



Meeting Minutes - Final
Historic Preservation Board

Monday, August 4, 2025

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

Present: 7 - Chair Lowenberg, Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

William Gray, Senior Planner, said there will be a presentation in September about the Auditorium by Kim King, from Parks, Recreation and Cultural Services.

Chair Lowenberg requested a space for communications or announcements for board members.

4. Approval of the Minutes

[HPB 2309](#) Minutes for July 7, 2025, Historic Preservation Board Meeting

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 7.7.25 Draft](#)

Motion by Board Member Potter, seconded by Board Member Musick, to approve the minutes for July 7, 2025, Historic Preservation Board Meeting.

The motion passed by a vote of 5-0-0-2.

Aye: 5 - Chair Lowenberg, Board Member Musick, Board Member Fitzsimmons, Board Member Potter and Board Member Beerbaum

Abstain: 2 - Board Member Baumgartner and Board Member Hines

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

- 8.A. [HPB 2308](#) Adopt the Historic Resources Survey and Context Plan

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [Historic Resource Survey Plan - Continue Review Memo](#)

[Historic Resource Survey Plan - Review Memo](#)

[Attachment 1 - Survey Plan](#)

[Attachment 2 - Grant Agreement](#)

[Attachment 3 - Scope of Services](#)

[Attachment 4 - HPA & HNP Corrections](#)

[Attachment 5 - HPA & HNP Recommendations](#)

[Attachment 6 - SHF Review](#)

Mr. Gray presented the Historic Resources Survey and Context Plan, that was put together by Ron Sladek from Tatanka Historical Associates Inc. In previous years there was a work plan set for the Historic Preservation Board and one of the priority items was the Historic Resources Survey Plan. Staff applied to the State of Colorado and received a grant to work on this survey, which is intended to guide the community in assessing its historic resources, evaluating previous survey work, identifying the historic content and future projects. This effort meets one of the functions of the Board to survey significant properties of the community and it also helps maintain CLG status, as one of the comments from HSF has always been to find a way to create an inventory of the available resources.

There have been multiple formal and informal presentations about this plan. The Historic Preservation Alliance and the Historic Neighborhood Partnership, along with other organizations, have been part of this effort, reviewing the drafts presented and providing detailed comments. This plan has been written to meet state requirements.

This plan provides an understanding of surveys and context, the current

environment of the historic preservation, not only locally, but from a nationwide perspective, it gives a detailed overview of past survey work, it provides a broad high-level recognizance identifying geographic areas and themes of historic resources within our city. This plan meets the objectives and methodology described in the grant agreement with the State and the services agreement with the consultant, and it complies with PlanCOS and HistoricCOS.

Consultant's Presentation

Ron Sladek, Tatanka Historical Associates Inc., said he received additional comments which will be addressed to get the Board's approval and then the project will be submitted to the State Historical Fund for final approval.

Public Comment

Diane Bridges with Historic Neighborhoods Partnership (HNP) and the Historic Preservation Alliance (HPA), thanked all Board members, City staff and the consultant for investing time on this project focused on Historic Resources. She said they feel this plan is well done, and they appreciate the comparison between the past and current resources, especially how the current ones are aggregated in different views. She said it is an excellent job how there were insights provided at state, federal and local level, as well as ideas to move forward. Ms. Bridges said she related communication to City staff about some macro level next steps, including five suggestions and questions. She said HNP and HPA have resources and will partner with the team leading the effort.

Mr. Sladek thanked Ms. Bridges and the members of the community for all their assistance and constructive comments throughout the process.

Board Members' Comments

Chair Lowenberg said it has been a long road for this project, and the

Board has learnt a lot from the nonprofit organizations and the community and thanked everyone that has been part of the effort. Chair Lowenberg said it is important to analyze if the goals were accomplished and to establish the next steps. Chair Lowenberg recommended the board have a cover letter to go along with the project to present those steps.

Mr. Gray said this plan will be presented for informational purposes to City Planning Commission and to City Council.

Chair Lowenberg went over the criteria needed for the survey and context plan. Chair Lowenberg asked the board to come back and discuss the prioritize recommendations sections with stakeholders.

