

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

The following are the action minutes of the November 6, 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

Nick Fiore

Liz Payton

Kate Remley

Kirsten Snobeck

*Bryan Bowen **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

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.

- Councilor Tim Plass gave a presentation regarding City Council's Boards and Commissions initiative and asked the Landmarks Board for feedback.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board approved (5-0) the minutes of the October 2, 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. The board decided to discuss the application under Matters.

- Staff provided an update on the stay of demolition at 1045 Linden Ave., including a summary of the meeting with the applicant and two board members to discuss alternatives to demolition. Staff reported that the applicant is willing to donate the building if it is moved off-site and that discussions are continuing. The stay of demolition expires Feb. 19, 2014.

5. ACTION ITEMS

- A. 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 (HIS2013-00197). Applicant: Jack Weise. Owner: Ragan Melton.

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

M. Gerwing and N. Fiore reviewed the project at an Ldrc meeting. All board members made a site visit.

Staff Presentation

M. Cameron presented a PowerPoint presentation to the board.

Applicant's Presentation

Eben P. Clark, attorney, 2521 Broadway, Boulder, spoke in support of the demolition and presented a 3D model that identified alterations to the building.

Joel Ambrosino, engineer with Gebau, Inc., 1121 Broadway, Boulder, spoke in support of the demolition.

Annette Shaver, architect, 4710 Holiday Dr, Boulder, spoke in support of the demolition.

Public Hearing

No one from the public spoke to this item.

Motion

On a motion by **K. Snobeck**, seconded by **M. Gerwing**, the Landmarks Board issued (5-0) the demolition permit for the house located at 3315 4th St., finding that the building is not eligible for landmark designation due to a loss of architectural integrity, and adopted the staff memorandum dated November 6, 2013 as the findings of the board.

L. Payton clarified that the addition to the rear was not the change to the building that resulted in its loss of historic integrity.

- B. Public hearing and consideration of an application to designate the building and property at 1922 20th St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00075). Owner: Benjamin and Annah Worland.

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

N. Fiore and K. Snobeck reviewed the project at an Ldrc meeting. All board members made a site visit.

Staff Presentation

M. Cameron presented a PowerPoint presentation to the board.

Applicant's Presentation

No one from the public spoke to this item.

Public Hearing

Abby Daniels, of Historic Boulder, Inc., 1123 Spruce St., Boulder, spoke in support of landmark designation.

Andy McDonald, 2003 Pine Street, spoke in support of the designation.

Motion

On a motion by **L. Payton**, seconded by **K. Snobeck**, the Landmarks Board designated (5-0) the house and property at 1922 20th St. as a local historic landmark, to be known as the Mackenzie House, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopted the staff memorandum, including the following as the findings of the board:

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application for 1922 20th St. is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and preserve a significant example of architecture from the past. Sec. 9-11-1(a) B.R.C. 1981.
 2. The proposed designation will develop and maintain an appropriate setting and environment for the property and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
 3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
 4. The proposed designation is of an individual building that has special character and historical, architectural or aesthetic interest or value and includes a landmark site for the proposed landmark. Sec. 9-11-2(a)(1).
- C. Public hearing and consideration of an application to designate the property at 2003 Pine St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00144). Owner: Andrew and Kristin MacDonald.

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

All board members reviewed the project at various Ldrc meetings and made site visits.

Staff Presentation

J. Hewat presented a PowerPoint presentation to the board.

Applicant's Presentation

Andy McDonald, 2003 Pine Street, spoke in support of the designation.

Public Hearing

Abby Daniels, of Historic Boulder, Inc., 1123 Spruce St., Boulder, spoke in support of the designation.

Motion

On a motion by **M. Gerwing**, seconded by **N. Fiore**, the Landmarks Board designated (5-0) the property at 2003 Pine St. as a local historic landmark, to be known as the Wheeler-MacDonald House, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopted the staff memorandum, including the following as the findings of the board:

The Landmarks Board finds, based upon the application and evidence presented, the proposed designation application is consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981. The proposed designation is of an individual building that has special character and historical, architectural or aesthetic interest or value and includes a landmark site for the proposed landmark. Sec. 9-11-2(a)(1).

The Landmarks Board recommended that the property be designated as the Wheeler-MacDonald House, in recognition of the current owner's careful stewardship of the property.

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

A. Update Memo

B. Subcommittee Update

- a. Potential Resources Subcommittee – **K. Remley** and **L. Payton** reported that they had met with Historic Boulder to discuss the prioritization of potential resources and suggested a joint board meeting in early 2014.

- b. Guidelines and Code Subcommittee – **K. Snobeck** and **L. Payton** have been in the process of developing design guidelines for pools, and a draft will be ready for the board’s review at the next meeting. They also identified alternative materials and retaining walls as other issues that the subcommittee will review.
- c. Demolition Subcommittee – **M. Gerwing** and **N. Fiore** reported that they will continue to work with city staff to move the proposed changes to the demolition ordinance forward.
- d. Outreach Subcommittee –The Landmarks Board expressed support for continued presence at the Farmers’ Market in 2014. The board also discussed the development of a lecture series in the new year. **K. Remley** discussed efforts to organize neighborhood meetings.
- C. Spotlight on Designated Landmarks** – **M. Cameron** highlighted five currently designated landmarks associated with Boulder’s agricultural past.
- D. Demolition Application for 428 Pleasant Ave.** Board discussed the stay-of-demolition and determined that they would not schedule a hearing to either lift the stay or initiate landmark designation and instead allow the stay-of-demolition to continue

7. DEBRIEF MEETING/CALENDAR CHECK

- A. L. Payton** discussed the guidelines regarding naming of landmark designations.

8. ADJOURNMENT

The meeting adjourned at 9:32 p.m.

Approved on December 4, 2013

Respectfully submitted,

Chairperson