



PARKSIDE HISTORIC DISTRICT



Quick Facts

Applicant/Property Owner

Historic Uptown Neighborhood Association on behalf of 15 property owners

Design Consultant

Cheryl Brown, President, Historic Uptown Neighborhood and Tim Scanlon

Address / Location

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

TSN(s)

Multiple (not included)

Zoning and Overlays

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

Land Use

Residential

Applicable Code

Unified Development Code

Council District No. 3

Project Summary

The Applicant is requesting the city designate 4.29 acres as Historic Preservation Overlay District (HP-O) to be known as Parkside Historic District ("District"). The district is comprised of the following 15-properties; 11 West Dale Street; 730, 724, 720, 712, 710, 702 and 526 North Cascade Avenue; 5, 9 and 23 West Willamette Avenue; 3 Beverly Place; 602, 610, 614, and 620 Park Terrace Drive; and 30 Mesa Road.

File Number	Application Type	Decision Type
ZONE-24-0018	Zone Map Amendment (Rezone) for a Historic Preservation Overlay (HP-O)	Quasi-Judicial

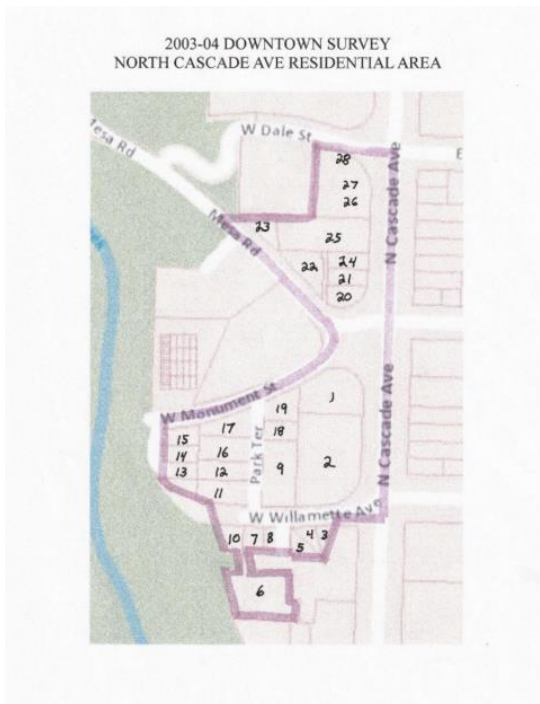
Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	Addition No. 5 to City of Colorado Springs, Balzer Resubdivision, Daniel Kleber Subdivision No. 2, Lefkowsky's Resubdivision, Map of Lefkowsky's Resubdivision of Block G, Addition No. 5 to City of Colorado Springs, P.R.J. Subdivision	1893, 1944, 1986, 1923, 1925, 1997
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

Site History

The property is in the Town of Colorado Springs Annexation that dates to 1872. It is made up of several subdivisions that span decades of the city's history as identified in the "Prior Land-Use History and Applicable Actions" table shown above. The Parkside District was first identified in the 1983-85 City of Colorado Springs Downtown Survey as a potential National Register District, and again with the 2004-04 Downtown Intensive Survey. In both surveys it was concluded that "district potential exists in this district," meaning that the area possessed historical and architectural characteristics to be listed on the National Register of Historic Places.



Development in the District began in 1885 with the Hagerman Mansion at 610 N Cascade Avenue. A main reason for the construction of the Hagerman mansion was because Mr. Hagerman was seeking relief from tuberculosis. English characteristics were common, particularly displayed in the Victorian eclectic architecture, and this is a reason why early development in the district was coined the Little London Era. North Cascade Avenue at this time became the most prestigious parkway in the city. Many would say that it maintains this status today.

The Cripple Creek Mining Boom of the 1890's started the next era of building and development. With it brought Dutch Colonial and Craftsman style homes into this residential area. This era ended with declining gold output in Cripple Creek and the United States entry into World War I.

