

**CITY OF BOULDER  
LANDMARKS BOARD  
August 7, 2013  
1777 Broadway, Council Chambers Room  
6 p.m.**

The following are the action minutes of the August 7, 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](http://www.boulderplandevlop.net).

**BOARD MEMBERS:**

Mark Gerwing, Chair

Liz Payton

Kirsten Snobeck

Nick Fiore

Kate Remley

\*Bryan Bowen                    *\*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, Chair **M. Gerwing** declared a quorum at 6:04 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 (5-0) the minutes as amended of the July 18, 2013 board meeting.

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

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

**5. ACTION ITEMS**

- A.** Public hearing and consideration of a demolition permit for the building located at 428 Pleasant St, a non-landmarked building over 50 years old, per Section 9-11-23 of the Boulder Revised Code for buildings over 50 years old (HIS2010-00132). Applicant/Owner: Cooper Schell.

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

**K. Remley** made a site visit and reviewed the proposal at the Landmarks design review committee. She also revealed that in her father-in-law once owned and occupied the property.

**L. Payton** made a site visit.

**M. Gerwing** made several site visits.

**K. Snobeck** made a site visit.

**N. Fiore** made a site visit and reviewed the proposal at the Landmarks design review committee.

### **Staff Presentation**

**M. Cameron** presented a PowerPoint presentation to the board.

### **Applicant's Presentation**

**David Kahn**, 3 Chesebro Way, Eldorado Springs, CO, architect and representative of the owner, spoke in support of the application to demolish the house.

**Clay Ducell**, 107 Noland Ct., Lyons, CO, Melton Construction, contractor for the project, spoke in support of the application to demolish the house.

### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Historic Boulder, spoke in support of a stay to seek alternatives to the demolition.

**Jacques Juilland**, 3161 3<sup>rd</sup> Street, Boulder, CO, builder and friend of the owner, spoke in support of the application to demolish the house.

### **Motion**

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board issued (5-0) a stay of demolition for the building located at 428 Pleasant St, for a period not to exceed 180 days from the day the permit application was filed adopting the staff memorandum with findings as listed below in order to further explore alternatives to demolishing the building. The 180 day stay period would expire on December 24, 2013. The Landmarks Board encourages the applicant to consider landmark designation of the structure and incorporating into redevelopment plans for the site.

A stay of demolition for the house at 428 Pleasant is appropriate based on the criteria set forth in section 9-11-23(f) B.R.C, in that the identified property:

1. May be eligible for individual landmark designation based upon its historic, architectural, and environmental significance;
2. Contributes to the character of the neighborhood as an intact representative of the area's past;
3. Has not been demonstrated to be impractical or economically unfeasible to rehabilitate and add onto the existing house.

- B.** Public hearing and consideration of an application to designate the house and a portion of the property at 2205 Broadway as a local historic landmark, to be known as the Boulder Masonic Lodge, as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2010-00123).  
Applicant/Owner: Boulder Historical Society and Boulder History Museum.

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

**K. Remley** made a site visit.

**L. Payton** made several site visits.

**M. Gerwing** made several site visits and reviewed changes at Landmarks design review committee.

**K. Snobeck** made a site visit and reviewed changes at Landmarks design review committee.

**N. Fiore** made several site visits.

**B. Bowen** made several site visits and reviewed the proposed changes in a Planning Board hearing.

#### **Staff Presentation**

**M. Cameron** presented a PowerPoint presentation to the board.

#### **Applicant's Presentation**

**Nancy Geyer**, 1206 Euclid Ave., Boulder History Museum, Director, CEO and applicant, spoke in support of landmark designation.

#### **Public Hearing**

**Abby Daniels**, 1123 Spruce St., Historic Boulder, spoke in support of the proposed application to landmark the Masonic Lodge.

#### **Motion**

On a motion by **M. Gerwing**, seconded by **L. Payton**, the Landmarks Board voted (5-0) to recommended to the City Council that it designate the property at 2205 Broadway as a local historic landmark, to be known as the Boulder Masonic Lodge, 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 the findings of the board:

The Landmarks Board finds, based upon the application and evidence presented, that the proposed designation application is 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 a past era and 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 building proposed for designation has a special character and historical, architectural and aesthetic characteristics. Sec. 9-11-2(a)(1), B.R.C. 1981.
5. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

### **C. STRUCTURE OF MERIT NOMINATIONS**

**M. Gerwing** presented fourteen Structure of Merit nominations to the Landmarks Board.

#### **Motion**

On a motion by **M. Gerwing**, seconded by **N. Fiore**, the Landmarks Board adopted (5-0) the following buildings are the 2013 Structure of Merit nominations.

- Tye Dental Building, 1150 Maxwell Ave., L. Gale Abels
- Sirotkin House, 575 Euclid Ave., Tician Papachristou
- Jesser House, 595 Euclid Ave., Tician Papachristou
- Sampson House, 1900 King Ave., Tician Papachristou
- Thron House, 430 Christmas Tree Dr., Hobart Wagener
- Easton Office Building, 1636 16<sup>th</sup> St., Roger Easton
- Willard House, 125 Bellevue Dr., Charles Haertling
- Volsky House, 711 Willowbrook Rd., Charles Haertling
- Dammann House, 460 College Ave., Charles Haertling
- Caldwell House, 415 Drake St., Charles Haertling
- Boulder Eye Clinic, 2401 Broadway, Charles Haertling
- Kahn House, 760 Flagstaff Rd., Charles Haertling
- Brenton House, 3752 Wonderland Hill Ave., Charles Haertling
- Davis House, 65 Bellevue Dr., Charles Haertling

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

- A.** Update on Building/Energy Code Revisions – Dave Thacker
- B.** Historic Preservation Plan Update
- C.** Update Memo
- D.** Subcommittee Update

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

**M. Gerwing** requested that changes to motion language be made prior to the motion being made.

**8. ADJOURNMENT**

The meeting adjourned at 9:18 p.m.

Approved on \_\_\_\_\_, 2013

Respectfully submitted,

\_\_\_\_\_  
Chairperson

DRAFT