



Meeting Minutes - Draft Historic Preservation Board

Monday, February 2, 2026

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

Present: 4 - Chair Lowenberg, Board Member Fitzsimmons, Board Member Potter and Board Member Beerbaum

Absent: 3 - Board Member Musick, Board Member Baumgartner and Board Member Hines

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

Chair Lowenberg thanked Mr. Gray for investigating the property inquiry received during the last meeting.

William Gray, Senior Planner, said the nomination for the Colorado School for the Deaf and Blind was passed on with the recommendation for the National Register by the State Historic Preservation Board.

Mr. Gray said May is Historic Preservation Month so he would need ideas to do something different than they have done in the past, and probably around March start deciding what to do and whom to involve.

Mr. Gray said there are some potential HPB vacancies and he will be sending an email to City Council staff. He said it could be a good idea to also have some alternates selected.

Mr. Gray said there is a property in poor condition, located at 119 E Fontanero Street in the Old North End, currently for sale at \$690,000. He said the building was originally a store from the late 1800s and later a craft shop, but it has been vacant for decades. He said it is zoned R2, which could complicate restoration and may require a zone change for mixed-use. Mr. Gray said they would need a report of acceptability that would be reviewed under local design standards and then present it to the Board due to its historic significance and vulnerability. He said the property's size, about 7,000 square feet including the basement, and deteriorated condition present challenges, and probably federal guidelines would be considered for demolition, given all the economic hardship. Mr.

Gray said a new building would need to meet the technical standards for the old North End. Board member Fitzsimmons asked if the board would be consulted if they wanted to spot zone and change this to commercial. Mr. Gray said he will let the board know, since the board has jurisdiction on alterations, additions or demolitions.

Mr. Gray said he followed up on the Old North End property under construction they inquired about and they provided the approved report of acceptability for that work. He said the property is undergoing major renovation, including replacing siding, adding a front porch, and extensive interior updates. He said the project has a building permit and Historic Preservation Board approval, with detailed plans previously reviewed. Mr. Gray said, although the structure appears stripped down to its frame, the restoration is expected to be high-quality and long-lasting.

Historic Preservation Board Members

Board Member Potter said she recently became part of the 2026 Civic Leadership Fellowship and said this could create opportunities to engage her cohort, who are interested in civic involvement, as the board transitions to new members. Board Member Potter said she had the opportunity to spend about eight hours with the Mayor and City Staff.

Chair Lowenberg said during a recent trip, she had a conversation about historic preservation of cemeteries and an international organization that trains community members in preservation techniques, a growing movement in places like New Orleans. Chair Lowenberg encouraged board members to recognize opportunities to promote historic preservation in everyday interactions.

Board member Beerbaum said an interesting project could be Pioneer Memorial Park, which may contain up to 200 unmarked graves dating back to 1862. Board member Beerbaum said Colorado Springs Utilities might already have new technologies to see what is underneath the ground. Board member Fitzsimmons said people with metal detectors would walk the area to find people buried, but people that had no metal with them were not able to be found.

Mr. Gray said there could be a potential project involving Evergreen Cemetery, where retired engineer Michael Hughes is exploring collaboration with the School of Mines on a capstone project to restore the cemetery chapel. He said he will contact representatives of this effort or Parks to present the idea to the Historic Preservation Board. Chair Lowenberg said that the community does not usually pay as much attention to cemeteries unless they are interested in historic preservation or have family members buried there.

4. Approval of Minutes

4.A. [HPB 2316](#) Minutes for November 3, 2025, Historic Preservation Board Meeting.

Presenter:
Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 11.3.25 Draft](#)

**Motion by Board Member Beerbaum, seconded by Board Member Fitzsimmons, to approve the minutes for November 3, 2025, Historic Preservation Board Meeting.
The motion passed unanimously.**

Aye: 4 - Chair Lowenberg, Board Member Fitzsimmons, Board Member Potter and Board Member Beerbaum

Absent: 3 - Board Member Musick, Board Member Baumgartner and Board Member Hines

4.B. [HPB 2318](#) Minutes for January 5, 2026, Historic Preservation Board Meeting.

