



FINAL MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, December 4th, 2018

Call to Order: 1:01 pm

Commission members: G. Chapman, K. Corbett, C. Jordy (Chair), E. Hummel, G. Petri, A. Wattenberg, K. Wemple, A. Zimmer

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, E. Ehr, (CPD); N. Lucero (COA)

Meeting Records for approval – November 6th, 2018

Motion by K. Wemple: I move to approve the November 6th, 2018 meeting record.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

Public Comment: none

Consent Agenda

2017-TAXC-005 3016 Osceola Street

Description: Tax Credit Part 2

2018-TAXC-0000007 2251 Ash Street

Description: Tax Credit Part 1

Motion by C. Chapman: I move to approve consent agenda items consisting of: #2017-TAXC-005 3016 Osceola Street and #2018-TAXC-0000007 2251 Ash Street.

Second: K. Wemple

Vote: Unanimous in favor (8-0-0), motion carries.

Public Hearings - none

Design Review Projects

2018-COA-470 3339 Bryant Street

Description: Mass, Form and Context Review of Infill Building

Motion by G. Petri: I move to approve application #2018-COA-470 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, with the following conditions:

1. That the design detail submittal clearly and accurately show how proposed brick detailing at the cornice openings and decorative panels will be achieved.
2. Provide a flat or low pitch hip roof at the porch.
3. That the window at the north east corner of the north elevation relate to the other first floor windows sill and head details.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-312 3142 Champa Street

Description: Proposed cladding revision to approved ADU

Motion by K. Wemple: I move to deny application #2018-COA-312 for the proposed lap siding cladding at the ADU at 3142 Champa Street, as per design guidelines 4.19c and the Curtis Park character defining features presented testimony, submitted documentation and information provided in the staff report.

Second: A. Zimmer

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-481 1128 Grant Street

Description: Window replacement violation

Motion by G. Petri: I move to approve application #2018-COA-481 for the replacement of 15 historic windows, 19 non-historic windows, and 5 non-historic doors at 1128 Grant Street, as per design guideline 2.19, presented testimony, submitted documentation and information provided in the staff report, with the condition that windows 33, 34, 51 and 52 on the west façade be replaced with new wood windows replicating the details of the original surviving windows.

Second: K. Corbett

Amendment by K. Wemple: add the condition that the applicant corrects inconsistencies in the application between the window evaluation matrix and the elevations.

Amendment accepted by motioner and seconder

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-483 2844-2848 California Street

Description: Infill Construction - Phase I: Mass, Form, & Context

Motion by G. Petri: I move to conditionally approve application #2018-COA-483 for the Phase I: Mass, Form, and Context at 2844-2848 California Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the windows to be inset at least 2 inches from the wall plane (guideline 4.8).

Second: K. Wemple

Vote: 7 in favor, 0 opposed, 1 abstained (A. Wattenberg), (7-0-1) motion carries

2018-COA-482 1560 Race Street

Description: Window and addition violation

Motion by G. Petri: I move to conditionally approve application 2018-COA-482 for the window replacement, rehabilitation, and addition violations at 1560 Race Street, as per design guidelines 2.12, 2.35, 2.14, 2.16, 2.19, 2.24, and 3.2, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Leaded glass windows on the south elevation be returned to their historic size with the historic leaded glass pattern replicated.
2. Historic proportions of the arch on the third story balcony on the north elevation be returned.
3. Remove the connector, on the third story of the front façade.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

Business Items

Discussion Items

Meeting Adjourn: 4:09pm