Board member Beerbaum said they have not conducted public meetings, and it should be done. Board member Potter agreed.

Mr. Gray said the plan would provide guidance for prioritizing recommendations and there should also be a work plan.

Board member Beerbaum said she is concerned with what is realistic to get some items completed due to staff time and financial resources. She also asked what can be done quickly and easily and recommended what the City could help with such as the website. Board member Beerbaum said Colorado Springs is not Denver and while presenting this they have to remove the Denver items from the plan and add them to the website.

Chair Lowenberg said she wants to make sure this is an accessible process. Chair Lowenberg said broadly as a board they have met the criteria for the scope of work.

Board member Musick gave suggestions on making the documents more accessible. Mr. Sladek said the document was updated with the national registration information. Board member Musick would like a list of

properties added to the document that are listed under the National Register.

Mr. Sladek said he objects to giving estimated costs for prioritize survey areas and survey reports as it can change between him and other consultants. Chair Lowenberg said it is reasonable to ask for a baseline to understand the plan and where it would start. Board member Musick asked if they should request something that is dated with a caveat knowing it will change.

Kevin Walker, City Planning Director said the City is going through the 2026 budget process and the resources will be less than last year. He said it would be helpful to have an idea of the costs in order to find funding.

Board member Fitzsimmons asked how much the cost for a Class five estimate is. Mr. Sladek said he is shaking his head as to why he is being asked this and the numbers he would provide today would be unreliable six months from now and there are too many factors that come into play.

Mr. Walker said perhaps the estimate should not be in the plan, but in a letter to give an idea on the next steps.

Chair Lowenberg said they would like to get an industry standpoint on costs. Mr. Sladek said he does not know what other people charge.

Board member Beerbaum asked if they need to know what the next steps are over the next year in order to know what they need to price out. Mr. Sladek said yes and used the hotels on North Nevada as an example.

Ryan Tefertiller, Urban Planning Manager, said in looking at the plan on pages 83 through 85 showing survey priorities and it sounds like the rows should have estimated costs. Mr. Tefertiller said it could be hard to put together ballpark costs due to how broad the categories are. Board

member Fitzsimmons said that they could have dollar signs next to the categories to show how they can prioritize projects and get an example of the costs.

Chair Lowenberg how do they get from this document to the next steps. Mr. Gray said this document should serve as the resources to the board to move forward and knowing that the City does not have earmarked funds for this project.

Board member Musick asked how they should address it on the list of conditions. Mr. Gray said they should identify what is important and show how they are going to execute it. Mr. Sladek said he could provide an explanation of the costs. He said he will be providing a map to show the neighborhoods.

Board member Hines asked if Mr. Sladek could list the big data platforms. Mr. Sladek said the City has thousands of historic buildings and it is a recommendation that the City work with the University to see if that can help to provide resources.

Board member Fitzsimmons asked if the map was for the whole town mentioned in the survey. Mr. Sladek said there is a map showing the extent of the City and the major neighborhoods that are historic.

Board member Beerbaum urged the board to start the project quickly as State funding may not be available in the future. Mr. Sladek said local government funds are all on hold.

Board member Potter said making sure the document is accessible to the community is important.

Chair Lowenberg said the responsibility of the Historic Preservation Board has not been adequately addressed in the report, specifically on page 11,

second paragraph. The current code was expanded and includes duties, specifically advocacy and education, which should be added to the report. Chair Lowenberg provided a list of priorities and would like that to be added to the report. She said there should be references to the Pioneer's Museum and the Pikes Peak Library District as resources within Colorado Springs.

Chair Lowenberg said they need a stronger call to action. Mr. Sladek said they were great suggestions and asked Chair Lowenberg to send those to him.

Board member Beerbaum moved to table the discussion until the September HPB meeting so that changes could be made on the plan.

Motion by Board Member Beerbaum, seconded by Board Member Musick, to postpone the item to a date and time certain on September 8th, 2025.

The motion passed by a vote of 7-0.

Aye: 7 - Chair Lowenberg, Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

9. Presentations

10. Adjourn