



# City of Colorado Springs

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## Meeting Minutes - Draft Historic Preservation Board

Monday, April 4, 2022

4:30 PM

Open to the Public or

Call 720-617-3426, enter Conf ID: 389 559 634#

### How to Comment on Agenda Items

Those who wish to comment during the meeting should call 720-617-3426 and enter Conf ID: 389 559 634# and wait to be admitted into the meeting

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For those who participate by calling in, you will be muted upon entry to the meeting. Once an item has been heard, the Chair will open the public portion of the hearing for those who wish to comment. There is a three (3) minute time limit for each person. In order to speak, you must press \*6 on your phone to unmute.

### 1. Call to Order and Roll Call

Others in attendance:

**Staff:** Elena Lobato, William Gray, Tamara Baxter

**Present:** 6 - Board member Lobello, Chair Lowenberg, Board member Hines, Vice Chair Musick, Alternate Baumgartner and Alternate Gullickson

**Absent:** 3 - Board member Smith, Board member Boyd and Board member Wardwell

### 2. Minutes

2.A. [HPB 22-219](#) Minutes for the January 3, 2022, Historic Preservation Board

Presenter:

N/A

**Attachments:** [HPB Minutes 01.03.22 draft](#)

**Motion by Vice Chair Musick, seconded by Board member Lobello, to approve the minutes for January 3, 2022 Historic Preservation Board meeting. The motion passed by a vote of 6:0:3:0**

**Aye:** 6 - Board member Lobello, Chair Lowenberg, Board member Hines, Vice Chair Musick, Alternate Baumgartner and Alternate Gullickson

2.B. [HPB 22-220](#) Minutes for the February 7, 2022, Historic Preservation Board

Presenter:

N/A

**Attachments:** [HPB Minutes 02.07.22 draft](#)

**Motion by Vice Chair Musick, seconded by Board member Lobello, to approve the minutes for February 7, 2022 Historic Preservation Board meeting. The motion passed by a vote of 6:0:3:0**

**Aye:** 6 - Board member Lobello, Chair Lowenberg, Board member Hines, Vice Chair Musick, Alternate Baumgartner and Alternate Gullickson

**2.C. [HPB 22-221](#) Minutes for the March 7, 2022, Historic Preservation Board**

Presenter:

N/A

**Attachments:** [HPB Minutes 03.07.22 draft](#)

**Motion by Vice Chair Musick, seconded by Board member Hines, to approve the minutes for March 7, 2022 Historic Preservation Board meeting. The motion passed by a vote of 6:0:3:0**

**Aye:** 6 - Board member Lobello, Chair Lowenberg, Board member Hines, Vice Chair Musick, Alternate Baumgartner and Alternate Gullickson

### **3. Communications**

William Gray - Senior Planner

- May is Preservation Month
- May 10 City Council. Present resolution, short powerpoint, introduce board to recognize Preservation Month. Request your attendance, if you can make it. It will be short and sweet in the AM. Invite HPA Board to attend. We have been asked to keep it to three (3) minutes. Details to follow.
- No date when meeting will move to new location.
- City-wide Survey Plan - developing a scope of work, cost estimates and funding strategies (budget, grants, other funding).

### **4. CONSENT CALENDAR**

These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner/Board Member or a citizen wishing to address the Commission or Board. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)

### **5. ITEMS CALLED OFF CONSENT**

- 4.A. [HPB RA 22-00150](#)** A Report of Acceptability to allow windows to be removed and replaced on the north and east elevations of the existing single-family residence located at 2009 North Cascade Avenue.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development  
Department

**Attachments:** [Staff Report 2009 N Cascade Remodel HPB RA 22-00150](#)  
[\\_04042022](#)  
[2009 N Cascade Architectural Elevations](#)  
[2009 N. Cascade Floor Plan](#)  
[2009 N Cascade Project Statement](#)  
[Vicinity Map](#)  
[2009 N Cascade Site Plan](#)  
[Aerial Image](#)  
[Street View](#)  
[Alley View](#)  
[7.5.1605.C](#)

Board Member Lobello removed this item from the Consent Calendar.

Public notice was mailed to 16 property owners prior to the Historic Preservation Board Hearing. No public comment.