The growing maturity of the city introduced the next period of development for Parkside. In 1916, the Cascade Apartments at 702 North Cascade Avenue were constructed. The apartment building had six (6) apartments, and its architecture had Craftsman style features such as overhanging eaves, exposed rafter ends, multi-light sash windows and front dormers. A couple from Beaumont, Texas ushered in new construction in the 1920's with the Lefkowsky Subdivision. Nine (9) single-family homes were built by 1926, and seven of them were designed by Benjamin Lefkowsky. These homes are located on Park Terrace Drive, and there are three (3) that face Monument Valley Park. The homes are relatively small, one and one-half stories to stories. A characteristic shared

with these homes is the inclusion of attached garages, some facing the street and others located at the rear of the property. It is with this period that we see the influence of the automobile in architectural design.

In the 1940's the North Cascade Residential Area saw its first modern-style residences and are located at 20 and 30 Mesa Road. The most recognized of these residences is the Tilley Home at 30 Mesa Road. The Tilley's were artists and are well-known and influential in cultural circles and are long associated with the Fine Arts Center.

The last of the properties in the Parkside District are a pair of duplexes on the grounds of the Gwynn/Love House at 730 North Cascade Avenue. These homes are simple ranch style buildings with front porches. They demonstrate how the addition of new dwellings adjacent to a more historic home and different architectural type can be respectful to the historic fabric a neighborhood.

A full and detailed account of the Parkside District is provided in the application (see **“Attachment 1-Parkside District Nomination”** and **“Attachment 2-Changes Summary”**).

The Parkside District exhibits historic value in that it represents seven (7) decades of development in the City. The two (2) most significant being the Little London and Cripple Creek Boom eras. As a result, it is filled with a variety of architectural styles that form its character. Examples of architecture types in the district area Queen Anne, Mediterranean Revival, Craftsman, and Mid-century Modern.

Applicable Code

All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

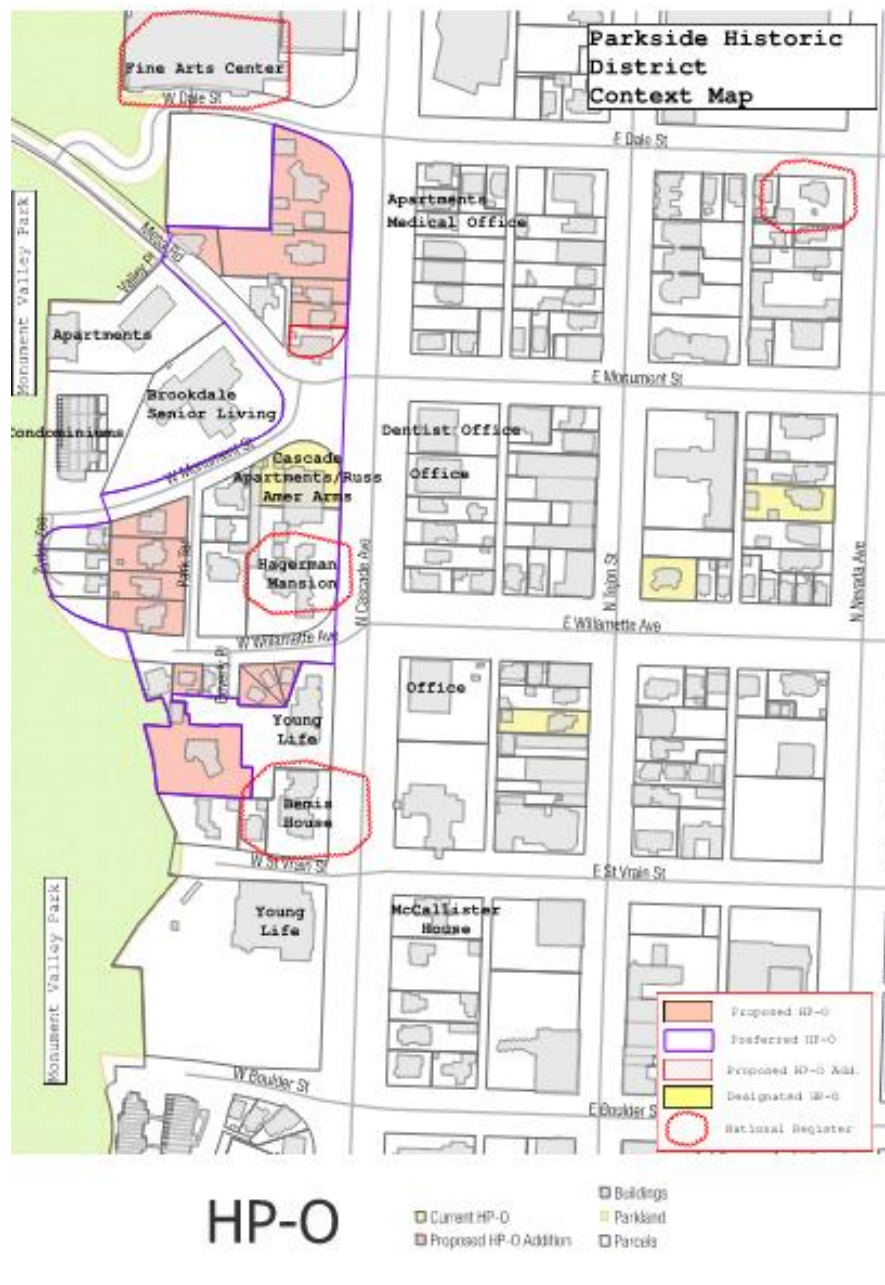
	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-T (Mixed-Use Transition)	Civic	Colorado Springs Fine Arts Center
West	R-2 (Two-Family), R-5 (Multi-Family Hight), PK (Public Parks)	Residential and Public Parks	Senior Living, Condominiums, Single-Family Homes, and Monument Valley Park
South	OR (Office Residential), R-5 (Multi-Family High), Religious Institution, MX-N (Mixed-Use Neighborhood Scale)	Office, Residential	Young Life, Apartments

