



Meeting Minutes - Draft Historic Preservation Board

Tuesday, May 5, 2026

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

Present: 4 - Board Member Musick, Board Member Baumgartner, Board Member Hines and Board Member Fitzsimmons

Absent: 3 - Chair Lowenberg, Board Member Beerbaum and Potter

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

William Gray, Senior Planner, thanked applicants Don and Patty Chase and representatives from First Lutheran Church for accommodating a date confusion caused by an error in posted materials. He clarified that the Historic Preservation Board meets on the first Monday of each month..

Mr. Gray said because of the scheduling issue, items under Communications, Approval of Minutes, and Presentations, including the 2026 survey work plan discussion, will be postponed to the June meeting.

Historic Preservation Board Members

4. Approval of Minutes

4.A. [HPB 2319](#) Minutes for February 2, 2026, Historic Preservation Board Meeting.

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 2.2.26 Draft](#)

4.B. [HPB 2320](#) Minutes for the March 2, 2026, Historic Preservation Board Meeting.

Presenter:

Patricia Musick, Historic Preservation Board Acting Chair

Attachments: [HPB Meeting Mins 3.2.26 Draft](#)

5. Consent Calendar

Motion by Board Member Hines, seconded by Board Member Musick, to approve the Consent Calendar.

The motion passed by a vote of 4-0-0-3.

Aye: 4 - Board Member Musick, Board Member Baumgartner, Board Member Hines and Board Member Fitzsimmons

Absent: 3 - Chair Lowenberg, Board Member Beerbaum and Potter

1721 N Cascade Ave Garage + ADU Conversion

- 5.A. [HIST-26-000](#) A Report of Acceptability to convert a 728 square detached garage to an Accessory Dwelling Unit with a new 336 square feet garage located at 1721 North Cascade Avenue.

[2](#)

Located in Council District 5

Presenter:

Ethan Shafer, Planner II, City Planning Department

Attachments: [Staff Report](#)

[Attachment 1 - El Paso County Property Data](#)

[Attachment 2 - ONEN Nomination](#)

[Attachment 3 - PPRBD Garage Permit](#)

[Attachment 4 - Existing Elevations](#)

[Attachment 5 - Public Comment](#)

[Attachment 6 - Site Plan](#)

[Attachment 7 - Proposed Elevations](#)

[Attachment 8 - Project Statement](#)

6. Items Called Off Consent Calendar

7. Unfinished Business

8. New Business

First Lutheran Entry Way Addition

- 8.A. [HIST-26-000](#) A Report of Acceptability for a 2,795 square feet entry way addition to First Lutheran Church located at 1515 North Cascade Avenue

[3](#)

Located in Council District 5

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [Staff Report](#)

[Attachment 1-Site Plan](#)

[Attachment 2-Photos](#)

[Attachment 3-Context Map](#)

[Attachment 4-Public Comment](#)

[Attachment 5-Project Statement](#)

[Attachment 6-Elevations](#)

William Gray, Senior Planner, presented the Report of Acceptability for a 2,795-square-foot entryway addition at First Lutheran Church, located at 1515 North Cascade Avenue within the North End Historic District overlay. He described the church's historical development in phases since 1959 and noted its classification as an intrusion in a district defined primarily by 19th- and early 20th-century residential architecture. Mr. Gray outlined the proposed addition's location on the west elevation and stated that staff found the design compatible with the existing architecture, particularly regarding materials, stained-glass windows, scale, and respect for neighborhood character. He also noted the applicants' intention to maintain the expansive front yard and tree-lined street and to protect existing landscaping during construction.

Applicant's Presentation

Bruce Smith, speaking on behalf of the applicant, explained that the church had been studying potential designs for the entryway addition for more than a year. He noted that several schemes had been explored but the team had not been satisfied until the current proposal, which they believed successfully balanced sensitivity to the church's mid-century modern architecture with the need of a contemporary addition. He described the building's three phases of construction and emphasized that the original 1966 portion was the most architecturally distinguished. Mr. Smith said the 1979 and 1993 additions were "boxy" and introduced gable forms that did not correlate with the mid-century design, because of this, the design team based the new addition on the character of the original structure, supported by access to the original architectural drawings.

Mr. Smith stated that the project's objective was to develop a modern design that fits and complements the existing building while reinforcing the character of the Old North End neighborhood. He summarized key design features, including matching low-slope roof wings, a central form that helps define the sanctuary, cast-in-place concrete canopy elements inspired by the original building, and broad roof overhangs. He said the addition proposes more limited glazing than past expansions, with brick

emphasized to match the existing red brick, and a new centralized entry would replace multiple current entrances and provide a clearer main access point. Mr. Smith described the design as bold but appropriately connected to the 1960s structure, strengthening the church's identity as an important neighborhood anchor.

Public Comment

Sheila McGill, resident of the area, asked about the purpose of the addition and whether the sanctuary would be expanded. Mr. Smith explained that the primary goal was to enlarge the narrow narthex to improve circulation before and after services, without adding seating. He added that the project would include a modern stairway, elevator, upgraded entrance, and overall improved circulation space.

Ms. McGuill asked about construction duration. Mr. Smith estimated 10 to 12 months, with an initially projected schedule of 14 months. He said they had already selected a general contractor.

Ms. McGuill said parking is also a concern for the area. Mr. Smith acknowledged long-standing parking challenges and said the church intended to preserve all parking spaces during construction, which would occur during weekday work hours.

Bob McGuill, neighborhood resident for many years, shared that he was present during previous construction activities and have generally found the church to be a positive presence. He said concerns about parking are minor but felt it was important to raise them on behalf of neighbors who could not attend the meeting.

Patty Chase, who lives two blocks north at 1721 N. Cascade, asked whether the new entryway would be one or two stories. Mr. Smith stated that the new main glass-centered entry would be single-story with a small second-floor component above it, while the former entry area would become a one-and-one-half-story gathering space.

Ms. Chase asked how far the addition would extend toward Cascade Avenue; Mr. Smith said approximately 20 feet, with an additional projection of nine feet, totaling 29 to 30 feet, leaving 34 feet of landscaped area.

Ms. Chase asked whether the existing bell tower would be removed. Mr. Smith confirmed that it would be eliminated due to structural impracticality. He stated that discussions about preserving it had occurred, but relocation was not feasible.

Ms. Chase asked about the kind of landscaping that would be provided. Mr. Smith explained that new landscaping would be abundant, including roses and additional trees, particularly along the south side, and that a landscape architect connected to the church was preparing plans.

Acting Chair Musick asked about the church's use of the bell tower imagery on its van and whether branding changes were planned. Mr. Smith said branding was not his responsibility but confirmed that the church imagery would be updated, with a new cross form integrated into colored or stained glass at the entry.

Board member Fitzsimmons said he appreciates the developers for being thoughtful and keeping the original mid-century modern architecture instead of picking the 1979 version.

Motion by Board Member Hines, seconded by Board Member Baumgartner, to approve the Report of Acceptability for the First Lutheran Entry Way Addition, based upon the findings that review criteria for deciding on a Report of Acceptability as set forth in City Code Section 7.5.528 are met.

The motion passed by a vote of 4-0-0-3.

Aye: 4 - Board Member Musick, Board Member Baumgartner, Board Member Hines and Board Member Fitzsimmons

Absent: 3 - Chair Lowenberg, Board Member Beerbaum and Potter

9. Presentations

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

Presenter:

William Gray, Senior Planner, City Planning Department

10. Adjourn