



LANDMARKS BOARD MEETING

DATE: Wednesday, October 14, 2020
TIME: 6:00 p.m.
PLACE: Via video conference

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1. Call to Order
 2. Approval of minutes from the September 9th, 2020 meeting
 3. Public Participation for Non-Public Hearing Items
 4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report for September
 5. Public Hearings under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearing," B.R.C. 1981:
 - A. Public hearing and consideration of a demolition application for the building located at **2111 Arapahoe Ave.**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981. (HIS2020-00214). Owner: Naropa University / Applicant: Catherine Bean, Element Properties.
 - B. Public hearing and consideration of a demolition application for the house located at **1723 Marine St.**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981. (HIS2020-00243). Owner: Dirk Stribrny / Applicant: Kenneth Jacques, Jacques Architectural Services.
 6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - Proposed changes to Section 2.7 Pools in the *General Design Guidelines*
 7. Debrief Meeting / Calendar Check
 8. Adjournment

Video conference information

The City of Boulder is committed to its core value of community safety and is proactively taking steps to limit potential social spreading of COVID-19. Because of this, this meeting will be held virtually via video conference. Any and all interested persons may:

- Speak under public comment or observe the public hearing via:
 - Video conference. The conference link will be available 24 hours before the meeting on our website: www.boulderhistoricpreservation.net or via email historic@bouldercolorado.gov.
 - Call in to the public hearing video conference via telephone. Call +1 346-248-7799 and use meeting ID: 910 9131 1680 and passcode: 254244
- Submit written comments at least 48 hours in advance of the hearing to historic@bouldercolorado.gov. Please note that we currently can NOT accept mail. Only email will be received at this time.

If you need Spanish interpretation or other language-related assistance for this meeting, please call 303-441-1905 at least three business days prior to the meeting. Si usted necesita interpretación o cualquier otra ayuda con relación al idioma para esta junta, por favor comuníquese al 303-441-1905 por lo menos 3 días laborales antes de la junta.

For more information, contact Clare Brandt at brandtc@bouldercolorado.gov or (303) 441-1994. You can also access this agenda via the website at: <https://bouldercolorado.gov/historic-preservation>, select "Next Landmarks Board Meeting"

PUBLIC HEARING PROCEDURES

Board members who will be present are:

John Decker, Chair
Abby Daniels, Vice Chair
William Jellick
Ronnie Pelusio
Fran Sheets
Lupita Montoya/Lisa Smith (ex officio Planning Board representatives without a vote)

The Landmarks Board is constituted under the Landmarks Preservation Ordinance (Ordinance No. 4721; Title 9, Chapter 11, Boulder Revised Code, 1981) to designate landmarks and historic districts; review and approve applications for Landmark Alteration Certificates on such buildings or in such districts; review demolition applications for non-designated buildings over 50 years old; and recognize buildings as Structures of Merit.

Public hearing items will be conducted in the following manner:

1. Board members will explain all ex-parte* contacts they may have had regarding the item, if the hearing is quasi-judicial.
2. Those who wish to address the issue (including the applicant, staff members and public) are sworn in, if the hearing is quasi-judicial.
3. A historic preservation staff person will present a recommendation to the board.
4. Board members will ask any questions to historic preservation staff.
5. The applicant will have a maximum of 10 minutes to make a presentation or comments to the board. Electronic presentations should be emailed to the Board Secretary at least 24 hours in advance of the meeting.
6. The public hearing provides any member of the public three minutes within which to make comments.
 - (1) At the chair's discretion, members of the public may pool their time provided all members of the pool are present. Only one member of the pool may speak on behalf of the pool. Maximum pooled time allowed is as follows: 2 people = 5 minutes; 3 people = 7 minutes; 4 people = 9 minutes; 5 or more people = 10 minutes.
 - (2) Members of the public may, at the chair's discretion, use Powerpoint, images, or handouts as part of their presentation. Electronic presentations should be emailed to the Board Secretary at least 24 hours in advance of the meeting. Time limits (above) apply.
7. After the public hearing is closed, there is discussion by board members, during which the chair of the meeting may permit board questions to and answers from the staff, the applicant, or the public.
8. Board members will vote on the matter; an affirmative vote of at least three members of the board is required for approval.

* Ex-parte contacts are communications regarding the item under consideration that a board member may have had with someone prior to the meeting.

All City of Boulder board meetings are digitally recorded and are available from the Central Records office at (303) 441-3043. A full audio transcript of the Landmarks Board meeting becomes available on the city of Boulder website approximately ten days after a meeting. Action minutes are also prepared by a staff person and are available approximately one month after a meeting.

Note that the Landmarks Board adopted the following QUASI-JUDICIAL HEARING ELECTRONIC PARTICIPATION RULE on April 23, 2020.

