HISTORIC NEIGHBORHOODS PARTNERSHIP (HNP) AND HISTORIC PRESERVATION ALLIANCE (HPA)
Errata and Clarifications
Draft Historic Resource Survey Plan
9 May 2025

Key to Comments
A strikethrough is used to denote existing language that is to be deleted.
Bold type is used to denote HNP comments on the draft.
Parentheses are used to identify observations, not necessarily changes, to the text.

Types of Comments:
- Errata – generally simple grammatical or factual corrections
- Clarifications – instances where text is offered to improve understanding
- Recommendations – items felt important to improve utility to the public
- Concerns – Issues for further discussion.

ERRATA

General
Standardize use of **Historic Preservation Alliance of Colorado Springs"** throughout document.
Standardize use of **Historic** Uptown when referring to the neighborhood and organization.

In the acknowledgement section and throughout the document add **Historic Neighborhoods Partnership (HNP)** as a contributing organization. For example, all but two of the folks listed on the acknowledgement page belong to HNP…. not to HPA as currently listed.

P 7
Under "Advisory Group and Neighborhood Preservation Advocate"
~~Valli Hi~~ **Valley Hi**

P 14 IMPORTANT TO UTILIZE THE CORRECT FULL NAME OF ORGANIZATIONS AND HISTORIC DISTRICTS THROUGHOUT.
Weber-Wahsatch Historic District Survey (1990) - The North Weber Street-Wahsatch Avenue Historic Residential District was listed … A small sampling of the approximately 500 historic buildings in the district were documented~~ and no attempt was made to determine which were contributing or non-contributing~~. **(Map 4 of the WW Nomination displays parcels containing properties judged non-contributing to the character of the WW District.)**

P 23
116 N Nevada Ave., Built **1880,** 1922
(Initially built 1880 for J W Stillman (GT June 4, 1880, p4), selected president of Council 1886 (May 2, 1886, p3), elected mayor in 1891(May 22, 1889, p1) and again the following year (April 2, 1890, p1). The original building was 2-story brick, and due to remaining carved, paired brackets on the north, rear wall, may have been Italianate. In 1913, D F Law

established a mortuary with a new façade of white pressed brick (June 1, 1913, p9), an common practice of converting large residences into funeral homes. Improvements of $15,000 for the mortuary were designed by Charles Thomas in 1922 (March 31, 1922, p1). A survey form was included in the 1985 Survey)

P 28
1420 N. El Paso **St.** ~~Ave.~~ Patty Jewett Neighborhood Photo

P 28
1018 E. Willamette **Ave.** ~~St.~~ Middle Shooks Run Neighborhood Photo

P 29
520 N. Weber **St.** ~~Ave~~. Weber-Wahsatch Neighborhood Photo

P 34
SRHP-Listed Properties
All Souls Unitarian Universalist Church, 730 N. Tejon, (built 1892)
Emmanuel Presbyterian Church, 419 Mesa Rd. (built 1903)

P 35
Boulder Street Church, Built **1903** ~~1920~~

P 47
Helen Hunt School 601 **S.** Institute

Ivywild School 1604 **S.** Cascade

Lowell School, Built 1891**-1901**

P 51
Prospect Lake and **Memorial** Park

CLARIFICATIONS

P 12

- **(In the Old North End neighborhood, a total of 40 historic-looking streetlights, four to a block, have been installed on North Tejon Street from East Uintah Street north to East Madison Street (2007).**
- **Enlarged historic-looking street signs have been installed at major traffic signal intersections throughout the Old North End (2012).**
- **A traffic signal with walk lights was installed at North Nevada Avenue and East Del Norte Street to protect Old North End children walking home from Steele Elementary School (1976).**

- **Walk lights were added to the traffic signal at North Nevada Avenue and East Fontanero Street to protect Old North End school children walking home from Steele Elementary School (1980).**
- **Additional trees were planted in Monument Valley Park and paid for by the Old North End neighborhood (1976).**
- **Jennifer Lovell was living in Colorado Springs when she co-authored with Bob Loevy the guidebook to the Old North End. It was some years after that event that she moved to Massachusetts.)**

P 12
Citywide Survey (1980-81)
It appears that rather than being a truly citywide survey, the project focused upon the historic core as of the early 1980s, meaning properties that were developed prior to 1940.
(True. The City was engaged in a flurry of activity in the early 1980s, initiating the City's Historic Resources Advisory Board in 1980. It produced the 1981 Community Profile and the 1982 Urban Redevelopment Plan that contributed to the first contemporary comprehensive plan in October 1983. Debbie Abele's 1980-81 survey culminated in the Urban Preservation Plan (available at Penrose Library), assessing the potential for expansion of CDBG eligibility to neighborhoods in addition to the Westside and Shooks Run. It was more of a Planning project than a preservation one.)

