



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: May 4, 2023

AGENDA TITLE: Call-up Consideration and extension of call up period: Landmark Alteration Certificate to rehabilitate and add on to Building L, the former Nurse's Dormitory at the Academy of Mapleton Hill at **2543 4th St.** (previously addressed 311 Mapleton Ave.) a pending individual landmark.

PRESENTERS

Nuria Rivera-Vandermyde, City Manager
Brad Mueller, Director of Planning and Development Services
Kristofer Johnson, Comprehensive Planning Manager
Lucas Markley, Attorney, City Attorney's Office
Marcy Gerwing, Principal Historic Preservation Planner
Clare Brandt, Historic Preservation Planner

EXECUTIVE SUMMARY

The proposal to rehabilitate and add on to Building L, the former Nurses' Dormitory at the Academy of Mapleton Hill at 2543 4th St. (previously addressed 311 Mapleton Ave.), a pending individual landmark, was approved by the Landmarks Board (3-0, C. Castellano absent) at its April 12, 2023, meeting.

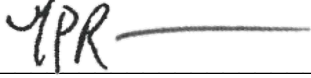
The decision was based upon the board's consideration that the proposal generally meets the Standards for Issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981.

The board's approval is subject to a 16-day call-up period by City Council, no later than **April 28, 2023**. However, the 16-day call-up period cannot be met because the next regularly scheduled City Council meeting is on Thursday, **May 4, 2023**.

Section 9-11-16(a) of B.R.C. 1981 states: “The City Manager may extend the call-up period until the council’s next regular meeting, if the manager finds in writing within the original call-up period that the council will not receive notice of a decision of the board in time to enable it to call-up the decision for review.”

The city manager finds that, because the next regularly scheduled City Council meeting is after the call-up period, it did not receive notice of the Landmarks Board’s decision regarding 2543 4th St. in time to consider call-up within 16 days. Therefore, the City Manager extends the call-up period for this application until the City Council’s next scheduled meeting on Thursday, **May 4, 2023**.

Approved By:



Nuria Rivera-Vandermyde,
City Manager

ATTACHMENTS

Attachment A: Disposition for 2543 4th St., dated April 12, 2023.

Attachment B: April 12, 2023 [Landmarks Board Memo for 2543 4th St.](#) (link)

Notice of Disposition

You are hereby advised that on April 12, 2023, the following action was taken by the Landmarks Board:

ACTION: Recommended for approval by a vote of **3-0 (Castellano absent)**

APPLICATION: Public hearing and consideration of a Landmark Alteration Certificate application to rehabilitate and add on to Building L, the former Nurses' Dormitory at the Academy of Mapleton Hill at 2543 4th St. (previously addressed 311 Mapleton Ave.), a pending individual landmark, 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 (HIS2023-00018).

LOCATION: 2543 4th St.

ZONING: RL-1 (Residential Low-1)

OWNER: Mapleton Hill Investments LLC represented by Michael Bosma

APPLICANT: Nore Winter, Winter & Company

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](#).

Applicant's Presentation

Nore Winter and Gary Berg presented to the board. Michael Bosma, the representative for the owners, Mapleton Hill Investments LLC, was also present. Michael Mulhern answered Board members' questions. N. Winter responded to the public comment.

Public Comment

The following members of the public spoke regarding the application:

1. Mark Hashimoto (an employee of The Mulhern Group)

Motion

On a motion by **R. Pelusio**, seconded by **J. Decker**, the Landmarks Board voted (**3-0**) to adopt the staff memorandum dated April 12, 2023 as the findings of the board and conditionally approve a Landmark Alteration Certificate to rehabilitate Building L, the former Nurses' Dormitory at the Academy of Mapleton Hill at 2543 4th St. (previously addressed 311 Mapleton Ave.) a pending individual landmark, 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 provided the stated conditions are met.

