

**CITY OF BOULDER
LANDMARKS BOARD
April 1, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the April 1, 2015 City of Boulder Landmarks Board meeting. Due to a power outage, an audio recording of the meeting was not made.

BOARD MEMBERS:

Kate Remley, Vice Chair
Mike Schreiner
Fran Sheets

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern
Cindy Spence, Landmarks Board Secretary

1. CALL TO ORDER

The roll having been called, Vice Chair **K. Remley** declared a quorum to be present at 6:20. Because there were no lights in Council Chambers, the meeting was convened in the Municipal Building Lobby.

2. APPROVAL OF MINUTES

On a motion by **K. Remley**, seconded by **M. Schreiner**, the Landmarks Board approved (3-0) the minutes of the March 4, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

There was no public comment.

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

- **Statistical Report**

There was no discussion of the statistical report.

5. ACTION ITEMS

A. Structures of Merit Informational Session

M. Cameron gave a presentation regarding information on the Structures of Merit program. Approximately 12 people attended and staff answered questions about the program. At the conclusion of the Structures of Merit discussion, a short break was taken. The lights having come back on, the meeting was reconvened in Council Chambers at 6:54 p.m.

B. Public hearing and consideration of a Landmark Alteration Certificate to expand existing carriage house into a larger garage at 541 Highland Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00029). Applicant: Barbee James. Owners: Christopher and Jennifer Centeno.

All board members made site visits.

Staff Presentation

J. Hewat presented to the board, recommending that the Landmarks Board deny the application or the applicant withdraw and redesign.

Applicant's Presentation

Barbee James, 1800 Commerce St., Ste. D, architect for the project, spoke in support of the Landmark Alteration Certificate application. **B. James** spoke to the proposed location of the garage doors along the alley, the re-use of the original bricks, and that she would prefer that the design not impact the historic rose garden, walking pad or swimming pool.

Public Hearing

Caroline Stepanek, 720 11th St., resident of Boulder, spoke in opposition of the Landmark Alteration Certificate application. She stated that the site creates a unique dimension of its own with the house, carriage house and yard. The carriage house is special and has a unique feature, noting that there is a grease pit which was used to change the oil of cars in early years. **C. Stepanek** stated that if the carriage house is altered it would destroy the integrity of the historic property.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the staff recommendations to deny the Landmark Alteration Certificate application. She stated that the alleyscapes are an important part of Boulder and the proposed plan does not meet the design guidelines.

Applicant's Rebuttal

Barbee James, rebutted and stated that the owners would not let the remodel be cheap, but would take great care in the design and materials.

Board discussion

M. Schreiner supports staff recommendation and stated that the proposed modifications to the north elevation are not in compliance with the provisions of the ordinance. The modifications would not enhance or restore the architecture and the proposed work would adversely affect the character of the landmarked building. In addition, they would distract from the historic character. **M. Schreiner** suggested the applicant either withdraw or reconfigure the proposed plans.

F. Sheets agreed with the staff recommendation that the proposal does not meet the design guidelines. The proposal will alter the historic and architectural integrity of the carriage house.

While she understands that the plan will be a better way to fill the needs of the owner, she cannot find anything in the Mapleton Guidelines to support the project.

K. Remley agreed with the staff recommendation and stated that she sympathizes with the owner's needs, but urges the owner and applicant to withdraw and return to the Board with a redesign that meets the design guidelines. While she acknowledges that the owners have done a great job with the house since they purchased it in 2005, the guidelines are very specific.

J. Hewat asked the applicant if they would want a garage door on the south elevation. **B. James** stated that she cannot find another design to get a car in the garage and that a different type of door would be necessary. **K. Remley** stated that changing the opening on the existing structure would not be supported by the guidelines. **F. Sheets** stated that it would be destroying the structure and rebuilding it. **J. Hewat** suggested that the opening to the doors be analyzed. Alleys in Boulder have been identified as important and on this carriage house, the north, east and west elevations are all primary. **J. Hewat** suggested modifying the doors and to make them more operable. **K. Remley** stated that staff would be available for consultation for recommendations and encouraged the applicants to withdraw the application. If denied by the board, an application that is substantially similar could not be submitted for 1 year.

