



## 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 7<sup>th</sup> and 21<sup>st</sup>, 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 7<sup>th</sup> Avenue

Description: Dormers

#### #2022-COA-284 2775 E 7<sup>th</sup> Ave – East 7<sup>th</sup> 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 7<sup>th</sup> Avenue, #2022-COA-284 2775 E 7<sup>th</sup> Ave – East 7<sup>th</sup> 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 context 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