



PARK HISTORIC DISTRICT – A HISTORIC PRESERVATION OVERLAY

8.B: ZONE-24-0018

PLANNING COMMISSION

FORMAL – APRIL 9, 2025



8.B

Parkside District



QUICK FACTS

Address:

5, 9 and 23 West Willamette Ave; 3 Beverly Pl; 526, 702, 710, 712, and 720 N Cascade Ave; 602, 610, 614, and 620 Park Terrace; 30 Mesa Rd; and 724 and 730 N Cascade Ave, and 11 West Dale St

Zoning:

R-2 (Two-Family), R-5 (Multi-Family High), MX-N (Mixed-Use Neighborhood), and MX-T (Mixed-Use Transition)

Site Area

4.29 Acres (15-properties)

Land Use

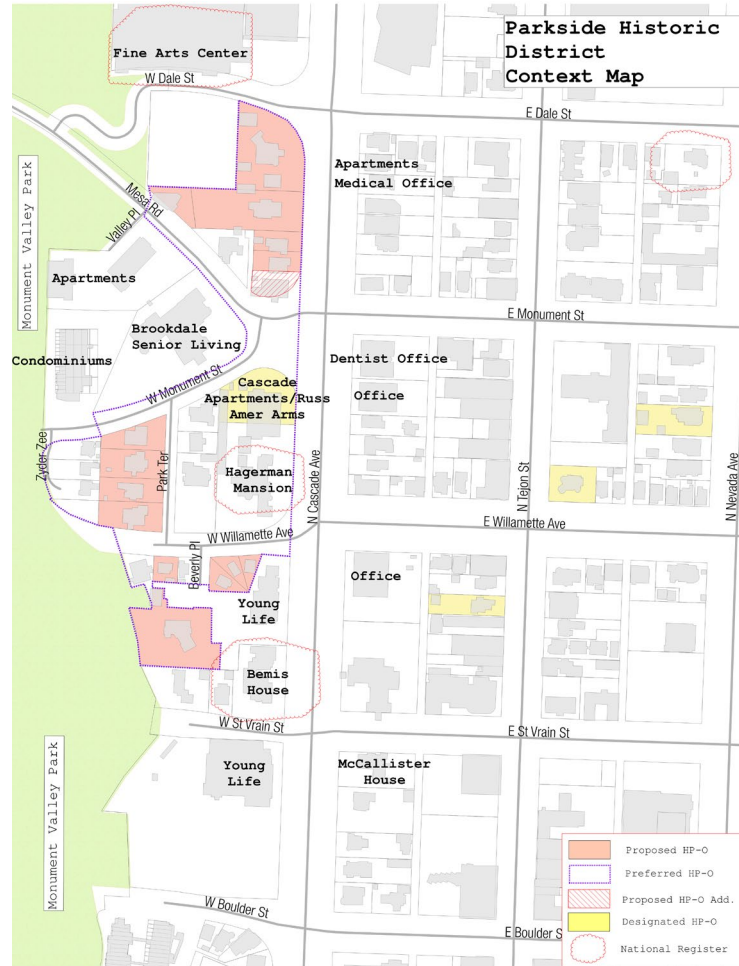
Residential

APPLICATIONS

(1) Zone Map Amendment (Rezoning)

- Historic Preservation Overlay District

CONTEXT MAP



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Parkside District



PROJECT SUMMARY

File #(s):

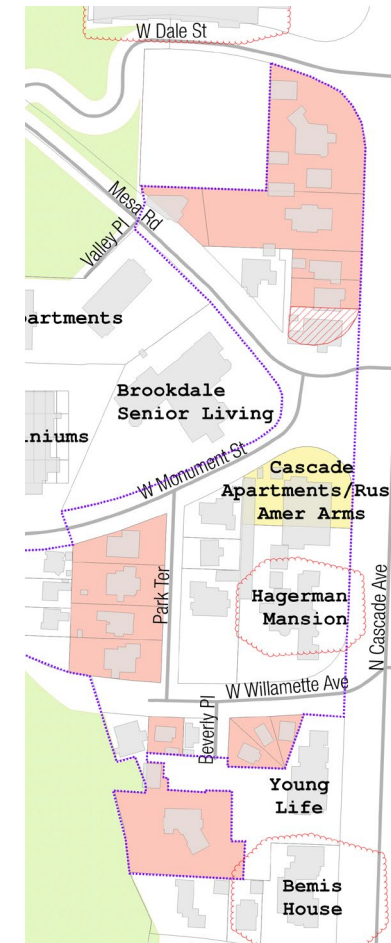
ZONE-24-0018

Background:

