



FINAL MEETING RECORD

Landmark Preservation Commission

1:00pm - Tuesday, September 18, 2018

Call to Order: 1:02pm

Motion by G. Chapman: I move to nominate Kelly Wemple to serve as our Chair Pro Tem for today's meeting.

Second: K. Corbett

Vote: Unanimous in favor (6-0-0), motion carries

Commission members: K. Corbett, G. Chapman, G. Petri, A. Wattenberg, K. Wemple (Chair Pro Tem), A. Zimmer

Staff: B. Bryant, J. Cappeto, A. Christman, E. Ehr, J. White (CPD); A. Hernandez (COA)

Meeting Record for approval – None

Public Comment – None

Consent Agenda – moved 2018-COA-340 2835 W. 32nd Ave from Consent Agenda to Design Review

Public Hearings

2650 Welton Street – Rossonian Hotel

Description: Demolition of 40% or more of a contributing structure roof

Motion by K. Corbett: I move to set a Public Hearing for demolition of 40% or more of a contributing structure roof for 2650 Welton Street – Rossonian Hotel – for October 16, 2018.

Second: G. Chapman

Vote: Unanimous in favor (6-0-0), motion carries

Design Review Projects

2018-COA-340 2835 W 32nd Avenue

Description: Stair addition

Motion by K. Corbett: I move to approve application #2018-COA-340 for the demolition of the southern portion of the assisted living wing and the stair addition on the assisted-living wing to remain at 2835 W. 32nd Avenue, as per design guidelines 4.4, 4.6, 4.7 and 4.8, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: Unanimous in favor (6-0-0), motion carries

2018-COA-344 1801 Lawrence Street

Description: Entrance Alterations

Motion by A. Wattenberg: I move to approve application #2018-COA-344 for the entrance alterations, lighting, and window restoration at 1801 Lawrence Street, as per design guidelines 2.10, 2.14, 5.21, 5.23, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

Vote: Unanimous in favor (6-0-0), motion carries

2018-COA-346 3339 Bryant Street

Description: Phase I-Mass, Form, and Context

Motion by K. Corbett: I move to deny application #2018-COA-346 for the mass, form, and context of the proposed infill at 3339 Bryant Street, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15, 4.16, 4.18, 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Zimmer

Vote: Unanimous in favor (6-0-0), motion carries

2018-LMDEMO-413 3359 West Hayward Place

Description: Garage Demolition

Motion by G Chapman: I move to find the accessory structure at 3359 West Hayward Place as non-contributing and to conditionally approve application #2018-LMDEMO-413 for the accessory structure demolition at 3359 West Hayward Place, as per design guidelines 2.55, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to the demolition of the existing structure.

Second: G. Petri

Vote: Unanimous in favor (6-0-0), motion carries

2018-COA-347 3359 West Hayward Place

Description: Infill Garage

Motion by K. Corbett: I move to conditionally approve application #2018-COA-347 for the new one story, one bay garage at 3359 West Hayward Place, as per design guidelines 4.18 and 4.19, character-defining features for the Allen M. Ghost District, presented testimony, submitted documentation and information provided in the staff report with the condition that the roof pitch match the submitted drawings.

Second: G. Petri

Amendment by G. Chapman: The additional condition that roof overhangs be a minimum of 6".

Accepted by K. Corbett and G. Petri.

Vote: Unanimous in favor (6-0-0), motion carries

2018-COA-197 635 Fillmore Street

Description: Pop-top Addition

Motion by G. Chapman: I move to conditionally approve application #2018-COA-197 for the rooftop addition, and front door replacement at 635 Fillmore Street, as per design guidelines 2.15, 3.3-3.8, 3.10, scenario 6 on page 69, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Correct application inconsistencies (clarify double hung window operation and clarify egress on the north elevation);

2. Second floor shingle siding to have a 4-inch reveal;
3. Front door should have a simulated divided light with spacer bar or be a true divided light; and
4. The connector addition must be removed.

Second by G. Petri

Amendment by G. Petri: Guideline 2.18 corrected to 2.15

Accepted by G. Chapman

Additional amendment by A. Wattenberg: an additional condition to provide eave support detail on north elevation of sheet 3.0, and masonry support detail on west elevation on sheet 3.0

Accepted by G. Chapman and G. Petri.

Vote: Unanimous in favor (6-0-0), motion carries

Commission took a 5-minute break

2018-COA-345 2630 Curtis Street

Description: Porch Violation

Motion by K. Corbett: I move to approve application #2018-COA-345 for the porch work at 2630 Curtis Street, as per design guidelines 2.10, 2.34, 2.35, and 2.37, presented testimony, submitted documentation and information provided in the staff report with the condition that the deck addition be eliminated.

Second: G. Chapman

Vote: Unanimous in favor (6-0-0), motion carries

2018-COA-341 620 16th Street – McClintock Building

Description: Mass, form and context for cantilevered building

Motion by G. Chapman: I move to approve with condition application #2018-COA-341 for the mass, form and context of the tower structure cantilevered over the McClintock Building at 620 16th Street with the condition that the fenestration patterns and vertical articulation of the new construction better complement the McClintock Building, as per design guidelines 4.8, 4.20 and 4.22, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

Vote: 5 in favor, 1 opposed (A. Wattenberg), (5-1-0) motion carries

A. Wattenberg left the meeting

2018-COA-343 2926 W. 37th Street

Description: Site Work Violation

Motion by G. Chapman: I move to deny application #2018-COA-0000343 for the stone site work at 2926 W. 37th Ave, as per design guidelines 5.3, 5.8, 5.12, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

Vote: Unanimous in favor (5-0-0), motion carries

2018-COA-342 763 Race Street

Description: Site Work Violation

Motion by G. Petri: I move to approve application #2018-COA-342 for the alterations to the site at 763 Race St., as per design guidelines 2.36.d, 2.34, 5.1, 5.11, 5.12, 5.3.c, 5.3.e, presented testimony, submitted documentation and information provided in the staff report with the conditions that the stair/walkway be located in its original location so that it alligns with the north entry porch stair, that the stairs at the north entry porch match the stairs at the south entry porch, and that the columns and gates at the stair at the retaining wall be eliminated.

Second: K. Corbett

Vote: Unanimous in favor (5-0-0), motion carries

Business Items

Discussion Items

Meeting Adjourned: 6:38pm