



# City of Colorado Springs

City Administration  
Building  
30 South Nevada Ave,  
Suite 102

## Meeting Minutes - Final Historic Preservation Board

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Monday, August 1, 2022

4:30 PM

Suite 701, 7th Floor, Large Conference Room  
Phone 720- 617-3426 Conf ID: 291 433 341#

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### 1. Call to Order and Roll Call

**Present:** 7 - Board Member Smith, Board Member Lobello, Chair Lowenberg, Board Member Hines, Board Member Musick, Vice Chair Wardwell and Alternate Gullickson

**Excused:** 1 - Board Member Baumgartner

### 2.A. Approval of the Minutes

2.A.A. [HPB 22-525](#) Minutes for the July 11, 2022, Historic Preservation Board meeting.

Presenter:

Chair Christine Lowenberg

**Attachments:** [HPB\\_Minutes\\_07.11.22\\_draft](#)

July minutes approved with noted corrections: April and June Minutes described Boardmember Musick as 'Boardmember' and not 'Vice-Chair'.

**Motion by Vice Chair Wardwell, seconded by Board Member Lobello, to approve the minutes for the July 11, 2022, Historic Preservation Board meeting. The motion passed by a vote of 6:0:0:0**

**Aye:** 6 - Board Member Smith, Board Member Lobello, Chair Lowenberg, Board Member Hines, Board Member Musick and Vice Chair Wardwell

### 3. Communications

William Gray - Senior Planner

Bill Gray: Board member Lars Boyd is resigning, so staff and Council will work to appoint a new member in the upcoming months.

### 4. CONSENT CALENDAR - None

### 6. UNFINISHED BUSINESS

6.A. [HPB RA 22-00399](#) A Report of Acceptability for a new covered deck on the rear elevation of the existing single-family dwelling located at 1428 Wood Avenue.

(Quasi-Judicial)

Presenter:

William Gray, Senior Planner, Planning & Community Development  
Department

**Attachments:** [Staff Report 1428WoodAveCoveredDeck](#)

[Project Statement](#)

[Site Photographs](#)

[Deck Cover Plans](#)

[7.5.1605.C](#)

[ONE HP Overlay Zone Design Standards](#)

[JackHall Pic1](#)

[JackHall Pic2](#)

**Staff Presentation:**

Senior Planner William Gray:

This is the application for 1428 Wood Ave for a deck cover. Representing the owner and applicant is Jack Hall, present at the meeting. The property is zoned R1-9 in the HP Overlay. The application is to build a covered deck. There was no public comment. Rear façade work without Report of Acceptability. This is the front elevation of the existing home that is on the property. This is the alley elevation. There is plenty of work being done. The garage that is in the frame was approved by the Historic Preservation Board in the past year. On the left is the current condition of the house-on the right is the condition of the home from December. I'll give you a slightly better view of the exterior in the next photo. The existing deck is in the middle of the photograph and the proposed cover would cover the entire footprint of the proposed deck. The proposed footprint is very similar to the awning that was on the home. From a historical perspective, I'm showing on the bottom of the screen-This is the 1953 map of the property, showing the dwelling has had a number of additions. The design of the roof structure is very simple. The design with trim, fascia and roof cover to match the existing house. The slope of the deck cover roof is 2:12, which is approximately the same as the existing back door structural awning. Decks are a contemporary feature that was not typically seen during the era that this home was built. It won't really be seen from the exterior. Staff recommends approval a Report of Acceptability for the project, based upon the findings that the application meets the review criteria.

**Questions:**

Chair Lowenberg: Could you share more about the ongoing work?

Gray: The work that was done was part of an interior remodel that was submitting through Pikes Peak Regional Building that was approved. There were two aspects of the work that impacted the exterior of the home, and it was not forwarded to the Planning Department. The permit was approved and the work was finished.

Applicant Representative: it's going to be just the same-it'll match the rest of the house.

Gray: We asked them to do the garage in the same siding type to match the

rear elevation of the home. There are a couple of things that staff is trying to do. We're trying to work with the applicant to submit a report of acceptability for the work that was done. All the windows are able to have snap-in or glue-on mullions, which at least would be more in character. Finishing out the window trim so that it's more similar. When they finish the siding work, they could pull some of them out so that it better matches in a more cohesive way.

Applicant Representative: It's going to be like the garage.

Gray: They've trimmed out the windows in a wider trim, that's very close to what's on the window on the right hand side. Instead of just repairing it, they're going to put in all new shingles. We are working with the applicant to try to get a report of acceptability for the other work.

Chair Lowenberg: Could you go back to the picture of the garage?

Board Member Gullickson: I'm noticing a lot of the garages that have been going in in the past two years are doing a faux shake shingle-it's not a true shake shingle. I can't see in the picture if that's what they're doing, but I think in this location, the flat siding is more in keeping with the style of the properties here. When you look at the older ones, they're more of the horizontal slats.

Chair Lowenberg: This is good input for the homeowner as you're communicating with them, Bill, about coming through and getting that documentation. On a high level, from a systemic perspective, with the permit not getting forwarded along to Planning... could you share more about that?