Conditions:

1. The applicant shall be responsible for completing the work in compliance with the approved plans, 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 final review and approval by the Landmarks Design Review Committee (LDRC) to ensure that the final design of the additions and rehabilitation of the building are consistent with the General Design Guidelines and the intent of this approval:
 - a. **Submit details on the restoration of the building, including:**
 - i. A catalog of the condition of each window and door, including the frames, glass, sashes, muntins, sills, heads, moldings, surrounds and hardware, and proposed treatment for each;
 - ii. Location, condition, treatment options for cleaning, repair, rehabilitation, restoration or replacement (if necessary) of the roof, parapet, cornice, and coping and masonry including stem walls.
 - b. **Revise proposed new and modified door and window openings, including:**
 - i. Eliminate proposed new window openings on the east elevation and the uppermost opening on the north elevation;
 - ii. Revise design to maintain the historic window openings on the north and east elevations.
 - c. **Revise additions to show:**
 - i. Revise design of rooftop addition on the south elevation to lighten the structure and reduce its visual impact;
 - ii. Keep rooftop addition and balconies inset from the masonry walls;
 - iii. Revise design of the balconies to minimize their visual impact. Include analysis of visibility from public rights of way, including public trails.

- d. **Provide details of proposed landscaping, including retaining walls and non-retaining walls, patios, parking areas, paths, etc., to show:**
- i. Revise location of the retaining wall to be outside the Conservation Area shown in the Recorded Development Agreement (April 12, 2023 [Landmarks Board Memo for 2543 4th St., attachment E](#) (link));
 - ii. Details including the material type, set method and permeability; elevations for height and location; details of grading, in particular to ensure adequate drainage;
 - iii. Notation of existing mature trees and proposed removal on site plan;
 - iv. Confirmation that footpath maintains its historic location.
- e. **Other items, including:**
- i. Access for the disabled identified on plans, including detail of historic material proposed for removal for accessibility, in particular at the brick stem walls;
 - ii. Details of building and site drainage;
 - iii. Details of mechanical equipment;
 - iv. Details of any building or site lighting.

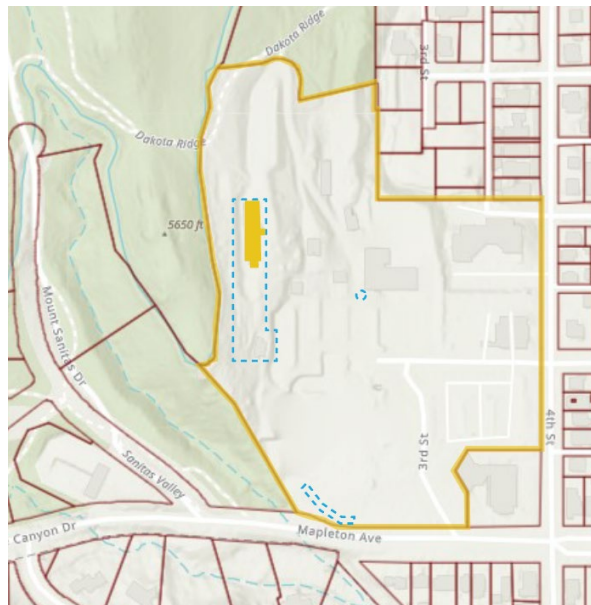


Figure 1. Location Map, 2543 4th St. within overall property. Preliminary designation boundary shown as blue dotted line.



Figure 2. Current site and surroundings. Construction progress aerial footage.¹ Building identifier added by staff.



Figure 3. East elevation façade, 2543 4th St., 2022. Provided by applicant.



Figure 4. South (left) and North (right) elevations, 2543 4th St., 2022. Provided by applicant.

¹ "Construction progress aerial footage." 311 Mapleton Project Updates. Last modified February 2023.
<https://www.311mapleton.com/post/development-update-march-2023>.



Figure 5. West elevation, 2543 4th St., 2022. Provided by applicant.