East

MX-T (Mixed-Use
Transition), OR
(Office Residential),
R-5 (Multi-Family
High), MX-N
(Mixed-Use
Neighborhood
Scale)

Dentist Office, Counseling Services, Medical Offices,
Apartments

Context Map (see “Attachment-3 Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	4, Initial Review, Neighborhood Meeting, Historic Preservation Board public hearing, and Planning Commission public hearing
Postcard Mailing Radius	1,000 feet, and Uptown Neighborhood Association
Number of Postcards Mailed	192, mailed 4 times – Initial Review, Neighborhood Meeting and Historic Preservation Board Public Hearing.
Number of Comments Received	A total of eight (8) public comments were received. One (1) was a phone call that strongly emphasized that they did not want to be included in the proposed Historic Preservation Overlay. Two (2) other calls were from property owners in support of the Parkside District. There was an email that explained how the owner did not support the HP-O and an email wanting to know if the application would change the base zone district of their property. All other emails received were in support of the application. (see “Attachment 4-Public Comment”) . Finally, an additional property was included into the proposed district from a pre-application meeting with a person that was a strong historic preservation advocate and a future owner with the proposed HP-O.

Public Engagement

Public engagement for the application was the City's required public notice requirements for a Zone Map Amendment (Rezoning). Postcards were sent to property owners that are within 1,000 feet of the proposed district and posters were placed in multiple locations. In addition, a Neighborhood Meeting was held for this application on January 22, 2025. The Neighborhood Meeting would be categorized as a success as it confirmed the owner and community support for this application.

