MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, July 5, 2022 – Virtual Meeting

Call to Order: 1:00 pm

Commissioners: G. Dennis, J. Johnson (chair), G. Petri, L. Sykes, and A. Wattenberg

Staff: K. Bryant, J. Cappeto, A. Christman, E. Ehr, S. Kaplan, K. Marquez, J. White, and L. Woods-Boone (CPD), N. Lucero (CAO)

Meeting Records for approval – June 7, 2022 and June 21, 2022
Motion by G. Dennis: I move to approve the meeting minutes from June 7th and 21st, 2022.
Second: L. Sykes
Vote: unanimous in favor, (5-0-0), motion passes

Public Comment (limited to 2 minutes per speaker)

Consent Agenda

#2018-COA-424 649 Elizabeth Street – East 7th Avenue
Description: Dormers

#2022-COA-284 2775 E 7th Ave – East 7th Avenue
Description: Rear Addition & Administrative Adjustment

#2022-TAXC-4 2309 N Hooker St – Witter-Cofield
Description: Preliminary Tax Credit Application

#2022-TAXC-5 227 S Lincoln St – 200 Block South Lincoln St
Description: Preliminary Tax Credit Application
Motion by A. Wattenberg: I move to approve the consent agenda items consisting of #2018-COA-424 649 Elizabeth Street – East 7th Avenue, #2022-COA-284 2775 E 7th Ave – East 7th Avenue, #2022-TAXC-4 2309 N Hooker St – Witter-Cofield and #2022-TAXC-5 227 S Lincoln St – 200 Block South Lincoln St.
Second: G. Dennis
Vote: unanimous in favor, (5-0-0), motion passes

Design Review Projects

#2022-COA-283 2301-2325 Blake Street – Ballpark
Description: Demolition & Phase 1 – Infill: Mass, Form, and Context
Motion by G. Dennis: I move to deny application #2022-COA-283 for the demolition of the non-contributing addition at 2301 Blake Street and the new infill structure at 2325 Blake Street per design guidelines 4.1, 4.2, 4.3, 4.4, 4.8, 4.18, 4.20, 4.21, 4.23, 4.24, 5.15, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Petri
Amendment by G. Petri: add design guideline 4.20
Amendment was accepted by motioner
Vote: unanimous in favor, (5-0-0), motion passes

#2022-COA-276  185 Corona Street – Alamo Placita
Description: Window replacement
Motion by G. Petri: I move to approve application #2022-COA-276 for the replacement of windows at 185 Corona Street, as per design guidelines 2.14, 2.16, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the historic windows be repaired and maintained rather than replaced.
Second: G. Dennis
Amendment by A. Wattenberg: add “conditionally” to motion to approve
Amendment was accepted by both motioner and seconder
Vote: unanimous in favor, (5-0-0), motion passes

#2022-COA-268  2236 Hooker St – Witter-Cofield Historic District
Description: Addition and detached garage
Motion by G. Petri: I move to conditionally approve application #2022-COA-268 for the alterations and addition at 2236 Hooker St, as per design guidelines 2.14, 2.18, 3.1- 3.3, 3.6, 3.7, 4.18, and 4.19, character-defining features for the Witter-Cofield historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1) Use a simple, one-over-one, sash window on the west wall of the addition; 2) Eliminate the new window opening on the north elevation; 3) At the proposed window infill on the north elevation retain the original sill and head details and infill with recessed brick masonry panel to match the existing exterior 4) Retain brick arches at basement egress openings 5) Use a brick or concrete lined egress well with a minimum above grade projection at the south egress well.
Second: G. Dennis
Amendment A. Wattenberg: add door to the third condition so that proposed door infill is treated the same as the proposed window infill
Amendment was accepted by both motioner and seconder
Vote: unanimous in favor, (5-0-0), motion passes

#2022-COA-269  3025 Newton St – Wolff Place Historic District
Description: Infill: Mass, Form, and Context
Motion by A. Wattenberg: I move to approve application #2022-COA-269 for the mass, form, and context of the proposed infill at 3025 Newton, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15, and 4.16, character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: L. Sykes
Vote: unanimous in favor, (5-0-0), motion passes

The meeting took a short break
#2022-COA-270  320 Vine St – Country Club Historic District
Description: Infill: Mass, Form, and Context
Motion by G. Petri: I move to conditionally approve application #2022-COA-270 for the mass, form and
countext of new infill at 320 Vine St. as per Country Club design guidelines B1, B3, B4, D1-D4, F1-F3, general
design guidelines 4.3-4.5, 4.7, 4.8, 4.15, 4.16, 4.18, and 4.19, character-defining features for the Country Club
historic district, presented testimony, submitted documentation and information provided in the staff report
with the following conditions: to provide an accurately scaled streetscape comparison.
Second: A. Wattenberg
Vote: unanimous in favor, (5-0-0), motion passes

#2018-COA-097  345 Gaylord St – Country Club Historic District
Description: Violation
Motion by G. Dennis: I move to conditionally approve application #2018-COA-0000097 for revisions to the
previously approved COA at 345 Gaylord Street, as per design guidelines 2.4, 2.10, 2.12, 2.18, 2.19, and 2.34,
character-defining features for the Country Club historic district, presented testimony, submitted
documentation, and information provided in the staff report with the following conditions: 1) Return the front
stoop to its previous appearance; 2) Revise egress wall on façade to be brick with a flush cover; and 3) Provide
complete documentation of site work.
Second: G. Petri
Amendment by J. Johnson update the project # to 2018-COA-0000097 and update the said guideline to 2.10
not 2.1.
Amendment was accepted by both motioner and seconder
Vote: unanimous in favor, (5-0-0), motion passes

Meeting adjourned: 3:56 pm