



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

July 9, 2025 - 5:45 PM

1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

B. CONSENT CALENDAR

1. Review and approval of the June 11, 2025 Regular Meeting Minutes

C. BOARD ACTION

D. DISCUSSION ITEMS

1. Review and discussion of short and long-term goals from the Historic Preservation Master Plan
2. Discussion regarding the proposed 150/250 Celebration planned for next year (2026).
3. Outreach Discussion
4. Review Future Meetings Calendar

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission
2. Communications from Town Board Liaison
3. Communications from Staff

F. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: July 9, 2025
To: Historic Preservation Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Review and approval of the June 11, 2025 Regular Meeting Minutes
Item #: B.1.

Background / Discussion:

Please see the attached June 11, 2025 Regular Meeting Minutes, for review and approval.

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

Approval of the June 11, 2025 Regular Meeting Minutes.

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. 2025-06-11 - HPC DRAFT Meeting Minutes



Historic Preservation Commission Regular Meeting

June 11, 2025 - 5:45 PM
1st Floor Conference Room, 301 Walnut Street, Windsor, CO
80550

MINUTES

A. CALL TO ORDER

CHAIRPERSON MELANIE STARCK CALLED THE MEETING TO ORDER AT 5:47 PM.

1. Roll Call

Present:	Melanie Starck, Chairperson ToniRae Andres, Vice Chairperson Kris Jabs, Secretary Jean Zuckewiler, Alternate Katherine (Katie) Molnar, Alternate (via Teams) Dave Herzer Ruth Brunner
Absent:	Brian Jones, Town Board Liaison
Also Present:	Kim Lambrecht, Long Range Planner, Staff Liaison Adelina Villarreal Ybarra, Administrative Analyst

Ms. Molnar briefly discussed her background in Historic Preservation as our newest Historic Preservation Commission Alternate member. Each member went around and introduced themselves to Katie while expressing their excitement for her as the newest Commission Member.

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Commission members took a moment to review the June 11, 2025 Historic Preservation Commission (HPC) Regular Meeting Agenda.

Historic Preservation Commissioner Starck moved to Approve the Review and Approval of the May 14, 2025 Historic Preservation Commission Regular Meeting Agenda, None seconded the motion. Roll call on the vote resulted as follows; Yeas - ToniRae Andres, Kris Jabs, Ruth Brunner, Melanie Starck; Nays - None; Motion Passed.

3. Public Invited to be Heard

NONE

B. CONSENT CALENDAR

1. Review and approval of the May 14, 2025 Regular Meeting Minutes

Please see the attached May 14, 2025 Regular Meeting Minutes, for review and approval. Commission members took a moment to review the draft May 14, 2025 Historic Preservation Commission Regular Meeting minutes. No modifications to the draft Minutes were requested.

Historic Preservation Commissioner Starck moved to Approve the Review and Approval of the May 14, 2025 Historic Preservation Commission Meeting Minutes, Historic Preservation Commissioner Andres seconded the motion. Roll call on the vote

resulted as follows; Yeas - ToniRae Andres, Kris Jabs, Ruth Brunner, Melanie Starck; Nays - None; Motion Passed.

C. BOARD ACTION

1. None

D. DISCUSSION ITEMS

1. Historic Preservation Month Open House Debrief / Lessons Learned

In order to plan for future public engagement events, the Commission should plan for a brief discussion regarding the May 30 Open House at the Historic Halfway Homestead. Additionally, the Commission may want to contemplate setting a tentative date, location, theme, etc. for next year's event so as to start the planning process a bit earlier. Commission members who attended the Historic Preservation Month Open House Celebration gave a brief summary of the highlights and key takeaways they gathered from the Historic Preservation Month Open House Celebration Event. Chairperson M. Starck and commission members expressed their gratitude and appreciation for all the assistance and Ms. Lambrecht's efforts and coordination in ensuring a smooth event turnout. The only disadvantage commission members experienced during the Open House was an unforeseen amount of rain, which Ms. Lambrecht confidently led the attendees and commission members through with patience and effective composure. Ms. Jabs mentioned the assistance of the networking tools and publicity utilized successfully informed community members about the Open House Event, which assisted in the great turnout. Mr. Herzer suggested we utilize the same day for our next Historic Preservation Month Open House in May 2026, for an increase in all-inclusive target audience demographics. Members made sure to note errors in set-up and contingency plans should weather conditions change on Event Day for the next Open House Celebration.

