



Meeting Minutes - Draft Historic Preservation Board

Monday, October 6, 2025

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

Present: 5 - Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Beerbaum and Board Member Hines

Absent: 2 - Chair Lowenberg and Board Member Potter

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

William Gray, Senior Planner, said the annual report work plan for City Council, the Ethics training and another acceptability item will be conducted during the November meeting. He said the Satellite Hotel did receive a unanimous recommendation from the State Historic Preservation Board to the National Park Service to be listed on the National Register of Historic Places, and it will take approximately 45 days to receive final confirmation.

Historic Preservation Board Members

4. Approval of the Minutes

4.A. [HPB 2312](#) Minutes for September 8, 2025, Historic Preservation Board Meeting

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 9.8.25 Draft](#)

Motion by Board Member Musick, seconded by Board Member Beerbaum, to approve the Minutes for the September 8, 2025, Historic Preservation Board.

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

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

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

5. Consent Calendar**6. Items Called Off Consent Calendar****7. Unfinished Business****Historic Resources Survey and Context Plan**

- 7.A. [HPB 2308](#) Adopt the Historic Resources Survey and Context Plan

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [Historic Resource Survey Plan - Final Draft Review Memo](#)

[Colorado Springs Historic Resources Survey Plan](#)

[Historic Resource Survey Plan - Continue Review Memo](#)

[Historic Resource Survey Plan - Review Memo](#)

[Attachment 1 - Survey Plan](#)

[Attachment 2 - Grant Agreement](#)

[Attachment 3 - Scope of Services](#)

[Attachment 4 - HPA & HNP Corrections](#)

[Attachment 5 - HPA & HNP Recommendations](#)

[Attachment 6 - SHF Review](#)

Mr. Gray said the Historic Resources Survey and Context Plan was an action item prioritized in 2022, that received grant funding from the State Historic Fund. He said Ron Sladek, from Tatanka Historical Associates, was hired in 2023 and started working in 2024, and the first draft was presented in March 2025. He said there was significant input from the Historic Preservation Board, the Historic Preservation Alliance, the Historical Partnership, the State Historic Fund and other historic preservation advocates, and a final draft was presented to address all those comments. Mr. Gray said an additional comment received mentioned some of the neighborhoods listed in the plan might be sub neighborhoods, so there will be a note recommending adding notes to the neighborhood map. He said staff believes this plan is ready for approval.

Board member Beerbaum asked if this has already been approved by the Colorado State Historical Fund. Mr. Gray said it has not, but it is currently under review, and they will finalize it once they receive the final draft.

Ron Sladek, Tatanka Historical Associates, said he appreciated the opportunity to work on this project, sharing that he has been visiting Colorado Springs since childhood and that this experience allowed him to study and understand it in such depth. He gave special recognition to Mr. Gray, a key partner in the Planning Department, for being an invaluable asset to the city and a consistent, collaborative presence throughout the project. Mr. Sladek also extended his gratitude to Judy, Pat, Tim Scanlon, Diane, and many others for their outstanding contributions and information. He said that the project was not just his own work, but a true product of the community, shaped by an extraordinary volume of public input. Mr. Sladek said there is a strong preservation advocacy in Colorado Springs, which was evident in both in-person meetings and site visits in the North End, as well as through the thoughtful engagement of the Preservation Board members. He said this has been one of the most complex projects he has ever undertaken, due to the city's rich, multi-layered history. He said he was sad because the project had come to an end but was pleased to work with such a dedicated group. He asked that his appreciation be passed along to colleagues who were not present and confirmed that all submitted photographs were reviewed and used to inform his understanding of neighborhood character and will be provided to Mr. Gray.

Acting Chair Baumgartner thanked Mr. Sladek for all the time and effort he put in this amazing document.

Ryan Tefertiller, Urban Planning Manager, asked if this project will go to City Council for a vote. Mr. Gray said it will only be a presentation.

Motion by Board Member Musick, seconded by Board Member Beerbaum, to approve the Historic Resources Survey and Context Plan based on the findings it complies with PlanCOS, HistoricCOS, and the requirements and standards of the Grant Agreement with the State Historic Fund and the scope of work set forth in the City's Consultant Services Agreement with the following conditions:

- 1) Final Plan is approved by History Colorado/State Historical Fund.**
- 2) A note is added to the Neighborhoods Map indicating that it may not reflect all levels of historic neighborhoods of the City but its purpose and intent is to reflect that the city is comprised of many identifiable neighborhoods that contains historic resources and that within or amongst these neighborhoods there exists subsets of these neighborhoods that are equally important even if not specifically named.**
- 3) All photos included in the Survey Plan and those provided by volunteers that assisted in the field reconnaissance of residential**

neighborhoods be archived on the city's historic preservation web page to show case the city's many resources from the late 1800s to the 1970s. These include early neighborhoods, post-World War II subdivisions, shopping centers, schools, fire stations, commercial buildings, public facilities, designed landscapes, art installations, and houses of worship.

