

City of Colorado Springs

*City Administration Building
30 South Nevada Ave, Suite 102*



Meeting Minutes - Draft

Monday, June 5, 2023

4:30 PM

**City Administration Building
30 S Nevada Avenue, Suite 102**

Historic Preservation Board

1. Call to Order and Roll Call

Present: 5 - Chair Lowenberg, Vice Chair Wardwell, Board Member Lobello, Board Member Hines and Board Member Baumgartner

Absent: 2 - Board Member Musick and Board Member Smith

2. Approval of the Minutes

2.A. [HPB 23-286](#) Minutes for the May 1, 2023, Historic Preservation Board meeting

Presenter:

Christine Lowenberg, Chair of the Historic Preservation Board

Attachments: [HPB Minutes 05.01.23 Final](#)

Motion by Board Member Lobello, seconded by Board Member Baumgartner, that this Minutes be postponed to July's meeting. The motion passed by a vote of 5:0:2:0

Aye: 5 - Board Member Lobello, Chair Lowenberg, Board Member Hines, Vice Chair Wardwell and Board Member Baumgartner

3. Changes to Agenda/Postponements

4. Communications

William Gray, Senior Planner

William Gray, Senior Planner, shared the success of the Historic Preservation Month resolution approval during May's City Council Meeting. He also shared updates on the Historic Preservation Survey Plan and the new Unified Development Code taking effect on June 5, 2023.

5. 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.A. [HIST-23-000](#) A Report of Acceptability for a new roof mounted solar PV system on the existing detached garage located at 1820 North Tejon Street.
[5](#)

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

Attachments: [Staff Report](#)
[Project Statement](#)
[Solar Addition Plan](#)
[Vicinity Map](#)
[7.5.1605.C](#)

Motion by Board Member Lobello, seconded by Board Member Baumgartner, to approve the Report of Acceptability for the 1820 N Tejon 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 7.5.1605.C. The motion passed by a vote of 5:0:2:0

Aye: 5 - Board Member Lobello, Chair Lowenberg, Board Member Hines, Vice Chair Wardwell and Board Member Baumgartner

6. Items Called Off Consent Calendar

7. Unfinished Business

- 7.B. [HIST-23-000](#) A Report of Acceptability for a new roof mounted solar PV system
[4](#) located at 1832 North Tejon Street.

(Quasi-Judicial)

Presenter:
William Gray, Senior Planner, Planning & Community Development
Department

Attachments: [Staff Report](#)
[Project Statement](#)
[Vicinity Map](#)
[Aerial Image](#)
[North Elevation](#)
[North & West Elevation](#)
[East Elevation](#)
[East & South Elevation](#)
[Acknowledgement Form](#)
[7.5.1605.C](#)

Staff Presentation:
William Gray, Senior Planner, presented the scope and intent of the project.

Applicant Presentation:
LaVena Olson, the homeowner representative, noted her presence virtually for any questions.

Questions from Board Members:

Board Member Lobello, directed a question toward the representative. He asked if there was consideration for placing the panels on the non-contributing structure versus the historic structure.

LaVena Olson, responded that it is less efficient in the direction it is facing.

Chair Lowenburg asked to view the image showing the structure.

William Gray, Senior Planner, explained that the selection of placement came as a result of the current tree location and shade coverage on the garage. That location reduces the solar productivity of the panel, which was the deciding factor in placing the panel on the house.

Motion by Board Member Baumgartner, seconded by Board Member Hines, to approve a Report of Acceptability for the 1832 N Tejon 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 7.5.1605.C and the North End Preservation Overlay Zone Design Standards with the following conditions:
1) Revise the plan so the solar panels have a minimum three (3) feet setback from the front eave to preserve the distinctive gable roof feature and ensure that panels are not placed to cover or overlap a valley between roof planes as this impact intersection of the front gable and side dormer roof line. If this can't be achieved than relocate all or some of the modules to the garage roof.
2) All conduits need to have a matte finish to minimize visibility rather than painted.

The motion passed by a vote of 5:0:2:0

Aye: 5 - Board Member Lobello, Chair Lowenberg, Board Member Hines, Vice Chair Wardwell and Board Member Baumgartner

8. New Business

9. Updates/Presentations

William Gray, Senior Planner, shared the emails he received for property 17 West Espanola. Those emails question the property's approval for a second-story addition. He added that a report of acceptability was approved on March 4, 2019.

10. Adjourn