



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, August 16<sup>th</sup>, 2022 – **Virtual Meeting**

#### Call to Order: 1:00pm

**Commissioners:** G. Dennis, G. Johnson, G. Petri, L. Sykes, E. Warzel, and K. Wemple (chair)

**Staff:** B. Bryant, K. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, M. Huhta, K. Marquez, B. Trujillo and L. Woods-Boone (CPD) and A. Hernandez (CAO)

#### Meeting Records for approval – August 2, 2022

Motion by G. Johnson: I move to approve the meeting record from August 2, 2022

Second: E. Warzel

Vote: 5 votes in favor, 0 opposed and 1 abstain (G. Dennis) (5-0-1) motion passes

#### Public Comment (limited to 2 minutes per speaker)

##### Consent Agenda

##### **#2022-ZLAM-068 3435 Albion St – #358- Robinson House**

Description: Zone Lot Amendment

##### **#2022-COA-347 620 N Ogden St – East 7<sup>th</sup> Avenue**

Description: Over Height Fence

##### **#2022-COA-348 1002-1006 E 4<sup>th</sup> Ave – Alamo Placita**

Description: Wall Reconstruction and Egress Window

##### **#2022-COA-139\* 2818 Welton St – Five Points**

Description: Setback Recommendation

Motion by G. Johnson: I move to approve consent agenda items #2022-ZLAM-068 3435 Albion St – #358- Robinson House, #2022-COA-347 620 N Ogden St – East 7<sup>th</sup> Avenue, #2022-COA-348 1002-1006 E 4<sup>th</sup> Ave, and #2022-COA-139\* 2818 Welton St.

Second: G. Dennis

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

#### Public Hearings

*G. Johnson recused himself and moved to Attendee (no microphone or video capabilities)*

##### **#2022-LMDEMO-348 1410-1440 Larimer St – Larimer Square**

Description: Demolition of more than 40% of the roof

*K. Wemple opened the public hearing, staff presentation, applicant presentation,*

*Public comments:*

- Suzanne Hefty – 1551 Larimer St – did not state whether in favor or opposed; expressed concerns about use and noise and construction duration

- Dana Crawford – 2000 Little Raven St – did not state whether in favor or opposed; expressed concerns about use and noise

*K. Wemple closed the public hearing*

Motion by G. Dennis: I move to conditionally approve application #2022-LMDEMO-348 for the demolition at 1410-1440 Larimer St., as per design guidelines 2.55 and 2.57, character-defining features for the Larimer Square historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to demolition.

Second: L. Sykes

Vote: unanimous in favor (5-0-0), motion passes

### **#2022-LMDEMO-349 1413-1427 Larimer St – Larimer Square**

Description: Demolition of more than 40% of the roof

*K. Wemple opened the public hearing, staff presentation, applicant presentation,*

*Public comments:*

- David Prebble - 270 Elm St - opposed
- Dana Crawford – 2000 Little Raven St – did not state whether in favor or opposed; expressed concerns about use and noise

*K. Wemple closed the public hearing*

Motion by E. Warzel: I move to conditionally approve application #2022-LMDEMO-349 for the demolition at 1413-1427 Larimer St., as per design guidelines 2.55 and 2.57, character-defining features for the Larimer Square historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to demolition.

Second L. Sykes

Vote: unanimous in favor (5-0-0), motion passes

## **Design Review Projects**

### **#2022-COA-308 1410-1440 Larimer St – Larimer Square**

Description: Alterations and rooftop addition

Motion by G. Petri: I move to conditionally approve application #2022-COA-308 for the alterations and rooftop addition at 1410-1440 Larimer St., as per design guidelines 2.1, 2.3, 2.10, 2.13, 2.16, 2.30, 2.40, 2.41, 2.44, 2.47, 2.48, 3.5, 3.11, 3.12, 5.22, 5.23, and 5.24, character-defining features for the Larimer Square historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: (1) that the brick in the Kettle Arcade to be a single color that relates to either the adjacent masonry at the Larimer Street arcade entrance or to the masonry in the Bull & Bear Courtyard; and that (2) the storefront on Larimer Street for the Kettle Arcade include two columns that more compatibly represent the historic storefront proportions.

