



**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: April 19, 2022**

**AGENDA TITLE**

**Call-up Consideration:** Landmark Alteration Certificate to install front railings at 745 Highland Ave., an individual landmark and contributing property in the Mapleton Hill Historic District.

**PRESENTERS**

Nuria Rivera-Vandermyde, City Manager  
David Gehr, Interim Director of Planning and Development Services  
Charles Ferro, Acting Comprehensive Planning Manager  
Lucas Markley, Attorney, City Attorney's Office  
James Hewat, Principal Historic Preservation Planner

**EXECUTIVE SUMMARY**

The proposal to install front railings at 745 Highland Ave., an individual landmark and contributing property in the Mapleton Hill Historic District approved (5-0), at the Landmarks Board April 6, 2022 meeting.

The decision was based upon the board's consideration that the proposal meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981.

The board's approval is subject to a 14-day call-up period by City Council, no later than **April 19, 2022**.

**ATTACHMENTS**

Attachment A: Disposition for 745 Highland Ave., dated April 6, 2022.

Attachment B: April 6, 2022 [Landmarks Board Memo for 745 Highland Ave. \(link\)](#)

**Notice of Disposition**

You are hereby advised that on April 6, 2022 the following action was taken by the Landmarks Board:

<b>ACTION:</b>	Recommended for approval by a vote of <b>5-0</b>
<b>APPLICATION:</b>	Public hearing and consideration of a Landmark Alteration Certificate application to install front railings at 745 Highland Ave., an individual landmark and contributing property in the Mapleton Hill Historic District pursuant to Section 9-11-18 of the Boulder Revised Code 1981 and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981. (HIS2022-00041).
<b>LOCATION:</b>	745 Highland Ave.
<b>ZONING:</b>	RL-1 (Residential-Low 1)
<b>OWNER:</b>	Carrie and Neville Vere-Nicholl
<b>APPLICANT:</b>	Jeff Borchardt, Jazz Architecture

This decision was based on the Board's consideration that the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981 and is generally consistent with the [\*General Design Guidelines for Historic Districts and Individual Landmarks\*](#) and the [\*Mapleton Hill Historic District Design Guidelines\*](#).

**Applicant's Presentation**

Jeff Borchardt, Jazz Architecture presented the application to the board.

**Public Comment**

The following members of the public spoke regarding the application:

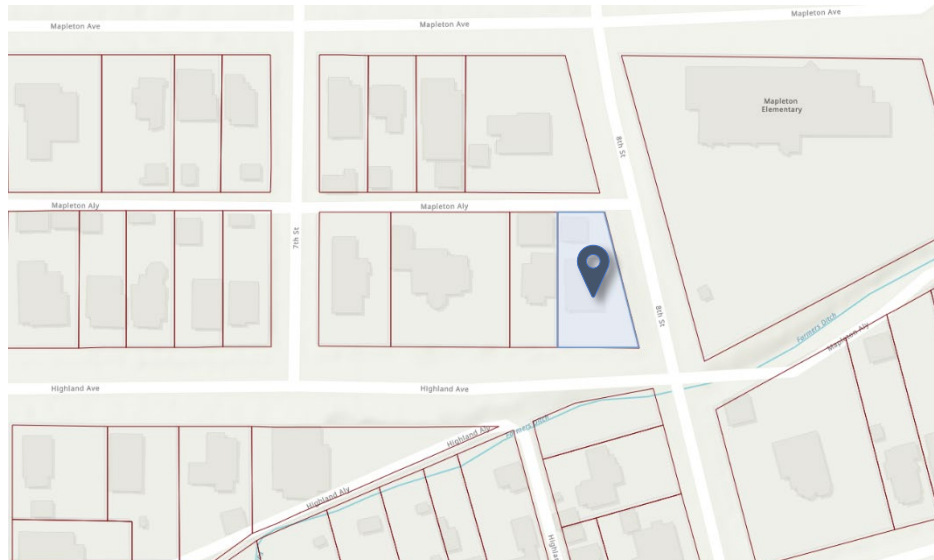
1. Kathryn Barth
2. Neville Vere Nicoll

The following members of the public wrote to the landmarks board regarding the application:

1. Michael Cameron
1. Romano Peg
2. Lucy Judson and Craig Yager
3. Nancy Busenhardt

**Motion** [05:07.40 audio minutes]

On a motion by **R. Pelusio**, seconded by **W. Jellick**, the Landmarks Board voted (**5-0**) to approve a Landmark Alteration Certificate to construct front porch railings at **745 Highland Ave.**, an individual landmark and contributing property in the Mapleton Hill Historic District, as shown on plans dated September 22, 2021, 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 generally consistent with the General Design Guidelines.



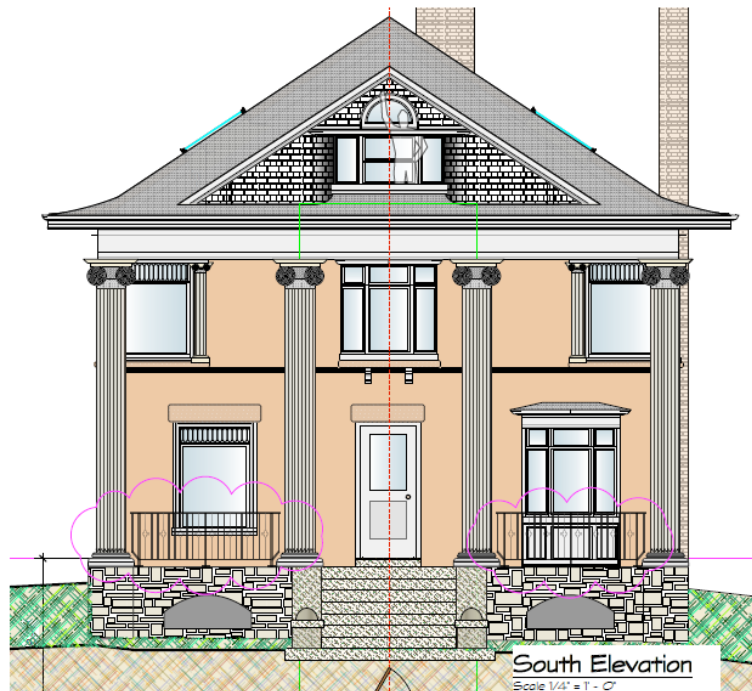
*Figure 1. Location map, 745 Highland Ave. in the Mapleton Hill Historic District*



