



# City of Colorado Springs

30 S. Nevada Ave., Suite  
102

## Meeting Minutes - Draft Historic Preservation Board

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Monday, January 5, 2026

4:30 PM

30 S. Nevada Ave., Suite 102

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### **1. Call to Order and Roll Call**

**Present:** 6 - Chair Lowenberg, Board Member Baumgartner, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

**Absent:** 1 - Board Member Musick

### **2. Changes to Agenda/Postponements**

### **3. Communications**

#### **William Gray - Senior Planner**

William Gray, Senior Planner, wished everyone a Happy New Year.

Mr. Gray said he wants to schedule training for Best Practices and Education and Outreach as was previously discussed with Lindsey Flewelling. He said it would be better if the board members could attend in person and proposed dates in January and February. The Board agreed to meet at 5:00 pm, during the week of February 17th. Mr. Gray said he will provide the final date once he has confirmed Ms. Flewelling's availability, and he will invite the Historic Preservation Board from Manitou Springs.

Chair Lowenberg asked if Mr. Gray did not get responses to schedule this during December or January, as discussed during the meeting in November. Mr. Gray said Ms. Flewelling was not available during the proposed dates for January, and Manitou Springs also had scheduling conflicts.

#### **Historic Preservation Board Members**

Board member Beerbaum said Historic Mesa Road project is in the process of getting a designation as a historic linear resource. Board member Beerbaum said Ron Sladek was retained to do the preliminary report to History Colorado, who expressed the project is viable given the previous research done. Board member Beerbaum said the road was the

main artery connecting Glenn Erie to McCallister's house, and before that, it had been utilized by the Ute Indians at Garden of the Gods and south of it, they also used the area for horse racing. Board member Beerbaum said this road was later improved by General Palmer. Board member Beerbaum said Councilmember Donaldson attended their meeting and was very excited about this project. Board member Beerbaum said the non-profit organization has a letter from the IRS and an employee identification number, which is all they need to manage a budget of less than 5,000 dollars.

Board member Beerbaum said one of the historic places is the Wheeler Hagerman located on the corner of Walnut and Mesa, across the street from Bristol School. Board Member Beerbaum said the house was recommended to Palmer by the Bishop of Canterbury. Board member Beerbaum said on September 3, 1868, when overlooking Mesa Road, the Sand Creek Massacre took place, originating an extensive collection of 300-400 historical documents, including the very first surveys of the area.

Board member Potter said she has been doing work with Ivy Wild School, and she was wondering if there was a possibility for them to be designated as historic. Ryan Tefertiller, Planning Manager, said he was the staff planner that worked with the Blue Star group and their partners on the rezoning and conversion of the school property. He said it was probably not designated since it was already a school before of this last acquisition and the districts are not really looking to get historic designation for their schools. He said significant additions and changes were made to the north and south wings of the school that might change the designation opportunity. Mr. Gray said this type of historic building should be encouraged to get designated either locally, by the state or on the National Register to take advantage of tax incentives and restoration. Board member Beerbaum asked Mr. Gray to let Ivy Wild School representatives know that they may be eligible to be designated. Mr. Tefertiller said he has regular contact with the Blue Star group, and he will let them know.

Board member Fitzsimmons said he has encouraged his neighbors in the Old North End to utilize the historic preservation tax credits, and he will be applying for that for his new HVAC system. Mr. Gray said that is a good example of one of the roles of the Board, educating the neighbors.

Board member Fitzsimmons said he recently saw a house around Tejon

and Caramillo being taken apart, and he did not recall reviewing any application for that. Mr. Gray said he will look into it and will let the Board know.

Chair Lowenberg said she will be reaching out to staff about alternate positions. Chair Lowenberg said Board member Baumgartner will be stepping out of his Vice Chair role due to relocation to Denver and that her term as Chair will be up in 2027, however, she will be stepping down sooner; therefore, those positions will be open for anyone interested.

Chair Lowenberg said there have been discussions about having a full meeting dedicated to discussing the work plan to keep things on track. Mr. Gray said there are no applications for February so they could have the discussion then.