The Landmarks Board (“Board”) may hold quasi-judicial hearings at a meeting through electronic participation, subject to the procedures set forth in this Rule. To the extent practical, the Board will use its standard meeting procedures, as modified by this Rule. To the extent that this Rule conflicts with the procedural rules of the Board, this Rule is intended to prevail.

QUASI-JUDICIAL HEARING ELECTRONIC PARTICIPATION RULE GENERAL PROCEDURES

- A. Applicant’s Written Request. An applicant may request to have its application for a hearing conducted via electronic participation by completing a written request form provided by the city. The applicant will acknowledge that holding a quasi-judicial hearing by electronic participation presents certain legal risks and involves an area of legal uncertainty, and the applicant will acknowledge that moving forward with a quasi-judicial hearing by electronic participation will be at its own risk.
- B. City Manager to Determine Suitability of Conducting Quasi-Judicial Hearing by Electronic Participation. These procedures create no right in any party to a quasi-judicial matter to a hearing conducted by electronic participation. Upon receipt of a written request, the city manager will determine whether the city has the capability to hold the particular type of hearing by electronic participation, what available form of electronic participation is most appropriate for the type of hearing, and set a date(s) for the hearing(s).
- C. Hearings Open to the Public and Subject to Adequate Technology. Hearings will be open to the public and provide the ability for interested members of the public to join the hearing electronically. The method chosen by the city manager will ensure the public can view or listen to the hearing in real time and interested parties may speak at designated times during the hearing. If at any point the city manager or board chair determines it is not possible or prudent to hold the hearing by electronic participation, whether due to technical issues or an inability to do so while meeting constitutional due process requirements, the hearing will be continued or vacated, and the matter will be held in abeyance until any technical problems can be resolved or in-person meetings have resumed.
- D. Notice Requirements. In addition to the requirements of the Boulder Revised Code, the city will include additional notice about how the hearing will be conducted and how the public can access, observe, and participate in the hearing. The additional notice is intended to reasonably inform interested persons that such hearing will instead be held by electronic participation; provided, however, this additional notice will not be deemed jurisdictional.
- E. Technological Accommodations. The city will make reasonable efforts to accommodate interested parties who lack necessary computer equipment or the ability to access such equipment by providing call-in or telephonic access to the meeting. Interested parties will be encouraged to submit written comments in advance of the hearing, which comments will be made a part of the hearing record.
- F. Hearing Procedures. Hearings are for conducting the business of the City of Boulder. Activities that disrupt, delay or otherwise interfere with the meeting are prohibited. At the onset of the hearing, the board chair will describe the hearing procedures, including how testimony and public comment will be received. The department that supports the Board will moderate the electronic meeting. To the extent practical, any person that wants to attend the meeting will be added to the meeting and will be muted. Any person that wants to testify should inform the moderator. The moderator will unmute such person during the public hearing to testify for three minutes.
1. Any documentary evidence will be provided to the designated secretary of the Board via email at least 48 hours prior to the beginning of the meeting. Documentary evidence includes, without limitation, materials related to specific applications and other documents to be shown electronically during the hearing.
 2. Any person testifying, including the applicant, shall be sworn in individually.
 3. The applicant will be allowed to speak to its application for 10 minutes. City staff will be allowed to speak to its recommendations for 10 minutes. The applicant or staff may request additional time from the board chair for more complicated applications. Persons wishing to testify will be allowed up to three minutes to

speaking. For electronic hearings, every person will need to testify for themselves. No pooling of time will be allowed.

4. The time for speaking or asking questions is limited to facilitate the purpose of the hearing. No person shall speak except when recognized by the person presiding and no person shall speak for longer than the time allotted. Each person shall register to speak at the meeting using that person's real name. Any person believed to be using a pseudonym will not be permitted to speak.
 5. No video participation will be permitted except for city officials, employees and invited speakers. All others will participate by voice only.
 6. The person presiding at the meeting shall enforce these rules by muting anyone who violates any rule.
 7. Board members, staff, and applicants shall not use chat features of electronic meeting software except for the purpose of asking the board chair procedural questions or to request to be recognized by the board chair to speak.
 8. Applicants will be provided the opportunity to speak for up to three minutes prior to the close of the public hearing.
 9. In order to accurately record board member votes, the board chair will call for a roll call vote on any motions made during the hearing or taking final action.
- G. Record. The secretary of the Board will ensure that all equipment used for the hearing is adequate and functional for allowing clear communication among the participants and for creating a record of the hearing as required by law; provided, however, the secretary will not be responsible for resolving any technical difficulties incurred by any person participating in the hearing.

**CITY OF BOULDER
LANDMARKS BOARD MEETING
ACTION MINUTES
September 9, 2020 at 6:00 p.m.
Virtual meeting**

The following are the action minutes of the September 9, 2020 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 at 303-441-3043. You may also listen to the recording on-line at www.boulderhistoricpreservation.net.

