

**CITY OF BOULDER  
LANDMARKS BOARD  
July 2, 2014  
1777 Broadway, Council Chambers Room  
6 p.m.**

The following are the action minutes of the July 2, 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](http://www.boulderplandevlop.net).

**BOARD MEMBERS:**

Mark Gerwing, Chair

Nick Fiore

Kate Remley

Mike Schreiner

\*Leonard May                    *\*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, Chair **M. Gerwing** declared a quorum at 6:03 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 June 6, 2014 board meeting.

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

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

- 747 12<sup>th</sup> Street, Stay-of-Demolition, expires October 20<sup>th</sup>, 2014. Staff will hold a meeting with applicants and representatives of Historic Boulder and the Landmarks Board on July 3, 2014 to discuss alternatives to demolition.
- 445 College Avenue, Stay-of-Demolition, expires October 25<sup>th</sup>, 2014. Staff will schedule a meeting with the applicants and representatives of Historic Boulder and the Landmarks Board in the following week to discuss alternatives to demolition.
- 640 Hawthorn Ave, Stay-of-Demolition, expires Aug, 23, 2014. Case will be discussed under agenda item 5E.
- Statistical Report

## **5. ACTION ITEMS**

- A. Public hearing and consideration of an application for a Landmark Alteration Certificate to construct a one-story, 425 sq. ft., two-car garage, remove a portion of the contributing garage, and construct a fence along the north, south, east and property lines at 730 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00087). Applicant: Will Hentschel. Owner: Douglas and Jennifer Campbell.

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

**All board members made site visits to the property.**

### **Staff Presentation**

**J. Hewat** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Jennifer Campbell**, 730 Pine St., spoke in support of the Landmark Alteration Certificate application.

### **Public Hearing**

No one from the public spoke to this item.

### **Motion**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board approved (4-0) the staff memorandum dated July 2, 2014, as the findings of the Board and approved the application for a Landmarks Alteration Certificate for the removal of a portion of the contributing accessory building, construction of a garage and construction of fences at 730 Pine St. as shown on plans dated May 27, 2014, subject to the following conditions:

#### **CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for ensuring that the development will be constructed in compliance with the application dated 05.27.2014 on file in the City of Boulder Community Planning and Sustainability Department, except as modified by these conditions of approval.
2. Prior building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans for the proposed fences.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following: final details showing door and window details, garage doors, roofing materials, siding, paving, fencing and proposed colors. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines and the Mapleton Hill Historic District Design Guidelines.

- B. Public hearing and consideration of a Landmark Alteration Certificate to construct a 1,938 sq. ft. addition to the main house, to relocate an existing garage on the property, and to construct a 330 sq. ft. one-car garage at 711 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00172). Applicant: David Waugh. Owner: Kevin Deighan.

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

**All board members made site visits to the property.**

### **Staff Presentation**

**J. Hewat** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**David Waugh**, 71 Bowen Street, Longmont, architect, spoke in support of the Landmark Alteration Certificate application.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., agrees with staff's recommendation to approve the Landmark Alteration Certificate, but the Preservation Committee expressed concern about the size of the proposed addition.

### **Motion**

Following board discussion, the members took a straw poll to gauge whether there was support for the proposal as submitted. The results of the poll indicated that a motion to approve the proposal per staff's recommendation and conditions would fail if taken to a vote. The Board asked the applicant whether they would like to withdraw the application to redesign the addition by significantly reducing the mass and scale of the proposed addition.

The applicant withdrew the application to redesign.

- C. Public hearing and consideration of a Landmark Alteration Certificate to construct a one-story, four car garage at the northeast corner of the lot where a four car garage was previously located on the landmarked property at 1507 Pine St., per section 9-11-18 of the Boulder Revised Code (HIS2014-00174). Applicant: Kristin Lewis. Owner: Susan Dawson.

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

**M. Gerwing** made a site visit to the property.

**N. Fiore** made a site visit to the property.

**K. Remley** made a site visit to the property.

**M. Schreiner** had no ex-parte contacts.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Susan Dawson**, 662 West Glen Way, Woodside, prospective owner, California introduced the project to the Landmarks Board and her plans for the house.

**Kristin Lewis**, 1928 14<sup>th</sup> St, #200, architect, explained proposed changes to the house approved by the Landmarks design review committee, and the current proposal to construct a new garage building on the property.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., stated Historic Boulder's Preservation Committee support of constructing a four-car garage based upon the fact that a similar building was on the property historically.

