

**CITY OF BOULDER
LANDMARKS BOARD**

June 5, 2013

**900 Baseline Road, Chautauqua, Community House, Grand Assembly Room
7:30 p.m.**

The following are the summary minutes of the June 5, 2013 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

Liz Payton

Nick Fiore

*Bryan Bowen

**Planning Board representative without a vote*

BOARD MEMBERS ABSENT:

Kate Remley

STAFF MEMBERS:

Susan Richstone, Deputy Director of Community Planning & Sustainability

Lesli Ellis, Comprehensive Planning Manager

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Nicholas Wharton, Historic Preservation Intern

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at **6:56 p.m.** and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **L. Payton**, seconded by **K. Snobeck**, the Landmarks Board approved (3-0) the minutes of the May 1, 2013 board meeting.

On a motion by **K. Snobeck**, seconded by **N. Fiore**, the Landmarks Board approved (4-0) the minutes of the May 15, 2013 board meeting as amended.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

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

5. ACTION ITEMS

A. DISCUSSION TO PROVIDE INPUT ON THE HISTORIC PRESERVATION PLAN RECOMMENDATIONS AND ACTION ITEMS.

DISCUSSION QUESTIONS

1. Does the Landmarks Board have feedback on the preliminary plan themes and recommendations identified on page 5?
2. In the near-term, what should be the top action items for the Historic Preservation program?

B. INITIATION OF LANDMARK DESIGNATION

Public hearing and consideration of an application to designate the house and a portion of the property at 3015 Kalmia Avenue as a local historic landmark, to be known as the Alfred and Laura Lundgren House, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2013-00038) Applicant/Owner: Kalmia Estates, LLC

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

M. Gerwing site visit

L. Payton none

K. Snobeck site visit

N. Fiore none

Staff Presentation

M. Cameron presented a PowerPoint presentation to the board.

Applicant's Presentation

Jason Markel, 3215 Ouray, Boulder, Representative of Kalmia Estates Development, LLC, answered questions from the board.

Public Hearing

Eric Grosinger, Boulder Apartments, 2865 Baseline Rd., spoke in support of the landmark designation.

Motion

On a motion by **L. Payton**, seconded by **K. Snobeck**, the Landmarks Board forwarded to City Council (4-0) an application to designate the building at 3015 Kalmia Avenue as a local historic landmark, to be known as Lundgren-Harper 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 including the following as findings of the board:

FINDINGS

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application, subject to the conditions of approval, will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a) B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

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

- A. Chautauqua ADA Restrooms
- B. Update Memo
- C. Historic Preservation Logo
- D. Landmarks Board Retreat Recap
- E. Subcommittee Update
- F. Structures of Merit Update
- G. Grandview Buildings Update
- H. Floral Park Design Guidelines Update
- I. Lippolot Livery Way Signage Update
- J. 11th and Pearl Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 9:31 p.m.

Approved on July 18, 2013

Respectfully submitted,

Chairperson