Presenter:
Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 1.5.26 Draft](#)

**Motion by Board Member Potter, seconded by Board Member Fitzsimmons, to approve the minutes for January 5, 2026, Historic Preservation Board Meeting.
The motion passed unanimously.**

Aye: 4 - Chair Lowenberg, Board Member Fitzsimmons, Board Member Potter and Board Member Beerbaum

Absent: 3 - Board Member Musick, Board Member Baumgartner and Board Member Hines

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

9. Presentations

9.A. [HPB 2314](#) 2026 Work Plan

Presenter:

William Gray, Senior Planner, City Planning Department

Mr. Gray said the work plan was distributed to the members, which included the purpose and mandate of the preservation board. He said goal number one is to identify and prioritize a survey or resurvey work, and collaborate with other historic preservation advocates, with a timeline between January and March. He said the second goal is to update the City's Historic Preservation Ordinance to better define the process for establishment of local individual or district landmarks, which was lengthy, and that aligns with HistoricCOS and PlanCOS. Mr. Gray said the third goal is the Historic Preservation Overlay District design review to fulfill their requirements for reviewing building permits that require the board to act. He said he considered these to be important and attainable goals.

Chair Lowenberg said March seems to be a light agenda and it would be a good time for a brainstorming session to identify specific paths forward, leveraging board members' planning expertise to advance onto the goals. Chair Lowenberg encouraged members to review the survey context plan and bring concrete ideas on prioritization and actionable steps. Chair Lowenberg said it is important to turn ideas into a clear process for setting priorities.

Board member Beerbaum said there was a list of recommendations in the plan but could not find it. Mr. Gray said they are on page 86, and he would recommend starting there. Chair Lowenberg said that all ideas are welcome, but to take what is already provided as a start, keeping in mind the limited resources they might have. Chair Lowenberg said one of the challenges for March will be to come prepared to discuss what they think the priorities should be, so the board can come to consensus.

Board member Beerbaum asked if this is something only the board will work on or they will have the Historic Preservation Neighborhood participate. Chair Lowenberg said she is advocating for the board to have a diligent conversation to have more structure and later include others from the community as well.

Board member Beerbaum asked if each member will bring their own ideas on city priorities and then proceed to a collective discussion or decision. Chair Lowenberg said yes.

Board member Fitzsimmons asked if the objective is to add those properties to the historic preservation overlay so they can oversee them. Chair Lowenberg said the Board should decide what they are getting out of the survey and that they have great community partners to work with, after the Board has formulated some perspectives and identified potential action plans.

Board member Beerbaum asked if the objective would be to add all eligible ones to the Historic Register. Chair Lowenberg said it is up to the Board to decide, keeping in mind that the bigger the survey, the bigger the cost.

Board member Beerbaum said they could probably work on fire stations since they are city owned. Chair Lowenberg said they could.

Board member Beerbaum asked if they just wanted to pick a category such as fire stations, cemeteries or churches, or they wanted to focus on meeting certain criteria like being under a great threat of being lost.

Mr. Gray said they could start cataloguing the city owned properties and share them next month. Chair Lowenberg said they have to find what could be an actionable project that fits within potential resources and where they can secure growth.

Board member Fitzsimmons asked if there are any resources available since the City is in a tight budget. Mr. Gray said they do not have any resources; however, they should instead discuss where do they want to focus their efforts and then figure out how to pay for them. He said they could categorize them depending on the type of infrastructure they are, and then ownership. He said they could combine efforts with other agencies.

Chair Lowenberg said they have to carefully plan the implementation of the survey process. Chair Lowenberg said she intends to begin the next meeting by asking board members to rate their comfort level by understanding historic survey processes, to get to the same level for meaningful discussion. Chair Lowenberg said they should not assume staff can simply research and provide lists, as some information may not exist.

Board member Beerbaum asked if they will be having the have a training by History Colorado. Mr. Gray said they will, it will focus on how to be an effective board, including public meetings, fulfilling the board's purpose, and learning best practices from other historic preservation boards in Colorado with limited resources. He said he is coordinating with Ms. Flewelling to schedule the session, which will cover how other cities and counties conduct surveys, manage meetings, and share educational information. Mr. Gray said the goal is to learn from these examples to overcome challenges and better align the board's work with its ordinance and available resources.

Chair Lowenberg said attending conferences provides a lot of learning and said she will be sharing reading material with the board to provide key

points on what is required for a historic survey. Chair Lowenberg said board members should review the plan before the next meeting, specifically page 85 and 86, starting with the priorities. Chair Lowenberg said the goal is to structure the upcoming session as a roundtable where each member has designated time to share input, followed by general discussion. Chair Lowenberg said she will bring large post-it boards to capture ideas and make the meeting a working session.

Board member Beerbaum said an email should go out before the agenda to let the absent members know what is expected of them for next meeting.

