



City of Colorado Springs

30 S. Nevada Ave., Suite
102

Meeting Minutes - Draft Historic Preservation Board

Monday, September 8, 2025

4:30 PM

30 S. Nevada Ave., Suite 102

1. Call to Order and Roll Call

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

Absent: 1 - Board Member Fitzsimmons

2. Changes to Agenda/Postponements

3. Communications

William Gray - Senior Planner

William Gray, Senior Planner, said Lindsey Flewelling from State Historical Fund will attend the October Historic Preservation Board meeting. Mr. Gray said he will make some suggestions for Ms. Flewelling to talk about would be the survey work funding, possibly a Historic Preservation training, and information about Historic Preservation at the state level.

Mr. Gray said there will be a Report of Acceptability application presented in October.

Mr. Gray said an application for a Historic Preservation Overlay District was received for the property located at 2927 West Pikes Peak Avenue and will probably come before the Board in November.

Historic Preservation Board Members

Chair Lowenberg said Marcy Morrison, an advocate for regional and municipal Planning, including Historic Preservation, recently passed away. Chair Lowenberg wanted to acknowledge all Ms. Morrison's contributions and the impact they made.

Chair Lowenberg said The Vault in Manitou Springs is celebrating 100 years anniversary as a building.

Board Member Beerbaum said a Google search about Ms. Morrison will blow one away.

Board Member Potter said she read a great article about Ms. Morrison in the newspaper.

4. Approval of the Minutes

- 4.A. [HPB 2310](#) Minutes for August 4, 2025, Historic Preservation Board Meeting.

Presenter:

Christine Lowenberg, Historic Preservation Board Chair

Attachments: [HPB Meeting Mins 8.4.25 Draft](#)

Motion by Board Member Musick, seconded by Board Member Hines, to approve the minutes for August 4, 2025, Historic Preservation Board Meeting.

The motion passed by a vote of 6-0-0-1.

Aye: 6 - Chair Lowenberg, Board Member Musick, Board Member Baumgartner, Board Member Potter, Board Member Beerbaum and Board Member Hines

Absent: 1 - Board Member Fitzsimmons

5. Consent Calendar

6. Items Called Off Consent Calendar

7. Unfinished Business

COS Historic Resource Survey 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 Board Members should have received the final draft of the Historic Resources Survey and Context Plan, that included all comments that they received from the Historic Preservation Board and the State Historic Fund. He said an additional month was needed to finalize the project addressing all comments provided and requested this item to be continued to the meeting on October 6th.

Motion by Board Member Musick, seconded by Board Member Potter, to continue the public hearing for the Historic Resources Survey Plan to the Historic Preservation Board's October 6, 2025 meeting to allow additional time for the desired Plan updates to be completed.
The motion passed by a vote of 6-0-0-1.

Aye: 6 - Chair Lowenberg, Board Member Musick, Board Member Baumgartner, Board Member Potter, Board Member Beerbaum and Board Member Hines

Absent: 1 - Board Member Fitzsimmons

8. New Business

Satellite Hotel National Register Nomination Review

8.A. [HPB 2311](#) The Satellite Hotel National Register Nomination, located at 411 Lakewood Circle.

Presenter:

William Gray, Senior Planner, City Planning Department

Attachments: [CLG NR Mtg Commission in person Satellite](#)
[El Paso_Satellite Hotel_NRHP Nomination_CLG](#)
[Nat Reg Bulletin_National Reg Criteria for Evaluation](#)
[National Register Nomination Review Form](#)

Mr. Gray presented the Satellite Hotel National Register Nomination, located at 411 Lakewood Circle, as a referral from the state of Colorado

for its National Register nomination. He said Certified Local Governments are required to present the nomination to the Historic Preservation Board and to the highest Elected Officials for their review and recommendation to the Colorado Historic Preservation Review Board. It was built as a mixed-use building, and it functions today as hotels, condos, restaurants, retail and offices. The architectural type is modern. The construction of this building took place between 1967 and 1975, it is a 14-story building, with a central tower and three distinct building wings. The main floor includes the lobby, check in and other amenities spaces for the residents, and commercial space. The upper floors have 76 hotel rooms and 241 residential units. The penthouse originally held a lounge and restaurant, but they have been converted into office spaces. Other prominent structures on the property are the Satellite sign and the large cooling tower. Mr. Gray said this building has gone through no major changes since its completion in the 1970s, retaining its original character.

Mr. Gray said this is the first indoor commercial center and first residential condominium project in Colorado Springs, combining mixed uses even before any mall. Architecturally, the building is one of the very first high-rise constructions in Colorado Springs, and it is still one of the largest buildings in the city. The building expresses a Space-Age or Google Design, characteristic of the mid-century modern architecture. Mr. Gray said the nomination form was prepared by Ron Sladek from Tatanka Historical Associates, and it identifies their eligibility because they meet Criterion A for Commerce, and Criterion C for Architecture.

Mr. Gray said City Staff met with the management of this building and talked about designations that could potentially help fund restoration of the exterior, and the mechanical or electrical systems, if the application was submitted. He said it is up to the Board to provide a recommendation to the State Historic Preservation on whether the application meets the criteria to be listed on the National Register.

Public Comments

Tracie Woods, resident of the Satellite Hotel, thanked for the consideration of what she thinks is an iconic piece of the southeast of Colorado Springs. She said they closed on July 18th and knew the challenges this historical building has and was ready to be part of the solution. She said a friend had

told her a story about moving out here for a job in Denver and had to stay at the Satellite in 1991 for three days and it was amazing, and she wants to make it amazing again. Ms. Woods thanked the Board Members for their work to preserve the city.

Chair Lowenberg said she thinks it is important to work, live and play in these historic buildings, when possible.

