

**CITY OF BOULDER
LANDMARKS BOARD
September 4, 2013
1777 Broadway, Council Chambers Room
6 p.m.**

The following are the action minutes of the September 4, 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

Kate Remley

*John Putnum **Planning Board representative without a vote*

BOARD MEMBERS ABSENT:

Nick Fiore

STAFF MEMBERS:

Lesli Ellis, Comprehensive Planning Manager

Debra Kalish, Senior Assistant City Attorney

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 6:00 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 (4-0, **N. Fiore** absent) the minutes of the August 7, 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 Landmark Alteration Certificate to demolish an existing house and in its place construct a two-story, 3,300 sq. ft. house at 420 Spruce Street

in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code (HIS2013-00184). Applicant: Juana Gomez. Owner: Julia and Luis Garza.

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

Mark Gerwing made a site visit.

Liz Payton made a site visit and reviewed the proposal at a Landmarks design review committee.

Kirsten Snobeck made a site visit and reviewed the proposal at a Landmarks design review committee.

Kate Remley made a site visit.

John Putnam made a site visit.

Staff Presentation

J. Hewat presented a PowerPoint presentation to the board.

Applicant's Presentation

Juana Gomez, 1127 Cranbrook Court, Boulder, CO, architect and representative of the owner, spoke in support of the application and answered questions from the board.

Public Hearing

Nichole Ward, 2029 5th Street, Boulder, CO, neighbor of 420 Spruce Street, inquired if garage plans were submitted with the application.

Motion

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board adopted (4-0, **N. Fiore** absent) a resolution to approve the demolition of the non-contributing house and the construction of the proposed 3,300 sq. ft. house at 420 Spruce St. as shown on plans dated 08/01/2013, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the conditions below and adopts the staff memorandum dated September 4, 2013 in matter 5A (HIS2013-00184) as findings of the board.

This recommendation is based upon staff's opinion that if the applicant complies with the conditions listed below, the proposed demolition and new construction will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.

1. The applicant shall be responsible for constructing the house in compliance with the approved plans dated 08/01/2013, 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, which shall be subject to the final review and approval of the Landmarks design review committee: final architectural plans that include revisions to simplify the roof forms in a manner consistent with neo-traditional interpretations of the Edwardian Vernacular, including revisions to the inset dormer on the east elevation and cantilevered rear porch canopy.

3. The Landmarks design review committee shall review dormers, wall materials, exterior stair, fenestration on the front gable, west elevation, rear elevation, doors and window types and details including moldings, and proposed insets, paint colors, and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

B. Public hearing and consideration of a Landmark Alteration Certificate for landscape modifications including plaza areas on the north side to include new hardscape areas, water features, a fire pit, benches, planting beds, construction of three trellises and reorientation of the parking area at St. Gertrude’s Academy at 970 Aurora Ave., an Individual Landmark, per Section 9-11-18 of the Boulder Revised Code (HIS2013-00114). Applicant: Jonas DiCaprio. Owner: Academy Equities, LLC.

This item was withdrawn by the applicant prior to the meeting.

C. Public hearing and consideration of the Historic Preservation Plan and recommendation to City Council.

Staff Presentation

M. Cameron presented a PowerPoint presentation to the board.

Public Hearing

Larry Kaptein, 1510 Mariposa Ave, spoke in support of the Historic Preservation Plan, and remarked that the public process and recent engagement efforts have brought a positive light to the program.

Jyotsna Raj, 863 14th St., spoke in support of the Historic Preservation Plan and stated that she felt encouraged by the process and hoped that the collaborative efforts continue. She also spoke in support for gauging interest in the creation of a University Hill Commercial Historic District.

Jancy Campbell, 1037 Maxwell Ave, spoke in support of the Historic Preservation Plan and encouraged the board and staff to work together with Historic Boulder and increase knowledge about the economic and environmental advantages of historic preservation.

Motion

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board adopted (4-0, **N. Fiore** absent) to recommend acceptance of the Historic Preservation Plan by City Council.

The board identified recommendations 1.1 “Develop a plan to identify and prioritize historic resource protection and implement strategies for their protection” and 2.2 “Collaborate with owners of existing landmarks and properties in designated historic districts; Establish neighborhood liaisons” as the top priorities to focus on in the next 1-2 years.

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

- A. Update Memo
- B. Subcommittee Update

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 7:56 p.m.

Approved on October 2, 2013

Respectfully submitted,

Chairperson

DRAFT