Homeowners are doing a remodel of the first floor bathroom and basement. They are going to be removing windows from the east and north elevation and covered with cedar shake siding to match existing. They are adding larger sliding windows to meet egress requirements. 2 A/C units removed and covered with cedar shake siding to match existing.

Changes to the exterior have limited visibility. The distinguishing architectural features of the bungalow are being maintained. Project has engaged design elements and materials that are compatible with the existing residence and are in keeping with the traditional styles of bungalows in the neighborhood and is therefore consistent with the North End Standards.

Staff recommends approval of the Report of Acceptability to the Historic Preservation Board for the 2009 N Cascade Avenue Remodel Project.

Public Comments:

PAT DOYLE: Does any of this work qualify for tax credits? Does the owner know that could they qualify for tax credits?

WILLIAM GRAY: Potentially. I don't know.

CHAIR LOWENBERG: When the applicant has the opportunity to present, we'll ask them if they're aware of it and if they need any further information.

PAT DOYLE: Are the sliding windows-I know they're probably not as

visible-they're double hung?

WILLIAM GRAY: They are, yes. The window on the north elevation. It is a small horizontally oriented window. If you go to the elevation drawing, which is slide number 6, you can see that. If you look at the top elevation, which is existing-that small, vertically oriented window. The lower elevation shows that the window has been removed.

PAT DOYLE: A window like that doesn't really go with a historic bungalow.

CHAIR LOWENBERG: I think when we get to the board, that will be a perfect opportunity to discuss that. Would the applicant like to address the board? Applicant was not present.

Board Discussion:

BOARDMEMBER LOBELLO: I just wanted to see the pictures of the open rafters. I was hoping we'd get a little bit closer and get a bit of back story on that. With that said, I have a couple comments, too.

WILLIAM GRAY: We know nothing about the history of this house.

BOARDMEMBER LOBELLO: That is not a reason to say that this is not a good project. It's beyond the scope of what we were talking about. Did I see correctly that there are exposed rafters in the back?

WILLIAM GRAY: The gable end is essentially all glass.

BOARDMEMBER LOBELLO: On that note, I'll ask a question. I've seen a lot of cedar shake that has been done poorly when removing windows, where they just take out the window, put a slat of wood there, and patch in the cedar shake. And then they paint it, and the paint is obviously a different color than the rest of the building, and it's weathered at a different rate, so you can see exactly where these windows came out. I'd like to see this done correctly, where the shake is integrated into the rest of the shake, where it's not just taken out in a square, but patchworked and puzzled into the rest of the building, and painted so it matches and doesn't weather in a different weathering pattern from the rest of the building. No use doing some good work if it's going to be visible in two years.

CHAIR LOWENBERG: Any other comments?

BOARDMEMBER MUSICK: Just addressing this sliding window-those will be for the downstairs, right? There will be window wells. What will be seen above ground will not be easily seen from the right of way, but it will look like a window. Will it look much different?

WILLIAM GRAY: It is a different window, and it was staff's feeling that because this window is for the most part four-fifths of it is below finish grade, and the exposure was the same. The window is about five inches wider than what is in there right now. And it's not directly visible-these windows don't really add or detract to the bungalow style. Thinking about it practically, if these are going to be converted to bedrooms, they'd need this type of window in order to meet the building code.

CHAIR LOWENBERG Could you go back to the slide where we can see from the alley? Was there an investigation of windows that would be more architecturally appropriate to the bungalow style?

WILLIAM GRAY: No, the applicant did not provide any additional options, nor did I look into whether there are any other options, mainly because where they are on the home. Egress windows are limited with the style of window you can use per the building code.

**Motion by Board member Lobello, seconded by Alternate Baumgartner, that this Planning Case be approved Approve a Report of Acceptability to allow windows to be removed and replaced on the north and east elevations of the existing single-family residence based upon the findings that the Report of Acceptability meets the review criteria for a report of acceptability, as set forth in City Code Section 7.5.1605.C. The motion passed by a vote of 6:0:3:0**

**Aye:** 6 - Board member Lobello, Chair Lowenberg, Board member Hines, Vice Chair Musick, Alternate Baumgartner and Alternate Gullickson

## **6. UNFINISHED BUSINESS - None**

## **7. NEW BUSINESS CALENDAR - None**

## **8. PRESENTATIONS/UPDATES - None**

## **9. Adjourn**