- 1872 Town of Colorado Springs
- Development started in 1885 and continued in 1950's
- 7-decades of Development
- 3-eras of City Growth – Little London, Cripple Creek Boom and Post-War
- Variety of Architectural Styles – Queen Ann, Craftsman, Mid-Century Modern
- Has both Historical and Architectural Significance

APPLICATION

The application proposes adding a Historic Preservation Overlay (HP-O) designation to 4.29 acres that includes a total of 15 properties (a total of 17-buildings)



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Parkside District



PROJECT SUMMARY

File #(s):

ZONE-24-0018

Project Proposal:

- Designates 4.29 acres, 15-properties and buildings as Historic Preservation Overlay District.
- All owners have consented to the application.
- Complies with PlanCOS and HistoricCOS both of which support new HP-O's
- Proposes Design Standards to administer future work and ensure district architectural character is maintained.
- Recommended standards are the Secretary of Interior Standards for Rehabilitation with the Old North End Interpretive Guide as a resource for good preservation work.

CHARACTER



PARKSIDE HISTORIC DISTRICT



TIMELINE OF REVIEW



Initial Submittal Date

August 17, 2024

Number of Review Cycles

Three (3) Review Cycles

Item(s) Ready for Agenda

January 13, 2024 – HPB

March 3 - CPC

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STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	4, Initial Review, Neighborhood Meeting and Historic Preservation Board
Postcard Mailing Radius	1,000 feet, plus Uptown Neighborhood Association and Downtown Partnership
Number of Postcards Mailed	273, mailed 4X – Initial Review, Neighborhood Mtg, HPB and CPC Public Hearing
Number of Comments Received	Seven (7) public comments

PUBLIC ENGAGEMENT

- Majority of comments received strongly supported the application.
- Supported by Historic Preservation Alliance and Historic Neighborhood Partnership.
- Opposition from 615 Zyder Zee – increase maintenance and renovation costs, and unpredictable review process.
- The application has been viewed positively with broad support.

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APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.

8.B

APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

Criteria for Approval (Continued)

8. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

Statement of Compliance

ZONE-24-0018

After review of the application, Staff finds the approval criteria for a zone map amendment are met.

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APPLICATION REVIEW CRITERIA



7.2.608: Standards for Designation of Areas for Zoning Overlay

An area may be designated for historic preservation overlying zoning if it has either historical or architectural importance:

1. Historical Importance. The structure or area:

- a. Has significant character, interest or value, as part of development, heritage or cultural characteristics of the city, state, or nation;
- b. Is the site of a historic event with significant effect upon society;
- c. Is identified with a person or group of persons who had significant influence on society; or
- d. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

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APPLICATION REVIEW CRITERIA



7.2.608: Standards for Designation of Areas for Zoning Overlay (Cont.)

1. Architectural Importance. The structure or area:

- a. Portrays the environment of a group of people in an era of history characterized by a historically important and distinctive architectural style;
- b. Embodies architecturally distinguishing characteristics;
- c. Is the work of an architect or builder whose individual work has influenced the development of the City;
- d. Contains elements of architectural design, detail, materials, or craftsmanship that represent a significant innovation; or
- e. Contains buildings that, although individually lacking distinction, collectively display distinguishing characteristics.

Statement of Compliance

ZONE-24-0018

After review of the application, Staff finds that the proposed HP-O meets the standards for designation.

8.B

Planning Commission Optional Motions



ZONE-24-0018 – Parkside Historic District

1. Motion to Approve

Recommend approval to City Council the Zone Map Amendment to designate 4.29 acres as Historic Preservation Overlay District (HP-O) located west of North Cascade Avenue between West Dale Street and West Willamette Avenue, based upon the findings that the request complies with the Standards for Designation of Areas for Zoning Overlay as set forth in City Code Section 7.2.608.B and the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704 with the following condition:

- 1) The Parkside Historic District Design Standards as proposed in the initial application are approved with changes as follows: (a) the "Old North End Interpretive Guide" is incorporated into the standards by reference or exhibit to be a supporting document for guidance and results at all levels of historic rehabilitation work in the District; and (b) add a reference to the Design Standards stating, "for additional information on the Secretary of the Interior Standards for Rehabilitation visit the National Park Service's Historic Preservation Tax Incentives page ([Standards for Rehabilitation](#)).

2. Motion to Deny

Recommend denial to City Council the Zone Map Amendment to designate 4.29 acres as Historic Preservation Overlay District (HP-O) located west of North Cascade Avenue between West Dale Street and West Willamette Avenue, based upon the findings that the request does not comply with the Standards for Designation of Areas for Zoning Overlay as set forth in City Code Section 7.2.608.B and the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.