BOARD MEMBERS:

John Decker, Chair - **present**

Abby Daniels, Vice Chair - **present**

William Jellick - **present**

Fran Sheets - **present**

Ronnie Pelusio - **present**

Lupita Montoya, Planning Board representatives without a vote - **present**

STAFF MEMBERS:

Lucas Markley, Assistant City Attorney II - **present**

James Hewat, Senior Historic Preservation Planner - **present**

Marcy Cameron, Historic Preservation Planner II - **present**

Clare Brandt, Administrative Specialist - **present**

Jean Gatza, Senior Planner and moderator - **present**

1. CALL TO ORDER [00:00.00 audio minutes]

The roll having been called, **Chair J. Decker** declared a quorum at 6:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES [00:04.48 audio minutes]

On a motion by **J. Decker**, seconded by **A. Daniels**, the Landmarks Board approved (**5-0**) the minutes from the August 12, 2020 Landmarks Board meetings.

3. PUBLIC PARTICIPATION FOR NON-PUBLIC HEARING ITEMS [00:05.55 audio minutes]

None

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING [00:07.02 audio minutes]

- No pending stays of demolition
- Statistical Report for August

5. PUBLIC HEARINGS [00:10.22 audio minutes] under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearing," B.R.C. 1981:

- A. [00:11.10 audio minutes] Public hearing and consideration of a proposal to remodel the contributing house at **2130 11th Street** in the Mapleton Hill Historic District to include the addition of a carport, replacement of windows, and construction of second-story dormers and decks, pursuant to Section 9-11-18 B.R.C. 1981 (HIS2019-00374). Owner: Kari Whitman / Applicant: Ethan Hampton, Hampton Architecture.

Ex Parte Contacts

J. Decker: None
A. Daniels: Reviewed at LDRC 1.3.2020
W. Jellick: Reviewed at LDRC 7.15.2020
F. Sheets: Reviewed at LDRC 1.3.2020, 3.4.2020 and 7.15.2020
R. Pelusio: Reviewed at LDRC 3.4.2020

Staff Presentation

J. Hewat presented the case to the board, recommending that the Landmarks Board deny the application.

Applicant's Presentation

Kari Whitman, owner (2130 11th St., 80302) spoke about retaining the historic integrity of the building while repairing the house.

Ethan Hampton, Hampton Architecture (711 Walnut St., 80302) reviewed the intent of the application and the design concept. He reviewed examples of carports and decks present throughout the Mapleton Hill Historic District.

Harmon Zuckerman, Frascona, Joiner, Goodman & Greenstein, P.C. (4750 Table Mesa Dr., 80305) spoke about the benefits of the application.

Public Comment

None

Motion

Application was withdrawn for redesign prior to a vote by the Landmarks Board.

- B. [01:42.37 audio minutes] Public hearing and consideration of a proposal to rehabilitate and add a 2,160 sq. ft., one-story addition to the non-contributing building at **1346 Pearl Street** (formally the Lazy Dog Bar and Grill) in the Downtown Historic District, pursuant to Section 9-11-18 B.R.C. 1981 (HIS2020-00210). Owner: David Bacon, Reynolds Yew Tree LLC / Applicant: Wesley Stockton, STUDIO Architecture.

Ex Parte Contacts

J. Decker: Reviewed at LDRC
A. Daniels: None
W. Jellick: None
F. Sheets: Reviewed at LDRC
R. Pelusio: None

Staff Presentation

J. Hewat presented the case to the board, recommending that the board approve the application with conditions.

Applicant's Presentation

Jeffrey Wingert, Reynolds Yew Tree LLC (1375 Walnut St.) outlined the vision for the property.

Aldo Sebben, STUDIO Architecture (1315 Pine St.) presented the application and details of the design concept. Answered questions from the board.

Public Comment

None

Motion

On a motion by **W. Jellick**, seconded by **R. Pelusio**, the Landmarks Board voted **(5-0)**, to adopt the staff memorandum dated September 9, 2020 as findings of the board and conditionally approve the landmark alteration certificate application to remodel and construct a one-story addition to the non-contributing building in the Downtown Historic District as shown on plans dated August 13th, 2020, finding that the proposal meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is substantially consistent with the General Design Guidelines and the Downtown Historic District Design Guidelines.

The applicant shall be responsible for completing the work in compliance with the approved plans dated August 13th, 2020 except as modified by these conditions of approval.

Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit final architectural plans and specifications to the Landmarks design review committee (Ldrc), for its final review and approval to ensure that the final design of the building is consistent with the *Downtown Historic District Design Guidelines* and the intent of this approval:

- a. Revise design to explore a more traditional façade configuration at the north east corner and more traditional wall materials (including brick) at the north elevation, northeast corner, and north end of the east elevation and south face of building facing onto Lowry Lane;
- b. Revise design to center bays, include storefront entrance(s), and remove paint from exterior brick wall central portion of east elevation facing onto 14th Street;
- c. Enhance architectural articulation at west portions of south wall (possibly by constructing of brick) and explore providing additional storefront entrance(s) onto the alley;
- d. Provide details of storefront systems, doors, trim, wall materials, roofing and hardscaping.

