

**CITY OF BOULDER
LANDMARKS BOARD
July 18, 2013
1777 Broadway, Council Chambers Room
7:30 p.m.**

The following are the action minutes of the July 18, 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

Liz Payton

Kirsten Snobeck

Nick Fiore

Kate Remley

Leonard May **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

Lesli Ellis, Comprehensive Planning Manager

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Cindy Spence, Administrative Specialist

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 7:23p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **K. Snobeck**, seconded by **M. Gerwing**, the Landmarks Board approved (5-0) the minutes of the June 5, 2013 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

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

5. PUBLIC HEARINGS

A) Public hearing and consideration to provide input on the draft historic preservation plan.

Ruth McHeyser, 1123 Spruce St., co-president of Historic Boulder, spoke in support of the plan and reiterated comments made in the organization's letter to the Landmarks Board.

Board Discussion

The Landmarks Board provided feedback on the Draft Historic Preservation Plan, primarily focusing on the incorporation of community feedback throughout the development of the plan and the recommendation section.

B) PUBLIC HEARING AND CONSIDERATION OF A LANDMARK ALTERATION CERTIFICATE

Public hearing and consideration of a Landmark Alteration Certificate to demolish a non-contributing building at 1023 Walnut St. in the Downtown Historic District and in its place construct a new four-story commercial building to be connected via a bridge to the proposed building at 1048 Pearl St., amending the Landmarks Board September 19, 2012 approval by the Landmarks Board with conditions (HIS2012-00181).

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

All board members made site visits. **M. Gerwing, L. Payton** and **K. Snobeck** reviewed the project at the Sept. 19, 2012 Landmarks Board meeting.

Staff Presentation

J. Hewat presented a PowerPoint presentation to the board.

Applicant's Presentation

Chris Shears, 365 Quail Circle, architect with Nichols Partnership, spoke in support of the project and answered questions from the board.

Public Hearing

No one spoke to this item.

Motion

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board approved (4-1, **L. Payton** opposed) the demolition of the non-contributing building at 1023 Walnut St. and in its place the construction of the proposed new building, finding that subject to the conditions below, they generally meet the standards for issuance of a Landmark Alteration Certificate (LAC) in Chapter 9-11-18, B.R.C. 1981, and adopted the staff memorandum dated 7.18.2013 as findings of the board.

CONDITIONS OF APPROVAL:

- 1) The applicant shall be responsible for constructing the project in compliance with the plans approved on July 18, 2013 (dated June 26, 2013) for 1023 Walnut St. and the plans approved on Sept. 19, 2012 (dated Aug. 27, 2012) for 1048 Pearl St. except as modified by these conditions of approval.
- 2) Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall revise the plans approved on September 19, 2012 (dated Aug, 27, 2012) to increase the setback of the west portion of the fourth floor adjacent to the west plaza and submit the revised plans to the Landmarks Design Review Committee (LDRC) for its final review and approval.
- 3) Details of all exterior materials, including a simplified fenestration pattern, windows, doors, railing, hardscape features, awnings, visibility and design of mechanical equipment enclosures, paving, brick, glass, metal, wood, color and the use of only natural stone, shall be reviewed by the LDRC to ensure that the approval is consistent with the *Downtown Historic District Design Guidelines*, the *General Design Guidelines*, the Historic Preservation Ordinance, and the intent of this approval.
- 4) Articulation of the primary masonry portion of the Walnut Street elevation to deemphasize its horizontality in keeping with the *Downtown Historic District Design Guidelines* and the Historic Preservation Ordinance, to be reviewed by the LDRC.

L. Payton did not support the motion. She did not object to the demolition of the building at 1023 Walnut St. or the proposed design of the new building, but voted against the motion because the amended conditions include reference to the building located at 1048 Pearl St. and she does not find the overall project to be consistent with the design guidelines or the intent of the Historic Preservation Ordinance.

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

- A. Update Memo
- B. Subcommittee Update
- C. Structure of Merit Booklet
- D. Civic Center Update
- E. Council Chambers Improvements

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 10:16 p.m.

Approved on August 7, 2013

Respectfully submitted,

Chairperson

DRAFT