2. Outreach / Engagement Opportunities this summer

Staff has tentatively scheduled outreach opportunities at the ***Thursday July 17, 2025 Summer Concert (6:30pm-8:30pm)*** and the ***Saturday July 19, 2025 Farmer's Market (8:00am-12:30pm)***. Staff will coordinate getting a table with information to share, and will ask the Commission to divide up times to be available for engagement at those events. If these dates do not work, we can explore other options. Ms. Lambrecht has scheduled two outreach/engagement opportunities this summer to attend and network at the Town's Summer Concert Series on Thursday, July 17th, and the Town's Farmer's Market on Saturday, July 19th. Ms. Lambrecht and commission members discussed shifts for attendance. Ms. Andres recommended a Lunch N' Learn at Weld Re-4 District schools in town to provide outreach within the community. Ms. Lambrecht suggested outreach and engagement opportunities at our Town's annual Harvest Festival. Commission members agreed if availability with Special Events and sign-up allows for a booth to provide a networking opportunity. Chairperson Starck and Ms. Andres volunteered to compile a scavenger hunt activity for booth attendees at the Summer Concert Series and Farmer's Market Event community members. Ms. Andres proposed partnering with the Clearview Library to arrange special guest visits for 4th grade teachers, noting that this grade level aligns with the target age group's interest in history and corresponds with when history is taught in Colorado schools. Ms. Lambrecht kindly requested ToniRae to pursue those engagement opportunities and coordinate with Clearview Library and the local school district to finalize potential outreach opportunities. Commission members discussed swag ideas, door prizes, and trinket items to provide members of the public as a

tool to keep the audience's interests piqued.

3. Review Future Meeting Calendar

Please review the attached Future Meetings Calendar. There are several items listed under the June 11 date that have been previously noted by the Commission as topics for possible action. Additionally, refer to the list of Future Topics to include any of those items in the discussion of upcoming priorities. The goal will be to determine the next 'project(s)' that the Commission would like to undertake. Commission members discussed several strategies and proposed deliberation on our short-term and long-term goals. Ms. Andres suggested a discussion on the Town of Windsor's Historical Society's 150-250 Celebration. Commission members agreed to start discussions on a collaboration mixer event with Historical Preservation Commission Members and Historical Society Members to create the atmosphere for successful coordination with both the Historical Preservation Commission and our Historical Society for the 150-250 Celebration. Ms. Lambrecht suggested discussion on brainstorming be included for next month's agenda in July.

E. COMMUNICATIONS

1. Communications from the Historic Preservation Commission

Ms. Zuckweiler inquired about the future celebration date for Historic Preservation Month in the years to follow. Members discussed dates they would feel comfortable celebrating Historic Preservation Month to prevent any schedule conflicts between the target audience. Ms. Andres proposed compiling a quote or outreach opportunity for National Constitution Week in September to contribute a short historical fact from our Historical Preservation Commission. Commissioners agreed the quote and historical fact could be a fantastic outreach opportunity.

2. Communications from Town Board Liaison

Given Town Board Liaison B. Jones' absence; Ms. Lambrecht requested any communications from the Town Board Liaison. No updates or communications from Town Board Liaison at this time.

3. Communications from Staff

Ms. Lambrecht expressed updates on Community Development Renovations and optimism about the scheduled move. Staff Liaison also shared Planning's updates on hiring a Housing Needs Assessment Consultant to view Housing in Windsor and all factors surrounding that subject. Ms. Lambrecht also provided an update on Planning's Parking Management Plan which includes data collection at this time.

