

**CITY OF BOULDER
LANDMARKS BOARD
December 3, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the December 3, 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, Historical 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 of the November 5, 2014 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

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

- **Statistical Report**

5. BRIEF UPDATE ON HOUSING BOULDER – JAY SUGNET

6. ACTION ITEMS

A. Continuation of a public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 753 sq. ft. addition to a contributing house and to construct a 336 sq. ft. one-car garage at 735 Mapleton Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00192). Applicant: David Waugh. Owner: Marybeth Emerson.

F. Sheets recused herself. All other board members made site visits.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board conditionally approve the application.

Applicant's Presentation

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

Public Hearing

Michael Mikuta, 2433 8th St., spoke in support of the Landmark Alteration Certificate application but voiced concern about location of proposed new garage to ensure back-out distance and requested it be moved 1' south into the property. He spoke in support of removing the historic garage to allow for more flexibility and better design.

Motion

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0, **F. Sheets** recused herself) the proposed construction shown on plans dated 09/23/2014, finding that it generally meets 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 addition and new one-car garage in compliance with the approved plans dated 09/23/2014, 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 submit a revised design that:
 - a. Retains a greater portion of the north (rear) wall of the historic house and create a more defined connection between the historic house and new addition;
 - b. Addresses preservation of the east wall of the existing garage;
 - c. Applicant shall submit a revised design that studies turning the gable to match the roof form of the existing garage.

3. 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.
4. 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 details and details regarding any exterior lighting and 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 alter window to create an entrance at the north (primary) elevation of 1029 Broadway St. (pending landmark), per section 9-11-18 of the Boulder Revised Code (HIS2014-00354). Applicant: Rick Burkett. Owner: Evans Scholars.

All board members made site visits. **D. Yin, M. Gerwing, and M. Schreiner** reviewed the case at Design Review Committee meetings.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board conditionally approve the application.

Applicant's Presentation

Rick Polmear, 5685, Greenwood Village, Evans Scholars Foundation, spoke in support of the Landmark Alteration Certificate application and the importance of a single, prominent entrance.

Danica Powell, 1350 Pine St., spoke in support of the Landmark Alteration Certificate application.

Catherine Quintero, 431 Oneida St., Denver, 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 staff recommendation.

Motion

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board approved (5-0) a Landmark Alteration Certificate for the proposed alteration shown on plans dated 09/16/2014 and 9/24/2014, finding that it generally meets 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 making modifications to the north face of the building in compliance with the approved plans dated 09/16/2014 and 09/24/2014, 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 submit a revised design that:
 - (A) Locates the entrance to the west side of the north addition;
 - (B) Revises the replacement of non-historic windows on the north addition to more closely replicate the appearance of the screened in porch visible in the 1930s photograph;
 - (C) Eliminates the proposed new windows and door at the north wall of the main building;
3. The Landmarks design review committee shall review details of the remodel, including doors and window details, moldings and proposed insets, paint colors, and any associated hardscaping to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

C. Public hearing and consideration of an application to designate the property at 445 College Ave. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00085). Owner: George Stark. Applicant: Landmarks Board.

Staff Presentation

M. Cameron presented to the board, recommending that the Landmarks Board disapprove the application for individual landmark designation.

Applicant's Presentation

Stephen Sparn, 1731 15th Street, architect and property owner's representative, spoke in opposition to landmark designation.

Public Hearing

Karl Kellogg, 2249 Tin Cup Circle, spoke in opposition to landmark designation.

Marion Thurnauer, 440 College Avenue, spoke in opposition to landmark designation.

Mark Gelband, 505 College Avenue, spoke in opposition to landmark designation.

Dale Thoms, 425 College Avenue, spoke in opposition to landmark designation.

Inger Barron, 430 College Avenue, spoke in opposition to landmark designation.

Eileen Kintsch, 435 College Avenue, spoke in opposition to landmark designation.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, spoke on behalf of the Historic Boulder Board spoke in opposition to landmark designation of this property.

Dale Thoms, 425 College Avenue, spoke in opposition to landmark designation.

Kathryn Barth, 2940 20th Street, spoke in support of landmark designation.

George Stark, 1321 Marshall Street, spoke in opposition to landmark designation.
Nancy Kellogg, 2944 Tin Cup Circle, spoke in opposition to landmark designation.
Joan Lieberman, 1335 Marshall Street, spoke in opposition to the landmark designation.
Gretchen King, 415 College Avenue, spoke in opposition to the landmark designation.
Stephanie Stark, 1321 Marshall Street, spoke in opposition to the landmark designation.

Motion

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board disapproved (5-0) the designation of the property at 445 College Ave. as an individual local historic landmark, finding that although, pursuant to Sec. 9-11-1(a), B.R.C. 1981, the proposal would protect, enhance, and perpetuate a building of the city reminiscent of past eras, events, and persons, it does not meet the legislative intent of Section 9-11-1(b) in that approving the application would not draw a reasonable balance between private property rights and the public interest. I further move that the Landmarks Board adopt this staff memorandum as findings of the Board, order staff to issue the demolition permit and recommend that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Black and white medium format archival quality photographs of all exterior elevations.

D. Public hearing and consideration of issuance of a demolition permit for the building located at 1103 6th St., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00301). Applicant: Olga DeLange Owner: Patricia Faulkner.

All Board members made site visits to the property.

Staff Presentation

M. Cameron presented to the board, recommending that the board approve the demolition permit application.

Applicant's Presentation

Tamara Faulkner, executor of family estate, spoke in support of issuing a demolition permit and opposes imposition of a stay-of-demolition.

Todd Faulkner, 3306 Longview Road, Erie, son of Dean and Patricia Faulkner, spoke in support of demolition permit.

Public Hearing

Kathryn Barth, 2940 20th Street, stated that she considered the building might be contributing-restorable, but in its present form is not eligible for individual landmark designation.

Lynn Segal, 538 Dewey Street, considers the interior of the building has a really “neat feel to it” and would like to know the expenses of demolition vs. renovation.

Motion

On a motion by **M.Schreiner**, seconded by **M.Gerwing**, the Landmarks Board approve (5-0) the demolition permit application for the buildings located at 1103 6th St. finding that, due to a loss of architectural integrity, the property is not eligible for landmark designation and adopt the staff memorandum dated Dec. 3, 2014, as the findings of the board. The Landmarks Board recommends that prior to issuance of the demolition permit, staff require the applicant to submit to CP&S staff for recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Color medium format archival quality photographs of all exterior elevations.

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

- A. Structure of Merit Update
- B. Update Memo
- C. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources

8. DEBRIEF MEETING/CALENDAR CHECK

9. ADJOURNMENT

The meeting adjourned at 10:53 p.m.

Approved on January 7, 2015

Respectfully submitted,

Chairperson