P 13
Knob Hill & Prospect Park Survey (1983) - This survey project reportedly took place in 1983, however there are no records on file with the City of Colorado Springs or History Colorado's Office of Archaeology and Historic Preservation. It is simply mentioned in other documents. No survey forms or project report have been located. **(There were brief summary reports on results of surveying these two areas, associated with increasing the number of NSAs to enable Community Development Block Grant use. Almost certainly a windshield survey, a general history was provided followed by a conclusion that little historic or architectural significance remained for either one. No inventory forms were observed. A Mesa Springs survey performed by Planning's Bob Wolcott followed in 1986, in anticipation of the extension of Centennial to connect to I-25, again needed due to a planned major road that divided the Mesa Springs neighborhood, and block grant eligibility was used to ameliorate effects.)**

P 14
Weber-Wahsatch Historic District Survey (1990) - The North Weber Street-Wahsatch Avenue Historic Residential District was listed in the National Register of Historic Places … the nomination included discussion of the area's history, architecture, and significance. A small sampling of the approximately 500 historic buildings in the district were documented …
(The 1990 survey was the final written product associated with the Historic Resources Advisory Board. The initial historic preservation ordinance had been approved in January 1989, and the Board had already accepted Mark Nelson and Debbie Abele's donation of the North End Design Guidelines, and a large, leather-bound volume containing 1988-89 photographs of all North End buildings. It was widely anticipated preservationists would propose the North End for the first overlay zone. The Advisory Board commissioned a

companion document for the Weber Wahsatch National Register District, to generate design guidelines, in anticipation they would also seek overlay zoning. It had two large volumes of photographs in addition to the referenced binders, and all photo negatives. The principal product was the 1990 Design Guidelines for the North Weber / Wahsatch Historic District. It had two large volumes of photographs in addition to the referenced binders, and all photo negatives. Thus, it was an intensive survey not for survey purposes but to promote preservation zoning.)

P 16
Monument Valley Park Survey and NRHP Nomination (2002-2006) – Monument Valley Park … was completed. That work, (**associated with the I-25 Corridor EA Survey)** was done by Barbara Norgren and Dawn Bunyak of Historic Resource Consultants, with the goal of getting an official determination from the Colorado State Historic Preservation Office that the park was officially eligible for the National Register of Historic Places. (**In 2004, the Friends of Monument Valley Park and the Historic Preservation Alliance began an effort to nominate the Park to the NR. An intensive reconnaissance inventory was generated, with volunteers recording physical objects and buildings on inventory forms and taking photographs. These products were donated to City Planning. The HPA obtained a Historic Fund Grant and in 2006 retained)** Tom and Laurie Simmons of Front Range Research used the materials collected in 2002, and (**2005 that)** provided additional research, and prepared an extensive NRHP nomination that was approved that year.

Pg 20.
There is a reference to 53,000 primary buildings over 50 years old. Minimally, the source of this statistic should be identified.

P 44
Another category of historic resources owned by the City of Colorado Springs is its fire stations, … Station 2 at 314 E. San Miguel St. (built 1938), and Station **3 at 815 W Colorado Ave. (1910) and Station 4 at 29 S Institute (1910), and the current No. 5** at 2830 W. Colorado Ave. (built in **1903, as the Standard Club, and purchased by the City and remodeled in 1919)** ~~1921~~). Many of the other stations were built during the decades following World War II to serve the growing city, which was expanding in all directions. These include the following stations, none of which have been surveyed and could be treated as a thematic subject of inquiry

P 49
(Colorado College has made an effort to restore a large number of private homes immediately adjacent to the campus. The exteriors of the homes, for the most part, have been restored to their original appearance, while the interiors have been recycled as classrooms, student dormitories, or a combination of uses. Some completely new buildings have been designed to look like old Victorian homes. The college has been described as "the poster child for institutional historic preservation in Colorado.")

P 69
Since the 1970s, many of the buildings that served as historic business locations for the African American community were demolished… the Cotton Club **(address was 25 W. Colorado Ave.,**

Fannie Mae moved the Dr. Hart house, a large home from Nevada & Dale, to 615 N Corona St (extant), which provided lodging for musicians performing at the club), a popular downtown live music venue operated by Fannie Mae Duncan from 1948 to 1975.