

# City of Colorado Springs

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



## **Meeting Minutes - Draft**

**Monday, September 11, 2023**

**4:30 PM**

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

**Historic Preservation Board**

## **OPTIONS FOR ATTENDING THE MEETING:**

HPB - All meetings are open to the public. Those who wish to participate may do so in-person, online, or by phone.

By Telephone: Dial 1-720-617-3426, enter Conf ID: 452 595 786# and wait to be admitted.

MS Teams attendees: Copy and paste or type into your web browser to join the MS Teams meeting online:  
<https://rebrand.ly/HistoricPreservationBoard-2023>

Attendees participating by telephone or MS Teams 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 comments. There is a three (3) minute time limit for each person. Telephone attendees must press \*6 to un-mute.

If you know you would like to comment on an agenda item, please email your name, the item you would like to comment on, and your telephone number or MS Teams' name to [candy.fontecchio@coloradosprings.gov](mailto:candy.fontecchio@coloradosprings.gov). If you are unable to email, there will still be an opportunity to speak during the meeting.

### **1. Call to Order and Roll Call**

**Present:** 4 - Chair Lowenberg, Board Member Lobello, Board Member Hines and Board Member Baumgartner

**Absent:** 2 - Vice Chair Wardwell and Board Member Musick

### **2. Approval of the Minutes**

**2.A.** [HPB 23-460](#) Minutes for June 5th, 2023, Historic Preservation Board meeting.

**Attachments:** [HPB Minutes 06.05.23 Draft](#)

**Motion by Board Member Hines, seconded by Board Member Lobello, that the Minutes be approved The motion passed by a vote of 4-0**

**Aye:** 4 - Chair Lowenberg, Board Member Lobello, Board Member Hines and Board Member Baumgartner

**Absent:** 1 - Vice Chair Wardwell

**Recused:** 1 - Board Member Musick

### **3. Changes to Agenda/Postponements**

### **4. Communications**

Regarding the survey plan, we are under contract for the grant with the state and the RFP is officially out. There was recently a meeting to meet with consultants and there were three interested parties. Proposals are due September 25th.

Mr. Gray has asked council staff to put out a request for new DRB members, a regular position and an alternate, to replace Darryl Smith and Margy Gullickson. Interviews should be happening soon. Mr. Gray asked that any interested persons be referred to him.

Chair Lowenberg asked that Mr. Gray talk about the City Auditorium. The Community Cultural Collective has been doing all of the fundraising for the renovation, but their capital expense campaign did not go as well as they had hoped and their expectations were not met in order to move forward. They were hoping to start renovations in January, 2024, but they have decided to withdraw from the memorandum of understanding and will vacate on November 1st. They hope to continue the conversation with the City. Parks and Cultural Services has no plan to reopen the facility once it's been vacated and they have no definitive next steps. Mr. Gray said he let them know the HPB would be a good resource to include in discussions.

Chair Lowenberg asked how much money was raised. Mr. Gray said he didn't know, but will find out. Chair Lowenberg said she was disappointed that this board wasn't included in the conversation by the collaborative. This board understands that it is their job to raise awareness and she would like to see more of a partnership when discussing the future of the City Auditorium. Mr. Gray said he will reach out to the Parks & Cultural Services staff to make that connection.

Mr. Gray then talked about the idea of providing education regarding historic preservation. He recently had a meeting with the Historic Neighborhood Partnership in relation to the Old North End. They said they have many residents interested in historic preservation tied to tax credits with their own homes. Mr. Gray said he is going to contact History Colorado and see if they can come down and do a workshop on the historic preservation tax credit program.

Board Member Hines asked about the Union Printers Home project. Mr. Gray said he will find out more information. He thinks they are working on the master plan and on the submittal to the City, but doesn't know where that's at. It's been 6-8 months since their presentation and Mr. Gray said he will ask them to come back and provide an update.

There are no items for next month's meeting, but Mr. Gray said they will likely have a work session meeting in October.

### **William Gray, Senior Planner**

#### **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 1611 Wood Avenue.  
[6](#)

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development Department

Proposed Motion:

Approve a Report of Acceptability for the 1611 Wood 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.

**Attachments:** [Staff Report 1611 Wood Solar Addition 08292023](#)

[1611 Wood Vicinity Map](#)

[1611 Wood Project Statement](#)

[1611 Wood Solar PV Plans](#)

[1611 Wood Manufacturer's Specifications](#)

[1611 Wood Structural Report](#)

[1611 Wood Utility Approval](#)

[1611 Wood House 1](#)

[1611 Wood House 2](#)

[1611 Wood House 3](#)

[1611 Wood House 4](#)

[1611 Wood House 5](#)

[1611 Wood Irradiance Image](#)

[1611 Wood Garage 1](#)

[1611 Wood Garage 2](#)

[1611 Wood Garage 3](#)

[1611 Wood Garage 4](#)

### Approval of the Consent Agenda

Approval of the Consent Agenda passed by a 5-0 vote.

**Aye:** 5 - Chair Lowenberg, Board Member Lobello, Board Member Hines, Board Member Musick and Board Member Baumgartner

**Absent:** 1 - Vice Chair Wardwell

### 6. Items Called Off Consent Calendar

### 7. Unfinished Business

### 8. New Business

### 9. Updates/Presentations

### 10. Adjourn

