



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, August 15, 2023 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00pm

Commissioners: E. Warzel, G. Dennis, G. Petri, J. Johnson (Chair), L. Sykes, N. Foushianes.

Staff: T. Busgith, B. Bryant, E. Censky, K. Hahn K. Marquez (CPD), A. Hernandez (CAO)

Meeting Records – July 11th and July 25th.

E. Warzel: Vote count for the last motion was left off

Motion by J. Johnson: All in favor of approving the meeting records as amended.

Vote: 5 in favor, 1 abstained (J. Johnson), motion passes

Public Comment – none

Consent Agenda

#2023-COA-292 910 Olive Street – Montclair

Description: Front Porch Reconstruction and Rear Porch Construction

#2023-COA-262 361 Race Street – Country Club

Description: Rear Addition & Administrative Adjustment

#2023-TAXC-007 3225 West 23rd Avenue – Witter Cofield

Description: Tax Credit Part 1 (R14)

#2023-TAXC-008 3048 West 23rd Avenue – Witter Cofield

Description: Tax Credit Part 1 (R14)

Motion by E. Warzel: I move to approve the consent agenda as presented.

Second: N. Foushianes.

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

Design Review Projects

#2023-COA-263 3044 Champa Street – Curtis Park

Description: New Construction, Phase I: Mass, Form and Context

Motion by G. Petri: I move to deny application #2023-COA-263 for the mass, form, & context of the proposed infill structure at 3044 Champa Street as per presented testimony, submitted documentation,

guidelines 4.4, 4.6, 4.17, the Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

Vote: 5 in favor, 1 opposed (N. Fousianes), motion passes

#2023-COA-294 32 West 3rd Avenue – Baker Neighborhood

Description: Alterations and Addition

Motion by G. Petri: I move to conditionally approve application #2023-COA-294 for the alterations and additions at 32 West 3rd Avenue, as per design guidelines 2.14, 2.18, 2.25, 2.28, 2.39, 3.1, 3.3-3.10, 5.2, and 5.18, character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Eliminate the new gable face opening on the front façade from the project scope; 2. Modify the new front façade basement egress and well to conceal the steel lintel from above the opening and ensure that the area well does not extend above grade more than 6 inches; and 3. Provide manufacture specifications on proposed lighting to ensure it complies with guidelines 5.18.

Second: G. Dennis

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

Business items-none

Discussion Items-

Landmark Application and Checklist Update

Thematic Historic Districts

Meeting Adjourned: 2:51