

**CITY OF BOULDER
LANDMARKS BOARD
April 2, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the April 2, 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

Kirsten Snobeck

Nick Fiore

*Elizabeth Payton **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 6:07 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 (3-0) the minutes of the March 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. ACTION ITEMS

- A. Public hearing and consideration of a demolition permit for the building located at 640 Hawthorn Ave., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00033). Owner: Orion Creamer

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

M. Gerwing made a site visit

N. Fiore made a site visit

K. Snobeck made a site visit and reviewed the project at the Landmarks design review committee meeting

Staff Presentation

M. Cameron made a PowerPoint presentation to the board.

Applicant's Presentation

Onion Creamer, 650 Hawthorne Avenue, property owner, spoke in support of the application to demolish the houses.

Public Hearing

None

Motion

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board issued (3-0) a stay of demolition for the building located at 640 Hawthorn Ave., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the buildings and adopt the staff memorandum with the findings as listed below:

The Board will discuss whether to continue the stay-of-demolition, to initiate landmark designation or to issue the stay-of-demolition at its May 7, 2014 meeting.

Staff encourages the applicant to consider landmark designation of the house and its incorporation into future redevelopment plans for the site. A 180-day stay period would expire on Aug. 23, 2014.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
 2. Black and white medium format archival quality photographs of the interior and exterior of the house and shed.
- B. Public hearing and consideration of a Landmark Alteration Certificate to build a fence in the front yard at 1116 Maxwell Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00049). Owners: Michael Wussow and Alina Nisenzon.

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

M. Gerwing made a site visit

N. Fiore made a site visit

K. Snobeck made a site visit and reviewed the project at the Landmarks design review committee meeting

Staff Presentation

J. Hewat made a PowerPoint presentation to the board.

Applicant's Presentation

Alina Nisenzon., 1116 Maxwell Avenue, property owner, spoke in support of the landmark alteration certificate application.

Public Hearing

Karen Thibodea, 1104 Maxwell Avenue, neighbor, spoke in support of the landmark alteration certificate application.

Motion

On a motion by **K. Snobeck**, seconded by **M. Gerwing**, the Landmarks Board approved (3-0) the construction of a front fence and gates at 1116 Maxwell Ave., as shown on plans dated February 28th, 2014, 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 April 2, 2014 as findings of the board with the following conditions:

1. The applicant shall be responsible for ensuring that the development will be constructed in compliance with the application dated 02.28.2014 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.
2. Prior to building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans for the proposed fence and gates to the Landmarks design review committee showing a reduction in its height to no more than 30", widening space between pickets to at least 2 1/2" and reducing the dimensions of posts and caps to make the fence more open and transparent in a manner consistent with *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* and the *Mapleton Hill Design Guidelines*.
3. 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: final details regarding height, configuration, materials and finish of the proposed fence. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines* and the *Mapleton Hill Historic District Design Guidelines*.

C. Public hearing and discussion of draft revisions to Section 2 *Site Design*, of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* to create pool guidelines.

Staff Presentation

M. Cameron made a PowerPoint presentation to the board.

Public Hearing

None

Motion

Landmarks Board agreed to have staff review the proposed pool guidelines and to have them reviewed by the Landmarks Board at the June 4, 2014 meeting under Matters.

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

A. Update Memo

- 1) **M. Cameron** made a PowerPoint presentation to the Board to recommend that the Cherryvale Ranch District be listed on the National Register Review Board. On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board approved (3-0) a resolution in support of the nomination of Cherryvale Ranch District be listed on the National Register Review Board.

B. Historic Preservation Plan

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 8:27 p.m.

Approved on _____, 2014

Respectfully submitted,

Chairperson