Gray: We were in discussions with PPRBD about properties in the overlay not getting tagged and sent to Planning. In February, the whole process change, and the human element of identifying properties in the Historic Preservation Overlay changed. Now, when you type in the address, you get a message immediately that it's in the overlay. It will tell you automatically to start discussions with the City regarding the Report of Acceptability. It's now tied to City GIS, so I believe we've got it. For example, I see every Interior Remodel, anything that's going on, so I think it's a better outcome than trying to rely on someone sitting at a desk. Whether it's a hard copy or an electronic permit, it's linked to a digital message.

Chair Lowenberg: I think we'd be remiss not to acknowledge that issue.

Vice-Chair Wardwell: Is there any historical column or is it a wood post? Will it be painted?

Applicant Representative: She's probably going to want it painted white to match the trim.

Gray: The materials indicated the color will match the trim.

Board Member Lobello: This opened up a question for me. My question is how do we know if applications we approve are built as we approve them? Are we doing any site visits? Is that our responsibility or Staff's responsibility? There's

not a lot of detail in the current application-do we need to get to the point where we're asking for real plans? Everything I'm saying is going to be too much work for us to do, too much for the City to do, and if things aren't getting built the way we approved them to be built, that's going to have an impact on our community.

Gray: We don't check all of these permits. There's just the expectation that they're following the approved set of plans. In the case of this one, it was. In the defense of garages, I primarily just look at sides, placement, and that the material would have been compatible with what was on the back of the house. Visually, did it look the same?

Board Member Lobello: To jump off of what Margy was saying-I approved it. We approved it. But it sounds like it wasn't what we intended to approve. Do we need more details?

Vice-Chair Wardwell: Would it be possible to ask for a sample of the materials? Rather than just a photo.

Gray: Yes.

Chair Lowenberg: Could you tell us a bit more about the details of this project?

Applicant Representative: The customers are pickier than anybody-these are the details I want, the design I want. This is what Regional requires structurally, and then I talk to the customer about the details, and then the Historic Preservation Board requirements come into play.

Gray: It's on a part of the home that is not original to the home. If we want to make sure that we get what we approved, I can ask about bringing samples in and I can start doing final inspections. I'm out doing inspections anyhow, and I think it would be a good idea.

Chair Lowenberg: I think it would be good opportunity to offer if there are any members of the public who would like to make a comment on this?

Board Member Gullickson: Garage construction is a really relevant item right now, even if it's on the back side of the house and not as visible. It is relevant how they appear from the pedestrian walkways, the alleyways. It doesn't give us a lot to go off of-it would be handy to have a better idea of what it's going to look like.

**Public Comment:**

Tim Bodington, Representative of the Historic Preservation Alliance of Colorado Springs: It reminds me of a few years ago, when I submitted an application for Wood Ave. I had to demonstrate what it was I was actually doing. The principle behind that committee to get more in-depth, start a conversation. My project was tiny, but it was the principle of what the Minor Works Committee was all about, which was to have a collegial conversation. I don't think there was any follow-up. It should be more streamlined.

Diane Bridges: We've worked with Mike Tassi regarding Retool, and one thing

that we've noted is that the Minor Works Committee doesn't exist anymore. We are advocates for the Minor Works Committee existing.

**Motion by Board member Lobello, seconded by Vice Chair Wardwell, to approve the Report of Acceptability for a new covered deck 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 6:0:0**

**Aye:** 6 - Board Member Smith, Board Member Lobello, Chair Lowenberg, Board Member Hines, Board Member Musick and Vice Chair Wardwell

## **7. NEW BUSINESS CALENDAR - None**

## **8. PRESENTATIONS/UPDATES**

### Historic Preservation Alliance Presentation

Tim Boddington - Historic Preservation Alliance of Colorado Springs

We're now in our 23rd year. We're an all-volunteer organization that advocates for preservation in a number of different ways. We do educational events like tours and lectures. Our mission statement is all about doing our part to help our community preserve our historical assets. 2022 Tours have already exceeded average attendance. We go to all kinds of different places. We also do the Pikes Peak Preservation Forum. We are involved in several partnerships and assisted in the development of the newly formed Historic Neighborhoods Partnership. We advocate for the hiring of a full-time Historic Preservation Planner.

Chair Lowenberg: The Board desires more interaction. I think there's an opportunity for us to build that. That's my main objective, if we can figure that out.

HPA Rep: We have a treasury that can allow us to participate in supporting the City's grant for the survey project. We want to be supportive in the City's effort to get that done, which includes the Board.

Chair Lowenberg: We have common goals.

### Historic Neighborhood Partnership

Historic Neighborhoods Partnership: Diane Bridges

We represent the older historic neighborhoods in town. Our definition of that is neighborhoods whose structures are 50 years old or older, most with no legal covenants. There are a lot of changes in the city. We formulated for a lot of reasons, largely our mission to preserve the historic nature and unique character of Colorado Springs. We focus on partnering and collaborating, as well as bringing solutions rather than just a problem. We can help with communications. The other thing is that we can offer guidance and hands-on guidance.

**9. Adjourn**