—Break—

- C. [03:46.05 audio minutes] Public hearing and consideration of a demolition application for the building located at **1301 Broadway Street**, a non-landmarked property over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code, 1981. (HIS2020-00239). Owner: Dan Schuetz, Nichols Partnership / Applicant: Chris Shears, SA+R Architects.

Ex Parte Contacts

J. Decker: None
A. Daniels: None
W. Jellick: None
F. Sheets: Reviewed at LDRC
R. Pelusio: Reviewed at LDRC

Staff Presentation

M. Cameron presented the case to the board, recommending that the board approve the proposed demolition.

Applicant's Presentation

Chris Shears, Shears Adkins Rockmore Architects (1550 Wynkoop St #100, Denver, CO 80202) deferred to staff's presentation and offered to answer questions.

Public Comment

None

Motion

On a motion by **R. Pelusio**, seconded by **W. Jellick**, the Landmarks Board voted **(3-2)**, to approve the demolition of 1301 Broadway, finding that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981.

Dissenting votes from **F. Sheets** and **Abby Daniels** was based on a consideration that the building's form and location is important to the neighborhood character.

7. MATTERS [04:09.09 audio minutes]

- Board discussed subcommittee formation for proposed changes to the General Design Guidelines and other items.

8. DEBRIEF MEETING/CALENDAR CHECK

- Next Landmarks Board meeting is scheduled for Wednesday, October 14, 2020.

9. ADJOURNMENT

The meeting adjourned at 10:41 p.m.