Timeline of Review

Initial Submittal Date	August 17, 2024
Number of Review Cycles	3 review cycle
Item(s) Ready for Agenda	January 13, 2024

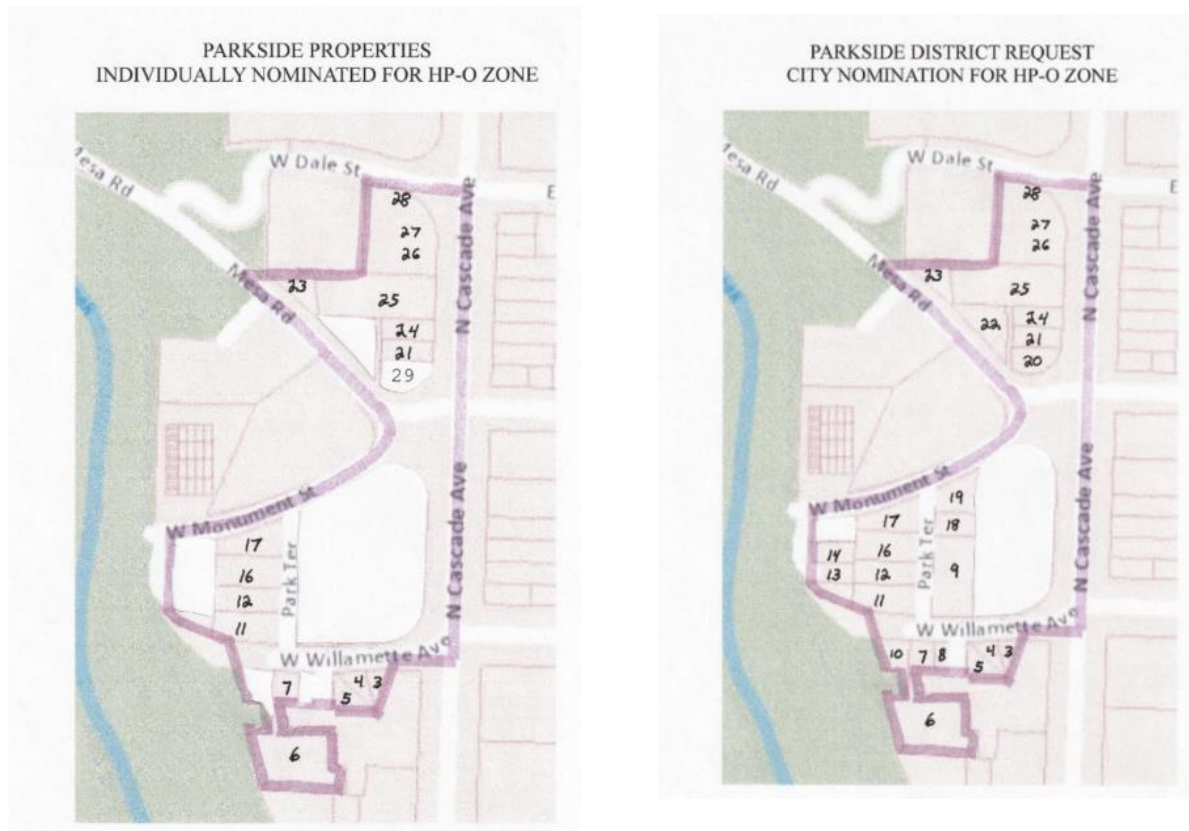
Agency Review

There was no outside agency review of this application.

Zone Map Amendment (Rezoning) and Historic Preservation Overlay (HP-O)

Summary of 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) to be known as the Parkside District, located generally south of West Dale Street, west of North Cascade Avenue, properties facing West Willamette Avenue to the south, and east of Monument Valley Park. The map below titled “Parkside Properties Individually Nominated for HP-Zone” shows the Parkside District that is formally under consideration. The other map is the preferred HP-O for the Parkside District and it consists of 23 properties (a total of 27 buildings). It is the preference because it is a more inclusive and cohesive representation of the North Cascade Residential Area that was documented in both the 1983-85 City of Colorado Springs Downtown Survey and again with the 2004-04 Downtown Intensive Survey. These surveys identified the area, shown by a dark pink line on the maps below, as a potential National Register District.