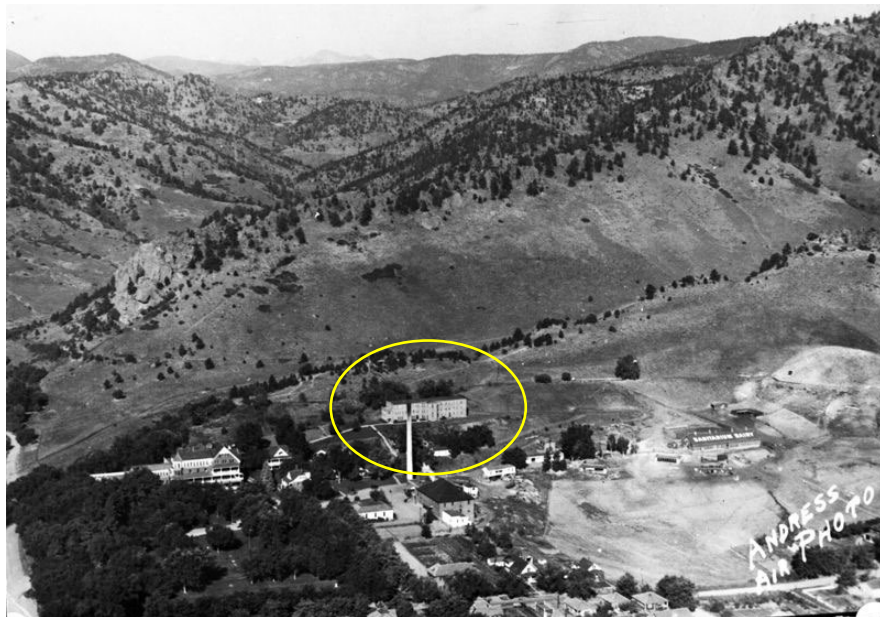


Figure 6. Aerial view showing the newly constructed Nurses' Dormitory. c. 1930.²

² Boulder Historical Society/Museum of Boulder. "Photo 5 - Newly completed nurses' dormitory before landscaping." c.1930. Call # BHS 206-4-2-8. Carnegie Library for Local History. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A6409>.



Figure 7. View of southeast corner. c. 1930-1939.³

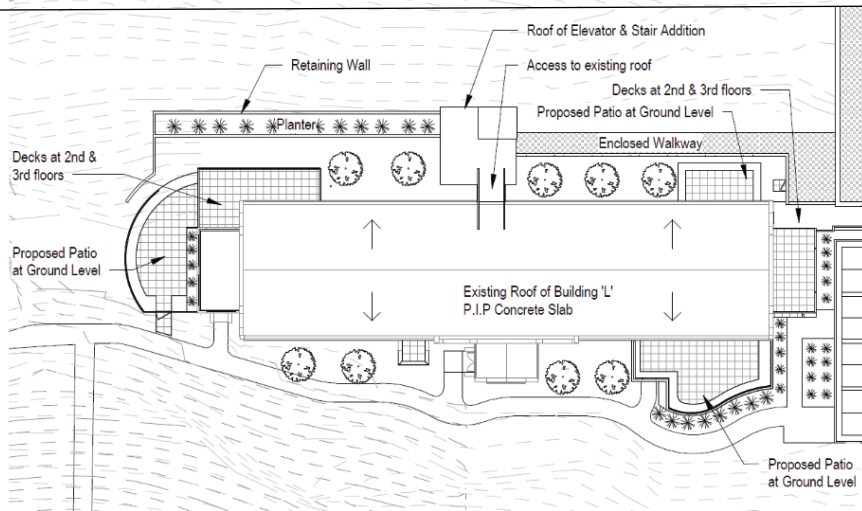
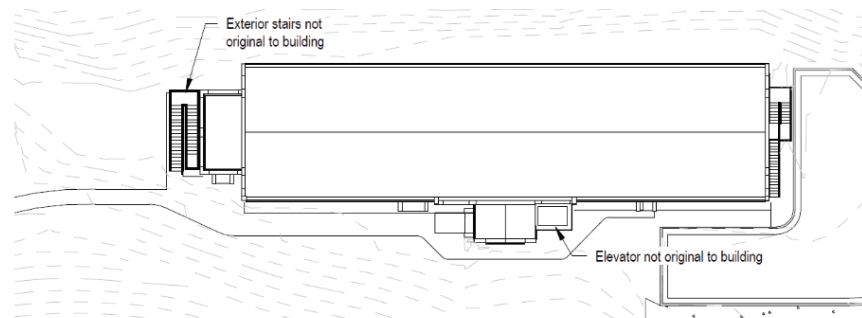


Figure 8. Existing (top) and proposed (bottom) site plan.

³ Boulder Historical Society/Museum of Boulder. "Photo 1. View of the nurses' home built in 1931." 1930-1939. Call # BHS 223-1-34. Carnegie Library for Local History. <https://localhistory.boulderlibrary.org/islandora/object/islandora%3A56208>.

