



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, October 6, 2020

Call to Order: 1:04 pm

Commissioners: G. Chapman, B. Gassman, G. Johnson, J. Johnson, G. Petri, A. Wattenberg and K. Wemple (chair)

Staff: B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Marquez, F. Penafiel, E. Schueckler, J. White (CPD); N. Lucero (CAO)

Meeting Records for approval – none

Public Comment (limited to 2 minutes per speaker) – none

Consent Agenda

2019-ZLAM-141 101 & 161 Race Street – Country Club

Description: Zone Lot Amendment

2020-COA-300 1437 Bannock St – Civic Center

Description: ADA Entry

2018-COA-451 3332 Alcott St.- Potter Highlands

Description: Revisions to ADU and deck

2020-COA-305 121 Lafayette St.- Country Club

Description: Addition

2020-TAXC-005 130 w 1st Ave

Description: Residential (R14) Tax Credit, Part 2

2020-TAXC-006 126 Archer Pl

Description: Residential (R14) Tax Credit, Part 2

2020-TAXC-010 1928 14th Ave

Description: Residential (R14) Tax Credit, Part 1

Motion by G. Johnson: I move to approve the consent agenda items including 101 & 161 Race Street – Country Club, 1437 Bannock St – Civic Center, 3332 Alcott St.- Potter Highlands, 121 Lafayette St.- Country Club, 130 W 1st Ave, 126 Archer Pl and 1928 E 14th Ave.

Second: G. Petri

Vote: unanimous in favor (7-0-0), motion passes

Design Review Projects

2020-COA-297 10 W 14th Avenue – Civic Center

Description: Site Improvements

WITHDRAWN BY APPLICANT

K. Wemple recused herself from the meeting and was demoted to Attendee. G. Chapman served as chair.

2019-CSP-014 1250 Welton St – Emily Griffith (DLM 337)

Description: Comprehensive Sign Plan

Motion by G. Petri: I move to recommend approval with conditions of application #2019-CSP-0000014 for the Comprehensive Sign Plan at 1250 Welton Street, as per design guidelines 6.1, 6.2, 6.3, 6.4, 6.5, 6.7, 6.8, 6.10, 6.11, 6.13, 6.14, 6.15, 6.17, 6.18, 6.19, 6.20, presented testimony, submitted documentation and information provided in the staff report with the following condition: that projecting signs D.1 and D.2 shall be limited to a maximum of 12 square feet in surface area for each sign face.

Second: J. Johnson

Vote: unanimous in favor (6-0-0), motion passes

K. Wemple returned to meeting as Panelist and resumed as chair

2020-COA-298 2847 Stout St – Curtis Park

Description: Alterations

WITHDRAWN BY APPLICANT

2020-COA-296 2237 Hooker Street – Witter Cofield

Description: Solar Panel

Motion by G. Chapman: I move to approve application #2020-COA-296 for the solar panel array at 2237 Hooker Street, as per design guidelines 2.33, character-defining features for the Witter Cofield historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Vote: 6 in favor, 1 opposed (A. Wattenberg), 0 abstained (6-1-0), motion passes

2020-COA-307 3623 Clay – Potter Highlands

Description: Addition and ADU

1st Motion by G. Petri: I move to approve application #2020-COA-0000307 for the rear addition to the primary structure as per design guidelines 3.2—3.9, and 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

Amendment by K. Wemple to remove guideline 2.38.

Accepted by motioner and seconder.

Vote: 5 in favor, 2 opposed (J. Johnson and A. Wattenberg), 0 abstained, (5-2-0), motion passes

2nd motion B Gassman: I move to deny application #2020-COA-0000307 for the ADU addition to the garage as per design guidelines 2.38 and 4.19, character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

Vote: unanimous in favor (7-0-0), motion passes

2020-COA-241 2417 Hooker Street – Witter-Cofield

Description: Addition

Motion by A. Wattenberg: I move to conditionally approve application #2020-COA-241 for the construction of a new addition at 2417 Hooker Street, as per guidelines 3.1, 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, & 3.9, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the southern eave where the addition connects with the historic house be moved north of the eave of the historic house; that the board and batten siding be replaced with a high quality material such as brick, horizontal fiber cement board or wood clapboard siding, or a three coat stucco; that a simple trim be added to all openings on the addition; that the material of the windows and doors on the addition be specified on the plans; and that the locations of the relocated solar panels be indicated on the proposed roof plan.

Second: J. Johnson

Vote: unanimous in favor (7-0-0), motion passes

2020-COA-303 3603 Eliot Street – Potter Highlands

Description: Accessory Dwelling Unit

Motion by B. Gassman: I move to deny application #2020-COA-303 for the new Accessory Dwelling Unit at 3603 Eliot Street, as per design guidelines 2.38, 4.1, 4.6, 4.8, 4.18, 4.19, 5.9, 5.23, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: unanimous in favor (7-0-0), motion passes

2020-COA-308 777 Vine – E. Seventh Ave.

Description: Roofing

Motion by G. Johnson: I move to continue project 2020-COA-0000308 777 Vine St to the LPC meeting on November 17, 2020 with the condition that structural engineering reports and material information are provided for the commission for their review.

Second: J. Johnson

Vote: unanimous in favor (7-0-0), motion passes

Meeting adjourned: 4:58pm