



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: February 19, 2019

AGENDA TITLE: Call-Up Item and Extension of the Call-Up Period for 745 14th St. (HIS2019-00009)

PRESENTER/S

Jane S. Brautigam, City Manager
Chris Meschuk, Interim Planning Director
Jim Robertson, Comprehensive Planning Manager
Lucas Markley, Assistant City Attorney II, City Attorney's Office
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner II
Caleb Gasperek, Historic Preservation Intern

EXECUTIVE SUMMARY

The proposal to demolish a non-contributing building and construct a new house at 745 14th St. in the University Place Historic District was conditionally approved by the Landmarks Board (4-1, F. Sheets opposed) at its Feb. 4, 2019 meeting.

The decision was based upon the Board's consideration that the proposed alteration meets the requirements in Section 9-11-18, B.R.C. 1981, the *University Place Historic District Design Guidelines* and the *General Design Guidelines*.

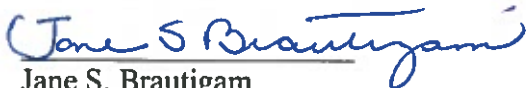
The Board's Feb. 4, 2019 approval of this Landmark Alteration Certificate is subject to a 14-day call-up period by City Council. However, the 14-day call-up period cannot be met due to the fact that the next regularly scheduled City Council meeting is on Tuesday, Feb. 19, 2019.

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 745 14th St. in time to consider call-up within 14 days. Therefore, the City Manager extends the call-up period for this application until the City Council's next scheduled meeting on Tuesday, Feb. 19, 2019.

Approved By:



Jane S. Brautigam,
City Manager

ATTACHMENTS

Attachment A: Disposition for 745 14th St. dated Feb. 5, 2019

Attachment B: Link to Feb. 4. Landmarks Board Memorandum for 745 14th St.

Notice of Disposition

You are hereby advised that on Feb. 4, 2019 the following action was taken:

- ACTION:** Approved by a vote of 4-1, F. Sheets opposed
- APPLICATION:** Public hearing and consideration of a Landmark Alteration Certificate to demolish a 1,500 sq. ft. non-contributing building and, in its place, construct a new 2,141 sq. ft. house at 745 14th St. in the University Place Historic District, pursuant to Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2019-00009).
- LOCATION:** 745 14th St.
- ZONING:** RL-1 (Residential-Low 1)
- OWNER:** David Raduziner & Diana Verrilli
- APPLICANT:** David Raduziner & Diana Verrilli and Steven Walsh

This decision was based on the Board's consideration that, provided the stated conditions are met, the proposed demolition and new construction generally meets the requirements in Section 9-11-18, B.R.C. 1981, the *University Place Historic District Design Guidelines* and the *General Design Guidelines*.

Applicant's Presentation

David Raduziner, 765 14th St., owner, referenced his comments in support of the application made under Item 5A and answered questions from the board.

Steven Walsh, 915 15th St., Boulder, CO, architect, answered questions from the board.

Public Comment

Members of the public made comments during Item 5A that applied to both 735 14th St. (5A) and 745 14th St. (5B).

Richard Thayer, 725 14th St., expressed opposition to the proposal citing that it would be improved by shifting the building 7'.

Motion

On a motion by **R. Pelusio**, and seconded by **B. Jellick**, (4-1, F. Sheets opposed) that the Landmarks Board adopt the staff memorandum dated February 4, 2019 as the findings of the board and approve a Landmark Alteration Certificate for the demolition and new construction at 745 14th St., subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the alterations are completed in compliance with plans dated January 7, 2019, 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 (Ldrc):
 - a. Revised drawings showing:
 - Front and rear dormers lowered at least 1' below roof ridge height
 - Simplified fenestration on front and sides of house reflecting Bungalow houses in the neighborhood
 - Use of masonry as cladding material on first floor of the house reflecting masonry on Bungalows found in the district
 - Determine the visual impact of light wells from the right-of-way and mitigate any impact as necessary
 - Lower height of front metal fence to no more than 3' in height
 - Reduce the amount of hardscaping along the alley
 - Design the porch depth to be consistent with the depth of contributing Bungalow porches in the historic district
 - b. Final architectural plans that include details including wall and roof materials, porch details and materials, door and window details, and proposed hardscaping on the property to ensure that the final design of the building is consistent with the *General Design Guidelines*, the *University Place Historic District Design Guidelines* and the intent of this approval.

Board member **F. Sheets'** dissenting vote was based upon her consideration that the existing house, located partially on the lot, maybe historically contributing to the district.



Figure 1. Location map of 735 and 745 14th St.



Figure 2. Tax Assessor Photograph of 745 14th St., c. 1950.



Figure 3. East (Front) Elevation, 745 14th St., 2018 (House proposed for demolition).

