



Meeting Minutes - Draft Historic Preservation Board

Monday, June 2, 2025

4:30 PM

30 S. Nevada Ave., Suite 701

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, announced that City Council approved the Parkside Historic District on May 27, 2025. Mr. Gray said he believed this is the first area wide Historic Preservation Overlay that the city has had in almost 25 years.

Mr. Gray mentioned that, on May 27, 2025, City Council meeting, Historic Preservation Month was recognized. The meeting was attended by members of the Historic Preservation Alliance, the Historic Neighborhood Partnership, Historic Preservation Board members and other citizens that supported historic preservation. Mr. Gray relayed that City Council gave specific recognition to the two properties that were added to the National Register of Historic Places.

Mr. Gray informed the Board of the upcoming exhibit titled Until Forever Comes, on June 12, 2025, at the Pioneer Museum.

Mellisa Wutzke, Senior Analyst, informed the Board that the next meeting will still be conducted in room 701, and will notify the Board about any changes.

Ms. Wutzke introduced Solange Baquero Meza as the new Senior Business Support Specialist.

Chair Lowenberg arrived during the Palmer High School Presentation.

4. Approval of the Minutes

[HPB 2306](#) Minutes for the May 2, 2025 Historic Preservation Board Meeting

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 5.5.25 Draft](#)

Motion by Board Member Musick, seconded by Board Member Fitzsimmons, to approve the minutes for the May 2, 2025 Historic Preservation Board Meeting The motion passed by a vote of 6-0-1.

Aye: 6 - Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

Absent: 1 - Chair Lowenberg

5. Consent Calendar

Motion by Board Member Beerbaum, seconded by Board Member Musick, to approve the Consent Calendar. The motion passed by a vote of 6-0-1.

Aye: 6 - Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

Absent: 1 - Chair Lowenberg

Chadbourn Community Church ADA Bathroom Addition

- 5.A. [HIST-25-000](#)
[4](#) A Report of Acceptability for a 275 square foot addition on the rear of Chadbourn Community Church located at 402 Conejos Street.

Presenter:

Ethan Shafer, Urban Planner II, City Planning Department

Attachments: [HPB Staff Report 402 Conejos St EPS](#)

[Attachment 1 - Context Map](#)

[Attachment 2 - Project Statement](#)

[Attachment 3 - Plans](#)

1419 N Tejon Porch Steps Renovation

- 5.B. [HIST-25-000](#)
[5](#) A Report of Acceptability to replace wooden front steps with brick steps, and the front steps handrail and decorative curved columns with handrails and columns to match the front porch located at 1419 N Tejon Street.

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [HPB Staff Report 1419 N Tejon Porch Steps WEG](#)

[Attachment 1-Sanborn Map](#)

[Attachment 2-Zoning Context and Site Map](#)

[Attachment 3-Report of Acceptability Application](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

9. Presentations

Palmer High School - Chris Lieber and Katie Frank, NES, Inc.

Chris Lieber, Principal at N.E.S. Inc., Dough Abernethy, Principal at RTA Architects, Jessica Wise, Executive Director of Engagement for Colorado Springs School District 11, and Christine Costa, Architect with RTA Architects, presented the renovations and additions proposed for the Palmer High School, mentioned that the estimated completion of phase one will be 2028.

Historic Resource Survey Plan - Ron Sladek, Tatanka Historical Associates, Inc.

William Gray, Senior Planner, mentioned that additional comments about the survey were received from the public, the Historic Preservation Alliance, the Historic Neighborhood Partnership, and will be addressed soon as the intention is to bring this item for adoption on July 7, 2025.

Ron Sladek, Tatanka Historical Associates, mentioned that he received additional comments from History Colorado, Grants Office. Mr. Sladek also noted all the Board's recommendations of areas to include in the survey.

CLG Coordinator - Lindsey Flewelling, CLG Coordinator

10. Adjourn