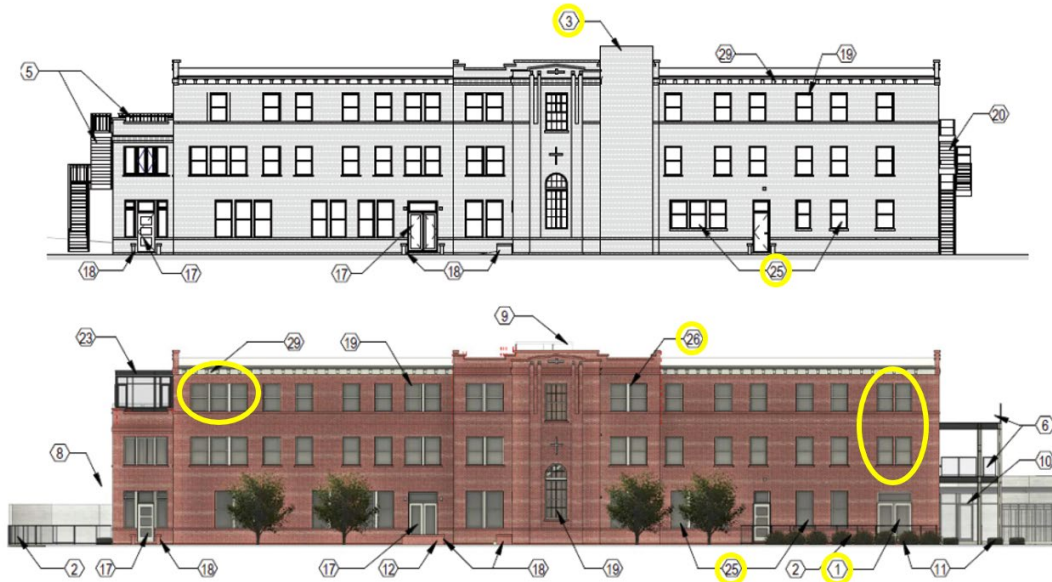


Figure 9. Existing (top) and proposed east elevation (façade) of 2543 4th St. Cropped to show historic portion of building. Numbers noted in narrative highlighted. New window openings indicated by staff.



Figure 10. Rendering of proposed east (façade) elevation of 2543 4th St. Provided by applicant.

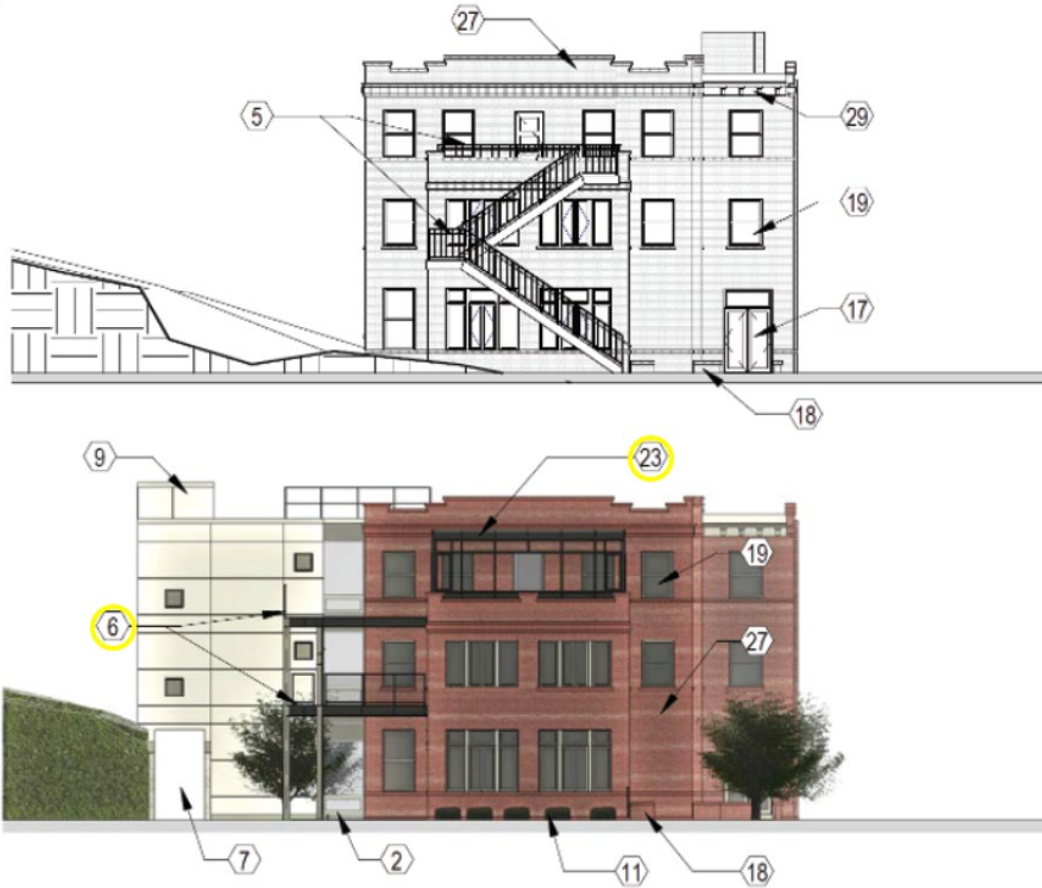


Figure 11. Existing (top) and proposed south elevation of 2543 4th St. Numbers noted in narrative highlighted.



