



Meeting Minutes - Final Historic Preservation Board

Monday, February 3, 2025

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

Present: 5 - Chair Lowenberg, Board Member Musick, Board Member Fitzsimmons, Board Member Beerbaum and Board Member Hines

Absent: 2 - Board Member Baumgartner and Board Member Potter

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

Mellisa Wutzke, Senior Business Support Specialist, said the HPB meeting will be held in conference room 701 for the next 3 months.

William Gray, Senior Planner, said as part of the annual CLG review, a representative will attend some HPB meetings and asked the board members if March or April would work and if there are any agenda items they would like to discuss. Mr. Gray said he is continuing to work on the Historic Resource Survey.

Chair Lowenberg shared items from the Saving Places Conference. Chair Lowenberg said they will do an in-depth reading at the next HPB meeting. Chair Lowenberg will also have recommendations to the City on next years event and improving relationships with staff and within other departments in the City. Chair Lowenberg said she will be requesting information on City owned Historic properties. Board member Musick said the theme of the conference was intangible heritage and was seen throughout the conference.

4. Approval of the Minutes

4.A. [HPB 2301](#) Minutes for the January 6, 2025 Historic Preservation Board Meeting

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 1.6.25 Draft](#)

Motion by Board Member Beerbaum, seconded by Board Member Fitzsimmons, to approve the minutes for the January 6, 2025 Historic Preservation Board Meeting The motion passed by a vote of 5-0-2.

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

Absent: 2 - Board Member Baumgartner and Board Member Potter

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

Parkside Historic Overlay District

- 8.A. [ZONE-24-00](#) An Ordinance amending the zoning map of the City of Colorado Springs to establish a HP-O (Historic Preservation Overlay) pertaining to 4.15 acres located west of North Cascade Avenue and east of Monument Valley Park between West Dale Street on the North and St Vrain Street on the south and to be known as the Parkside Historic District.

[18](#)

(Quasi-Judicial) (1st Reading only to set the public hearing for May 27, 2025)

Presenter:

William Gray, Senior Planner, City Planning Department

Located in Council District 3

Attachments: [Staff Report Parkside Historic District](#)
[Attachment 1-Parkside District Nomination](#)
[Attachment 2-Changes Summary](#)
[Attachment 3-Context Map](#)
[Attachment 4-Public Comment](#)
[Attachment 5-Design Standards](#)
[Attachment 6-Interpretive Guide](#)
[Attachment 7-February HPB Minutes](#)
[Attachment 8-March HPB Minutes](#)
[7.5.704 ZONING MAP AMENDMENT \(REZONING\)](#)
[Ordinance Parkside Historic District](#)
[Exhibit A and B Legal Description and Drawing](#)
[HPB Meeting Mins 2.3.25 Draft](#)
[HPB Meeting Mins 3.3.25 Draft](#)
[CC Staff Pres Parkside Historic District](#)

Mr. Gray presented an application for the Parkside District. It is a request to establish a Historic Preservation Overlay District. It is 4.29 acres located on 15 residential properties located within the proposed district area. Mr. Gray said the development started in 1885 and continued through the 1950's and has historical and architectural significance. The application complies with PlanCOS and HistoricCOS and supports new HP-O's. Staff requested that the design standards have further review prior to final board recommendation and referral to City Council. Standard public notice was done and the majority of comments received strongly supported the application. One comment in opposition was received stating they oppose additional regulation on their property. Staff finds the approval criteria is met.

Applicant Presentation

Cheryl Brown, President of the Historic Uptown Neighborhood Association, presented the application for the Parkside District. Ms. Brown said they have a website dedicated to the project and have documented all the buildings, maps and processes. She said the features of the project include proximity to Monument Valley Park, the project is voluntary, the zone change will go through City Council and all the properties are residential. Ms. Brown said the purpose of the project is to define and honor important historic resources in the Historic Uptown neighborhood by initiating a historic preservation overlay zone for the Parkside District. She said the zoning is intended to designate, preserve, protect, enhance, and

perpetuate those structures and areas that reflect outstanding elements of the City's cultural, artistic, environmental, social, economic, political, architectural, historic, or other heritage. Ms. Brown highlighted the timeline and phases of the project. Tim Scanlon, Historian for the Historic Uptown Neighborhood, presented the individual houses and their built dates that are included in the application. Mr. Scanlon also provided a list of houses that are not included in the application, mostly due to owners being non-responsive or having no interest of re-zoning. Mr. Scanlon said the Parkside District has architectural significance in that the area displays architecturally distinguishing characteristics. Mr. Scanlon provided a pictures examining the architecture of each house. He described in detail the historical significance of the architecture of the homes and the area. Mr. Scanlon said the City accepts responsibility for administering the HP-O for 17 principal buildings and one historic outbuilding. He said the benefits outweigh the costs, it is a display of civic pride and it is a formal acknowledgement of significant local history. Mr. Scanlon said the tangible benefits are that non-profit owners gain eligibility to apply for State Historic Grant funds. Residential owners and investors gain access to Colorado Income Historic Rehabilitation Tax Credits that offers 20% income tax credits for rehabilitation work. Mr. Scanlon said the intangible benefits of an HP-O are rehabilitation projects stimulate the local economy more than new construction, property owners are provided information on historic significance, neighborhood identification, preservation, energy conservation and a municipal policy.

Chair Lowenberg paused the presentation to hear public comment.

Tim Boddington, said the Historic Preservation Alliance has been noted as a supporting organization in this process. Mr. Boddington said it has been 25 years since a district has been nominated. He said not much has occurred since the establishment of HistoricCOS and this would be a major step in demonstrating that is alive and well and will survive in Colorado Springs. He said there are opportunities like this that need to be embraced.

Jim Ringe, a resident in the area, said they are in support of the application, and it will help preserve the neighborhood.

Dianne Bridges with Historic Neighborhoods Partnership and Vice-President for Historic Uptown Neighborhood Association. Ms.

Bridges said their group is passionate about the City and the Historic older neighborhoods. She said she encourages the HPB to approve their request for an HP-O and recommend it to City Council. Ms. Bridges said it will benefit the property owners within the district and others across the City. She said it has been decades since another HP-O has come before the City. Ms. Bridges said there is room for process improvement, and they are willing to partner with the City to help improve the process. She said they are in support of the project.

Chair Lowenberg asked the Board Members whether they would like to proceed with the meeting to make a motion to reconvene the meeting to March 3, 2025.

Motion by Board Member Musick, seconded by Board Member Fitzsimmons, to continue to March 3rd, 2025.

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

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

Absent: 2 - Board Member Baumgartner and Board Member Potter

9. Presentations

10. Adjourn