Ms. Woods said she works at Early Connections, which is the Gingerbread house, which is a historic building, and if this gets approved, she will live in one as well.

Chair Lowenberg suggested Ms. Woods apply to be part of the Historic Preservation Board.

Board Members' Comments

Board Member Musick said this is a perfect application, and it is a very good candidate for a historic nomination. Board Member Musick said having grown up in Colorado Springs she was aware when the Citadel was built but did not know that this predated it.

Kimberly Gold, Councilmember for District 4, thanked Ms. Woods for being an investor in the southeast and a wonderful voice. Councilmember Gold thanked the Board for their consideration of this history in the southeast.

Board member Potter said southeast Colorado Springs is having the opportunity to revamp that area and bring the Satellite back to its original luster and the questions they would have about integrity or the remodeling of it and moving forward are great for southeast Colorado Springs.

Board Member Musick said the sign is straight out of the Jetson's, which is a cultural connection as well.

Mr. Gray said this item will be presented at the State Historic Preservation Board on September 19th, and he could provide the zoom link to anyone interested. He said there is a public comments section as well.

Motion by Board Member Potter, seconded by Board Member Musick, to approve, after its review of the National Register nomination for the Satellite Hotel, that the proposed nomination meets Criterion A

and Criterion C 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 Satellite Hotel. The motion passed by a vote of 6-0-0-1.

Aye: 6 - Chair Lowenberg, Board Member Musick, Board Member Baumgartner, Board Member Potter, Board Member Beerbaum and Board Member Hines

Absent: 1 - Board Member Fitzsimmons

9. Presentations

9.A. City Auditorium Update – Kim King, Assistant Director, Recreation and Cultural Services

Kim King, Assistant Director of Parks Recreation and Cultural Services, presented the update about the City Auditorium that was completed in 1923. There were three architects involved, Thomas MacLaren, Charles E. Thomas and Thomas Hetherington. The cost of the auditorium was \$424,000 at that time, of which \$390,000 was provided by a voter-approved law. It had approximately 40,000 square feet and it was placed on the National Register of Historic Places in 1995.

Ms. King said she has been with the Parks Department for 25 years and she has been involved with the City Auditorium overseeing some of its operations since 2010 and issuing a lot of requests for proposals (RFP's), looking at different management and operation strategies for it over the years. She said the city and staff operated it, there were concessionaires for food and beverages for events, but the reality is it needed significant improvements and renovations, as shown in the study from 2006.

Ms. King said the most recent and large-scale project they considered was the Colorado Springs Community Cultural Collective with Linda Weiss, who had a great vision for what the auditorium could be, but once they got into the funding required, Ms. Weiss considered it could not be met and decided not to move forward; therefore, the auditorium has been vacant since 2023. She said after that, an internal solutions team was developed to address challenges and problems; the team had 17 community leaders that were involved with the city auditorium in any way, and along with city staff, they had the goal to consider opportunities for the City Auditorium. Ms. King said they came up with recommendations such as getting the

building reactivated for the community; using it as it was originally intended with spaces for music, dance, art and theater; finding creative partnerships to fund all necessary improvements, since the city has not been able to do it considering all the budget constraints; or going through a request for proposal process, and they opted for the last one.

Ms. King said the successful RFP respondent is Alternative Venue Alliance (AVA) Presents, a privately held corporation funded in 1990, whose mission is to partner with organizations focusing on challenging venues and be able to restore and stabilize them. She said they have worked with historic structures, which really appealed to them, since they know how to work with these buildings. Ms. King said Jesse Morreale is the person in charge, he is a Colorado Springs native and graduated from Palmer High School; he has worked throughout the US and has done a lot in Colorado. She said along with historic preservation or renovation of facilities, he also works in with the music industry, back in the 90s he booked some events at the city auditorium, so he was aware of its situation when he submitted his proposal. Ms. King said he has shown interest in this facility since 2016 and is interested in doing an analysis. Ms. King provided slides on the projects he has worked on over the years. Ms. King provided key aspects of the lease and terms. City Council approved the resolution finding a public purpose in leasing the City Auditorium to AVA Presents at below fair market value. Ms. King said there is infrastructure pieces and background pieces that will need to be updated.

Chair Lowenberg said she has been to concerts at all the facilities he has been a part of, and it is going well and supports the opportunity.

Board member Musick said this is important and it should be a gem for the City. The historic murals there were painted in 1935 under the First New Deal Art program. Board member Musick asked if the seats will be auctioned off as historic artifacts. Ms. King said they are discussing ways to keep some or there could be a possibility of auctioning.

Mr. Tefertiller asked if the agreement had not been signed. Ms. King said yes and hopes it will be signed tomorrow.

Board member Hines asked if the theatre is named after the actor. Ms. King said yes. Ms. King said the organ is still in place as well.

Chair Lowenberg asked if they are anticipating the City contributing any “in kind” services from maintenance or facilities. Ms. King said it is partly supported through City Facilities and Parks, however, they are facing budget issues for 2026 and is not sure if they are able to commit anything.

Chair Lowenberg asked what the Board could do to help support the process. Ms. King said as they go through the process and dial in on the plans, but being able to utilize Historic preservation knowledge would be a skill they need. She said as they move forward they will look into grants.

Board member Musick asked if they would be interested in community involvement down the line. Ms. King said she will bring that up and look at all opportunities.

Board member Hines said they would like to see the murals be saved.

Board member Beerbaum asked how they can obtain the list of names from the Mayor’s team and how they are chosen. Ms. King said it is the solution team, and she will get the list to Bill to distribute.

Board member Potter said she spent five years with a Historic theatre that was renovated and there was lot of community involvement and events and would like to support this project.

10. Adjourn