

City of Colorado Springs Historic Preservation Training

August 3, 2026

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Meeting Agenda



- A. Introductions**
- B. HistoricCOS – Preservation Plan**
- C. Certified Local Government**
- D. Historic Preservation Ordinance**
- E. Historic Preservation Overlay**
- F. Decision Making - Report of Acceptability**
- G. Administrative Actions**
- H. Staff's Role**
- I. Training**
- J. Staff Update and Open Discussion**

Historic COS



Vision Statement

- PlanCOS Vision: “We will build a great city that matches our scenery.”
- Based on city vision, Plan COS developed themes and Big Ideas. The theme Renowned Culture, includes a Big Idea entitled “Honor Our History” that states:
 - “Our heritage is a key foundation of the city’s strong cultural identity. We plan on preserving the best of our existing historic and cultural resources. Through collaboration with local organizations and new developments, we can integrate design features that celebrate aspects of our historic legacy.
- Historic Preservation Plan Vision
 - “Colorado Springs will be a community knowledgeable about preserving its unique history and cultural heritage. We will be a community of its past and ready to share its heritage story with residents and visitors. We will actively protect and utilize our irreplaceable historic and cultural resources as part our ongoing economic and community development strategy.”

Purpose of the Historic Plan

- Protect and preserve our historic and cultural
- Update of the Historic Plan created in 1993
- Make the plan more accessible and user friendly
- Identify opportunities and issues for historic preservation in the City
 - Public outreach and education
 - Explore how HP can assist with economic development
 - Help neighborhood determine their own preservation goals
 - Reach traditionally underserved and underrepresented populations
 - Integrate HP into the City's comprehensive planning

Certified Local Government



Certified Local Government Program

- Brings historic preservation activities to communities in partnership with State Historic Preservation Office and National Park Service
- BENEFITS:
 - Access to grant funding and training
 - Technical support from SHPO and NPS
 - Part of a nationwide network of other historic preservation organizations
 - Qualifies property owners for the state historic tax credit and access to State Historical Fund preservation grant program. Historic Preservation Plan Vision
 - Can help to increase property values, assist in promoting heritage tourism, and promote community heritage and identity.

Certified Local Government



Certified Local Government Program

➤ OBLIGATIONS:

- Must enact and enforce a local ordinance for a preservation program that will achieve the purpose of designating and protection significant historic buildings, sites, structures and districts.
- Must create a commission of at least five members
- Must maintain a system for survey and inventory of historic properties.
- Must provide opportunities for public participation in local preservation efforts
- Must review and comment on National Register nominations submitted for designation within their jurisdiction

Historic Preservation Ordinance



City Code, Article 7.5, Article 7.2, – Historic Preservation Preservation

- Creates the HP Board (7 members)
- Establishes the Board's Purpose (Section 7.5.1601)
 - Prepare a historic preservation plan
 - Survey and inventory historically and architecturally significant structures and undertakes educational programs and activities
 - Recommend to CC designation of historic structures and areas for historic preservation zoning
 - Review and acts on rehabilitation, alteration or demolition of historic buildings, or construction of new buildings in historic preservation zones
 - Makes recommendations on codes, plans and policies pertaining to historic preservation
- Creates designation process for Historic Preservation Overlay Zoning

Historic Preservation Overlay



City Code, Article 7.2.608: HP - Historic Preservation Overlay

- Set protection, enhancement, perpetuation and use of structures and areas of historical or architectural significance as public policy
- Purpose of the overlay:
 - Designate, preserve, protect, enhance and perpetuate those structures and areas which reflect outstanding elements of the City's cultural, artistic, environmental, social, economic, political, architectural, historic or other heritage
 - Foster civic pride
 - Promote good urban and architectural design in new infill buildings and rehabilitation of existing buildings including the preservation of related private and public open spaces
 - It is the sense of the Council that the economic, cultural and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historical and architectural heritage of the City and by ignoring the destruction or defacement of cultural

Desing Review Process



Reports of Acceptability

- UDC, Article 7.5.528
- Pre-application Meeting
- Application Submittal and Review
- Agenda Set and Posted (*City Code Section 7.5.406*)
- Public Notice (*14-days prior to hearing*) (*City Code Section 7.5.406*)
- Public Hearing (*1st Monday of each month*)



**28-days From
Submittal to
Hearing!!**

A yellow starburst graphic with a blue outline, containing the text "28-days From Submittal to Hearing!!" in bold, underlined black font.

Administrative Processing



- Reroof Projects Only
- Like for Like replacement (i.e. asphalt shingle for asphalt shingle)
- “No” if it is wood shake to metal roof. Requires a Report of Acceptability.



Staff's Role



- **The role of Staff is to support the Board in its purpose and responsibilities**
- **Balanced with Staff's other duties and responsibilities.**
- **Committed to exploring the best practices to support the Board**

Training and Education



➤ **Training and Education**

- **Incorporate into monthly meeting**
- **30-45 minute presentation**
- **Serve as both Board and Public Education on historic preservation matters, issues and opportunities.**

Open Discussion



Questions