F. ADJOURN

HISTORIC PRESERVATION COMMISSIONER ANDRES MOVED TO ADJOURN, HISTORIC PRESERVATION COMMISSIONER JABS SECONDED THE MOTION. ROLL CALL ON THE VOTE RESULTED AS FOLLOWS; YEAS - TONIRAE ANDRES, KRIS JABS, RUTH BRUNNER, MELANIE STARCK; NAYS - NONE; MOTION GRANTED.

UPON A MOTION DULY MADE, CHAIRPERSON M. STARCK ADJOURNED THE MEETING AT 7:14PM.

Name, Title



MEMORANDUM

Date: July 9, 2025
To: Historic Preservation Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Review and discussion of short and long-term goals from the Historic Preservation Master Plan
Item #: D.1.

Background / Discussion:

The Historic Preservation Master Plan includes an extensive list and implementation schedule for action items to be contemplated by the Commission. The successful completion of the **Historic Preservation Toolkit** was the first of many opportunities to achieve the objectives and goals of the Preservation Plan. Attached find the Action Plan (Section 6) of the Preservation Plan for use in reviewing the list of potential actions, with the goal of discussing the short and long-term goals of the plan in order to determine possible next actions by the Commission.

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

N/A

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. Windsor Preservation Plan - FINAL_11.1.2023 - Action Items

Section 6 – Action Plan

6.1 Recommended Activities

These recommendations have been brought together into several broad categories, with timeframes attached. Although recommended timeframes are provided here, all actions will be subject to completion as staff availability and funding allows. Many items suggested here may become ongoing activities, while others can be removed upon completion. While most elements of the Historic Windsor Preservation Plan will remain valid well into the future, it is suggested that the Action Item List be revised on a relative frequent cycle to ensure that the goals remain timely, practical and are completed. The recommendation numbers are associated with the section of the plan that they relate to.

6.2 Action Item List

Task Area One: Community Survey and Education

Recommendation 1.3b: Create an educational toolkit for area contractors, real estate professionals, and town staff to continue their education in historic preservation. This educational approach to expanding the prevalence of historic preservation could cover a baseline understanding of what HP is, the history of the area, historic architecture, or technical skills that can be applied to restoration. With this toolkit, there should always be encouragement to pass knowledge and skills on, perpetuating and expanding the community capacity for Historic Preservation.

Recommendation 1.3c: Prioritize downtown as a vibrant core and focus historic preservation and enhancement efforts on this area.

Recommendation 1.3d: Maintain the Main Street Community Designation and reach for the benefits that the designation and program can provide.

Recommendation 1.3e: Survey residential buildings and consider protecting neighborhood districts by reviewing development and redevelopment in historic districts so that the characteristic of the historic neighborhoods remain intact but also enhance their long-term viability.

Recommendation 2.3a: Engage a professional historian to document and evaluate the sugar factory site, Main Street, correct other survey forms for Walnut Street, the Church Survey as well as conduct an update to the Architectural Guide to supplement the information and edit for accuracy.

Recommendation 2.3b: Support State or National Register designations for eligible sites. Consider a local designation for other eligible buildings and districts.

Recommendation 2.3c: Encourage the restoration of historic facades in the downtown area in collaboration with the Downtown Development Authority.

Recommendation 4.1b: Establish a robust information program on the rehabilitation and restoration of older structures within the community. This program would include information on the environmental

benefits of rehabilitation rather than a scrape-and-replace ethic. In the same way that most people understand the benefits of recycling as much household trash as possible, the environmental benefits of preservation should be made clear.

Recommendation 4.3d: Support and encourage attendance at the annual “Saving Places” Colorado Preservation conference by members of the HPC, planning staff, and interested Town Trustees.

Recommendation 4.3e: Provide educational opportunities for elected officials and department staff, hosted by the HPC, where they can become more knowledgeable about various aspects of preservation and how it can benefit the town economically and be integrated into many aspects of the town’s operations.

Recommendation 4.3f: Consider putting a guide to Windsor’s working-class architecture on the website to encourage residents to think about how smaller, often vernacular buildings can be just as important as the larger or more high-style ones found in big cities.