### **Motion**

On a motion by **K. Remley**, seconded by **M. Gerwing**, the Landmarks Board approved (4-0) the staff memorandum dated July 2, 2014, in matter 5C (HIS2014-00174), as the findings of the board and approve the construction of a new, free-standing garage as shown on plans dated May 29, 2014, finding that the plans generally meet the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

#### CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the garage in compliance with the approved plans dated May 29, 2014, 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 submit the following: final details showing door and window details, roofing materials, wall materials, proposed colors, hardscaping and fencing, including the proposed trash enclosure. These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.
- D. Public hearing and consideration of a Landmark Alteration Certificate to remodel and change the roof form to one side of the contributing accessory building at 2515 7<sup>th</sup> St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2014-00190). Applicant: Christopher Melton. Owner: Jennifer Kilbury.

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

**M. Gerwing** made a site visit to the property.

**N. Fiore** made a site visit to the property.

**K. Remley** made a site visit to the property.

**M. Schreiner** had no ex-parte contacts.

### **Staff Presentation**

**M. Cameron** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Jennifer Kilbury**, 2515 7<sup>th</sup> Street, property owner, spoke in support of approving the project as submitted and issuing a landmark alteration certificate as, in her opinion, the building is non-contributing to the district.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Executive Director of Historic Boulder, Inc., stated that Historic Boulder's Preservation Committee agrees with staff's recommendation that the building is contributing and the proposal should be denied.

### **Motion**

On a motion by **M. Gerwing**, seconded by **M. Schreiner**, the Landmarks Board (4-0) voted to continue the matter until the September 3, 2014 Landmarks Board meeting. The board was split on whether the building should be considered contributing or non-contributing. Because a tie vote would have resulted in a failed motion that would have prevented the applicant from submitting a similar application for one year, the board voted to continue the hearing until the September Landmarks Board meeting, when a fifth board member would be appointed.

- E. Public hearing and consideration of a motion to adopt a resolution to initiate the process for the designation of the property at 640 Hawthorne Avenue (on which a stay-of-demolition was imposed on 04.02.2014), as an individual landmark as described in Section 9-11-3, B.R.C. 1981, or alternatively, to issue a demolition permit as per 9-11-23(f) and (g) B.R.C., described in 9-11-23(f) and (g) B.R.C. 1981 (HIS2014-00033). Owner: Orion Creamer.

### **Applicant's Presentation**

**Kristin Creamer**, 650 Hawthorn Ave., owner, spoke in support of the demolition permit application.

### **Public Hearing**

No one from the public spoke to this item.

### **Motion**

On a motion by **M. Schreiner**, seconded by **M. Gerwing**, the Landmarks Board issued (3-1, **K. Remley** objecting) the demolition permit for the buildings located at 640 Hawthorne Ave., finding that a number of alternatives to the demolition have been explored and are not possible, and adopt the staff memorandum dated July 2, 2014, as the findings of the board. As a condition of approval, prior to issuance of the demolition permit, the applicant shall submit to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the buildings depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Black and white medium format archival quality photographs of all exterior elevations.

**K. Remley** objected because the houses are a non-renewable resource to Boulder and could be lost forever. She encouraged the homeowners to consider designating the front building.

F. Public hearing and consideration of a demolition permit for an addition and remodel to existing building located at 405 Valley View Dr., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2014-00155). Applicant: Emil Tanner. Owner: Sam Slattery.

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

**M. Gerwing** and **N. Fiore** reviewed the application at the Landmarks Design Review Committee. **All board members made site visits.**

### **Staff Presentation**

**J. Hewat** made a PowerPoint presentation to the Landmarks Board.

### **Applicant's Presentation**

**Sam Slattery**, 405 Valley View Dr., owner, referenced the letter sent to the Landmarks Board June 23, 2014 in support of the demolition permit application.

### **Public Hearing**

**Emil Tanner**, 1580 Findlay, architect, spoke in support of the demolition permit application.

**Amy Cleveland**, 425 Valley View, spoke about the changing character of the neighborhood and in support of the demolition permit application.

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

**Bev Potter**, 3201 11<sup>th</sup> St., spoke in support of landmark designation for the property.

### **Motion**

On a motion by **M. Gerwing**, seconded by **K. Remley**, the Landmarks Board issued (4-0) a stay of demolition for the building located at 405 Valley View Dr., 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 building and adopt the staff memorandum with the findings as listed below. A 180-day stay period would expire on Nov. 23, 2014.

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. Update Memo

## **7. DEBRIEF MEETING/CALENDAR CHECK**

**8. ADJOURNMENT**

The meeting adjourned at 10:28 p.m.

Approved on \_\_\_\_\_, 2014

Respectfully submitted,

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Chairperson

DRAFT