

**CITY OF BOULDER
LANDMARKS BOARD
November 5, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the November 5, 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 6:02 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (5-0) the minutes of the October 1, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

George Stark, 1321 Marshall St., spoke in opposition of landmark designation of 445 College Ave. **Stephanie Stark**, 1321 Marshall St., spoke in opposition of landmark designation of 445 College Ave. and stated that the demolition and landmarking process implicates federal civil rights laws and the policies behind them that are designed to protect the rights of the disabled and which prohibit discrimination on the basis of disability.

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

- 405 Valley View Dr. – Stay-of-Demolition expires November 23, 2014
- Statistical Report

5. ACTION ITEMS

- A. Continuation of a public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 1,459 sq. ft. addition to the main house, to relocate an existing garage on the property, and to construct a 330 sq. ft. one-car garage at 711 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00172). Applicant: David Waugh. Owner: Kevin Deighan.**

All board members visited the site.

Staff Presentation

J. Hewat presented to the Board, with a staff recommendation to approve the application.

Applicant's Presentation

David Waugh, 71 Bowen St., Longmont, architect, spoke in support of the Landmark Alteration Certificate application.

Public Hearing

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

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (5-0) the staff memorandum dated Nov. 5, 2014, as the findings of the board and approve a Landmark Alteration Certificate for the proposed construction and relocation shown on plans dated Sept. 22, 2014, 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:

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for constructing the house, relocating the garage and constructing a new one-car garage in compliance with the approved plans dated Sept. 22, 2014, 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 provide details on the rehabilitation of the existing house including, but not limited to, removal of vinyl siding and shutters, as well as details on the move and rehabilitation of the existing garage. And the elimination of the coplanar condition of the roof and west wall at the connector.
3. 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: window and door details, wall material details, siding material details, paint colors, roofing material, exterior lighting and details regarding any hardscaping on the property to ensure that the approval is consistent with the

General Design Guidelines and the Mapleton Hill Historic District Guidelines and the intent of this approval.

B. Public hearing and consideration of a Landmark Alteration Certificate to construct a 308 sq. ft. detached garage at 2250 6th St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00309). Applicant: David Waugh. Owner: Bud and Chris Willis.

M. Schreiner recused himself. **M. Gerwing, K. Remley, F. Sheets and D. Yin** made site visits.

Staff Presentation

M. Cameron presented to the Board, with a staff recommendation to approve the application.

Applicant's Presentation

David Waugh, 71 Bowen, Longmont, architect, spoke in support of the Landmark Alteration Certificate application.

Public Hearing

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

Motion

On a motion by **K. Remley**, seconded by **M. Gerwing**, the Landmarks Board approved (4-0, **M. Schreiner** recused) the staff memorandum dated November 5, 2014, as the findings of the board and approve a Landmark Alteration Certificate for the proposed construction of a garage as shown on plans dated July 11, 2014, 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:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the development is constructed in compliance with approved plans dated July 11, 2014 on file in the City of Boulder Community Planning and Sustainability Department, 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 details regarding roofing, windows and pedestrian and garage door details. These design details shall be reviewed and approved by the Landmarks design review committee prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines and the Mapleton Hill Historic District Design Guidelines.

C. Public hearing and consideration of a Landmark Alteration Certificate to construct a 300 sq. ft. addition and 150 sq. ft. screened-in mechanical area at the Union Pacific Depot at 30th and Pearl St., and individual landmark, per section 9-11-18 of the Boulder Revised Code (HIS2014-00299). Applicant: James Bray.

M. Gerwing, M. Schreiner and C. Gray made a site visit.

K. Remley reviewed the case at a Design Review Committee meeting.

F. Sheets made no ex-parte contacts.

D. Yin reviewed the case at a Design Review Committee meeting.

Staff Presentation

J. Hewat presented to the Board, with a staff recommendation to approve the application.

Applicant's Presentation

Jim Bray, 1300 Yellow Pine, spoke in support of the Landmark Alteration Certificate application and answered questions from the board.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, spoke in support of the Landmark Alteration Certificate application but voiced concern about the height of the screen on the trackside (east) elevation and questioned whether the amount of mechanical space could be reduced.

Scott Pederson, 1310 College Ave, developer of Depot Square located at 2008 18th St., restaurateur, spoke in support of the Landmark Alteration Certificate application.

John Ship, 2008 18th St., restaurateur, spoke in support of the Landmark Alteration Certificate application.

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (4-1, D. Yin opposed) the staff memorandum dated November 5, 2014 in matter 5C (HIS2014-00299) as the findings of the board and approves the construction of a 300 sq. ft. addition and 150 sq. ft. screened-in mechanical area at the north and east elevations of the Union Pacific Depot as shown on plans dated 10/10/2014, 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:

CONDITIONS OF APPROVAL:

The applicant shall be responsible for constructing the addition and reconstruction of the alcoves in compliance with the approved plans dated 10.10.2014, except as modified by these conditions of approval.

1. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised drawings for review and approval by the Ldrc that show the trackside arch walls inset to a minimum depth of approximately 2' from the exterior wall, and fenestration inside the arched openings to

more closely match that shown in historic drawings and an alternate to the concrete stair enclosure.

2. Final details showing door and window details, roofing materials, wall materials and proposed colors. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines.

D. Yin did not support the proposal because she considers that the proposed work should reflect a modern style to be of its time and meet design guideline 4.2, which speaks to distinction and compatibility.

D. Public hearing and consideration of whether to initiate individual landmark designation for the property located at 405 Valley View Dr., per Section 9-11-3 of the Boulder Revised Code, 1981 (HIS2014-00169). Owner: Samuel Slattery.

All board members visited the site. **M. Gerwing, D. Yin, and M. Schreiner** attended alternatives demolition meeting.

Staff Presentation

J. Hewat presented to the Board, with the recommendation to issue a demolition permit for the property at 405 Valley View Dr.

Applicant's Presentation

None

Public Hearing

David Cleveland, 425 Valley View Dr., spoke in support of the demolition permit and against the landmark designation over the owner's objection.

Beverly Potter, 3201 11th St., spoke in support of initiation of landmark designation.

Motion

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board approved (5-0) the staff memorandum dated November 5, 2014, as the findings of the board and approves to lift the stay of demolition and directed staff to issue the demolition permit.

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

- A. Update Memo
- B. Subcommittee Update
 - 1) Demolition Ordinance
 - 2) Outreach
 - 3) Potential Historic Districts and Landmarks

4) Design Guidelines

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:51 p.m.

Approved on December 3, 2014

Respectfully submitted,

Chairperson

DRAFT