Recommendation 5.1a: Update and improve existing surveys and provide additional survey activities and historic context work as needed.

Recommendation 5.8: Complete a historic context study on the topic of underrepresented communities.

Task Area Two: Identify Additional Historic Resources and Establish Historic Districts

Recommendation 5.2a: Consider a local landmark process for all buildings and sites already listed in or eligible for listing in the National Register of Historic Places and/or the Colorado Register of Historic Properties.

Recommendation 5.6: Consider the establishment of one or more additional historic districts to include the Windsor Lake area and key residential neighborhoods.

Recommendation 5.1c: Increase the number and diversity of individually landmarked properties is an area of preservation that merits attention from the Town of Windsor. Districts should be considered for the local landmarking process.

Task Area Three: Branding and Community Outreach

Recommendation 1.3a: Expand the online resource Windsor Online Walking Tour to include the Walnut St. Survey historic residential properties and other notable historic sites to the map. Collaborate with the County and neighboring municipalities such as Severance, Timnath, and Loveland to identify historic resources within the 3-mile plan area. Include these resources in the Map in Section 7.1.

Recommendation 4.2a: Expand the Town of Windsor’s preservation awards program to take place on an annual basis and be more robust. Give out tangible awards, such as plaques that can be displayed and shared proudly. Create a page for the awards program on the town website that includes the full list of recipients from 2011 to the present time.

Recommendation 4.3a: Create a cohesive digital and print style to be utilized for all outreach and programmatic materials addressing historic preservation. A town social media account should be dedicated

to the purpose of promoting the importance of historic preservation, keeping community members engaged, and posting historic photographs to confirm this visceral connection to past times.

Recommendation 4.3b: Facilitate the launch of a branding campaign for Historic Preservation utilizing input from ongoing public engagement. A playful “pick your favorite” with options that encapsulate a historic theme could be a good engagement strategy.

Recommendation 4.3h: Engage in other educational activities in the community In addition to ongoing improvement of the website. The HPC should continue to engage in the development of a regular schedule of tours and lectures that focus upon historic resources and preservation topics.

Recommendation 4.4a: Develop a unified wayfinding and interpretive signage design and branding program for historic sites and districts to create a sense of place.

Task Area Four: Improvements to the Town’s Preservation Policies

Recommendation 3.1a: Collaborate with the Downtown Development Authority (DDA) on implementing façade improvements that restore the historic appearance of downtown street and promulgate the importance of retaining historic characteristics.

Recommendation 4.1a: Promote State Historic Tax Credit programs to stimulate historic preservation activity and economic development in Windsor Provide a website link to the tax credits page on the History Colorado website: <https://www.history Colorado.org/preservation-tax-credits>

Recommendation 4.1c: Implement a program to develop Certified Neighborhood Organizations that would include all historic neighborhoods within the town. A Certified Neighborhood Organization (CNO) program, similar to one that has been implemented in Denver but tailored to the needs and scale of Windsor, would perform uniform training for neighborhood leaders and a mechanism for representation before boards and Town Trustees on matters relating to the historic neighborhoods.

Recommendation 5.4a: Create and circulate the HPC design standards and review criteria so that residents can easily understand a standard review process.

Recommendation 5.4b: Keep a living list of historic preservation professionals and groups dedicated to historic accuracy or that have demonstrated interest in history, architecture, archaeology, engineering, and culture in order to help answer technical questions, confirm accuracy for future design standards, historic stories, etc. Ideally, the list prepared by the HPC will include local groups and individuals but also State and Federal Historic Preservation Officers and contacts that they might recommend for support.

Recommendation 5.5a: Streamline Eligibility Criteria for Local Landmarking. Guidance for the process could be provided by a preservation consultant, the Colorado Department of Local Affairs, or the State Historic Preservation Office.

