



Meeting Minutes - Draft
Historic Preservation Board

Monday, April 1, 2024

4:30 PM

City Administration Building
30 S Nevada Avenue, Suite 102

1. Call to Order and Roll Call

- Present: 6 - Chair Lowenberg, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Alternate Beerbaum and Board Member Hines
Excused: 2 - Vice Chair Wardwell and Board Member Musick

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner, Planning + Neighborhood Services

Mr. Gray said the City is working with the State Historical Fund to have a historic tax credit program workshop. It will be held in June, with the date yet to be confirmed. They are looking for a venue, hopefully, in a historic building. He will provide more details to the board when he has them.

The Pikes Peak Preservation Forum is happening on May 10th from 8:30 to noon at the Grace & St. Stephen Episcopal Church. Mr. Gray said the reason it is important this year is that the primary discussion is the historic resource survey plan. The forum is open to the public and Chair Lowenberg encouraged everyone to attend.

Chair Lowenberg announced that Vice-Chair Meredith Wardwell is resigning from the board. She asked Mr. Gray if we will recruit for another member. He said the practice is to bring the alternate up to a voting member and then recruit for the alternate position. Assistant Planning Director Mike Tassi suggested checking with City Council Legislative Services on how that will work. Mr. Gray said he will make that contact. Chair Lowenberg said the board will be doing the election for chair and vice-chair next month.

Mr. Gray asked the board if they are all okay with the first Monday at 4:30 for the meetings or if something else would work better. All agreed to keep it the same.

4. Approval of the Minutes

4.A. HPB 2241 Minutes for the March 4, 2024, Historic Preservation Board meeting

Presenter:

Christine Lowenberg, Chair of the Historic Preservation Board

Attachments: [HPB 3.4.24 minutes draft revised](#)

Motion by Board Member Baumgartner, seconded by Board Member Hines, to approve the minutes for the March 4, 2024, Historic Preservation Board meeting
The motion passed by a vote of 6-0.

Aye: 6 - Chair Lowenberg, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Alternate Beerbaum and Board Member Hines

Absent: 2 - Vice Chair Wardwell and Board Member Musick

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

- 8.A. [HIST-24-000](#)
[1](#) A Report of Acceptability for a patio cover addition on the rear elevation of the existing residence located at 1724 North Nevada Avenue.

(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning + Neighborhood Services
Department

Attachments: [HPB Staff Report 1724 N Nevada](#)

[SR-1 Patio Cover Plans](#)

[SR-2 Project Statement](#)

[SR-3 Vicinity Map](#)

[SR-4 Site Plan](#)

Motion by Board Member Baumgartner, seconded by Alternate Beerbaum, to postpone this item to the May 6, 2024 Historic Preservation Board Meeting, due to applicant not in attendance today. The motion passed by a vote of 6-0.

Aye: 6 - Chair Lowenberg, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Alternate Beerbaum and Board Member Hines

Absent: 2 - Vice Chair Wardwell and Board Member Musick

- 8.B. [HIST-24-000](#)
[2](#) A Report of Acceptability for a new roof mounted solar PV system located at 1320 North Nevada Avenue.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning + Neighborhood Services
Department

Attachments: [HPB Staff Report 1320 N Nevada Solar Addition](#)

[SR-1 Roof Mounted Solar Plans](#)

[SR-2 Project Statement](#)

[SR-3 Vicinity Map](#)

[SR-4 Site Plan](#)

[SR-5 Detached Garage ADU Elevations](#)

[SR-6 Solar Evaluation](#)

Senior Planner Bill Gray gave a presentation on this application on behalf of Marcie and Tim Murphy, homeowners of 1320 N. Nevada Ave. Mr. Gray showed diagrams of where the solar panels will be placed on the property. He spoke about the Old North End design principles that apply to this project, which contribute to maintaining the façade of the home that gives it the historic character. The key design principles require that panels be placed in an unobtrusive location and painted to minimize visibility. There were no public comments on this project. Staff finds that this application meets the review criteria. The proposed motion to approve does include two conditions.

The applicant, Marcie Murphy, asked for clarification on the conditions, which Mr. Gray explained. Chair Lowenberg asked her if the conditions would cause any problems. Mrs. Murphy deferred to her contractor, Tyler Galloway, who was attending on Teams. Mr. Galloway said both conditions are easily addressed.

Board Member Fitzsimmons asked if pushing spacing over six inches impacts any Regional Building requirements. Mr. Gray said that hasn't been an issue. Mr. Galloway clarified that Board Member Fitzsimmons was talking about fire code offsets, which requires providing a clear three-foot walking path in between roof sections. When only one roof section marked off for solar panels, as long as on an eave or gable the opposing side is completely open, it is only restricted to 18 inches of space necessary between the solar panels and the edge of the eave. With moving the panels over about six inches, they would still meet the three-foot requirement because the surrounding roof sections do not have any panels on them.

Board Member Fitzsimmons asked if there is a particular sheen required for the panels. Mr. Gray confirmed that the panels are matte black, per the conditions.

Motion by Board Member Potter, seconded by Board Member Fitzsimmons, to approve a Report of Acceptability for the 1320 N Nevada Solar Addition project based upon the findings that the project meets the review criteria for a report of acceptability, as set forth in City Code Section 7.5.528.C.2.b.3 with conditions: Revise the plan, so the solar panels have a minimum three (3) feet setback from the front eave of the main house to preserve the distinctive gable roof feature. If this can't be achieved, then relocate all or some of the modules to the garage roof or reduce the number of panels on the main house. Final Plan must clearly indicate that all exterior conduit and electrical equipment has a matte finish or

color match to the main house and detached garage to minimize visibility. The motion passed by a vote of 6-0.

Aye: 6 - Chair Lowenberg, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Alternate Beerbaum and Board Member Hines

Absent: 2 - Vice Chair Wardwell and Board Member Musick

9. Presentations

9.A. [HPB 2263](#) Historic Preservation Board Training

Presenter: Bill Gray

Board Training will be postponed until the May 6th meeting.

10. Adjourn