

**CITY OF BOULDER  
LANDMARKS BOARD  
February 4, 2015  
1777 Broadway, Council Chambers Room  
6 p.m.**

The following are the action minutes of the February 4, 2015 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](http://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 January 7, 2015 board meeting.

**3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA**

- **Abby Daniels**, Historic Boulder, 1123 Spruce St., spoke about the potential University Hill Moratorium and Historic Boulder's interest in pursuing a historic district for the area.

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

- **Statistical Report**
- **Short Presentation by Joe Castro on Energy Efficiency of the City of Boulder's Historic Buildings**
- **Short Presentation by Ruth McHeyser on the University-Hill Moratorium**

## **5. ACTION ITEMS**

- A. Public hearing and consideration of a Landmark Alteration Certificate to demolish an addition to a contributing house and demolish a c.1988 garage to make way for the construction of a 616 sq. ft. two-car garage and storage shed at 603 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00345). Applicant: Christopher Melton, Owners: Beth & Will Bashan.**

All board members made site visits. **M. Schreiner** recused himself.

### **Staff Presentation**

**J. Hewat** presented to the board, recommending that the Landmarks Board approve the application with conditions to be reviewed and approved by the Landmarks design review committee.

### **Applicant's Presentation**

**Christopher Melton**, 761 North Ave., Macon, GA, architect, spoke in support of the Landmark Alteration Certificate application.

**Joel Smiley**, 521 Maxwell, contractor, spoke in support of the Landmark Alteration Certificate application.

### **Public Hearing**

**Richard Collins**, 604 Mapleton, neighbor of 603 Highland Avenue, spoke in opposition to the reducing of the 2-car garage to one and one-half car garage.

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

### **Motion**

On a motion by **M. Gerwing**, seconded **D. Yin**, the Landmarks Board approved (3-1, **K. Remley** objecting) the Landmark Alteration Certificate at 603 Highland Ave. as shown on plans dated February 4, 2015 finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the conditions below, and adopts the staff memorandum dated February 4, 2015 as findings of the board with the following conditions:

## **CONDITIONS OF APPROVAL**

1. The applicant shall be responsible for constructing the house and garage in compliance with the approved plans dated February 4<sup>th</sup>, 2015, except as modified by these conditions of approval.
2. The dimension of door opening on the first floor of the east elevation shall not be changed and the existing south door to the east balcony shall be preserved;
3. The proposed garage shall be revised to reflect a depth of no more than 22 feet.

4. The details for the restoration of the second floor porch on the south elevation be reviewed by the Ldrc to ensure that it is an accurate restoration based on historic photographs and physical evidence.
5. The fenestration on the new addition shall be studied and revised to be more compatible with the historic portion of the house.
6. The installation details of the proposed solar panels shall be subject to final review and approval at the LDRC.
7. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised drawings showing conditions 2 and 3 and 4 above have been met, as well as the following, all of 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, exterior lighting, fence details, east balcony details, solar panel details, 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.

**K. Remley** objected to the motion finding that in her opinion the proposed addition and garage are incompatible with the historic house, the character of the district and are contrary to Design Guidelines Sections 4.1, 4.2, 4.3, 4.5 and Mapleton Guidelines T & G.

**B. Public hearing and consideration of issuance of a demolition permit for the house located at 645 Walnut St., non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00351). Applicant: Jennifer Campbell, Owner: Edward Parent.**

All board members made site visits. **M. Gerwing** reviewed the case at a Design Review Committee meeting. **K. Remley** recused herself.

**Staff Presentation**

**M. Cameron** presented to the Landmarks Board recommending a demolition permit be issued.

**Applicant's Presentation**

**Ed Parent**, 215 Fox Dr., owner of the property, spoke in support of issuing a demolition permit. **Jennifer Campbell**, 730 Pine St., a representative for the property, spoke in support of issuing a demolition permit.

**Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the possibility of preserving the building but that Historic Boulder did not oppose issuance of a demolition permit.

### **Motion**

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board approved (3-1, **F. Sheets** objecting) the demolition permit application for the building located at 645 Walnut St. finding that, due to a loss of architectural integrity, the property is not eligible for landmark designation, and adopt the staff memorandum dated February 4, 2015, as the findings of the board. The Landmarks Board recommends that prior to issuance of the demolition permit; staff requires 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.

**C. Public hearing and consideration of an application to designate the property at 977 7<sup>th</sup> St., as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2014-00366). Applicant/Owner: Janelle Krueger & Cosima Krueger-Cunningham.**

### **Staff Presentation**

**M. Cameron** presented to the board, recommending that the Landmarks Board forward the application to City Council with a recommendation to designate the property as an individual landmark.

### **Applicant's Presentation**

**Janelle Krueger**, 645 Walnut Street, owner, spoke to the reasons for wanting to landmark the property and asked the statement presented to become part of the landmark record.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke on behalf of the preservation committee in strong support of the designation.

### **Motion**

On a motion by **M. Gerwing** seconded by **K. Remley** the Board voted (5-0) to adopt a resolution to initiate landmark designation the property at 977 7<sup>th</sup> St. as a local historic landmark, to be known as the Krueger-Cunningham 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 adopts the staff memorandum dated February 4, 2015, including the following as the findings of the board:

### **FINDINGS**

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be 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. 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 consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

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

- A. Update Memo
- B. Post City Council Retreat Update
- C. 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 11:23 p.m.

Approved on March 4, 2015

Respectfully submitted,

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Chairperson