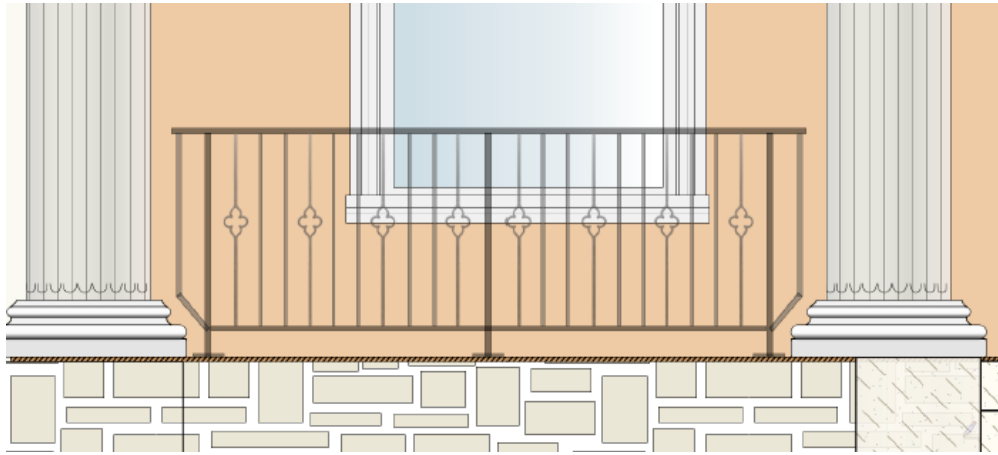
*Figure 2. 745 Highland Ave., c. 1986 (Carnegie Library for Local History).*



*Figure 3. 745 Highland Ave., South Elevation (Façade), 2022.*



*Figure 4. View of South elevation, façade*



*Figure 5. Detail view of porch railing.*



*Figure 6. Details of proposed railing components.*

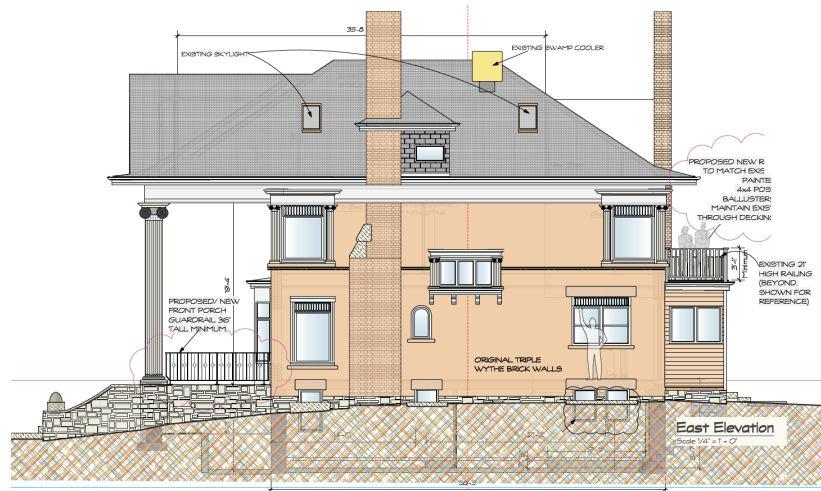


Figure 7. East elevation

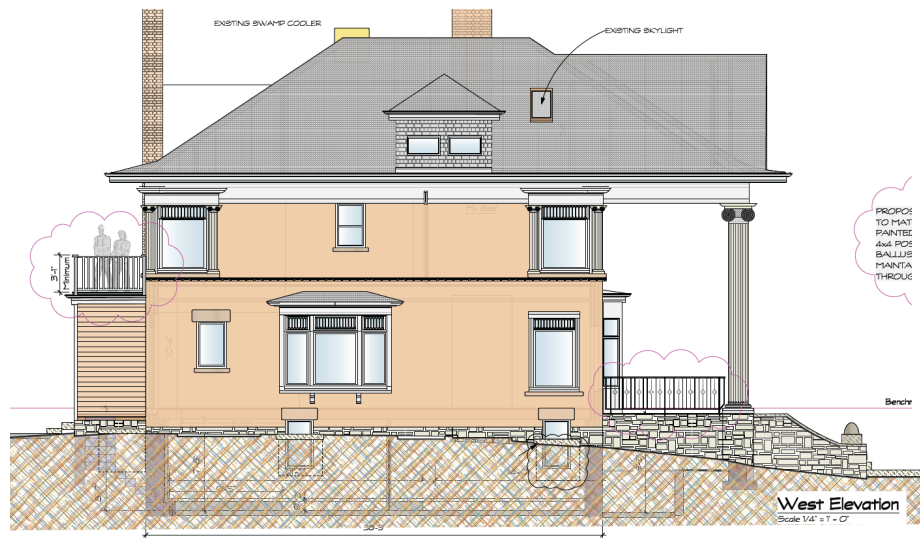


Figure 8. West elevation.