A main reason for application proceeding forward as it is proposed is because the application was submitted by the owners of properties within the Parkside District. If an application is owner-initiated all owners must consent to submitting the application, and this consent could only be obtained from 15 properties. The Applicant did request that the City initiate or include the remaining properties in the request as is provided for in the Unified Development Code (“UDC”). The UDC does give authority to the City Council, Planning Commission and the Historic Preservation Board to initiate zone map amendments. City Planning Staff requested that if the Applicant desired the application to be pursued in partnership it waits until the completion of the Historic Resource Survey Plan. We pretty much indicated that our plate was full. The designation of an HP-O would require a robust public engagement process by the city particularly to provide information, educate, and gain as much consent as is practical in support of the proposal prior to initiating formal adoption proceedings. City Planning Staff felt that the owner-initiated application was a good middle ground to establish the Parkside District with the backing and support of all property owners. Even though not entirely whole, the properties that are included do form a cohesive grouping of resources that define the Parkside District. This is exemplified and identified

in the Parkside District Nomination (**see “Attachment 1-Parkside District Nomination” and “Attachment 2-Changes Summary”**).

In addition, the application requests the approval of associated design standards to administer the district. In the initial application the Applicant proposed using the Secretary of Interior’s Standards to administer review of work in the district. City Planning raised some concern as these standards are very broad, philosophical principles developed by the federal government for reviewing work on individual buildings receiving federal grant funds and tax credits. We felt it made better sense to create a local (district-specific) design guideline document based on the principles of the standards and reflective of the historic character and qualities of Parkside Historic. City Staff did understand the reasoning for the proposed use of the Secretary of Interior’s Standards as the Applicant did not have the resources or budget to create these standards. Further, the Secretary of Interior’s Standards would be the basis for any district specific design standards.

The Applicant and City Planning have worked together to bring resolution to the design standards issue. To conclude, both the Applicant and City Planning agree that the most appropriate set of design standards for the Parkside District currently are the Secretary of the Interior’s Standards for Rehabilitation as originally proposed (**see “Attachment 5-Design Standards”**). Along with this recommendation, it has been agreed to reference within the design standards the “Old North End Neighborhood Interpretive Guide” as a supporting document and informative resource to help assure that preservation work meets the design standards and preserves the historic character of the neighborhood (**see “Attachment 6-Intpretive Guide”**). To this end, the design standards need a revision that includes the following:

- 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](#))”.

A power and duty of the Historic Preservation Board is to “develop, and recommend for Council adoption, design standards to establish criteria for use by the board in the consideration of an application for a report of acceptability for properties in the HP-O district.” This is an essential duty and tool of the Historic Preservation Board to ensure the character of a Historic Preservation Overlay District is maintained over time.

The Historic Preservation Board reviewed the application at its regular meetings held on February 3, 2025, and March 3, 2025, and recommended unanimous approval (7-0 vote) for the Parkside Historic District (**see “Attachment 7-February HPB Minutes” and “Attachment 8-March HPB Minutes”**). The Historic Preservation Board in its decision also confirmed that the appropriate design standards for the district are the “Secretary of the Interior Standards for Rehabilitation”, with the revision as is stated above.

UDC Section 7.2.608, Historic Preservation Overlay (HP-O)

A. Purpose

The economic, cultural, and aesthetic standing of Colorado Springs cannot be maintained or enhanced by disregarding the historical and architectural heritage of the City and by ignoring the destruction or defacement of cultural assets. The protection, enhancement, perpetuation, and use of structures and areas of historical or architectural significance located within the City is a public necessity and is required in the interest of the prosperity, civic pride, and general welfare of the people. The purpose of the HP-O district is to:

1. *Designate, preserve, protect, enhance, and perpetuate those structures and areas that reflect outstanding elements of the City’s cultural, artistic, environmental, social, economic, political, architectural, historic, or other heritage;*
2. *Foster civic pride in the beauty and accomplishments of the past;*

