



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Meeting Minutes - Final Historic Preservation Board

Monday, June 3, 2024

4:30 PM

City Administration Building
30 S Nevada Avenue, Suite 102

1. Call to Order and Roll Call

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

Excused: 2 - Chair Lowenberg and Board Member Baumgartner

2. Changes to Agenda/Postponements

3. Communications

William Gray, Senior Planner

Bill Gray, Senior Planner, reminded the group that on June 17th, 4:30 to 6:30, at City Hall there will be a Historic Preservation Tax Credit Workshop. This is being put on by History Colorado. Mr. Gray encouraged all board members to attend. It is open to neighboring municipalities and some local historic groups. There have been some changes to state law as it relates to tax credits.

At the July HPB meeting there will be a special guest, the executive director of Saving Places. Colorado Springs will be the host city for the 2025 Saving Places Conference.

4. Approval of the Minutes

[HPB 2290](#) Minutes for the May 6, 2024, Historic Preservation Board Meeting.

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB_5.6.24_Minutes_Draft](#)

Motion by Board Member Fitzsimmons, seconded by Board Member Hines, to approve the minutes for the May 6, 2024, Historic Preservation Board Meeting. The motion passed by a vote of 5-0.

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

Absent: 2 - Chair Lowenberg and Board Member Baumgartner

5. Consent Calendar

Motion by Board Member Fitzsimmons, seconded by Board Member Hines, to accept the Consent Calendar The motion passed by a vote of 5-0.

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

Absent: 2 - Chair Lowenberg and Board Member Baumgartner

- 5.A.** [HIST-24-000](#)
[4](#) A Report of Acceptability for a roof mounted solar addition on the main house and detached garage located at 1815 North Tejon Street.

(Quasi-Judicial)

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

Attachments: [HPB Staff Report 1815 N Tejon Solar Addition WEG](#)
[Solar Addition Plans](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

- 8.A.** [HIST-24-000](#)
[5](#) A Report of Acceptability to allow a rear covered deck addition located at 1415 North Tejon Street.

(Quasi-Judicial)

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

Attachments: [HPB Staff Report 1415 N Tejon Covered Deck Addition ROA WEG](#)
[Attachment 1-Ensigns Subdivision Filing No 3 Plat](#)
[Attachment 2-Project Statement and Covered Deck Plans](#)
[Attachment 3-Under Construction Photo](#)
[Attachment 4-Under Construction Photo](#)
[Attachment 5-Under Construction Photo](#)
[Attachment 6-Under Construction Photo](#)
[Attachment 7-Under Construction Photo](#)
[Attachment 8-Under Construction Photo](#)
[Attachment 9-Letter Agreement](#)

This is an application for a covered deck on the rear of the property.

Homeowner Brian Safigan was present at the meeting. Notification was provided to all properties within 150 feet and there were no public comments received. This project is already under construction under a Letter Agreement from the City. This letter allowed a building permit to be issued with the condition that the project come before this board, and also with the stipulation that if the board required any modifications to the project, the homeowners would need to comply.

Board Member Beerbaum asked what would happen if, in the future, the homeowner wanted to enclose the deck and make it an additional room. Mr. Gray said that would require a new building permit. Also, because it would involve making exterior changes, it would have to come back to this board for review and approval before the building permit could be issued. The lot coverage requirement for this zone district is 40% and the homeowner is not currently exceeding that with this project.

Mr. Gray provided some pictures of the front and rear views as well as a site plan showing the location of the new covered deck. Some key design components are that is in the rear yard, it has minimal visual impact, it keeps the same footprint as the old deck, it is compatible with the existing home.

Staff finds that this application meets the review criteria.

Mr. Safigan said he was appreciative that they were allowed to start the work, as they had a major event coming up.

Board Member Fitzsimmons repeated the concern by Board Member Beerbaum and asked the homeowner if he intends to enclose it in the future. Mr. Safigan said he has thought about putting transom windows in the top part, but wants the rest to stay open. He wants it to be a porch, not a sun room. There was discussion about adding a condition to the motion today that if the homeowner were to add the windows, it would have to come back before this board, but it was decided not to do this.

Motion by Board Member Potter, seconded by Board Member Fitzsimmons, to approve the Report of Acceptability for the 1415 North Tejon Street Covered Deck Addition based on the findings that the review criteria for a Report of Acceptability are met, as set forth in City Code Section 7.5.528, with the following conditions: 1) Final architectural plans and elevation, and site plan are submitted showing exact location of the rear porch, roof type, and specifications for exterior material and colors. The plans are to be provided in pdf format, drawn to scale and 24" X 36" sheets; 2) The above referenced plans are to be submitted and stamped prior to any final inspection for the rear porch. The motion passed by a vote of 5-0.

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

Absent: 2 - Chair Lowenberg and Board Member Baumgartner

9. Presentations

10. Adjourn