4) The City of Colorado Springs and its Historic Preservation Board work with historic preservation advocates and other stakeholders to advance progress on a Survey Program that is similar to Discover Denver and others.

The motion passed by a vote of 5-0-0-2.

Aye: 5 - Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Beerbaum and Board Member Hines

Absent: 2 - Chair Lowenberg and Board Member Potter

8. New Business

Historic Preservation Overlay Report of Acceptability

- 8.A. [HIST-25-000](#) A Report of Acceptability for a new 550 square feet, 1-story detached garage in the rear yard of the lot located at 1909 North Cascade Avenue.

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [HPB Staff Report_1909 N Cascade Detached Garage_WEG](#)

[Attachment 1-Sanborn Map](#)

[Attachment 2-PRE-25-0897_Detached Garage_1909 N Cascade Ave](#)

[Attachment 3-Context Map](#)

[Attachment 4-Site Plan](#)

[Attachment 5-Architectural and Structural Plans](#)

[Attachment 6-Elevations](#)

Mr. Gray presented the Historic Preservation Overlay Report of Acceptability for a new 550 square feet, one-story detached garage in the rear yard of the lot located at 1909 North Cascade Avenue, which is in the middle of the Historic Preservation Overlay district for the Old North End. He said this construction date is approximately 1925, the applicant is proposing to build the garage on the northeast corner of rear yard, its size, scale and height are appropriate according to the North End guidelines. Mr. Gray said it also has characteristics of the main house, such as the stucco and brick façade, which is compatible with the neighborhood. He said one recommendation is to wrap the brick

around the corners of the garage and that the top course of brick at those corners would include a top recourse that would match the front elevation. He said with those changes, the application would meet the criteria for a report of acceptability.

Jeffrey Masias, the applicant, said he would adhere to any recommendation provided by the Board.

Motion by Board Member Musick, seconded by Board Member Fitzsimmons, that this Planning Case be accepted Approve the Report of Acceptability for the 1909 N Cascade Detached Garage based on the findings that the review criteria for a Report of Acceptability are met, as set forth in City Code Section 7.5.528 with the following conditions:

- 1) The brick wainscotting is wrapped around the southeast and northeast corner of the garage 2'-6".**
- 2) The top brick course of the wainscotting is changed to a dark brick with rowlock orientation to match front porch column and sill under the front window of the residence.**

The motion passed by a vote of 5-0-0-2.

Aye: 5 - Board Member Musick, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Beerbaum and Board Member Hines

Absent: 2 - Chair Lowenberg and Board Member Potter

9. Presentations

9.A State Historic Fund - Lindsey Flewelling

Mr. Gray introduced Lindsey Flewelling, Preservation Planner and Certified Local Government (CLG) Coordinator for History Colorado, who wanted to know how business is conducted during a Historic Preservation Board meeting as part of the CLG certification.

Ms. Flewelling said she also works at a federal level with the National Park Service. She said there are currently 68 certified local governments in Colorado and about 2100 nationwide. She said a portion of her office's funding comes from a federal grant, which requires at least 10% to be sub-granted to CLGs. She said in Colorado, the State Historical Fund provides matching funds, allowing local governments to access no-match grants. She said these grants typically support local preservation programs through activities such as preservation plans, surveys, design guideline updates, and education and outreach projects. Ms. Flewelling said a grant focused on education and outreach is open,

offering up to \$25,000 per CLG, with applications due October 27. She said the next general grant round for 2026 is expected to open on November 15, pending the federal budget, and will cover all eligible categories.

Ms. Flewelling said additional CLG benefits include access to National Park Service grants, which support preservation, construction, survey work, and National Register nominations. She said one recent grant targeted designated properties in federally declared disaster areas. She said another major benefit is eligibility for state tax credits, residential properties can receive a 20% credit on rehabilitation expenses, currently spread over 10 years, but starting in 2027, these credits will become fully refundable, allowing property owners to receive a direct payment. Ms. Flewelling said for commercial properties, the state offers a 25% credit on the first \$2 million in expenses and 20% thereafter, up to \$1 million; and a federal tax credit is also available for commercial projects, with Sarah Kappel as the primary contact for assistance.

Ms. Flewelling said the State Historical Fund offers grants up to \$250,000 for both planning and construction projects, the next deadline is April 1, with rolling grants available for planning. She said the CLGs benefit from training opportunities, including scholarships for the Saving Places Conference and other preservation-related events. She said a webinar on Disaster and Resilience Planning is scheduled for November. She said as part of the responsibilities, CLGs must maintain a local preservation ordinance, establishing a preservation commission, and a system of survey and inventory. She said they must also ensure public participation, submit meeting minutes, provide annual reports, due November 1st, and have at least one board member attend a preservation-related training each year. She said every four years, CLGs undergo an evaluation, which includes a board meeting observation, a staff meeting, and a review of reports and projects. Ms. Flewelling said that this meeting was part of that evaluation process and that a final report will be issued by the end of the year.