#### **4. Approval of Minutes**

**4.A. [HPB 2313](#)** Minutes for October 6, 2025, Historic Preservation Board Meeting.

Presenter:

Paul Baumgartner, Historic Preservation Board Acting Chair

**Attachments:** [HPB Meeting Mins 10.6.25 Draft](#)

**Motion by Board Member Baumgartner, seconded by Board Member Fitzsimmons, to approve the Minutes for October 6, 2025, Historic Preservation Board Meeting.**

**The motion passed by a vote of 5-0-1-1.**

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

**Absent:** 1 - Board Member Musick

**Abstain:** 1 - Chair Lowenberg

**4.B. [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](#)

Approval of the minutes was postponed to the February 2nd meeting.

#### **5. Consent Calendar**

#### **6. Items Called Off Consent Calendar**

## **7. Unfinished Business**

## **8. New Business**

**8.A. [HPB 2317](#)** Colorado School for the Deaf and the Blind National Register Nomination, located at 33 North Institute Street.

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [CLG\\_NR\\_Mtg\\_Commission\\_virtual\\_CSDB](#)  
[CO\\_Colorado\\_School\\_for\\_the\\_Deaf\\_and\\_the\\_Blind\\_District\\_NR\\_CLG](#)  
[Nat\\_Reg\\_Bulletin\\_National\\_Reg\\_Criteria\\_for\\_Evaluation](#)  
[National\\_Register\\_Nomination\\_Review\\_Form](#)

Board member Baumgartner excused himself as he could not stay for the remainder of the meeting.

William Gray, Senior Planner, presented the application for the Colorado School for the Deaf and the Blind located in the corner of Pikes Peak and North Institute, originally developed in the 1800's and designated on the State Register in the 1990's, as part of the 32 acres to be designated as a historic district. There are 17 buildings on the property, 12 of which are identified as contributing to the district, predominantly of gothic style and mid-century modern buildings. Mr. Gray agreed with the applicant that the application meets the eligibility criteria under Public Buildings. He shared images of the school through the years, and its different areas and buildings that were submitted with the application, including the contributing and non-contributing buildings.

### **Board Members' Comments**

Chair Lowenberg said this was very interesting to read and learned a few new things. Chair Lowenberg said applications like this allow them to learn more not only about the buildings but also about the use of the property and its significance.

Mr. Gray said this is an example of inclusion in society for people with disabilities in previous years.

Board member Hines asked when the main building was constructed. Mr.

Gray said in 1876, but the original building was damaged by fire, and they had to start a new building in 1923.

Chair Lowenberg said this might be one of the earliest buildings which speaks of how forward thinking and inclusive the community was at that time.

Board member Hines said he was watching a show that takes place in the 1870's and made reference to this school.

Board member Fitzsimmons said he heard a story about how people preferred prisons instead of schools because that created a lot of jobs, so the state got some properties like universities, prisons and schools and assigned the Colorado School for the Deaf and the Blind to Colorado Springs.

Mr. Gray said he grew up in Golden, Colorado, and his grandfather was a football and wrestling coach, and he remembers this school because they were in the bus heading to Colorado Springs to have the North Park Wildcats play with the Colorado School for the Deaf and the Blind.

Chair Lowenberg asked if the task of the Board is a vote for recommendation. Mr. Gray said if the Board agrees that the school meets the criteria he has a form that will be submitted to the State Historic Preservation Commission to be considered on Friday, January 16th.

**A motion was made by Board Member Potter, seconded by Board Member Fitzsimmons, to recommend that the proposed nomination meets Criterion A for listing the property in the National Register of Historic Places with the following condition:**

**1. City Staff submit, on behalf of the Historic Preservation Board, the Colorado Certified Local Government National Register Nomination Review Form to the Colorado Historic Preservation Board for the Colorado School for the Deaf and the Blind.**

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

**Aye:** 5 - Chair Lowenberg, Board Member Fitzsimmons, Board Member Potter, Board Member Beerbaum and Board Member Hines

**Absent:** 2 - Board Member Musick and Board Member Baumgartner

## **9. Presentations**

## **10. Adjourn**