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

Call to Order: 1:03pm

Commissioners: G. Johnson (Chair Pro-Tem), N. Foussianes, G. Petri, E. Hummel, G. Dennis

Staff: T. Busgith, B. Bryant, E. Censky (CPD), N. Lucero (CAO)

Chair Pro-Tem:
Motion by G. Dennis: I would like to move that Graham Johnson be appointed chairmen Pro-Tem for this
meeting.
Second: N. Foussianes
Vote: unanimous in favor (5-0-0), motion passes

Meeting Records – June 20th

Motion by E. Hummel: I recommend approval of the June 20th 2023 meeting record
Second: G. Petri
Vote: (4-0-1 abstention, N. Foussianes)

Public Comment – none

Consent Agenda

#2023-COA-273 2062 Larimer Street – Ballpark
Description: Coffee Kiosk
Motion by N. Foussianes: I move to approve the consent agenda.
Second: E. Hummel
Vote: unanimous in favor (5-0-0), motion passes

Design Review Projects

#2023-COA-246 2724 Stout Street – Curtis Park
Description: Accessory Dwelling Unit
Motion by G. Petri: I move to CONDITIONALLY APPROVE application #2023-COA-246 for the new
Accessory Dwelling Unit at 2724 Stout Street as per design guidelines 4.1, 4.8, 4.18 - 4.20, 5.6, 5.18,
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. Use a
window opening found on the primary structure, such as simple square openings, and restudy window
sill and header locations; 2. Provide clarity on French door design; 3. Do not use a horizontal panel exterior door and instead use a door panel design commonly found on exterior doors dating from the districts period of significance; 4. Simplify the cornice/parapet design; and 5. Provide an existing site plan to clarify site work proposal.
Second: G. Dennis
Vote: unanimous in favor (5-0-0), motion passes

#2023-COA-275 300 Lafayette Street – Country Club
Description: Addition and Alterations
Motion by E. Hummel: I move to conditionally approve application #2023-COA-275 for the addition and alterations at 300 Lafayette Street, as per Country Club design guidelines B2-B4 and B7, design guidelines 2.18, 2.20, 3.3-3.9, 5.8, 5.18, 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. Eliminate the 60 square foot addition on the south elevation that creates the appearance of a primary entry and instead use a secondary entry design to avoid competing with the primary entrance; 2. Confirm max site wall and fence height from the highest point in grade on the property; 3. Provide additional details on light fixtures and locations and ensure they comply with guidelines 5.17 and 5.8; and 4. Restudy the site plan and site wall to create a hierarchy of entry.
Second: G. Petri
Friendly Amendment by G. Johnson: In the 3rd condition it should be 5.18 instead of 5.8.
Amendment accepted by motioner and seconder.
Vote: unanimous in favor (5-0-0), motion passes

#2023-COA-281 3000 East 7th Avenue – East 7th Avenue
Description: Addition
Motion by G. Petri: I move to conditionally approve application #2023-COA-281 for the addition and alterations at 3000 East 7th Avenue Pkwy., as per design guidelines 2.18, 2.20, 3.3-3.9, 5.6, 5.18, character defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Confirm window well protrusion and matte well finish on the north elevation; 2. Provide additional details on light fixtures and locations and ensure they comply with guidelines 5.17 and 5.18; and 3. Show infilled exterior door on the north elevation as a slightly recessed infill.
Second: G. Dennis
Vote: unanimous in favor (5-0-0), motion passes

Meeting Adjourned: 2:58