

City of Colorado Springs

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



Meeting Minutes

Monday, May 1, 2023

4:30 PM

**City Administration Building
30 S Nevada Avenue, Suite 701**

Historic Preservation Board

1. Call to Order and Roll Call

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

Excused: 3 - Board Member Smith, Board Member Musick and Alternate Gullickson

2. Approval of the Minutes

2.A. [HPB 23-227](#) Minutes for the March 6, 2023, Historic Preservation Board

Presenter:

Christine Lowenberg, Chair of the Historic Preservation Board

Motion by Board member Lobello, seconded by Vice Chair Wardwell, to approve the minutes for the March 6, 2023, Historic Preservation Board meeting. The motion passed by a vote of 5:0:0:3

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

Excused: 3 - Board Member Smith, Board Member Musick and Alternate Gullickson

2.B. Changes to Agenda/Postponements

3. Communications

William Gray, Senior Planner

William Gray, Senior Planner, commented on the Historic Resource Survey Plan. He noted this would be on the calendar for the City Council meeting on May 9th, as there is a resolution regarding Historic Preservation Month being discussed at the meeting.

William Gray directed Council member liaison Nancy Henjum to reach out if there are any questions and is appreciative of the work she does.

Chair Lowenberg pointed out last year's confusion around the meeting speaker. She asked if there is any clarification for this year.

William Gray commented he was going to ask for volunteers to speak but would recommend designating the Chair to act as spokesperson.

Public Comment:

Pat Doyle, notes she is really interested to know who is going to be presenting what and when she should come in to present those posters for a photo-op.

William Gray noted he will reach out to this week.

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

6. UNFINISHED BUSINESS

7. NEW BUSINESS CALENDAR

- 7.A. [HIST-23-000](#) A Report of Acceptability for a new front porch addition located at 1428
[3](#) Wood Avenue.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development
Department

Staff Presentation:

William Gray, Senior Planner, gave a presentation describing the scope and the intent of the project.

Staff noted, one of the things they looked at in determining if a front porch addition was appropriate: they had a tough time finding examples of a front porch like this. Located at 1520 N Nevada is the same home with the same distinguishing characteristics, so as they thought of this, it reinforced that at one point in time, this home had a front porch addition that was removed. It reinforced that if they were to put something like this, it would be compatible with the original architectural style of the home. It meets the criteria laid out in the Historic Preservation code.

Staff asked for conditions, including a site plan and elevations specifying the color and materials of the addition, as well as height. The slope also needs to be somewhere between 2:12 and 4:12 (the minimum allowing shingles).

Public Comment:

None

Questions:

Board member Lobello asked to refresh his memory on why the front-facing gabled porch roof was not selected.

Marco Mott, applicant representative notes it would intrude into the window and would need to be removed.

Board member Hines commented that he saw the peak is off by a little bit, but one would have to be an architect to notice the difference.

Vice Chair Wardwell questioned if the applicant considered the original two-story to mimic the home located at 1520 N Nevada.

Marco Mott, applicant representative answered this home was not a full two-story home originally nor was the home located at 1520 N Nevada.

Board member Lobello questioned the possible upgrade of the materials being the black asphalt shingles would be so prominent on the house.

Marco Mott, applicant representative noted that the most upgrades that could be done are metal, which would not look particularly good and is not something generally seen in this area. He continued to note that the only other thought was a flat roof, with just enough slope to let the water runoff with a decorative railing.

Chair Lowenberg compared the home to the 1520 N Nevada residence outlining that the roof line is flatter.

William Gray, Senior Planner suggested a trim to the roof if decided on a flatter look.

Marco Mott, applicant representative agreed with the staff to add decorative trim.

Discussion and Vote:

William Gray, Senior Planner suggested to the board a revision of condition number three to allow Marco to revise his designs to make it a flat roof.

Board member Lobello supports moving with the modification.

William Gray, Senior Planner noted that the decision would still be important due to the alignment of the front porch to the top of the arch.

Vice Chair Wardwell questioned if the intention for the porch is to stand along the entire width of the home.

Marco Mott, applicant representative answered no.

Board member Lobello questioned if the mechanics of the decorative woodwork needed to be added to the motion.

William Gray, Senior Planner commented the slope of the front porch should be 2:12 or less and to allow a decorative rail along the top of the front porch addition.

Motion by Board member Lobello, seconded by Board member Baumgartner, that this Planning Case be approved. Proposed Motion: Approve a Report of Acceptability for the 1428 Wood Residence Front Porch 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 with the following conditions:

1) A plan set drawn to scale, including front architectural elevation and plan view is submitted. The plans will specify all design details as specified on the original

plans as applicable, the revised plans and revised project statement.

2) The height of the proposed front porch addition shall match the top of the arch of the first-floor window.

3) The slope of the front porch roof shall be between 2:12 or less (the minimum for allowing shingles) to allow a decorative rail to the front top of the porch.

The motion passed by a vote of 5:0:0:3

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

Excused: 3 - Board Member Smith, Board Member Musick and Alternate Gullickson

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

[4](#)

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

William Gray, Senior Planner commented the applicant sent an email requesting to postpone this case until the June 5th, 2023, meeting to address comments made in their staff report.

Motion by Board member Baumgartner seconded by Board member Hines, to postpone this item to the June 5, 2023, Historic Preservation Board meeting. The motion passed by a vote of 5:0:0:3

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

Excused: 3 - Board Member Smith, Board Member Musick and Alternate Gullickson

8. PRESENTATIONS/UPDATES

9. Formal Updates/Presentations

10. Adjourn