

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

The following are the action minutes of the March 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
Liz Payton
Kirsten Snobeck
John Spitzer
*Bryan Bowen

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Nicholas Wharton, 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 **K. Snobeck**, the Landmarks Board approved (4-0) the minutes of the February 6, 2013 board meeting.

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board approved (4-0) the Summary of the February 12, 2013 joint City Council/Landmarks Board Study Session.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

Beverly Potter, 3201 11th St., urged Landmarks Board members to look at the house at 2342 20th St. She mentioned that the addition of ultra modern windows detract from the historic integrity of this home. She noted that this home is poised for future demolition due to the changes that have been made to it.

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

5. ACTION ITEMS

DEMOLITION

A. Public hearing and consideration of a demolition permit for the building located at 2118 Goss Cir., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2012-00293). Applicant: Mark Riegel; Owners: Manuel and Julie Avalos

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

M. Gerwing made several site visits, received emails, and reviewed the project at a Design Review Committee meeting.

L. Payton made a site visit.

K. Snobeck made several site visits and reviewed the project at a Design Review Committee meeting.

J. Spitzer made several site visits, received emails and letters.

Staff Presentation

M. Cameron presented the item to the board.

Applicant's Presentation

Mark Riegel, 1728 Grove St., possible purchaser of site, spoke in support of demolition.

Public Hearing

Steve Anderson, 225 South Boulder Rd., Louisville, represented the owners of the property and spoke in support of issuing a demolition permit.

Abby Daniels, Historic Boulder, 1123 Spruce St., spoke in opposition of issuing a demolition permit and supported placing a stay-of-demolition on the property.

Mark Riegel, 1728 Grove St., spoke in rebuttal to Historic Boulder opposition.

Motion

On a motion by **L. Payton**, seconded by **J. Spitzer**, the Landmarks Board issued (3-1, **K. Snobeck** opposed) a stay-of-demolition for a period of up to 180 days for the property located at 2118 Goss Cir. based on the fact that the board finds that the building may have historical significance under the criteria set forth in Subsection F of Section 9-11-23 of the Boulder Revised Code, 1981.

MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Boulder Walking Tours
- B. Naropa Development
- C. Structures of Merit Program
- D. Grandview Buildings Update
- E. Historic Preservation Plan Update
- F. Civic Area Update
- G. Nominations for Preservation Month

6. DEBRIEF MEETING/CALENDAR CHECK

7. ADJOURNMENT

The meeting adjourned at 8:56 p.m.

Approved on April 3, 2013

Respectfully submitted,

Chairperson

DRAFT