Action Item Matrix

Town of Windsor: Historic Preservation Master Plan

Near Term  Long Term

Task Area One - Community Survey and Education

- 1.3b Create an Educational Toolkit
- 1.3c Prioritize Downtown as a Vibrant Core
- 1.3d Maintain the Main Street Community Designation
- 1.3e Survey Residential Buildings and Consider Protecting Neighborhood Districts
- 2.3a Engage a Professional Historian to Document and Evaluate Historic Properties
- 2.3b Apply for State and National Registration for Eligible Sites
- 2.3c Prioritize the Removal of Old-World Motif from Downtown Facades
- 4.1b Establish a Robust Information Program for Rehabilitation/Restoration
- 4.3d Support/Encourage "Saving Places" Colorado Preservation Conference Attendance
- 4.3e Provide Education Opportunities for Elected Officials/Town Staff hosted by the HPC
- 4.3f Create a Guide to Windsor's Working-Class Architecture
- 5.1a Update and Improve Existing Surveys
- 5.8 Complete a Historic Context Study

Task Area Two - Identify Additional Historic Resources and Establish Historic Districts

- 5.2a Begin Local Landmark Process for Properties Already on National and State Registers
- 5.7 Consider the Establishment of Historic Districts
- 5.1c Increase the Number and Diversity of Individually Landmark Properties

Task Area Three - Branding and Community Outreach

- 1.3a Create a Cohesive Digital/Print Style for Outreach Purposes
- 4.2a Facilitate the Launch of a Branding Campaign for Historic Preservation
- 4.3a Engage in Other Education Activities for Residents
- 4.3b Develop a Unified Wayfinding and Interpretive Signage Design
- 4.3h Expand Windsor Online Walking Tour
- 4.4a Reactivate Town Preservation Awards Program and Create Page on Website

Task Area Four - Improvements to the City's Preservation Program

- 3.1a Collaborate with the Downtown Development Authority
- 4.1a Promote State Historic Tax Credit Programs
- 4.1c Implement a Development Program for Certified Neighborhood Organizations
- 5.4a Create/Circulate HPC Design Standards and Review Criteria to Residents
- 5.4b Update Historic Preservation Professionals/Groups List for Historic References
- 5.5a Streamline a Review/Revise Process for Current Landmark Eligibility Criteria



MEMORANDUM

Date: July 9, 2025
To: Historic Preservation Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Discussion regarding the proposed 150/250 Celebration planned for next year (2026).
Item #: D.2.

Background / Discussion:

Discussion regarding opportunities for the Commission to be a part of the 150/250 celebrations for the year of Colorado Statehood (1876) and the year of the signing of the Declaration of Independence (1776). Additionally, a local celebration of the 50th anniversary of the restoration and opening of the Train Depot as the Windsor Depot Centennial Museum (1976) may also be included in any plans/events that evolve. Initial discussions regarding these events stemmed from possible opportunities to collaborate with the Windsor Severance Historical Society (WSHS), and their celebration plans.

In advance of any event collaboration, the Commission may consider reaching out to the WSHS to participate in an informal 'meet and greet' mixer - either at an event specifically between the HPC and WSHS, or at an existing event (opportunity noted below).

SEVERANCE TOWN HALL
 COMMUNITY IMPROVEMENT
 V.S. SEVERANCE WOMEN
 CLUB CLUB CLUB

SEVERANCE INN
 MIXED DRINK

WINDSOR-SEVERANCE HISTORICAL SOCIETY
 That the Future May Learn from the Past...

WINDSOR-SEVERANCE HISTORICAL SOCIETY
 50TH ANNIVERSARY
 1976-2026

SEVERANCE CHAMBER OF COMMERCE

Colorado Day
 August 1, 2025

WSHS is a 501 (C) 3 nonprofit.
 thewshs.org.

WINDSOR-SEVERANCE HISTORICAL SOCIETY
Celebrate With Us!
 FRIDAY, AUGUST 1ST, 4:30 - 6:30 PM
 VECINOS MEXICAN GRILL & CANTINA
 385 W 4TH AVE . SEVERANCE . (970) 688-4808

- . Hear local history & stories
- . Learn about our organization
- . Enjoy tasty appetizers
- . Cash bar
- . Ribbon Cutting for WSHS

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

N/A

CC:

Scott Ballstadt, Director of Planning

Attachments:



MEMORANDUM

Date: July 9, 2025
To: Historic Preservation Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Outreach Discussion
Item #: D.3.

