

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

The following are the action minutes of the May 6, 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:**

Kate Remley, Acting Chair

Mike Schreiner

Fran Sheets

Deborah Yin

\*John Gerstle                    *\*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

Angela Smelker, Historic Preservation Intern

**1. CALL TO ORDER**

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:01p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **M. Schreiner**, seconded by **F. Sheets**, the Landmarks Board approved (3-0) (**D. Yin** was not in attendance at the April 1, 2015 board meeting) the minutes as amended of the April 1, 2015 board meeting.

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

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

- **1035 Kalmia Ave. Stay of Demolition expires August 29<sup>th</sup>, 2015**
  - **J. Gerstle** recused himself from this discussion. Staff and applicants met since the April 1 meeting to discuss alternatives. Applicants agreed to meet again in a few weeks to discuss further steps when have decided how they want to proceed and discuss alternatives to demolition.
- **Statistical Report**

## **5. ACTION ITEMS**

- A. Public hearing and consideration of a Landmark Alteration Certificate to remove a second-story gambrel roof at the rear addition and in its place to construct a 529 sq. ft. second story at the contributing house at 801 Maxwell Ave. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2015-00080). Applicant: Kristin Lewis. Owner: Michael and Susan Shepard.**

All board members made site visits.

### **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**

**Michael Shepard**, 801 Maxwell Ave., owner, spoke in support of the Landmark Alteration Certificate application.

**Kristin Lewis**, 511 Pleasant St., architect, spoke in support of the Landmark Alteration Certificate application.

### **Public Hearing**

**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 **F. Sheets**, seconded by **D. Yin**, the Landmarks Board approved (3-1, **M. Schreiner** opposed) the proposed removal of the second story addition and construction of a new second story addition as shown on plans dated May 6, 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 May 6, 2015 as findings of the board with the following conditions:

### **CONDITIONS OF APPROVAL**

1. The applicant shall be responsible for constructing the addition in compliance with the approved plans dated May 6, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of a Landmark Alteration Certificate, the applicant shall submit design details to the Landmarks design review committee (Ldrc) including: window and door details, wall material details, siding material details, paint colors, roofing material 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.

This recommendation is based upon staff's opinion that the modification of the roof form of a contributing building will be consistent with Section 9-11-18, Boulder Revised Code 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.

**B. Public hearing and consideration of issuance of a demolition permit for the house located at 2245 Arapahoe Ave., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2015-00053). Applicant/ Owner: Blake Heren.**

All board members made site visits.

**Staff Presentation**

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

**Applicant's Presentation**

**Blake Heren**, 2245 Arapahoe Ave., owner, spoke in support of a demolition permit.

**Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of a stay of demolition.

**Motion**

On a motion by **K. Remley**, seconded by **M. Schreiner**, the Landmarks Board issued (5-0) a stay of demolition for the building located at 2245 Arapahoe 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:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

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

- A. Administrative Rule – Clarifying the Demolition Review Process
- B. Letter to City Council
- C. Update Memo
- D. Subcommittee Update
  - 1) Demolition Review
  - 2) Design Guidelines and Code Revisions
  - 3) Outreach and Engagement
  - 4) Potential Resources

**7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The meeting adjourned at 8:59 p.m.

Approved on \_\_\_\_\_, 2015

Respectfully submitted,

\_\_\_\_\_  
Chairperson

DRAFT