Board member Fitzsimmons said he supports addressing city-owned properties, but they may not be the most vulnerable. Board member Fitzsimmons said they should prioritize properties currently at risk over city-owned ones. Board member Fitzsimmons said they can possibly create a mandate requiring any redevelopment or alteration of city-owned properties to be reviewed by the board, even if the property is not on the historic list.

Mr. Gray said documenting publicly held resources could be the priority to identify significance and potential landmarking. He said preserving the history of properties is essential, regardless of risk level. He suggested that once significant sites are identified, policies could require review for any work on historic resources.

Board member Musick mentioned she joined the meeting a few minutes ago and asked if Board member Fitzsimmons was inquiring about not publicly owned properties. Chair Lowenberg said that is correct.

Board member Beerbaum said there are several high-priority areas, including Nevada Avenue and Modernist, early neighborhoods, and city-owned properties. Board member Beerbaum said they need to establish clear criteria for prioritization, whether by survey sections or by identifying vulnerable properties. Board member Beerbaum said they should take a proactive approach focused on determining which properties are most at risk and addressing them first. Board member Musick said maybe neighborhood organizations could assist in identifying vulnerable properties.

Mr. Gray said one of the challenges in the survey plan is determining criteria for prioritization. He said defining how to prioritize could be the first step and potentially the initial focus of the project. Mr. Gray said the survey plan includes a recommendation to evaluate how Historic Denver, a nonprofit, collaborates with the city and county of Denver through its ongoing survey program. He said they could invite Denver to explain their

process.

Board member Beerbaum asked if they are part of a coalition of other historic organizations. Mr. Gray said they are an entity unto themselves. Board member Musick said they should find out how different they are from Colorado Springs' Historic Preservation Alliance, which is a nonprofit too.

Mr. Gray said the local Historic Preservation Alliance does not have the program that Historic Denver does. He said the Alliance has focused more on advocacy and community education about the importance of historic preservation.

Chair Lowenberg said the priority for this initial discussion is for board members to come prepared and engage deeply on how to move forward, and have proactive, thoughtful conversations to strengthen the board and its partnerships. Chair Lowenberg said she will be drafting a document with ideas to share with absent members and outline next steps for the upcoming meeting. Mr. Gray said he will extract the priorities, resurvey section, and related table to share with the board, so members can concentrate on prioritization without reviewing the entire document.

Board member Beerbaum asked how they can decide what their priorities are if they do not know what it would take to do them. Chair Lowenberg said that would be the next step.

Chair Lowenberg said the board needs to define what they want to accomplish beyond the survey document, and its planning should balance ambitious goals with practical volunteer capacity. Chair Lowenberg said the board will not be ready by May to present a finalized priority to City Council but could share progress and potential focus areas, such as firehouses or cemeteries.

Board member Fitzsimmons said maybe providing an outline of discussion topics will keep members engaged between meetings, since monthly meetings make it hard to maintain momentum and recommended finding ways to stay connected and organized throughout the month without adding significant workload for staff.

Chair Lowenberg said it is board members' responsibility to stay engaged in between meetings. Chair Lowenberg said she will commit to continuing the conversation by replying to Mr. Gray's weekly email to build a discussion framework, while noting compliance with sunshine laws. Chair Lowenberg said she will facilitate and develop this framework for next month's meeting, that will be a multi-conversation process.

Board member Beerbaum said there needs to be accountability for their proposals, such as one of last year's, updating the website, that has not happened yet. Chair Lowenberg said it is important to identify what the board can control, given limitations such as city IT and other external factors. Chair Lowenberg said this theme will guide how the conversation is facilitated, focusing on actionable steps within the board's influence while understanding the broader environment. Board member Musick said those proposals sound good, keeping them engaged, being proactive and leaning in will contribute to develop the board. Chair Lowenberg said last year's work relied heavily on consultants, leaving the board less involved, however, this year is the board's opportunity to take a more active, forward-leaning role.

Board member Potter said it is a good idea to share information and create an outline of ideas and steps to send to fellow board members, allowing continued work throughout the month. Board member Potter said this approach will increase engagement and investment in the process. Board member Fitzsimmons said, given Sunshine Laws, maybe two people can share ideas together. Chair Lowenberg said that it would be fine if they were not making the plan by themselves.

Mr. Gray said board members can send him their ideas or priorities so she can compile and send them to the Chair. Chair Lowenberg said she can receive the individual emails and compile them to relief the workload from Mr. Gray, doing so will also help her be ready to facilitate next month's meeting.

10. Adjourn