Figure 12. Rendering of proposed south elevation of 2543 4th St. Provided by applicant.



Figure 13. Existing (top) and proposed west elevation of 2543 4th St. Numbers noted in narrative highlighted. New window openings indicated by staff.



Figure 14. Rendering of proposed southwest elevation of 2543 4th St. Provided by applicant.



Figure 15. Rendering of proposed northwest elevation of 2543 4th St. Provided by applicant.

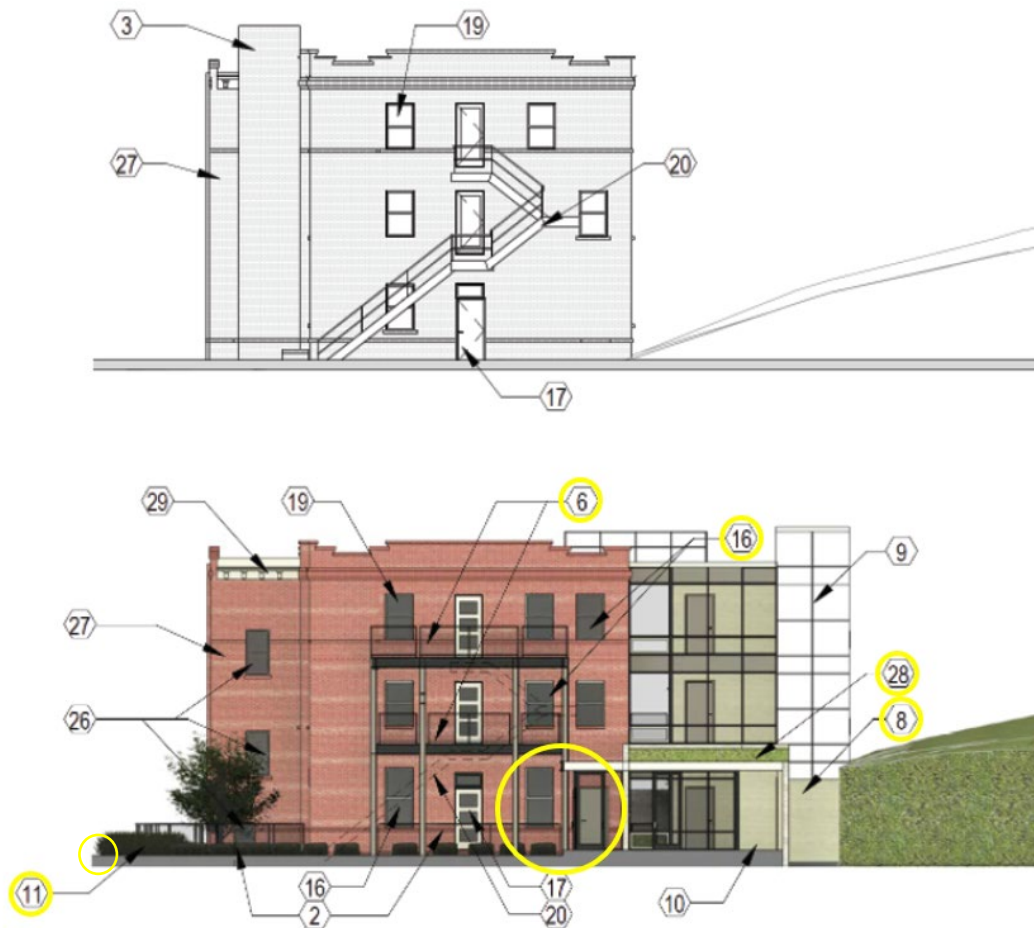


Figure 16. Existing (top) and proposed west elevation of 2543 4th St. Numbers noted in narrative highlighted. New window and door opening indicated by staff.



Figure 17. Rendering of proposed north elevation of 2543 4th St. Provided by applicant.