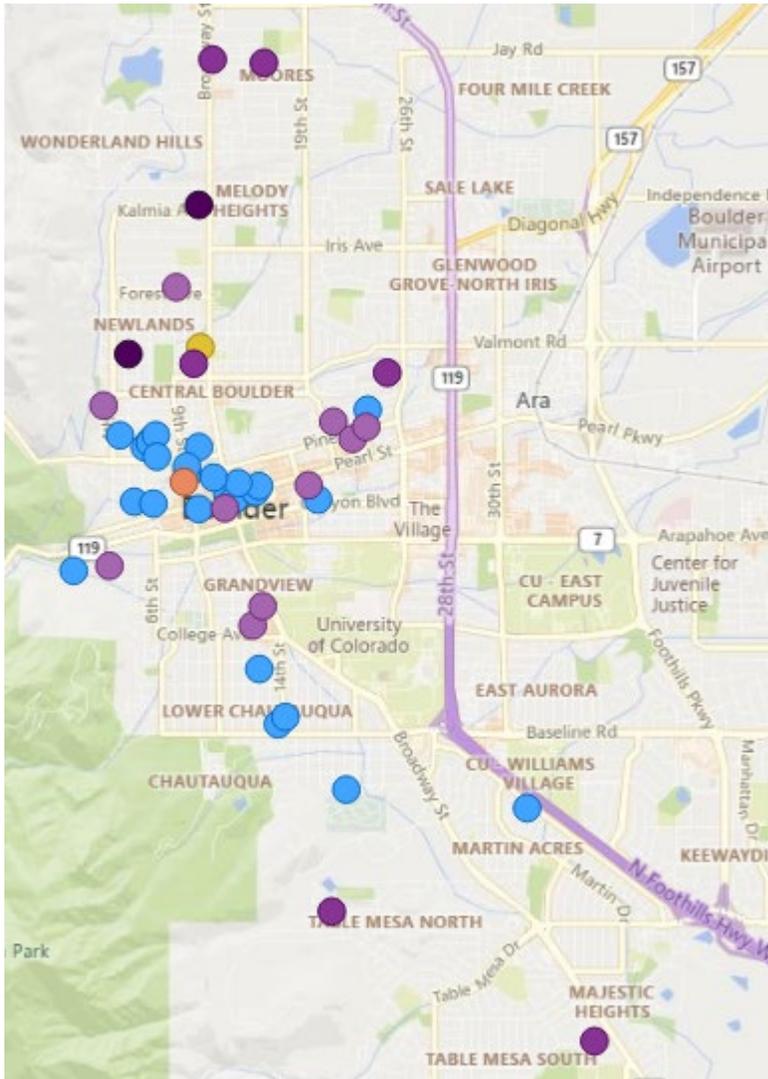
Approved on _____, 2020

Respectfully submitted,

_____, Chairperson

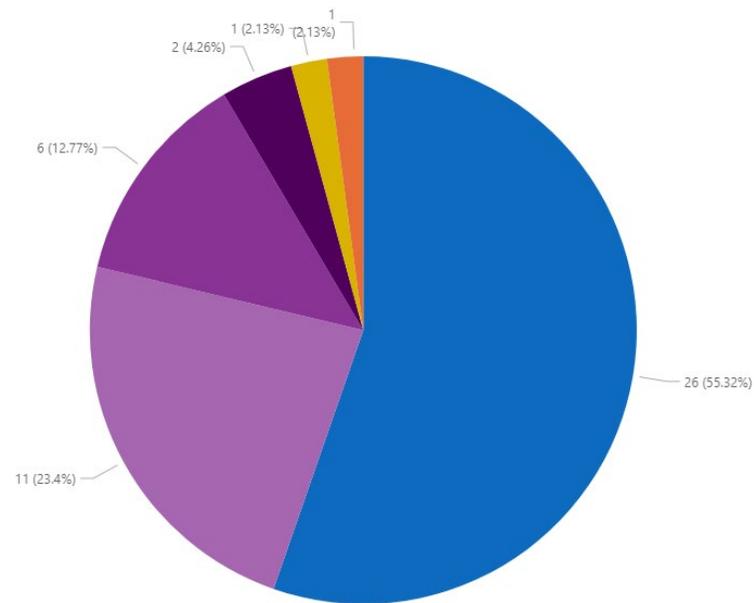
DRAFT

Historic Preservation cases approved, denied or withdrawn in September 2020



Application Type

- Landmark Alteration Certificate
- Non-Designated Pre-1940 Demo/Off Site Relocation
- Non-Designated Post-1940 Demo/Off Site Relocation
- Non-Designated Accessory Demolition
- Individual Landmark Designation
- State Tax Credit



Individual Landmark Designation

HIS2020-00062

2962 11TH ST
BOULDER, CO 80304

[Approved] Application for Individual Landmark designation for the Austin-Estey House at 2962 11th Street.

Case manager: Marcy Cameron

Decision: Closed; on 9/2/2020

Landmark Alteration Certificate

HIS2018-00394

432 CONCORD AVE
BOULDER, CO 80304

[On Hold] Full structure demolition of a single family residence, originally constructed in 1962 and located in the Mapleton historic district. Application incomplete and on hold since 12.27.2018.

Case manager: James Hewat

Decision: Closed; on 9/9/2020

HIS2019-00046

920 MAPLETON AVE
BOULDER, CO 80302

Landmark alteration review to add 8.64 kW of solar PV panes on roof of existing single-family structure built in 1890.

Case manager: James Hewat

Decision: Approved; on 9/9/2020

HIS2019-00101

15 S 35TH ST
BOULDER, CO 80305

Conceptual review of potential addition.

Case manager: James Hewat

Decision: Closed; on 9/9/2020

HIS2019-00208

705 MAPLETON AVE
BOULDER, CO 80304

[Withdrawn] Extend existing deck into backyard an additional 60 sf. Proposing new hot tub on deck. Deck extension will match existing colors and materials. Revised plans submitted - see HIS2020-00147 and HIS2020-00144.

Case manager: James Hewat

Decision: Closed; on 9/23/2020

HIS2019-00355

1044 MAXWELL AVE
BOULDER, CO 80304

Landmark alteration review for an addition to the rear of a single family detached dwelling, for the restoration of the original wrapping covered porch, and for the demolition of an existing shed/garage, to be replaced with a new detached garage.

Case manager: James Hewat

Decision: Closed; on 9/9/2020

HIS2019-00374

2130 11TH ST
BOULDER, CO 80302

[Withdrawn] Public hearing and consideration of a proposal to remodel the contributing house at 2130 11th Street in the Mapleton Hill Historic District to include the addition of a carport, replacement of windows, and construction of second-story dormers and decks, pursuant to Section 9-11-18 B.R.C. 1981, under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearing," B.R.C. 1981 to be held on 9.9.2020. More information: boulderhistoricpreservation.net

