

## PUBLIC COMMENT

Parkside Historic District

ZONE-24-0018

West of N Cascade Avenue and East of Monument Valley Park  
between W Dale Street and W St Vrain Street



1. **Harrison Sokol**  
February 26, 2025

Hello,

I would like to submit a public comment on the proposed Parkside Historic District.

I believe that it is imperative to designate more historic districts in Colorado Springs. We have a rich legacy here that has unfortunately been chipped away year after year. It is my understanding that it's been quite awhile since we've had an entire district designated with the HP-O. As such, this is an exciting proposal.

I fully support the Parkside Historic District proposal, and additionally request that City Planning works on expanding the district once their plate is less full. The Cascade Apartment complex is especially worthy of designation, and the city should strive to protect its assets.

Thanks,  
Harrison Sokol

2. **Tim Boddington for the Historic Preservation Alliance**  
January 27, 2025

Good evening,

The Historic Uptown Neighborhood represented by Cheryl Brown is on your Feb 3 schedule to present a request for an HP Overlay Zoning change for the Historic Parkside neighborhood. The Historic Preservation Alliance of Colorado Springs wishes to whole heartedly endorse this zoning request. The HPA has, in fact, contributed funds to support the application. It is the first HP Overlay request in twenty-five years and certainly deserves the support of the Planning Dept, the Planning Commission and City Council. The request however, requires the education of every commission and board along the way because it is such a rare request. Does the Planning Commission and Council know the specifics of the ordinance that supports this zoning request? The HPA is here to assist if necessary. I therefore hope the HP Board will give it their broad support and help move this request forward.

Most sincerely,  
Tim Boddington  
President, HPA

3. **James Sexton**  
September 16, 2024

Dear William Gray,

I am writing to express my opposition to the proposed Parkside historic overlay district rezoning in our neighborhood (record number ZONE-24-0018). While I understand the desire to preserve the historic character of our community, I believe that this rezoning would increase the cost of maintenance and renovation for homeowners and that existing zoning regulation is sufficient without being excessively burdensome.

The restrictions and encumbrances imposed by a historic overlay district are subject to change in the future without homeowner consent. It may become more or less strict over time as board members change, rather than having a clear set of enforceable rules (i.e. the current zoning) that does not change every time a board member leaves and a new one enters. Having such an unpredictable approval process makes it hard to plan and budget for renovations when the homeowner can't reasonably know ahead of time whether they will be approved or not.

In regard to our house (615 Zyder Zee, and possibly other houses on Zyder Zee, which were originally going to be included in the proposed historic overlay district but have since been removed from consideration), I will note there is a deed restriction limiting building height to 30 feet. I know initially there was a concern that someone would buy up all the houses on Zyder Zee, tear them down, and build a large apartment or condo complex. Between the existing zoning and the deed height restriction, that's not really a possibility.

On a personal note, when we were buying a house in Colorado Springs a little over 3 years ago, we were specifically seeking out areas that were not covered by an HOA. Unlike an HOA, which a prospective homeowner is aware of when buying a house and can take into consideration when making their purchasing decision, this historic overlay district would be introduced after the fact, allowing existing homeowners no mitigation if they don't approve of the new historic overlay district except for selling their house. I also know we would have instead looked elsewhere if the house we purchased had been covered by a historic overlay district. When existing homeowners go to sell, we may similarly miss out on new homeowners who would be excellent neighbors but don't want the restrictions a historic overlay district entails.

Sincerely,  
James Sexton

4. **Downtown Partnership**

August 27, 2024

Mr. Gray,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by the Historic Uptown Neighborhood. The request is to amend existing zones by the addition of the Historic Preservation Overlay Zone for 14 properties (16 buildings) of the Parkside District consisting of approximately 4.144 acres, located generally south of West Dale Street, west of North Cascade Avenue, properties fronting West Willamette Avenue to the south, and Monument Valley Park/Brookdale residence to the west, and approval of the associated design standards.

The Downtown Partnership supports the approval of the Historic Preservation Overlay Zone and associated design standards for the properties that have conveyed written support for Historic Uptown's application. The properties identified display historic and architectural significance through decades of local history and are worthy of preservation. Furthermore, the plan aligns with a variety of goals and opportunities in the City's Comprehensive Plan, the Historic Preservation Plan, and the Experience Downtown Master Plan in honoring our history through the respect and preservation of unique and historic assets.

We look forward to the continued preservation of historic architecture north of the Downtown core.

Sincerely,

Chelsea Gondeck  
Director of Planning & Mobility

5. **Jim Foster**

August 31, 2024

Hi William,

I live at 602 Park Terrace, which is one of the properties being considered for re-zoning. Reference record number ZONE-24-0018.

A question occurred to my wife (cc'ed) and me: will this change the R2 designation that the property currently has?

Thank you,  
Jim Foster