and materials.</i>	Design attempts to break up horizontal and vertical masses to provide building of traditional human scale. Curtain wall areas of the building are shown to be broken into panels referencing proportions of fenestration found on historic buildings.	YES
<b>6.5 Key Building Elements</b>			
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they complement the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>		
.1	<i>Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in new structures to be compatible with the surrounding buildings that contribute to the historic district, while reflecting</i>	Fenestration shown in submitted elevations is compatible with historic buildings in the streetscape. While glazed areas at corner are large and at the northwest corner, they are appropriately placed and designed in the context of the downtown urban historic district.	YES

	<i>the underlying design of the new building.</i>		
.2	<i>Select windows and doors for new structures that are compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the historic district.</i>	Specified storefront plate glass and transom windows are reflective of early twentieth-century windows and characteristic of the historic buildings in the district. Upper story windows on brick portion of building are shown to be sub-divided in such a way as to playfully abstract historic windows found on upper stories of commercial blocks in the district.	YES
.4	<i>Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the building.</i>	The proposed decks on upper stories and green roof will be unobtrusive and are, therefore, appropriate.	YES

**ANALYSIS (cont')**

**Analysis of Proposal in Relation to Sept. 7, 2011 conditions of approval for the Concept Level LAC:**

1. The applicant shall be responsible for revising the plans per these conditions. The final review of the revised plans, which shall be included in a second landmark alteration certificate and shall include final, specific details regarding the location, mass, scale and height of the proposed new building and the final design of the proposed new building shall occur in a subsequent public hearing before the full Landmarks Board.

*Addressed in analysis (above) and by current public hearing.*

2. Prior to submitting a subsequent landmark alteration certificate application for final review and approval by the Landmarks Board, the applicant shall work with planning staff to revise and refine the following design elements:
  - a. Revisions to the northeast corner of the building as to form, mass, scale, and pattern taking into consideration the possibility of angling that element to ensure that this critical element of the building relates to the historic urban context, relates to like historic buildings in the district, and provides a face to the building that attracts pedestrians and enlivens the streetscape.

*Not applicable to this building – relates to Pearl Street building.*

- b. Design upper story fenestration to either literally (or more abstractly) reflect historic proportions of 1880 Daily Camera and/or representative historic windows on buildings in the Downtown District. Revise upper story walls to better reflect solid to glazed areas

found on historic buildings. Consider detailing glass curtain wall portions of the building to reflect window forms found on historic buildings.

*The upper-story windows have been redesigned to better reflect historic proportions of buildings found in the historic district as shown in the images. The precedent windows illustrate, in general, a horizontal configuration or a square window opening with mullions that break the shape into separate vertical window panes.*

- c. Continue to refine building to minimize perceived mass of building and complete blockage of views from north side of Pearl Street (consider lowering portion of roof to afford partial view of Flatirons from these areas).

*The fourth floor of the building has been set back from 8 to 20 feet. Cantilevered element has not been significantly changed from September 23, 2012 Landmarks Board review.*

- d. Refine overall design idiom for building with consideration given to historic urban context.

*Considerable work has been done to better relate the building to the historic urban context including redesign of the northeast corner, reducing the storefront segments from 30 to 25 feet, significant refinement to upper story fenestration, development of the Walnut Street building face to enliven the block face in a dynamic yet compatible way and design development of the western plaza area.*

- e. Refine design for west plaza area to ensure more open access to Walnut Street pedestrian alley and ensure that scale in this area is not overwhelming to pedestrian and buildings immediately to south.

*Not applicable – refers to Pearl Street building.*

- f. Refine storefronts on Pearl, 11th, and Walnut Street to reinforce visual continuity of streetscape.

*These details are more appropriately reviewed at the Ldrc level – see proposed conditions.*

- g. Refine design for alley with consideration of Section 1.2.10 of the Downtown Design Guidelines.

*Public access and character of the alley will be improved by proposed new construction. The project plans illustrate the building materials and display windows wrapping to the alley side of the building to help establish interest for the alley-scape. In addition, the current alley span is essentially a solid mass, whereas the proposed alley span is intended to be transparent, similar to other elements on the building with glass curtain walls, shown to the right looking*

Memo to the Landmarks Board

Re: Landmark Alteration Certificate review of 1023 Walnut Street

*to the west; and as shown below, looking to the east. The revised alley-span is significantly smaller than that reviewed at the September 19, 2012 hearing. These details should be reviewed at Ldrc as they develop.*



**Current proposal sky bridge (from west)**

**September 19, 2012 proposal (from west)**

- h. Continue to develop and refine details of building design including wall material, windows, doors, hoods, pergola, paving, and landscaping/hardscaping. Emphasize proportion and rhythm to detailing rather than use of ornament.

