



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: June 16, 2020

AGENDA TITLE: Call-up Consideration: Landmark Alteration Certificate for the construction of a one-& one-half story accessory building on the contributing property at **845 14th Street** in the University Place Historic District.

PRESENTERS

Jane S. Brautigam, City Manager
Chris Meschuk, Deputy City Manager
Mary Ann Weideman, Interim Planning Director
Lucas Markley, Assistant City Attorney II
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner II

EXECUTIVE SUMMARY

The proposal to construct a one-& one-half story accessory building on the contributing property at **845 14th Street** in the University Place Historic District was conditionally approved by the Landmarks Board (**4-0**), at its June 3, 2020 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 14-day call-up period by City Council, no later than **June 17, 2020**.

ATTACHMENTS

Attachment A: Disposition for 845 14th St., dated May 13, 2020.

Attachment B: [Link to June 3, 2020 Landmarks Board Memorandum for 845 14th St.](#)

Attachment A: Notice of Disposition for 845 14th St., June 3, 2020

Notice of Disposition

You are hereby advised that on June 3, 2020 the following action was taken by the Landmarks Board:

- ACTION:** Recommended for conditional approval by a vote of **4-0**
- APPLICATION:** Public hearing and consideration of an application construct a new 1,120 sq. ft., one- & one-half story accessory building on the contributing property at **845 14th Street** in the University Place Historic District, pursuant to Section 9-11-5 of the Boulder Revised Code 1981 (HIS2020-00102).
- LOCATION:** 845 14th Street
- ZONING:** RL-1 (Residential Low-1)
- OWNER:** Victoria and Joel Marks
- APPLICANT:** Victoria and Joel Marks

This decision was made on the Board's consideration that based upon the application and evidence presented and provided the stated conditions are met, the proposed new construction will be consistent with the criteria for a Landmark Alteration Certificate pursuant to 9-11-18(a) & (b)(1)-(4) B.R.C. 1981, the *General Design Guidelines*, and the *University Place Historic District Design Guidelines*.

Applicant's Presentation

Victoria Marks (845 14th Street) spoke about the property's connection to the University of Colorado, the character of the neighborhood, and generally in support of the application.

Joel Marks (845 14th Street) answered questions regarding the size of the proposed building.

Public Comment

1. Steve Morgan Spoke about preserving the character of the neighborhood.
830 14th Street
80302
2. Ruth Schrok Raised concerns of increased density and traffic, and for vehicles
860 14th Street traversing the curb cut.
80302

Motion

On a motion by **R. Pelusio**, seconded by **F. Sheets**, the Landmarks Board voted (**4-0**), to adopt the staff memorandum dated June 3, 2020, as findings of the board and conditionally approve a Landmark Alteration Certificate to construct a one-& one-half story accessory building on the contributing property at **845 14th Street** as shown on plans dated April 1, 2020, finding that if the stated conditions of approval are met, the proposal will meet 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* and the *University Place Historic District Design Guidelines*.

Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit to the Landmarks design review committee (Ldrc), for its final review and approval:

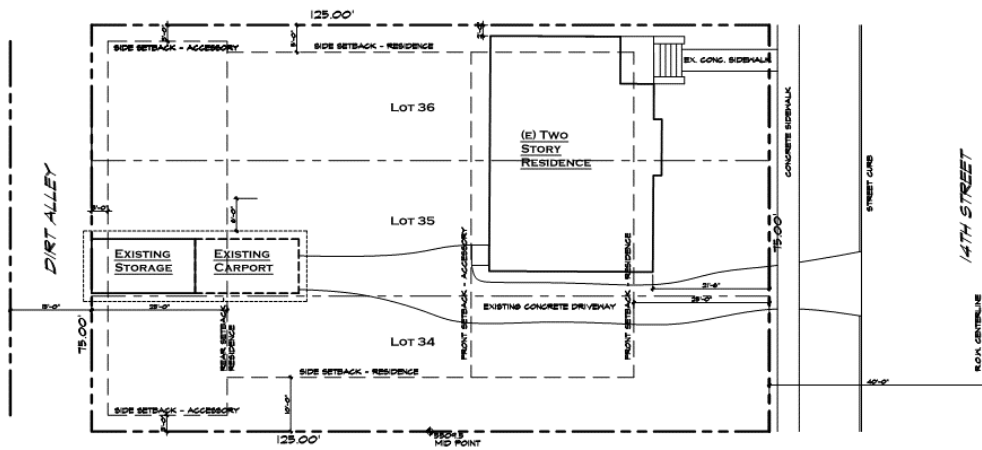
1. Revised drawings showing:
 - a. A reduction in mass and scale of the proposed accessory building to about 700 sq. ft.;
 - b. A simplified roof form;
 - c. Revisions to fenestration to simplify profile of windows, unify location, size and proportion of window types and revisions to more traditional garage door(s);
 - d. Change of concrete driveway/apron material to gravel or other pervious material.
2. Final architectural plans that include details including stone, brick, stucco, 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.
3. Consider removing the curb cut and side drive on the property.



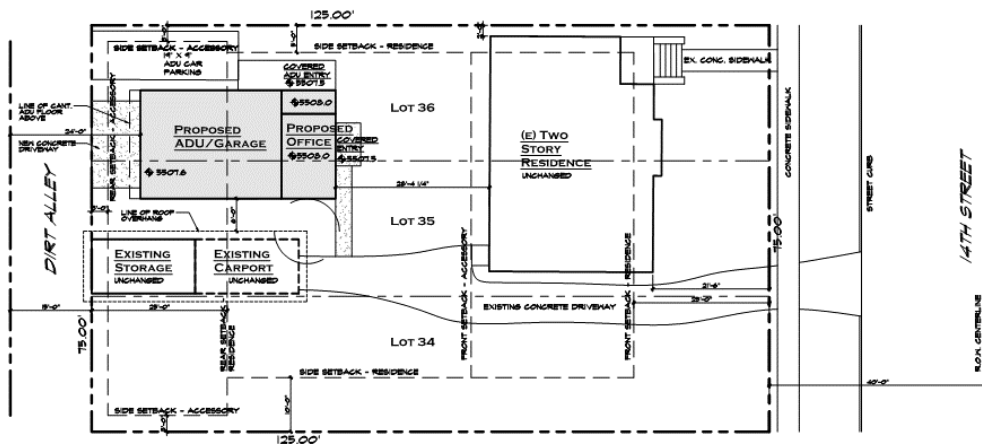
Figure 1. Location Map, 845 14th St.



Figure 2. 1929 and 2005 view of house at 845 14th Street.



EXISTING



PROPOSED



NORTH

SITE PLAN

1" = 20'-0"

3/26/2020

Figure 3. Existing (top) and proposed (bottom) site plans. Not to Scale.



Figure 4. View to rear of property with existing carport/shed on left.



Figure 5 and 6. View of rear garden from northwest and northeast. Star indicates proposed location of new construction.



Figure 7. Proposed elevations. Not to scale.