Second: E. Warzel

Amendment by K. Wemple: that the second condition be rephrased as “the entrance on Larimer Street” rather than “storefront on Larimer Street”.

Accepted by motioner and seconder

Vote: unanimous in favor (5-0-0), motion passes

### **#2022-COA-310 1413-1427 Larimer St – Larimer Square**

Description: Alterations and rooftop addition

Motion by L. Sykes: I move to conditionally approve application #2022-COA-310 for the alterations and rooftop addition at 1413-1427 Larimer St., as per design guidelines 2.1, 2.3, 2.10, 2.13, 2.16, 2.30, 2.40, 2.41, 2.44, 2.47, 2.48, 3.5, 3.11, and 3.12, character-defining features for the Larimer Square historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: remove from the current plan set the proposed alterations to the Congdon Building walkway entrance at Larimer Street.

Second: E. Warzel

Vote: unanimous in favor (5-0-0), motion passes

*Meeting took a short break*

*G. Johnson returned to the meeting as a Panelist (microphone and video capabilities)*

**#2022-COA-349 720 Downing St – East 7<sup>th</sup> Avenue**

Description: Non-contributing Status Determination

Motion by G. Dennis: I move to deny application #2022-COA-014 for the determination of non-contributing status of 720 Downing Street to the East 7th Avenue Historic District as per the 7 qualities of integrity outlined in Section 30-2 (11), character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Amendment by K. Wemple: correct COA number in motion to 2022-COA-349

Accepted by motioner and seconder

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

**#2022-COA-350 3330 Alcott St – Potter Highlands**

Description: Dormer Addition and Alterations

Motion by E. Warzel: I move to conditionally approve application #2022-COA-350 for the dormer addition, basement dig out, and rear yard site work at 3330 Alcott Street, as per design guidelines 2.14, 2.20, 2.24, 2.26, 2.27, 2.29, 3.2, 4.6, 5.21 character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Do not demolish the front porch and replace with a replica porch; 2. Clarify window opening design in plan on the historic structure.

Second : G. Dennis

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

**#2022-COA-341 3449 Eliot St – Potter Highlands**

Description: ADU

Motion by G. Johnson: I move to deny application #2022-COA-341 for the ADU at 3449 Eliot Street as per presented testimony, submitted documentation, guidelines 4.3, 4.6, 4.8, 4.19, the Potter highlands Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second : G. Dennis

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

**Business Items**

**Draft Policy for Applicant Presentations to the LPC**

Motion by G. Johnson: I move to approve the draft policy for application presentations to the Landmark Preservation Commission.

Second: E. Warzel

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

**Draft Policy for Public Comment to the LPC**

Motion by L. Sykes: I move to approve the draft policy for public comment to the Landmark Preservation Commission.

Second: G. Johnson

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

**East High School 1600 City Park Esplanade/1545 Detroit Street**

Description: Amend National Register Nomination

Motion by E. Warzel: I move to recommend that the National Register amendment for the East High School, at 1600 City Park Esplanade/1545 Detroit Street, be forwarded to the Keeper of the National Register of Historic Places, with the recommended edits to correct typos and minor clarifications, per presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

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

**Emily Griffith Opportunity School 1250 Welton Street**

Description: National Register Nomination

Motion by L. Sykes: I move to recommend that the National Register nomination for the Emily Griffith Opportunity School, at 1250 Welton Street, be forwarded to the Keeper of the National Register of Historic Places, with the recommended edits to clarify the period of significance and provide additional information on how the school meets the state level of significance, per presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

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

**South High School 1700 East Louisiana Ave**

Description: National Register Nomination

Motion by E. Warzel: I move to recommend that the National Register nomination for South High School, at 1700 East Louisiana Ave, be forwarded to the Keeper of the National Register of Historic Places, with the recommended addition of significance for architectural style to Criterion C and with minor edits and clarifications, per presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

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

**Meeting Adjourned: 6:00pm**