*These details are more appropriately reviewed at the Ldrc level.*

- i. Mass and scale especially at the lower levels of the building should be refined to reflect the pedestrian scale of the Pearl Street Mall.

*Storefronts have been narrowed to traditional width of 25 feet from 30 feet. Final detailing of storefront materials and finishes should occur at the Ldrc.*

- j. The architect will develop a design that emphasizes the rhythm of traditional facades on the Pearl Street Mall and establishes non-horizontal massing to the building per 1.2.5a and 1.2.8 of the Downtown Urban Design Guidelines.

*Steps have been taken to emphasize the horizontality of the building, especially at the east end as the mass steps down to three stories. Fine tuning of the fenestration of the upper story, including lower window heights and the addition of a more articulated cornice on the neo-traditional portions of the building will help to emphasize the verticality of masses.*

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate review of 1023 Walnut Street



**Current Rendering of proposed new building from the southeast**



**September 19, 2013 Rendering of the remodeled building from the southeast**

3. The above items will be reviewed by the Landmarks Board in public hearing to ensure that the final design is consistent with the *General Design Guidelines*, the *Downtown Urban Design Guidelines* and the intent of this approval.

*Current review satisfies this condition.*

4. No demolition of the current building located on the property shall occur until after the final LAC for the new construction is approved by the Landmarks Board.

*This hearing is taking place in fulfillment of this condition.*

As outlined above, staff considers the conditions of the Sept. 7, 2011 Landmarks Board Concept Level LAC to have generally been met for the demolition of the existing building and construction of a new building including a sky bridge. The demolition of the existing building at 1023 Walnut St. and in its place, the construction of the proposed new building, is generally appropriate in terms of orientation, mass, scale, height, and exterior materials. The removal of the existing building and construction of the proposed building as submitted will enhance, and not adversely affect, the character of the Downtown historic district.

While clearly contemporary in design, the proposed block makes use of traditional materials and a variety of traditional and contemporary forms while referencing the historic character of commercial buildings in the area in terms of mass, scale, rhythm, and fenestration.

When evaluated against the *Downtown Design Guidelines* and *General Design Guidelines* staff considers the proposed new construction compatible with the immediate streetscape in terms of mass, scale, and detailing.

#### **PUBLIC COMMENT**

None received at the time of writing this memo.

#### **FINDINGS:**

The Landmarks Board finds that the application for the demolition and new construction (including the sky bridge) at 1023 Walnut St. meets the requirements set forth in the Boulder Revised Code for a landmark alteration certificate in terms of mass, scale, height, and orientation, based upon the evidence presented to it at its August 18, 2013 meeting. Specifically, the board finds:

The application is consistent with the purposes and standards of the Historic Preservation Ordinance and the Standards for Landmark Alteration Certificate as set forth in 9-11-1, B.R.C. 1981.

Memo to the Landmarks Board

Re: Landmark Alteration Certificate review of 1023 Walnut Street

Section 9-11-18, B.R.C. 1981 sets forth the standards for LAC applications. As required by 9-11-18(a), the proposed project is consistent with the purposes of the Historic Preservation Chapter of the Boulder Revised Code, found in 9-11-1, B.R.C. 1981. Further, the proposed project meets the standards set forth in subsections (b) and (c) of Section 9-11-18:

- ...(b) Neither the landmarks board nor the city council shall approve a landmark alteration certificate unless it meets the following conditions:
  - (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
  - (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
  - (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures are compatible with the character of the existing landmark and its site or the historic district;
  - (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.
- (c) In determining whether to approve a landmark alteration certificate, the landmarks board shall consider the economic feasibility of alternatives, incorporation of energy efficient design, and enhanced access for the disabled.

**ATTACHMENTS:**

- A: Plans and Elevations, 06.23.13, 1023 Walnut Street
- B: September 19, 2012 Memo to the Landmarks Board
- C: Disposition of September 19, 2012 approval with conditions