

**CITY OF BOULDER
LANDMARKS BOARD
June 3, 2015
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the June 3, 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.

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

1. CALL TO ORDER

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:03 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **K. Remley**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0) the minutes of the May 6, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

M. Gerwing, 2401 N. Broadway, Former Landmarks Board chair, spoke in support of the preservation of the Glen Huntington Bandshell and recommended that the Landmarks Board members contact City Council members to ensure the appropriate preservation of the Bandshell as a landmark.

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

- **1035 Kalmia Ave.** – Stay-of-Demolition expires Aug. 29, 2015
- **2245 Arapahoe Ave.** – Stay-of-Demolition expires Sept. 14, 2015
- **Statistical Report**

5. ACTION ITEMS

A. Public hearing and consideration of an application to designate the building and property at 2245 Pine St. as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00206). Applicant/Owner: Kegan and Suzanna Paisley.

M. Schreiner, F. Sheets, and D. Yin reviewed the project at a Design Review Committee meeting. K. Remley had no ex-parte contacts. J. Gerstle has biked by the house on a number of occasions.

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

Suzanna Paisley, 2245 Pine Street, owner, spoke in support of landmark designation but voiced frustration with the design review and landmark designation processes.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of landmark designation of the property.

Kathryn Barth, 2940 20th Street, spoke in support of landmark designation of the property.

Motion

On a motion by M. Schreiner, seconded by F. Sheets, the Landmarks Board voted (4-0) with a recommendation to designate the property at 2245 Pine St. as a local historic landmark, to be known as the Ravenscraft 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 August 6, 2014 as the findings of the board.

B. Public hearing and consideration of issuance of a demolition permit for the house located at 1420 Bluebell Ave., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2015-00050). Applicant/Owner: John and Denise Frontczak.

All board members made site visits. In addition, M. Schreiner received two emails supporting demolition of the house.

Staff Presentation

M. Cameron presented to the Landmarks Board recommending a stay of demolition be placed on the application.

Applicant's Presentation

Denise Frontczak, 1420 Bluebell Ave., applicant and owner, spoke in support of the demolition permit.

Liz Bowes-Spiegel, 1060 West Willow, architect for the applicant, spoke in support of the demolition permit and does not see any historic significance of the building.

Amara Frontczak, Warren, MI, daughter of owners, spoke support of the demolition permit.

Public Hearing

Abby Daniels, 1123 Spruce St., Executive Director of Historic Boulder, Inc., spoke in support of placing a stay of demolition on the property and to explore alternatives to demolition.

Kathryn Barth, 2940 20th Street, spoke in support of placing a stay of demolition on the property.

Motion

On a motion by **F. Sheets**, seconded by **D. Yin** to impose a stay-of-demolition, the vote failed (2-2, **K. Remley** and **M. Schreiner** opposed) and, as a result, the permit to demolish the house issued.

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

A. Draft Administrative Rule Clarifying the Demolition Review Process

- The Board agreed to move forward with the publication process at the next Landmarks Board meeting scheduled for July 1, 2015.

B. Update Memo

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 9:28 p.m.

Approved on _____, 2015

Respectfully submitted,

Chairperson