The applicant withdrew their application for redesign.

C. Public hearing and consideration of a demolition permit for the house and five accessory buildings located at 1035 Kalmia Ave., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00364). Applicant/ Owner: Carlo Gallegos, AGR Building.

All board members made site visits.

Staff Presentation

M. Cameron presented to the board, recommending that the Landmarks Board issue a stay of demolition.

Board discussion

K. Remley stated that there were a number of outbuildings included on the property and asked if there are other properties similar to this with this number of outbuildings intact. **M. Cameron** stated that this is a unique number of stone buildings that are intact and that remain from Boulder's early agricultural period. **K. Remley** inquired if it would be possible to use the outbuildings or structures as owner accessible units. **M. Cameron** stated that it would be dependent upon the amount of repair needed and the regulations of the zoning district.

K. Remley inquired if the roof on the flat roof structure was viable. **M. Cameron** stated that it does slope for drainage and that the north side has retained severe water damage. At this time, there is a hole in the roof and she is uncertain as to what the extent of repairs is needed.

Applicant's Presentation

The applicant was not present.

Public Hearing

Pia Gerstle, 920 Jasmine Circle, spoke in opposition to the demolition permit. She expressed concern over the proposed demolition and wishes to see the buildings saved and to potentially landmarked. She stated that stone structures could be rehabilitated and that they are important to the character of Boulder.

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of the staff recommendation and stated that the property is worthy of landmarking. She continued to state that all of these types of buildings are disappearing and this gives a unique opportunity to explore creative alternatives to demolition.

Board discussion

F. Sheets stated that all of the buildings are contributing and that all are worthy of the Board's investigating. She will support staff recommendation.

M. Schreiner stated that he supports staff recommendation and that it meets the criteria for landmarking. The buildings relate to the character of the neighborhood. While he expressed concern for the condition of the buildings, this could be explored during the stay.

K. Remley supports staff recommendation and stated that it meets several of the criteria and supports a stay of demolition. She stated that these are unique buildings and that alternatives to demolition should be explored as well as alternative uses. The criteria states that the board may not consider the condition of the building due to owner neglect, which may be the case for some of these buildings.

Motion

On a motion by **M. Schreiner**, seconded by **K. Remley**, the Landmarks Board issued (3-0) a stay of demolition for the building located at 1035 Kalmia Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to explore alternatives to the demolition of the building, and adopted the following as findings of the board:

A stay of demolition for the house at 1035 Kalmia Ave. is appropriate based on the criteria set forth in section 9-11-23(f) B.R.C, in that the identified property:

1. May be eligible for individual landmark designation based upon its historic, architectural, and environmental significance;
2. Contributes to the character of the neighborhood as an intact representative of the area's past;
3. Has not been demonstrated to be impractical or economically unfeasible to rehabilitate and add onto the existing house.

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

A. Update Memo

- a. 747 12th St. - City Council has asked the Landmarks Board to agree to a tolling agreement to waive the time requirements in the landmark designation of 747 12th St.
 - i. On a motion by **K. Remley**, seconded by **F. Sheets**, the Landmarks Board (3-0) approved the tolling agreement.
 - ii. The Landmarks Board rebutted points regarding 747 12th St. and would like the City Council to consider OAU's and alternative land use. The board decided to address City Council at the April 14 meeting.
- b. Board members all agree on the three nominations for Preservation Awards that will be presented in May 2015.

B. Subcommittee Update

- 1) Demolition Review Process
- 2) Design Guidelines and Code Revisions
- 3) Outreach and Engagement
- 4) Potential Resources

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 8:41 p.m.

Approved on May 6, 2015

Respectfully submitted,

Vice Chairperson