



CITY PLANNING DEPARTMENT
URBAN PLANNING DIVISION

MEMO – Historic Resources Survey and Context Plan

To: Historic Preservation Board

From: William Gray, Senior Planner

Date: August 4, 2025

RE: Historic Resources Survey and Context Plan – HPB 2308

The City of Colorado Springs Historic Resources and Survey and Context Plan (**see “Attachment 1 - Survey Plan”**) is being presented to the Historic Preservation Board (HPB) for its review and adoption.

The HPB, led by Christine Lowenberg, prioritized the Survey Plan in January 2022. The main reason that the project was elevated was because it was identified as an important, initial action item of HistoricCOS. HistoricCOS was completed by the HPB in December 2019. In addition, the plan supports a purpose of the HPB as established by the Historic Preservation Ordinance, “1. To survey, inventory, and identify historically and architecturally significant structures and area within the city.” In addition, the HPB felt that a Survey Plan together with HistoricCOS would create a solid foundation for creating a better preservation program for the city. The last reason why this became important was the 2021 CLG Evaluation strongly recommended the need for a survey plan and that the city actively implement action items of HistoricCOS.

The HPB submitted a State Historic Fund Grant application for the Survey Plan in September 2022 and awarded grant funds for the project in November 2022. The Grant Agreement with the State of Colorado was completed in May 2023. The city hired Tatanka Historical Associates Inc. to complete the Survey Plan in December 2023. The project budget for the Survey Plan was \$32,500 (Grant Award - \$23,500 and City Cash Match - \$9,000).

Work on the Survey Plan began in February 2024. It is the city’s first Historic Resource Survey Plan. A Historic Resource Survey Plan is a document that guides communities in assessing their historic resources, evaluating previous survey work, identifying historic contexts, and identifying future survey projects, ultimately helping to understand, recognize, and protect heritage resources.

Key functions of the plan include:



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- Look at the character and quality of previous completed historic surveys
- Meet with local preservation experts and stakeholders to find out what they view as important
- Conduct field reconnaissance (windshield survey) to observe historic character and resources with a focus upon what was surveyed in the past along with potential future survey areas and themes.
- Prepare the Historic Resource Survey Plan

The benefits of the plan will be that it will aid the HPB in its function to survey historically and architecturally significant resources (Historic Preservation Ordinance). It is the building block for the city to “maintain a system for the survey and inventory of locate historic resources (Certified Local Government Standard).” As a matter of practice, it creates the guidebook for future surveys that builds a base of knowledge, understanding and education to make informed decisions on what resources to survey, the type of survey(s) to undertake, and strategies/actions for protection (local, state or federal).

Work involved extensive field reconnaissance, review of past survey reports and site forms, and multiple meetings with city staff, Planning Commission, City Council, Historic Preservation Board, and preservation advocates from throughout the community. There was a concerted effort to work with the Historic Preservation Alliance and Historic Neighborhood Partnership, two (2) of our city’s most important groups for Historic Preservation.

The report is intended to comply with the state grant agreement (**see Attachment 2 - Grant Agreement**) and the city consulting services agreement – scope of services (**see Attachment 3 – Scope of Services**). The first draft of the document was completed in March 2025. The first draft was reviewed in detail by History Colorado, HPA and HNP, HPB and posted to the city website (EngageCOS – Historic Resources Survey Plan) for public comments (**see “Attachment 4 – HPA & HNP Corrections”, “Attachment 5 – HPA & HNP Recommendations” and “Attachment 6 – SHF Review”**).

The second draft of the Survey Plan was completed on July 18, 2025, and distributed for review to the HPB, History Colorado, HPA, HNP, and posted to the web site for city-wide review. The main difference between draft no. 1 and draft no. 2 is that the updated document attempts to address all review comments received from the review of the first draft. A noticeable difference is that the document has been reformatted to provide a better organization of information from introducing the project to understanding surveys, contexts and historic preservation to results of field reconnaissance and future surveys and priorities. It also addresses the corrections and recommendations from the HPB, SHF, HPA and HNP as they are strictly related to survey work. The revisions and edits



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do not cover larger historic preservation issues and matters on funding a Historic Preservation Department, establishing a functioning survey program or subjects that are already covered in HistoricCOS.

The purpose of the document as indicated above is to help our community assess the current state of survey documentation and make informed decisions regarding future survey projects. The plan does provide us with an understanding of surveys and contexts, the current environment of historic preservation, a detailed overview of past survey work and broad, high-level reconnaissance of our historic resources. Then it transitions to identify various geographic areas and themes for future surveys. It also provides a detailed discussion about prioritization and presents methodologies that could be implemented to improve the city's survey program. It does not provide a black and white recommendation on exact survey priorities or survey program, but it does provide the guidance so that we as City Planning Staff, HPB and preservation advocates can determine what is best now and into the future. Practically, the HPB and preservation advocates will now have a guidebook that can be referred to and refined so that in the coming years the City of Colorado Springs can shape its preservation program and develop quality surveys.

In conclusion, City Staff finds after completing its review of the Historic Resource Survey and Context Plan that it meets the required objectives and methodology as set forth by the City's Consultant Services Agreement and the State of Colorado's Grant Agreement, and it complies with PlanCOS and HistoricCOS, and can be approved by the Historic Preservation Board with the following conditions:

- 1) Final Plan is approved by History Colorado/State Historical Fund.
- 2) Correct reference to adopted Historic Preservation Overlay District to include properties that have been designated as an HP-O. Instead of the reference to the Old El Paso County Courthouse, original Broadmoor Hotel and Rock Ledge Ranch use City Hall, Chadbourn Spanish Gospel Mission and Russ-Amer Apartments.
- 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.



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- 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 other.