3. *Stabilize or improve the aesthetic and economic vitality and values of such structures and areas;*
4. *Protect and enhance the City's attraction to tourists and visitors;*
5. *Promote the use of outstanding historical or architectural structures or districts for the education, enjoyment, and welfare of the people of the City;*
6. *Foster the economic and heritage tourism benefits associated with the City's cultural assets;*
7. *Promote good urban and architectural design in new infill buildings and rehabilitation of existing buildings including the preservation of related Green Space and Open Spaces; and*
8. *Promote and encourage continued private ownership and use of buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such a policy.*

The designation of the Parkside District as a new HP-O in the City meets the purpose criteria to preserve and protect the architectural and historical character of the area (Purpose Statement 1 above).

UDC Section 7.5.704, Zone Map Amendment

An application for an amendment to the zoning map shall be subject to the following criteria for approval:

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).*

The proposed rezoning is consistent with the goals and policies of PlanCOS and HistoricCOS. Relating to PlanCOS the proposed Parkside District is consistent with Goal RC-1, and the policies and strategies that direct the City to continue to preserve and advance historic resources and to add historic districts.

GOALS AND POLICIES

HONOR OUR HISTORY

GOAL RC-1

Preserve the best of our history.

Policy RC-1.A: Continue to preserve and advance Colorado Springs' historic and cultural resources and integrate themes and features into design and development that represent Colorado Springs' history and heritage.

Strategy RC-1.A-1: Consistent with priorities and direction from the Historic Preservation Plan, work with neighborhoods and other organizations to designate limited additional historic districts and apply the appropriate adaptation and preservation standards.

Strategy RC-1.A-2: Integrate historical themes into project design, public art, and landscaping areas of the city with a historic legacy.

Strategy RC-1.A-3: Continue to research, inventory, register, and secure resources to protect Colorado Springs' highest priority historic resources.

Strategy RC-1.A-4: Promote education and programs that increase public awareness of the city's historic resources.

It is the same for Historic COS that also calls out expanding overlay zoning to historical areas of the City.

Task Area Three: Preservation and the Private Sector

- 3.1 Develop and Support Certified Neighborhood Preservation Organizations (Near Term)
- 3.2 Expand Overlay Zoning to Additional Historic Areas in Coordination with Property Owners, Neighborhood Organizations, and Area Preservation Organizations (Ongoing)

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The proposed application is beneficial to the public interest, health, safety, convenience, or general welfare. A notable benefit from the designation for each property owner is that it opens the door for utilization of Historic Preservation Tax Credit Program, a mechanism to promote maintenance and care of these historic residences.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

The property being rezoned is appropriate for the proposed overlay zone district. It should be recognized that the proposed HP-O does not include all the Parkside District as desired by the Applicant and documented in past survey work. It does, however, represent much of the area and that does include the significant historic and architectural resources they define and relate the important story/contribution of the Parkside District to support its designations as an HP-O in the City of Colorado Springs. In addition, it represents a middle ground between the Applicant and City to advance and support the designation for the proposed HP-O and allow the City to focus attention on the Historic Resource Survey Plan.

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.*

The application to rezone has demonstrated that it has both architectural and historical importance.

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.*

The application to rezone does not create any dislocation of tenants or occupants.

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 Subsection 7.5.514C.3 (Land Use Plan Criteria).*

N/A

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.*

N/A

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*

N/A

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.*

N/A

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)).*

The proposed application has clearly demonstrated that it meets the standards and criteria for designation as a Historic Preservation Overlay District.

City Planning Staff finds that the approval criteria of UDC Section 7.5.704.D, which are applicable to a Rezoning have been met with this application.

Statement of Compliance

ZONE-24-0018

The City Planning Staff and Historic Preservation Board have reviewed the proposed Zone Map Amendment (Rezoning) for the Parkside Historic District and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.2.608.B and City Code Section 7.5.704.D. with the following condition:

- 1) The Parkside Historic District Design Standards as proposed in the initial application (“Secretary of the Interior’s Standards for Rehabilitation”) 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](#))”.