

City of Colorado Springs

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



Meeting Minutes

Monday, January 9, 2023

4:30 PM

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

Historic Preservation Board

1. Call to Order and Roll Call

Present: 6 - Board Member Lobello, Chair Lowenberg, Board Member Hines, Board Member Musick, Vice Chair Wardwell and Alternate Gullickson

Absent: 1 - Board Member Smith

Excused: 1 - Board Member Baumgartner

2. Approval of the Minutes

2.A. [HPB 23-036](#) Minutes for the September 12, 2022, Historic Preservation Board.

Presenter:

Christine Lowenberg, Chair of the Historic Preservation Board

Motion by Board Member Musick, seconded by Board Member Hines, to approve the minutes for the September 12, 2022, Historic Preservation Board meeting. The motion passed by a vote of 3-0-2-3.

Aye: 3 - Chair Lowenberg, Board Member Musick and Alternate Gullickson

Absent: 2 - Board Member Smith and Board Member Baumgartner

Recused: 3 - Board Member Lobello, Board Member Hines and Vice Chair Wardwell

2.B. [HPB 23-037](#) Minutes for the December 5, 2022, Historic Preservation Board.

Presenter:

Christine Lowenberg, Chair of the Historic Preservation Board

Motion by Board Member Musick, seconded by Board Member Lobello, to approve the minutes as amended for the December 5, 2022, Historic Preservation Board meeting with the following amendment: Correct the spelling of Tim Scanlon's name. The motion passed by a vote of 5-0-2-0.

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

Absent: 2 - Board Member Smith and Board Member Baumgartner

Recused: 1 - Alternate Gullickson

3. Communications

William Gray, Senior Planner

Bill Gray: I will let you know that Johnny Malpica who is here today will be helping with Historic Preservation this 2023 calendar year. I will need to speak about Saving Places offline, or over email.

4. Citizen Discussion

Citizen Comments are limited to three (3) minutes per person and should not address any of the items on today's agenda.

Patricia Doyle

Colorado Springs is a certified local government. An education component is required for Certified Local Governments. The certified local government program is an initiative of the National Park Service and was developed to assist local municipalities in protecting their historic resources and educating the public. We are grateful as a public that the educational component has been reinstated within ReTool. I have four questions.

1. Within ReTool: Given the fact that the reports of acceptability process has now been declared quasi-judicial that requires a public hearing, will the board have time and support to offer educational programs to the public?
2. Will existing design standards be carried forward post ReTool, or will new standards possibly be delayed or not adopted at all? The present design standards evolved during a public process. It took time to create standards that were a balance-not too restrictive, but not too subjective, either.
3. The HPB is a public board and should be regularly communicating with the community, including the posting of minutes. In addition, when a planner recommends what the board should do, the planner becomes an advocate rather than maintaining neutrality. This provides the opportunity for neighborhood conflict or harassment.
4. The current Overlay Zone Ordinance enables the HPB to initiate overlay zoning. How can a neighborhood initiate this process like we did before, and what is the process?
5. Retool staff indicated its intent to revisit the HPB portions of the UDC. This provides the opportunity to address many issues, particularly as retained provisions (e.g. the distinction between Minor Work and Major Work) no longer make sense. In the meantime, how will HPB respond to a neighborhood petition to initiate the HP Overlay Zone?

5. Discussion Items

5.A. Union Printers Home Presentation

Ellie Hinkle: Union Printers Home

Director of History and Archives for the Union Printers Home

Quick overview of the history of the home and talk about what we're doing right now.

5.B. Historic Resource Survey Plan

Bill Gray: Historic Resource Survey Plan

We were awarded the grant. Right now we are working with City contracting. They are reviewing the terms and conditions of the state grant to make sure the City is alright with that. We will continue to work with History Colorado. I'm

currently working on a draft RFP for consultants. We will get it completed and reviewed by our department heads. We would hopefully be interviewing and selecting consultants in February, with an estimated start date of July and a projected completion date in mid-August.

I was thinking we could select a few of you to be an interview panel and then we could share back to the larger board. X

Boardmember Musick: I wondered if you could say at this point, what are the parameters of the survey? Age? Famous people? Architecture?

Gray: Could potentially be all of the above. I'll leave it pretty open-ended at this point. It will be a public process. We'll have public meetings-the board will be actively involved and can share you thoughts with the consultant. The idea is to get a window survey of our historic resources so that we can prioritize how to go ahead with more intensive survey and ultimately the designation of important buildings and structures.

The total project cost will be about \$35,000. Most important is to identify those areas outside what has been surveyed to really get a handle on what we have.

Chair Lowenberg: The public process with set the priorities on what is surveyed, right?

Gray: Maybe, yes. I'm really hoping this gets us to a point where we can look at it and say, "here's where we want to spend our efforts and money."