Case manager: James Hewat

Decision: Closed; on 9/9/2020

Landmark Alteration Certificate, continued

HIS2020-00128	1401 PEARL ST BOULDER, CO 80302
[Closed] Window sign request. Application incomplete. Closed due to inactivity. Case manager: James Hewat	Decision: Closed; on 9/11/2020
HIS2020-00198	776 14TH ST BOULDER, CO 80302
LAC issued for the construction of 673 sq. ft. rear addition an east (rear) elevation of 2,673 sq. ft. house, installation of new window wells and and re-grading of driveway from alley, new wood trellis on existing east deck, and installation of mini-split cooling system, all as detailed on landmark alteration certificate plans and specifications dated June 24th, 2020. (With exception of north and south basement windows, replacement/rehabilitation of windows on historic house not part of this approval). Case manager: James Hewat	Decision: Closed; on 9/11/2020
HIS2020-00203	1820 18TH ST BOULDER, CO 80302
LAC issued for the construction of a new 3' high wood fence at front and sides of property stepping up to 6' high fence at sides and rear of property as detailed on landmark alteration certificate and revised site plan dated 09.01.2020. Case manager: James Hewat	Decision: Closed; on 9/2/2020
HIS2020-00210	1346 PEARL ST BOULDER, CO 80302
Public hearing and consideration of a proposal to rehabilitate and add a 2,160 sq. ft., one-story addition to the non-contributing building at 1346 Pearl Street in the Downtown Historic District, pursuant to Section 9-11-18 B.R.C. 1981, under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearing," B.R.C. 1981 to be held on 9.9.2020. More information: boulderhistoricpreservation.net Case manager: James Hewat	Decision: Approved; on 9/9/2020
HIS2020-00225	911 PINE ST BOULDER, CO 80302
LAC issued for the construction of a 190 sq. ft. shed roof addition to lower-level (garden side) of non-contributing accessory building, as detailed on landmark alteration certificate drawings dated 08.12.2020. Case manager: James Hewat	Decision: Closed; on 9/2/2020
HIS2020-00251	934 PEARL ST BOULDER, CO 80302
LAC issued for the installation of rooftop dunnage to support new HVAC unit - will not be publicly visible as detailed on plans and engineering report submitted 08.25.2020. Case manager: James Hewat	Decision: Closed; on 9/2/2020

Landmark Alteration Certificate, continued

HIS2020-00252	2322 23RD ST BOULDER, CO 80304
LAC issued to replace window on back porch (tertiary elevation) with multi-pane diamond all-wood window to match window at north side of house replace window trim on back porch to match house; add wood storm windows, repair porch flooring with Douglas fir and shingles on front porch columns, re-roof with brown/green hail resistant asphalt shingle, paint exterior with Sherwin Williams Rookwood Red (SW 2802), Manor House trim (SW 7505), Hammered Silver body (SW 2840), Downing Sand window trim (SW 2822), and Classical White porch (SW 2829), as detailed on landmark alteration certificate application received 08.26.2020. Case manager: James Hewat	
Decision: Closed; on 9/2/2020	
HIS2020-00254	1137 PEARL ST BOULDER, CO 80302
[Approved] LAC issued for roofing existing awning above 2nd story window using GAF Timberline HDZ Weathered Wood shingle as detailed on landmark alteration application dated 9.1.2020. Case manager: James Hewat	
Decision: Closed; on 9/1/2020	
HIS2020-00256	2037 13TH ST BOULDER, CO 80302
LAC issued for the painting of stucco field above storefront on non-contributing with business logo, and installation of patio area with metal railing match that at 2017 13th Street, as detailed on landmark alteration certificate application dated 08.28.2020 (patio will likely require revocable right-of-way permit). Case manager: James Hewat	
Decision: Closed; on 9/2/2020	
HIS2020-00258	1200 PEARL ST BOULDER, CO 80302
LAC issued for the installation of a non-illuminated "Movement" business logo, on sign band of non-contributing building, as detailed on landmark alteration certificate application submitted 09.01.2020. Case manager: James Hewat	
Decision: Closed; on 9/2/2020	
HIS2020-00259	652 CONCORD AVE BOULDER, CO 80304
LAC issued for repair of front porch including bracing & jacking , replacing rotted footings, then replacing existing white baseboard - all other existing material will be retained - as detailed on landmark alteration certificate application received 09.01.2020. Case manager: James Hewat	
Decision: Closed; on 9/11/2020	
HIS2020-00261	623 MAXWELL AVE BOULDER, CO 80304
LAC issued for the construction of rear and side painted wood fence ranging in height between 4' and 5' in height, as detailed on landmark alteration certificate application dated 09.08.2020. Case manager: James Hewat	
Decision: Closed; on 9/11/2020	