Ms. Flewelling provided an overview of how historic preservation is organized within History Colorado at the state level and said the Office of Archaeology and Historic Preservation carries out federally funded programs on behalf of the federal government, including Section 106 compliance, the State Register Act, and the Office of the State Archaeologist. She said staff in these areas handle compliance reviews,

manage the cultural resource database, and conduct archaeological projects across the state. Ms. Flewelling said her role includes managing the CLG program and working with the National and State Register staff. She said the State Historical Fund, a major component of History Colorado, distributes approximately \$11 million in grants annually.

Ms. Flewelling said at the federal level, the National Park Service oversees various preservation-related functions, including CLG program administration, Park Service grants, tax credit reviews, Section 106 compliance, and National Register nominations, and work closely with their state and local counterparts. She said the Advisory Council on Historic Preservation plays a supporting role in federal preservation efforts, and nonprofit organizations also contribute significantly at local, state, and national level. Ms. Flewelling said in Colorado, key partners include Colorado Preservation, Inc., which organizes the Saving Places Conference, and the Colorado Historical Foundation. She said the National Trust for Historic Preservation serves as a leading advocacy organization at federal level. Ms. Flewelling emphasized the range of funding opportunities available, including CLG grants, State Historical Fund grants, Park Service grants, and National Trust grants. She said CLG and State Historical Fund grants are both viable options for surveying work, and highlighted tax credits as a major incentive for property owners.

Board member Hines asked if tax credits mean dollar for dollar. Ms. Flewelling said yes.

Board member Hines asked if the adjusted budget would affect the dollar amount. Ms. Flewelling said there is not exactly a cap on the grant amounts, however, commercial credits just expanded by \$5,000,000 a year.

Board member Hines asked if residential tax credits were increased. Ms. Flewelling said it has decreased, because the natural disaster bonus, that was provided because of COVID, was eliminated, so now it is only 20% for urban residences. She said commercial properties can get federal credit for 20% and state credit tiered at 20% or 25%, meaning up to 45% credit, as long as they are an income producing property and are on the National Register.

Board member Hines asked if you have to be the owner of the property

to get the credit. Ms. Flewelling said you have to be the owner or have a long-term lease of 39 years or more.

Board member Beerbaum asked Ms. Flewelling, in her experience seeing other municipalities, what is her suggestion on possible training. Ms. Flewelling said it is important to maintain momentum in preservation efforts by continuing with survey projects and actively engaging the public. She suggested hosting open mic nights during survey projects, where residents can share personal or neighborhood stories, and integrating preservation outreach, with tools like mapping boards, into existing community events such as farmers markets.

Board member Beerbaum said the Board could benefit from the suggested action items mentioned at the end of the Historic Survey presentation, like education and outreach.

Mr. Gray said those were his suggestions since other municipalities were doing education and outreach and he thought it could be beneficial, especially being part of the purpose educating the community on historic preservation.

Board member Beerbaum said it might be time to update the plan, setting priorities and putting together a work plan. Board member Beerbaum asked the guests to introduce themselves and share any comments.

Dianne Bridges, with the Historic Neighborhood Partnership, said she would suggest offering training on the available grants to the community.

Mr. Gray said designation brands can support the long-term sustainability and maintenance of historic buildings. He said many property owners tend to avoid historic preservation due to a common perception that it imposes restrictive limitations; however, it can actually open the door to valuable incentives and resources. He said property owners should consider local, state, or federal designation as a proactive strategy.

Board member Musick said property rights might be an interesting topic to educate the community on and help them realize they are not restrictive but helpful.

Ms. Bridges said they have reached out to the Pikes Peak Housing Network to ensure those areas are aware of historic preservation and the tax credit benefits, however, she has received some pushback because they think it is too complicated.

Ms. Flewelling said some local governments give out realtor pamphlets, so they do not see historic preservation as a burden, but as an opportunity for incentives to maintain their properties.

Board member Hines asked if there might be some people that are not aware they live in a mid-century neighborhood. Ms. Flewelling said the State Register is only a 30 cut off and it can be hard for people to conceptualize their property could be considered for the National Register.

Board member Hines asked if there are 18 mid-century neighborhoods. Mr. Gray said he does not know the exact number but there is a list of those neighborhoods.

Board member Beerbaum said some properties have not had proper maintenance and this could be an opportunity for the owner to get reimbursement on the renovations.

Mr. Gray said one of the big HistoricCOS recommendations is that the Historic Preservation Ordinance stays updated.

10. Adjourn