Boardmember Musick: Do you envision taking the input gathered in the public process and making that a part of what our decision is?

Gray: Yes, we'll take input from the public in order to get a recommendation from the board, and then we'll do the same thing with City Council.

Boardmember Musick: Will we have a say in the actual document that is produced?

Gray: Absolutely-it has to meet national standards.

5.C. Historic Preservation Overlay Process (Current Development Code vs. ReToolCOS)

Bill Gray: Historic Preservation Overlay Process and ReTool

Gray: At the last meeting, we had a request to go over what is the historic preservation overlay process now, and what it could be, with ReTool. Right now one of the Board's purposes and mission is to make recommendations to Planning Commission and to Council as to what buildings, areas should be considered for the Historic Preservation Overlay.

So I quickly went over what we have now. An overlay right now can be created by an owner filing an application, the Board determining if the property is eligible. If the Board determines that the property is eligible, they would make a recommendation to Planning Commission and City Council for the HPB zoning.

The Planning Commission would make a recommendation and then the ultimate decision would be down to City Council.

The second way an overlay can be established is that it can be board-initiated. The Board could determine that they think that a single property or many properties meet the criteria for the overlay. It involves contacting the owners of record. There is a two-step notification process. If you have no consent, there is a notice of hearing required before you make your recommendation. If you have consent, notice of hearing is not required. HPB would adopt a resolution recommending to Planning Commission and City Council for HPO zoning.

With ReTool, what is happening is that owner initiated and board initiated will be synthesized into a standardized zone change process. Even the zoning application really follows the owner initiated process, so there are real similarities in the way that zone change occurs. We are still authorized to make HPO zone change recommendations. There is still public notice. HPB reviews and make recommendation, then Planning Commission does the same thing, reviews the application and makes a recommendation, and then finally, City Council makes the final decision.

Planning staff intends to take a closer look at the Code related Historic Preservation, but that would be a should be a separate process from ReTool. This requires a more focused effort with specific community input.

One of the larger goals was to make the new zoning code a little more concise, more efficient. Those things that can be pooled together, that's what they tried to do. I think we're on a good track of being proactive as a board of dealing with Historic Preservation. We have the grant to get started on a survey plan, which will give us some next steps and allow us to take action. We are committed to trying to get to a more streamlined place.

Chair Lowenberg: While we have spoken all of these words, we have never seen it laid out this concisely, so I really appreciate you sharing that.

Boardmember Musick: Under the standardized zone procedures, what if there is a neighborhood group rather than an owner or City staff?

Gray: I'm not totally sure. It's definitely possible that a neighborhood group could file. I think there needs to be one of more component of ownership in the group. I think if we wanted a neighborhood to become part of the overlay, the City and the neighborhood would need to work together, and it may be better to initiate as a Board-initiated request? We can figure out based on the circumstances of the request,

Boardmember Musick: Is there a timeline for taking a closer look at the HPO Code, and would that be lead by planning staff?

Gray: There is currently no timeline. The planning staff would probably lead that examination, but it would be a slow, public process, with input from the HPB. Once we get over the hurdle with ReTool COS, that will be more of a discussion. Generally speaking, we would be doing it to make sure that we have

the tools that we have to protect our historic resources.

Chair Lowenberg: I think what we're really looking for, "Is the process changing under ReTool," and I think you've really answered that.

Boardmember Lobello: When we created the HPO for the Old North End, was this the process for creating that overlay? I was under the impression we had public forums and then a vote.

Gray: I don't know. We are definitely going to need broad community support for anything to happen, and that goes for any change of zoning, as it does affect people's properties.

Boardmember Gullickson: It is interesting, how so many people feel one way and others feel another. You wonder if there will be a collective effort to move forward with this.

Gray: But maybe the collective effort involves what knowing what we have. The survey work is what builds the support to position you to start putting in place these overlays that are more permanent protections. And maybe that falls under our role, as part of education.

Boardmember Musick: There is the Historic Neighborhood Partnership, so there are neighborhoods that are working towards something, even if they don't have a consensus yet.

5.D. HPB Meeting Procedures

Bill Gray: What to Expect at a Meeting?

Gray: We have our meeting agenda and we follow it. We can always adjust it if we feel like we need to move our meeting to a different place. We do take minutes, and those are accessible online. You can also see a video of the meeting. There is always a public comment section. Public hearings just mean that there is a decision being made that affects the surrounding area. People are limited to three minutes of public comment. After public comment, the board goes into deliberation. The Board then takes the action.

Our staff reports are just recommendations, nothing else. It really is your decision. We are not advocating one way or another. We are just being as a critical as we can in reviewing the standards and assisting you in doing your job.

Motions must be clearly worded and seconded. Chair opens and closes discussion, calls for a vote, and announces voting result. As always if you've got questions, you can always share it directly with me and can get it out to the whole board.

6. Adjourn