

**CITY OF BOULDER
LANDMARKS BOARD
October 1, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the October 1, 2014 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Mark Gerwing, Chair

Kate Remley

Mike Schreiner

Fran Sheets

Deborah Yin

*Crystal Gray

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Lesli Ellis, Comprehensive Planning Manager

Angela Smelker, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (5-0) the minutes as amended of the September 3rd, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- 747 12th St. – Stay-of-Demolition expires Oct. 20, 2014
- 445 College Ave. – Stay-of-Demolition expires Oct. 25, 2014
- 405 Valley View Dr. – Stay-of-Demolition expires Nov. 23, 2014
- Statistical Report

5. ACTION ITEMS

- A. Public hearing and consideration of a motion to adopt a resolution to initiate the process for the designation of the property at 445 College Ave. (on which a stay-of-demolition was imposed on June 4, 2014), as an individual landmark pursuant to Section 9-11-3, B.R.C. 1981; or alternatively, to issue a demolition permit pursuant to Section 9-11-23(g) of the Boulder Revised Code 1981 (HIS2014-00085). Owner: George Stark. Applicant: Stephen Sparn.**

All board members visited the site.

Staff Presentation

M. Cameron presented to the Board with a recommendation that it direct staff to issue a demolition permit for the property once documentation of the house is completed and reviewed by staff.

Applicant's Presentation

George Stark, 1225 Marshall Street, Boulder, CO, owner, spoke in support of issuance of a demolition permit for the property.

Public Hearing

Eileen Kintsch, 435 College Avenue, Boulder, Co., neighbor, spoke in support of the demolition of this building.

Motion

On a motion by **M. Schreiner**, seconded **F. Sheets**, the Landmarks Board voted to initiate individual Landmark designation for the property (3-2, **M. Gerwing** and **K. Remley** opposed) finding that it meets the criteria for such initiation pursuant to 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code 1981, and in balance is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.

M. Gerwing opposed the motion upon his consideration that landmark designation of this property does not meet the balance between private property rights and the public good. **K. Remley** stated she voted against the motion as she does not find the property to be of exceptional significance and, as such, should not be designated a landmark over the owner's objection.

- B. Public hearing and consideration of an application to designate a new historic district located at the 700 Block of 12th St. as a local historic district per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00268). Applicant: Ann Scarboro.**

All board members visited the site.

Staff Presentation

M. Cameron made a presentation to the board with a recommendation that it initiate the application to designate the 700 block of 12th Street as a local landmark historic district.

Applicant's Presentation

Ann Scarboro, 735 12th Street, spoke in favor of the historic district and stated she has spoken with three property owners on the block who did not sign the application who are interested in finding out more about the possibility of historic district designation.

Public Hearing

Martha Campbell, 750 12th Street, neighbor and resident of proposed district, spoke in support of landmark designation.

Jotysna Raj, 14th Street, owner and resident of the University Place Historic District spoke in support of designation.

Don Reichart, 740 12th Street, owner and resident of the University Place Historic District spoke in support of designation.

Abby Daniels, 1123 Spruce Street, Executive Director of Historic Boulder, spoke on behalf of Historic Boulder's board expressing great support of the 12th Street Historic District.

Jim Young, 728 12th Street, spoke in opposition to the proposed historic district and expressed his understanding that many on the block oppose district designation.

Eric Johnson, owner of 747 12th Street, spoke in opposition to the area being designated a historic district.

John Volkmar, 607 Forest Avenue, prospective owner of 747 12th Street, spoke in opposition to designation of the 700 block of 12th Street.

Christina Dickenson, 848 14th Street, resident of the University Place Historic District spoke of her experience living in a historic district and her support of the proposed 12th Street district.

Motion

On a motion by **K. Remley**, seconded by **M. Gerwing**, the Landmarks Board initiate **(5-0)** historic district designation for the 700 block of 12th St., finding that it meets the criteria for such initiation pursuant to 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code 1981, and in balance is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan.

C. Public hearing and consideration of whether to initiate individual landmark designation for the property located at 747 12th St., per Section 9-11-3 of the Boulder Revised Code, 1981 (HIS2014-00070). Owner: 747 Twelfth Street, LLC.

All board members visited the site. **M. Schreiner** and **M. Gerwing** attended a meeting with the applicants to discuss alternatives to demolition.

Staff Presentation

J. Hewat made a presentation to the board with a recommendation that it initiate the application to designate 747 12th Street as an individual landmark.

Public Hearing

Martha Campbell, 750 12th St, spoke in support of landmark designation.

Ann Scarboro, 735 12th St., spoke in support of landmark designation and clarified that her previous comments from her neighbors at 1160 Cascade Ave., 770 12th St., and 715 12th St. are

interested about what would be put in place if it were demolished were in reference to this case, not the district.

Abby Daniels, 1123 Spruce Street, Executive Director of Historic Boulder, spoke on behalf of Historic Boulder's board expressing support for landmark designation.

Eric Johnson, owner of 747 12th St., spoke in opposition to landmark designation.

Kristin Lopez, owner of 747 12th St., spoke in opposition to landmark designation.

John Volkmar, 607 Forest Avenue, prospective owner of 747 12th Street, spoke in opposition to landmark designation.

Motion

On a motion by **M. Schreiner**, seconded by **D. Yin**, the Landmarks Board initiate **(5-0)** a landmark designation for the property located at 747 12th St., finding that it meets the criteria for such a hearing per 9-11-3 "Initiation of Designation for Individual Landmarks and Historic Districts" of the Boulder Revised Code, is consistent with the purpose and intent of 9-11-23 "Review of Permits for Demolition", and in balance is consistent with the goals and policies of Section 2.33 of the Boulder Valley Comprehensive Plan and adopt a resolution as contained in attachment 3 of the staff memorandum.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:34 p.m.

Approved on November 5, 2014

Respectfully submitted,

Chairperson