Landmark Alteration Certificate, continued

HIS2020-00262	625 MAXWELL AVE BOULDER, CO 80304
Replacement of non-historic doors on garage with wood carriage-style doors with windows, new single-light wood door addition of double hung wood window on the south elevation painted Benjamin Moore CP 2143-70 Simply White, as detailed on plans and specifications received 09.23.2020. Case manager: James Hewat	
Decision: Closed; on 9/29/2020	
HIS2020-00263	602 MAXWELL AVE BOULDER, CO 80304
*[Approved] Installation of door at east (secondary) elevation of building and repainting rear addition white and trim gray, as detailed on landmark alteration certificate application dated 9.9.2020. Previously approved on 08.17.2017 under HIS2017-00185. Case manager: James Hewat	
Decision: Closed; on 9/9/2020	
HIS2020-00264	745 14TH ST BOULDER, CO 80302
LAC issued for proposed change to parking configuration at rear of lot taking access from alley, as detailed on landmark alteration certificate application dated September 3rd, 2020. Case manager: James Hewat	
Decision: Closed; on 9/10/2020	
HIS2020-00266	612 SPRUCE ST BOULDER, CO 80302
[Approved] Repaint siding and trim with Sherwin-Williams Rookwood Jade (SW 2812) as detailed on landmark alteration certificate application dated 09.11.2020 - refer to ENF2020-00747. Case manager: James Hewat	
Decision: Closed; on 9/29/2020	
HIS2020-00267	511 MOUNTAIN VIEW AVE BOULDER, CO 80302
* [Approved] LAC issued for re-roof of shingle roof with Owens Corning Duration FLEX Shingles IR in Estate Grey as detailed on landmark alteration application dated 9.11.2020. Case manager: James Hewat	
Decision: Closed; on 9/15/2020	
HIS2020-00274	210 ARAPAHOE AVE BOULDER, CO 80302
Fill gaps in stone walls using a high lime (Type-O) mortar to match existing in appearance and physical properties. Case manager: James Hewat	
Decision: Issued; on 9/29/2020	
HIS2020-00275	1206 EUCLID AVE BOULDER, CO 80302
LAC issued for the replacement of wooden paneling on free-standing sign with new signage and replacement of historic front door deadbolt with modern digital deadbolt lock as detailed on landmark alteration certificate application dated 09.21.2020. Case manager: James Hewat	
Decision: Closed; on 9/29/2020	

Landmark Alteration Certificate, continued

HIS2020-00279

1900 KING AVE
BOULDER, CO 80302

* Proposed modifications to previously approved addition (see HIS2019-00204 and HIS2020-00232) on north and south elevations, siding replacement, window replacement.
Case manager: James Hewat

Decision: Approved; on 9/30/2020

Non-Designated Accessory Demolition

HIS2020-00273

3627 BROADWAY
BOULDER, CO 80304

[Approved] Partial demolition (removal of more than 50% of the roof) of an accessory building constructed in 1949 proposed; building not potentially eligible for landmark designation; Full demolition approved. Approval expires 9-21-2021 (COVID-19 extension applied).

Case manager: Marcy Cameron

Decision: Closed; on 9/23/2020

HIS2020-00277

2926 5TH ST
BOULDER, CO 80304

[Approved] Full demolition of an accessory building constructed circa 1946. Approval expired 9-25-2021 (COVID-19 extension applied).

Case manager: Marcy Cameron

Decision: Closed; on 9/25/2020

Non-Designated Post-1940 Demo/Off Site Relocation

HIS2020-00249

2859 11TH ST
BOULDER, CO 80304

[Approved] Partial demolition (removal of a portion of a street-facing wall for a patio door) of a building constructed in 1941. Partial demolition approved as shown on application materials dated 8-21-2021. Approval expires 9-2-2021 (COVID-19 extension approved).

Case manager: Marcy Cameron

Decision: Closed; on 9/2/2020

HIS2020-00253

1865 KOHLER DR
BOULDER, CO 80305

[Approved] Full demolition of a house constructed c. 1965-1968. Building not eligible for landmark designation. Approval expires 9-2-2021 (COVID-19 extension applied).

Case manager: Marcy Cameron

Decision: Closed; on 9/2/2020

HIS2020-00255

1590 SUMAC AVE
BOULDER, CO 80304

[Approved] Full demolition of a house and accessory buildings constructed in 1957. Buildings not eligible for landmark designation. Approval expires 9-2-2021 (COVID-19 extension applied).

Case manager: Marcy Cameron

Decision: Closed; on 9/2/2020

Non-Designated Post-1940 Demo/Off Site Relocation, continued

HIS2020-00257	1206 SUMAC AVE BOULDER, CO 80304
[Approved] Partial demolition (Removal of more than 50% of roof and removal or construction in front of a street facing wall) of a house constructed in 1955 proposed. Full demolition previously approved under HIS2020-00038. House not potentially eligible for designation. Case manager: Marcy Cameron	
Decision: Closed; on 9/2/2020	
HIS2020-00268	4445 GRINNELL AVE BOULDER, CO 80305
[Approved] Partial demolition (construction in front of a street-facing wall) of a building constructed in 1965 proposed; Full demolition approved - building not eligible for landmark designation. Approval expires 9-23-2021 (COVID-19 extension applied). Case manager: Marcy Cameron	
Decision: Closed; on 9/23/2020	
HIS2020-00272	2445 BALSAM DR BOULDER, CO 80304
[Approved] Full demolition of a house constructed in 1963. Building not potentially eligible for landmark designation. Approval expires 9-21-2021 (COVID-19 extension applied). Case manager: Marcy Cameron	
Decision: Closed; on 9/23/2020	

