



**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 38<sup>th</sup> 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

Motion by J. Johnson: I move to approve the following consent agenda items: 2021-COA-472 2732 W 38<sup>th</sup> Avenue. – Potter Highlands, 2021-COA-480 2401 Welton Street – Five Points, 2021-COA-484 301 High Street – County Club, 2021-COA-476 170 Gilpin Street – Country Club, and 2021-COA-486 18300 West Alameda Parkway – Red Rocks.

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

**2021-COA-473 1250 Vine Street – Wyman**

Description: Window Replacement

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

**2021-COA-485 3054 Champa Street – Curtis Park**

Description: Infill Construction, Phase II: Design Details

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

**2021-COA-481 3041 Stout Street – Curtis Park**

Description: Infill Construction, Phase II: Design Details

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

**2021-COA-482 900 Oneida Street – Montclair**

Description: Pop-top Addition

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<sup>th</sup> and 18<sup>th</sup> meetings to January 11<sup>th</sup> and 25<sup>th</sup>, respectively, and retain July 5<sup>th</sup> and 19<sup>th</sup>, and December 6<sup>th</sup> and 20<sup>th</sup>.

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<sup>nd</sup> 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<sup>th</sup> 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