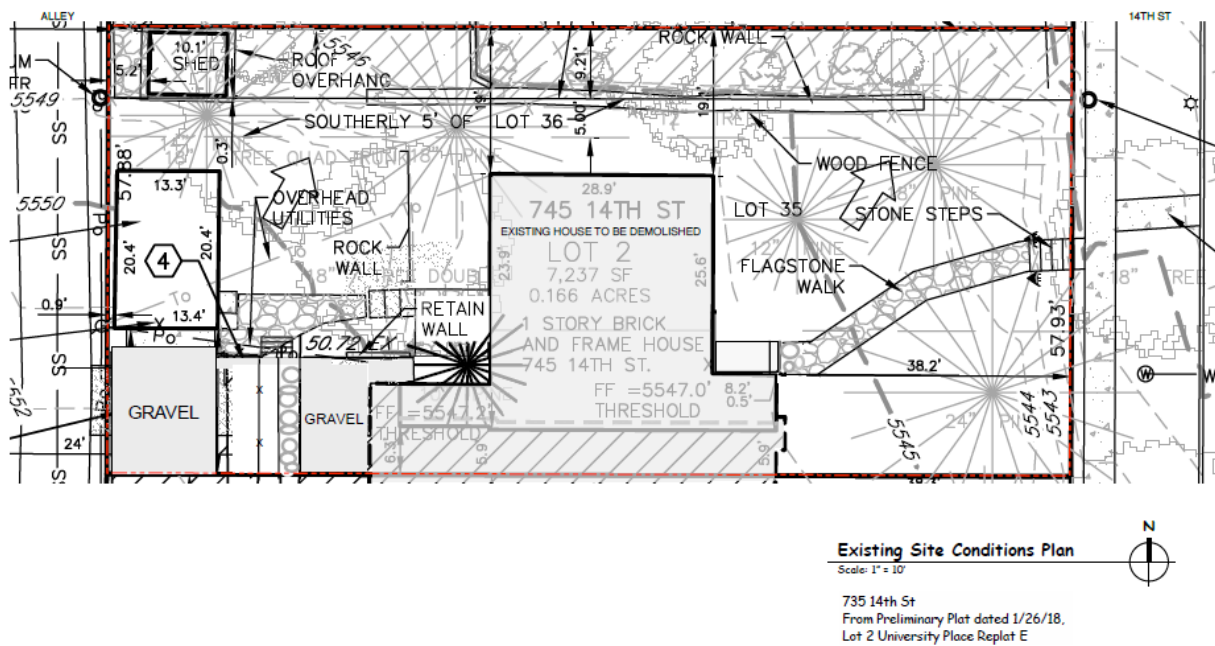


Figure 4. Existing Site Plan. Not to scale.

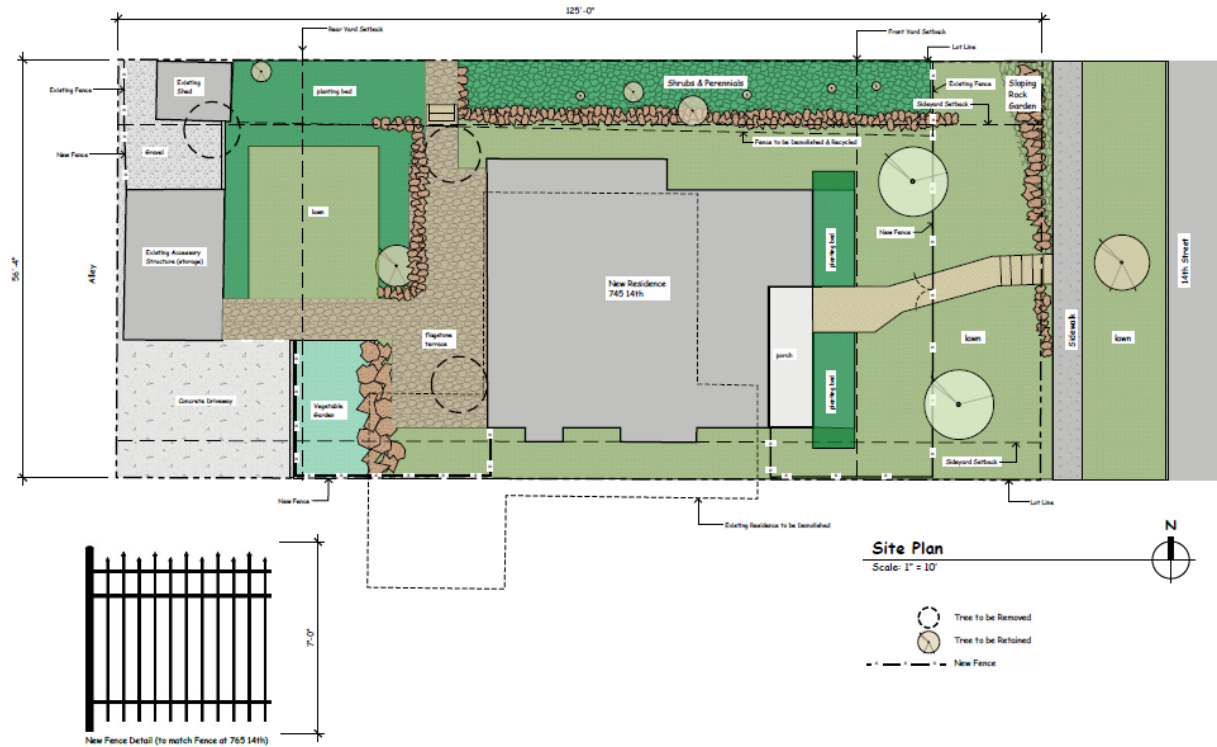
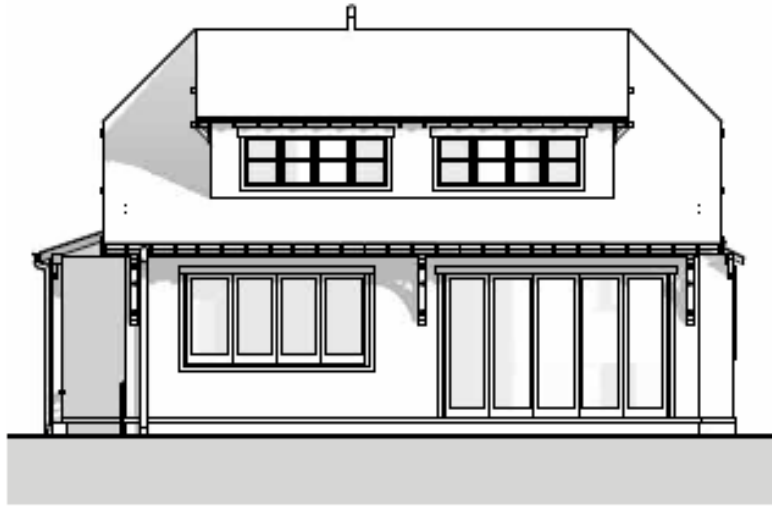