Non-Designated Pre-1940 Demo/Off Site Relocation

HIS2019-00251	1741 WALNUT ST BOULDER, CO 80302
[Withdrawn] Full demolition or construction of an addition in front of a street-facing wall of a building constructed in 1922. Ldrc referred the application to the full Landmarks Board for review, finding the building to be potentially eligible for landmark designation. See also HIS2019-00357 (redesign). Application closed out 9-2-2020 due to 6+ months of no activity. Case manager: Marcy Cameron	
Decision: Closed; on 9/2/2020	
HIS2019-00289	3236 9TH ST BOULDER, CO 80304
[Withdrawn] Partial demolition (removal of more than 50% of roof and removal of a portion of a street-facing wall) of a house built c. 1900. LDRC reviewed application on 10.2.2019 and referred it to the full Landmarks Board for review, finding building is potentially eligible for landmark designation. Case closed out 9-2-2020 after 6+ months of no activity. Case manager: Marcy Cameron	
Decision: Closed; on 9/2/2020	
HIS2019-00317	380 ARAPAHOE AVE BOULDER, CO 80302
[Withdrawn] Full demolition of a commercial building constructed in 1938. Application referred to the Landmarks Board for review on 11.6.2019, finding it is potentially eligible for landmark designation. Case closed out 9-2-2020 after 6+ months of no activity. Case manager: Marcy Cameron	
Decision: Closed; on 9/2/2020	

Non-Designated Pre-1940 Demo/Off Site Relocation, continued

HIS2019-00340	2124 PINE ST BOULDER, CO 80302
<p>[Withdrawn] Partial demolition (removal of more than 50% of the roof and a portion of a street-facing wall) of a house constructed in 1905. LDRC reviewed the application on 11.20.2019 and referred the application to the Landmarks Board for review finding that the building is potentially eligible for landmark designation and that the scope of work (removing more than 50% of the roof) would be potentially detrimental to the potential historic character of the building. Case closed out 9-2-2020 after 6+ months of no activity.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/2/2020
HIS2019-00361	1149 12TH ST BOULDER, CO 80302
<p>[Withdrawn] Full demolition of a house constructed in 1897. LDRC reviewed proposal on 10.11.2019 and referred application to the Landmarks Board for review, finding the building is potentially eligible for landmark designation. Case closed out 9-2-2020 after 6+ months of no activity.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/2/2020
HIS2019-00379	2659 DAKOTA PL BOULDER, CO 80304
<p>[Approved] Full structure demolition of a single family dwelling built in 1914. LDRC approved demolition 1-3-2020 due to the extent of alterations. Archival documentation requested but Carnegie Library closed due to COVID-19. Case closed out 9-2-2020 as part of case clean up. Approval expires 1-3-2021.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/2/2020
HIS2020-00065	2037 MAPLETON AVE BOULDER, CO 80304
<p>[Withdrawn] Partial demolition (demolition and reconstruction of front wall) of a house constructed in 1915. See HIS2019-00298 for resolution to enforcement case for reconstruction of side walls. LDRC determined current scope of work would be detrimental to the building's potential character and referred the application to the Landmarks Board for review. Application withdrawn; front wall retained and repaired rather than demolished and replaced.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/25/2020
HIS2020-00202	2237 PINE ST BOULDER, CO 80302
<p>[Withdrawn] Full-demolition of a house constructed in 1900. LDRC determined building is potentially eligible for landmark designation and referred the application to the Landmarks Board for review on 7-22-2020. Application withdrawn on 9-2-2020.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/2/2020
HIS2020-00205	2237 PINE ST BOULDER, CO 80302
<p>[Void] Incorrect case type/fees.</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/2/2020
HIS2020-00239	1301 BROADWAY BOULDER, CO 80302
<p>[Approved] Full demolition of a commercial building constructed in 1925. LDRC referred application to the Landmarks Board 8-19-2020. Landmarks Board hearing approved demolition (3-2) on 9-9-2020. Approval expires 9-9-2021 (COVID-19 extension applied).</p>	
Case manager: Marcy Cameron	Decision: Closed; on 9/9/2020

Non-Designated Pre-1940 Demo/Off Site Relocation, continued

HIS2020-00271

1123 WALNUT ST
BOULDER, CO 80302

[Void] Case voided. Covid extension applied to HIS2020-00060. Partial demolition (removal of the street-facing wall) of a building constructed in 1900 and remodeled in 1953 and c.1988. LDRC previously approved partial demolition of the building as shown on plans dated 2.20.2020. See HIS2020-00060: LDRC determined c.1900 east and west walls retain historic integrity, but that the removal of the non-historic (c.1988) facade would not be detrimental to the potential historic character of the building.
Case manager: Marcy Cameron
Decision: Closed; on 9/17/2020

State Tax Credit

HIS2015-00048

2133 9TH ST
BOULDER, CO 80302

[Closed] Income tax credit for landmarked garage. LDRC 2.25.2015 requested additional info. Closed 9.18.2020 due to inactivity.
Case manager: James Hewat
Decision: Closed; on 9/18/2020

October 2020

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