MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, November 16, 2021

Call to Order: 1:01pm

Commissioners: G. Dennis, B. Gassman, E. Hummel, G. Johnson, J. Johnson, G. Petri, E. Warzel A. Wattenberg, and K. Wemple (chair)

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, B. Dierschow, K. Marquez, and J. White (CPD), A. Hernandez (CAO)

Meeting Records for approval – November 2, 2021
Motion by B. Gassman: I move to approve the meeting record from November 2, 2021.
Second: G. Johnson
Vote: unanimous in favor (9-0-0)

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

2021-COA-472  2732 W 38th Avenue. – Potter Highlands
Description: ADU & Carport Addition
2021-COA-480  2401 Welton Street – Five Points
Description: Front door replacement & Book drop
2021-COA-484  301 High Street – County Club
Description: Over height Fence
2021-COA-476  170 Gilpin Street – Country Club
Description: Over height Fence
2021-COA-486  18300 West Alameda Parkway – Red Rocks
Description: Site Work
Second: E. Warzel
Vote: unanimous in favor (9-0-0), motion passes
Public Hearings

2021L-006  3001 S Federal Blvd – Pancratia Hall
Description: Historic Designation
K. Wemple opened the public hearing
J. Buddenborg made staff presentation
Public Comments:
- Martha Kirkpatrick – 2339 East Floyd Place, Englewood – in favor
K. Wemple closed the public hearing
Motion by G. Johnson: I move to recommend approval and forward to City Council for landmark designation 3001 S Federal Blvd – Pancratia Hall, application #2021L-006, based on the Landmark Ordinance designation criteria B, C, D, F and J, citing as findings of fact for this recommendation the application form, public testimony, and the November 9, 2021, staff report.
Second: E. Warzel
Vote: unanimous in favor (9-0-0), motion passes

Design Review Projects

2021-COA-475  675 Santa Fe Drive
Description: Sign
Motion by B. Gassman: I move to conditionally approve application #2021-COA-475 for the re-signage at 675 Santa Fe, as per design guidelines 6.1, 6.5, 6.7, and 6.8, presented testimony, submitted documentation and information provided in the staff report. With the following condition: that the new signage anchorage should be kept to a minimum to minimize damage to the stone.
Second: E. Hummel
Amendment by K. Wemple to add guideline 6.9 and 6.11.
Amendment accepted by motioner and seconder.
Vote: unanimous in favor (9-0-0), motion passes

2021-COA-461  164 Lafayette St. – Country Club
Description: Addition & Door and Window Replacement
Motion by G. Johnson: I move to conditionally approve application #2021-COA-461 for the addition, alterations, and window replacement at 164 Lafayette St., as per design guidelines 2.15, 2.20, 3.6, 3.7, and 2.34, presented testimony, submitted documentation and information provided in the staff report with the following conditions: (1) that door 101 be maintained as a historic door though re-swinging the door is acceptable per deliberations, (2) that a spacer bar be added to all new windows and doors with divided lights, (3) that windows on the addition be inset 2” in the wall, (4) that additional details be provided about the railing height adjustment, and attachment at the side porch and entry and that the roof and window configuration for the second floor rear addition be confirmed with staff, to comply with guidelines 3.7 and 3.6.
Second: J. Johnson
Amendment by G. Petri: that the directions on the drawings be corrected.
Amendment by G. Petri: that the replacement pavers should be more compatible with the material in color with the character of the house.
Amendment accepted by motioner and seconder.
Vote: unanimous in favor (9-0-0), motion passes
Motion by G. Johnson. I move to deny application #2021-COA-473 for the replacement of windows and awning roof at 1250 Vine St., as per design guidelines 2.16, 2.19, 2.20, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: unanimous in favor (9-0-0), motion passes

Motion by A. Wattenberg: I move to approve application #2021-COA-403 for the design details of the proposed infill structure at 3054 Champa Street as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8 and the Curtis Park Character Defining Features.

Second G. Johnson

Amendment by J. Johnson: add condition that the applicant specifications for light fixture

Accepted by motioner and seconder

Amendment by B. Gassman: change project number to 2021-COA-485

Accepted by motioner and seconder

Vote: unanimous in favor (9-0-0), motion passes

Motion by G. Dennis: I move to conditionally approve application #2021-COA-481 for the Phase II: Design Details at 3041 Stout Street, as per design guidelines 4.2-4.6, 4.8, 4.16, 5.9, 5.16, 5.21, character defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Eliminate the pre-cast concrete lintel and sill material sample provided on page L2.5;
2. Show all venting and building penetrations in plan; and
3. Provide a manufacture specification for the proposed light fixture.

Second: J. Johnson

Vote: unanimous in favor (9-0-0), motion passes

Motion by G. Johnson: I move to conditionally approve application #2021-COA-482 for the pop-top addition at 900 Oneida Street, as per design guidelines 4.5-4.8 and 4.17, character-defining features for the Montclair historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. clearly note the finish of the cladding material in the elevation material legend; 2. clearly note the exposure of the cladding material in the elevation material legend; 3. clearly note all exterior materials in the elevation material legend, including; windows, doors, trim, roof material, soffit material, column materials, and decking material.

Second: E. Warzel
Vote: unanimous in favor (9-0-0), motion passes

**Business Items**

**Proposed 2022 LPC Meeting Calendar**
Motion by J. Johnson: I move to adopt the 2022 LPC meeting schedule, by postponing the January 4\(^{th}\) and 18\(^{th}\) meetings to January 11\(^{th}\) and 25\(^{th}\), respectively, and retain July 5\(^{th}\) and 19\(^{th}\), and December 6\(^{th}\) and 20\(^{th}\).
Second: G. Dennis
Vote: unanimous in favor (9-0-0), motion passes

**Motion to correct previous motion for minutes.**
Motion by E. Warzel: I move to amend the November 2\(^{nd}\) meeting record that we previously adopted at this meeting to reflect that John Sullivan was in support of the Steele Street Extension to the East 7\(^{th}\) Avenue Historic District
Second: G. Johnson.
Vote: 8 votes in favor, 0 opposed, 1 abstained (E. Hummel), (8-0-1) motion passes

**Meeting Adjourned:** 4:54 pm