Background / Discussion:

Staff has had a request to continue the outreach discussion brought up at last month's meeting, regarding the HPC sponsoring a program with and/or at the Library. If Commissioners have thoughts or ideas about this suggestion, please bring them to the meeting.

Additionally, another outreach opportunity has presented itself. The Art & Heritage Museum is hosting an **open-house**-style event that will be open to all ages at the Eaton House (130 N. 5th Street) on **Friday August 15th from 6pm - 8:30pm**. The event will focus on water-related activities (due to the Eaton House being available for ditch riders and having ties to Colorado water history), and will have booths from partners, food trucks and water-related activities. The HPC has been asked whether or not they would be interested in participating by setting up a booth for the event. The booth can simply be an information table, or, if you'd like, the Commission can focus on a water-related theme.

If the HPC is interested in participating, we will need volunteers to show up that evening to sit at the booth. Staff will coordinate with the Museums group, and will prepare any material that the Commission would like to include. Staff will have a sign up sheet, if you are interested in participating.

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

N/A

CC:

Scott Ballstadt, Director of Planning

Attachments:



MEMORANDUM

Date: July 9, 2025
To: Historic Preservation Commission
From: Kimberly Lambrecht, Long Range Planner
Re: Review Future Meetings Calendar
Item #: D.4.

Background / Discussion:

Please review the attached Future Meeting Calendar. Several items of interest have been brought up over the last several months as possible future topics of discussion or action. In conjunction with consideration of the Action Items outlined in agenda item D.3, the Commission might consider assigning tentative meeting dates for discussion of these items of interest.

Financial Impact:

N/A

Relationship to Strategic Plan:

N/A

Recommendation:

N/A

CC:

Scott Ballstadt, Director of Planning

Attachments:

1. HPC Future Meetings Calendar - July 2025



**HISTORIC PRESERVATION COMMISSION
FUTURE MEETINGS DISCUSSION ITEMS**

DATE	TOPIC
June 11, 2025 5:45 P.M.	Discuss any future projects that might warrant a grant Brainstorm Outreach Ideas
July 9, 2025 5:45 P.M.	Mixer with WSHS 150/250 Celebration Review HPMS Short and Long Term Goals Assign Future Topics to tentative meeting dates
August 13, 2025 5:45 P.M.	TENTATIVE - Board Action for Local Landmark Designation.
September 10, 2025 5:45 P.M.	
October 8, 2025 5:45 P.M.	
November 12, 2025 5:45 P.M.	
December 10, 2025 5:45 P.M.	
January 14, 2026 5:45 P.M.	
February 11, 2026 5:45 P.M.	Meeting CANCELLED – Saving Places Conference (February 11-13, 2026)

Future Topics:

- Tour of the Town’s Museum / Historic Artifacts Storage Facility
- Educational materials for outreach
- Letters to property owners eligible for Local Historic Designation
- Outreach to the Poudre Valley Cemetery – need to touch base with Caitlin H.
- Introductory meeting with Windsor Severance Historical Society
- Website updates
- Windsor Lake – Historical Research – ongoing discussion
- Local designations for the First United Methodist Church and the Kaplan-Hoover Site
- Commissioner ideas

Upcoming Meeting Dates*

<u>Wednesday July 9, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday August 13, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday September 10, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday October 8, 2025</u>	5:45 P.M.	Regular HPC Meeting

<u>Wednesday November 12, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday December 10, 2025</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday January 14, 2026</u>	5:45 P.M.	Regular HPC Meeting
<u>Wednesday February 11, 2026</u>	5:45 P.M.	Regular HPC Meeting (CANCELLED)

- * May not include any Historic Preservation Commission (HPC) work sessions which may be requested and may also be scheduled for these dates. Regular meeting dates may be changed to a work session at the discretion of the Chair when no action items are present.