

**CITY OF BOULDER
LANDMARKS BOARD
June 4, 2014
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the June 4, 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

Mike Schreiner

*Crystal Gray **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 6:00 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board approved (4-0) the minutes of the May 7, 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
- 640 Hawthorn Ave. - The board agreed to have a public hearing to consider lifting the stay-of-demolition for this property at the next Landmarks Board meeting scheduled for July 2, 2014.

5. ACTION ITEMS

- A. Public hearing and consideration of a demolition permit for the buildings located at 747 12th St., non-landmarked buildings over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00070). Applicant: Field West Construction. Owner: 747 Twelfth Street LLC.

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

N. Fiore, recused himself from consideration of this case.

M. Gerwing, K. Snobeck, M. Schreiner made site visits to the property.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Board and recommended to impose a stay of-demolition.

Applicant's Presentation

No presentation from applicant.

Public Hearing

Jim Scarboro, 735 12th Street, Boulder, CO a neighbor directly south of the subject property, neighbor, spoke in support of preserving the property.

Abby Daniels, 1123 Spruce St., Executive Director, Historic Boulder, spoke in support of imposing a stay-of-demolition and to look at alternatives to the demolition of the house and garage.

Joe Stepanek, a University Hill resident, spoke in support of preserving the property and noted that David Hull-Holmes was responsible for designing the addition.

Martha Campbell, 750 12th St., Boulder, CO has lived across the street for 60 years and spoke in support of preserving the property.

Kristin Lopez, daughter of the Johnsons and representative of the estate, spoke in support of the application to demolish the house.

Ann Scarboro, 735 12th Street, Boulder, CO spoke in support of preserving the property and the value of the buildings and the mature landscaping on the property.

Geneva Reichert, 740 12th Street, Boulder, CO spoke in support of preserving the property and against the proliferation of "McMansions" on the Hill.

Eric Johnson, 1300 Sumac Street, Boulder, CO a representative of the estate, spoke in support of the application to demolish the house and garage.

Caroline Holmes-Stepanek, a University Hill resident, spoke in support of preserving the property.

Motion

On a motion by **K. Snobeck**, seconded by **M. Schreiner**, the Landmarks Board issued (3-0) a stay-of-demolition for the buildings located at 747 12th St. 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 of the Board.

- B. Public hearing and consideration of a demolition permit for the building located at 445 College Ave., a non-landmarked building over 50 years old, pursuant to per Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00085). Applicant: Stephen Sparn. Owner: George Stark.

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

K. Snobeck, recused herself from consideration of this case.

M. Gerwing, N. Fiore, M. Schreiner all made site visits to the property.

Staff Presentation

M. Cameron made a PowerPoint presentation to the Board and recommended to impose a stay of-demolition.

Applicant's Presentation

Stephen Sparn, architect, 1731 15th Street, Boulder CO, spoke in support of the application to demolish the house.

George Stark, owner, 1321 Marshall Street, Boulder, CO spoke in support of the application to demolish the house.

Stephanie Stark, owner, 1321 Marshall Street, Boulder, CO spoke in support of the application to demolish the house.

Public Hearing

Abby Daniels, 1123 Spruce St., Boulder, CO, Executive Director, Historic Boulder, representing Historic Boulder's Historic Preservation Committee, spoke in support of imposing a stay-of-demolition to explore alternatives to the demolition of the house.

Kathryn Barth, 2940 20th Street, Boulder, CO spoke in support of imposing a stay-of-demolition and to possibly look at sub-dividing the lot in question.

Motion

On a motion by **M. Gerwing**, seconded by **N. Fiore**, the Landmarks Board issued (3-0) a-stay-of-demolition for the building located at 445 College 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 of the Board.

- C. Public hearing and consideration of amending Section 2. *Site Design*, of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* to include pool guidelines.

The board agreed to discuss this item at a future Landmarks Board meeting, either August or September 2014.

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

- A. Comprehensive Housing Strategy Update – Jay Sugnet, Housing Planner Manager discussed the Comprehensive Housing Strategy initiative, City Council's decisions from the 5.27.14 meeting, the goals developed , and process to move forward.
- B. Update Memo
- C. Subcommittee Update
 - 1) Demolition Ordinance
 - 2) Outreach
 - 3) Potential Historic Districts and Landmarks
 - 4) Design Guidelines
 - 5) Sustainability

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 8:17 p.m.

Approved on _____, 2014

Respectfully submitted,

Chairperson