

**CITY OF BOULDER
LANDMARKS BOARD
October 2, 2013
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the October 2, 2013 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

Liz Payton

Kirsten Snobeck

Nick Fiore

Kate Remley

*Bryan Bowen **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

Lesli Ellis, Comprehensive Planning Manager

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

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 **L. Payton**, the Landmarks Board approved the minutes (5-0) of the September 4, 2013 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

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

- Staff provided an update on the stay of demolition at 428 Pleasant St., including a summary of the meeting with the applicant and two board members to discuss alternatives to demolition. The stay of demolition expires Jan. 6, 2014.

5. ACTION ITEMS

- A. Public hearing and consideration of a demolition permit for the building located at 1045 Linden Ave., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2010-00182). Owner: John and Kathy Steinbaugh.

Board members were asked to reveal any ex-parte contacts they may have had on this item.

M. Gerwing made a site visit and was at the Ldrc meeting when the application was called up to the full board for review.

L. Payton made site visits.

K. Snobeck made a site visit.

N. Fiore made a site visit.

K. Remley made a site visit and was at the DRC meeting when the application was called up to the full board for review.

B. Bowen had no ex-parte contacts.

Staff Presentation

M. Cameron presented a PowerPoint presentation to the board.

Applicant's Presentation

David Eisenstein, 225 Canyon Blvd, Boulder, lawyer representing the applicant, spoke in support of issuing a demolition permit for the building.

John Steinbaugh, 1075 Linden Avenue, Boulder, property owner, spoke in support of issuing a demolition permit for the building.

Public Hearing

No one spoke to this item.

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board issued (5-0) a stay of demolition for the buildings located at 1045 Linden Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings as outlined in the staff memo in order to further explore alternatives to demolishing the buildings.

- B. Public hearing and consideration of a demolition permit for the building located at 3315 4th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2010-00197). Applicant: Jack Weise. Owner: Ragan Melton.

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board voted (5-0) to continue the public hearing for the review of 3315 4th Street (HIS2013-00197) to the November 6, 2013 Landmarks Board meeting per the tolling agreement.

C. Public hearing and consideration of a Landmark Alteration Certificate to rehabilitate and add 1,030 sq. ft. to the main house linking it with the existing garage and construction of a new 530 sq. ft. free-standing, two-car garage at 3015 Kalmia Ave., per section 9-11-18 of the Boulder Revised Code (HIS2013-00219). Applicant: Markel Homes. Owner: Kalmia Estates Development, LLC.

Board members were asked to reveal any ex-parte contacts they may have had on this item. All board members visited the site. B. Bowen had no ex-parte contacts.

Staff Presentation

J. Hewat made a presentation to the board.

Applicant's Presentation

Jason Markel, applicant, 3215 Ouray Ave., Boulder, spoke in support of the Landmark Alteration Certificate application.

Charles Sanders, architect, 2055 Culver Dr., Boulder, answered questions from the board and clarified the square footage of the existing and proposed buildings.

Public Hearing

Abby Daniels, 1123 Spruce St., Boulder, spoke in support of the Landmark Alteration Certificate application.

Motion

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board adopted (4-1, **N. Fiore** objecting) the staff memorandum dated October 2, 2013 in matter 5C (HIS2013-00219) as the findings of the board and approves rehabilitation of the historic house and garage at 3015 Kalmia Ave., construction of an addition at the rear of the main house and construction of a free-standing garage as shown on plans dated 08/29/2013, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

- 1) The applicant shall be responsible for constructing the house in compliance with the approved plans dated 08/29/2013, 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 submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: final architectural plans that include:
 - a. Revisions to reduce the perceived mass and scale of the proposed rear addition to the main house;
 - b. Dormers and fenestration that have been revised to be more compatible with that of the historic house;
 - c. A smaller attachment of historic house and historic garage, minimizing loss of historic eastern wall of the garage; and
 - d. The reduction of the overall amount of built area on the property to preserve the historically rural character of the property.

- 3) The Landmarks design review committee shall review details regarding the rehabilitation of the historic house, including porch restoration, window and door rehabilitation and replacement; wall materials, doors and window details including moldings, and proposed insets, paint colors, fencing and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

N. Fiore's vote against the motion was a result of his consideration that some of the conditions of approval were too restrictive.

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

- A. Update Memo
- B. Subcommittee Update
 - Demolition Subcommittee
 - Outreach Subcommittee
 - Potential Districts and Landmarks Subcommittee
 - Historic Preservation Code Subcommittee
- C. Discussion of Flood's Impact on Historic Buildings

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:52 p.m.

Approved on November 6, 2013

Respectfully submitted,

Chairperson