Figure 5. Proposed Site Plan. Not to scale.



Figure 6. Proposed east (façade) elevation. Not to scale.



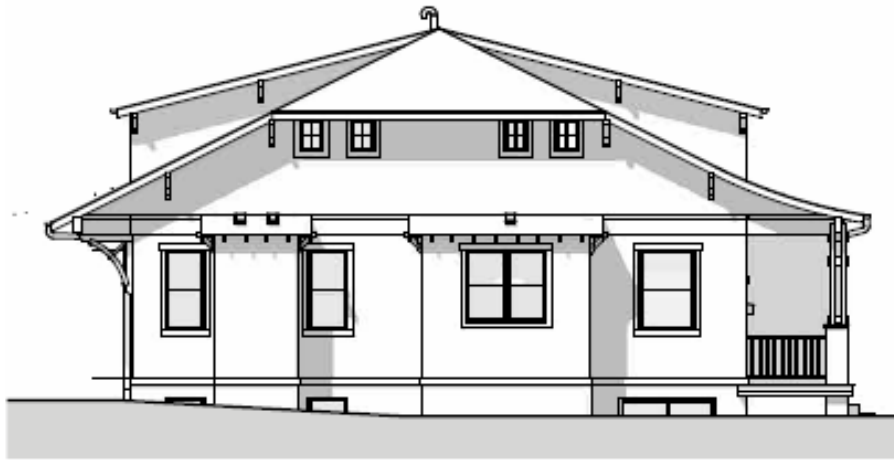
West Elevation

Figure 7. Proposed west (rear) elevation. Not to scale.



North Elevation

Figure 8. Proposed north (side) elevation. Not to scale.



South Elevation

Figure 9. Proposed south (side) elevation. Not to scale.

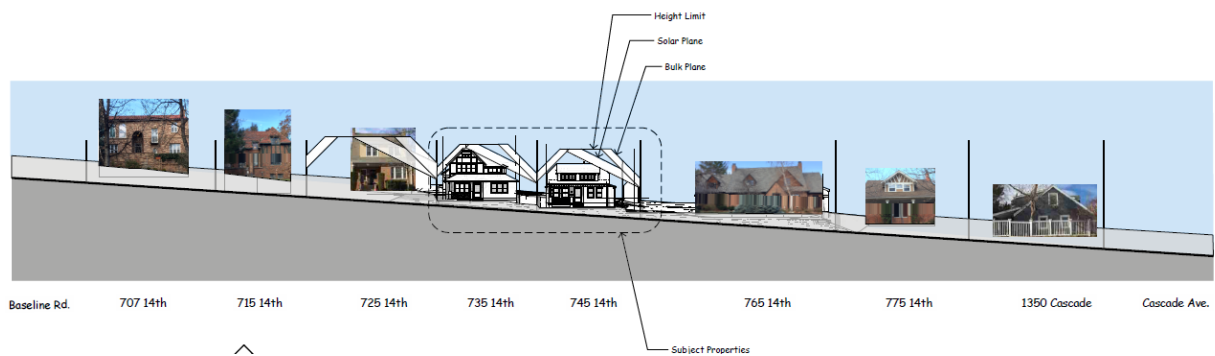


Figure 10. Proposed street massing.

[Link to Feb. 4. Landmarks Board Memorandum for 745 14th St.](#)