

Dear City Council and associates,

As a resident of the Old North End I am writing to express my DISAGREEMENT with codification of the North End Historic Preservation Overlay Zone Design Standards.

As you may be familiar the North End Historic Preservation Overlay Zone Design Standards (Design Standards) is a document that by its own preamble is intended as a guideline for the Historic Preservation Board (HPB) to use in its decision making. After it was revealed recently to the board members of the Old North End Neighborhood non-profit organization (ONEN) that the Design Standards did not hold legal weight as it was never formally ratified, they have sought to have it approved as city code. This is not simply correction of an oversight as ONEN claims, this is an elevation of the Designs Standards from guideline to building code. The Designs Standards are a poor set of guidelines and a weaker set of code. The Historic Preservation Board is currently using four sets of guidelines as set forth in city ordinance to evaluate individual home renovation. This current process is working, it worked before the design guidelines were proposed in 2000, and it has been working for the last five years that the Designs Standards have been known to the city to have no legal status.

By codifying the Designs Standards, the HPB would be required to review each proposed renovation on the 43 to 46 lines of bulleted guidelines in the Designs Standards. Almost if not every home showcases some standing violation of the Design Standard including the personal house of those most adamant in support of codification. Almost every project will require appeal for variance on multiple items because the Designs Standards attempts to makes generalized comments on architectural themes, but the north end is made up of a mosaic of architectural styles that were built over many decades; it is very difficult to write unifying standards in this situation. When the Designs Standards tries to be specific in design form guidance they often only apply to a minority of houses. Many of the more unique and preserved homes, that were custom construction involving an architect are the ones that adhere least to the Design Standards. The current evaluation process of the HPB is appropriate because it assesses each house/project individually without the constraint of the irrelevant Designs Standards.

At the end I will go through the defects of Designs Standards in more detail.

The Old North End Neighborhood (ONEN) is the voice of a small but vocal group of people. It was born out of opposition with Penrose hospital modernization for which their own documents note most of the neighborhood was ok with. They continue to this day using every tool they can to enforce their view of how the neighborhood should be, that is to say, a neighborhood of single-family homes, with no commercial activity, minimal traffic. They use historic preservation as their lever when it fits their goals and ignore historicity when it conflicts. As a resident of the North End I would like to point out that ONEN does not represent me and does not represent the expressed opinion of my nearby neighbors. ONEN is a paid membership organization for which the vast majority of the neighborhood is *NOT* members. Attendance of board meetings and minutes are not available to the public or any ONEN neighbors nor to the due paying members of ONEN. They do not adhere to their own organizational bylaws, supposedly because they do not have enough interested members to float new people into the board. They never held elections during the time that I have been a paying member and leadership has not changed in the 4 years I have lived in this home. The strong and irrational policy views of the core board members are off putting to those who try to participate at a leadership level.

If ONEN wishes to claim they represent the neighborhood they need to, at minimum, survey the views of the residents after presenting somewhat balanced arguments. Instead ONEN publications describes

policy views in which the board has already determined its position and then tries to argue support of their position with hyperbole. Transportation plans are described as massive rumbling buses “spewing diesel fumes right into your house and vibrating apart your delicate old house.” Short term rentals are described as “overnight meth labs”. RetoolCOS is presented by the ONEN board in a way to give the impression that at its approval, bulldozers will be waiting to destroy old house to accommodate relatively massive apartment complexes overshadowing the houses to its sides. There is little to nothing in the way of true information or resident discussion around these issues. Unfortunately, too many ONEN members take these newsletter comments at face value and echo support for issues they are misinformed about.

City planners send notifications about the HPB meeting where the Design Standards were to be debated for endorsement. These post cards simply stated that the Design Standards were up for review which contained topics related to porches and solar panels. Most residents are not aware of the Design Standards and how it may impact their potential remodeling plans. Most residents are completely unaware of the issues at hand. It is not appropriate to count non-participation in public meetings as an approval vote.

The main purpose of ONEN and their push for the Design Standards is for ONEN to be able to override the decisions of the HPB using Design Standards as legal leverage. During the HPB meeting ONEN board members were interrogating city officials why they are not notified about every construction/repair activity that Regional is aware of. Their cries for this information are so the ONEN board can independently review that activity (which has already passed approval of city officials) and make appeals if they so wish. They are usurping power making themselves the neighborhood design police judge and jury. This by a private organization that claims voice of the neighborhood but is really the opinion of 5-10 households. Approval of Design Standards will result in more appeals and objections by ONEN and further complicate and constipate the review process for homeowners who are trying to make their homes more livable and beautiful. As a resident of the neighborhood of several years I can personally attest to the difficulty in trying to understand what renovations can be done. I have been directly lied to and misled about what are acceptable house modification by ONEN board members who are leading the request of Design Standard codification and are well experienced with the city review process only to have city officials tell us that our designs were well within accepted range of tasteful modification.

I, and many neighbors I know, support short term rentals, accessory dwelling units, are in favor of a better public transit system. I live on Nevada Ave and while I do not want the road to be a major highway, I recognize that *historically* it was a major highway and is one of the most logical routes for public transit. The current bus activity is a minimal nuisance. Personally, I would be more in favor of a light rail system but a bus rapid transit system, if done well with appropriately sized bus/trollies, will not destroy value in the neighborhood. My neighbors have said how nice it would be to hop on a streetcar and go to restaurants and to a hockey or soccer game. Historically there was a rail car that when right up the middle of the north end and helped serve business that operated in the north end. I am in favor of commercial activity and zoning within in the old north end, as historically there was a lot of commercial activity. We are a better-off adjacent downtown neighborhood with character. The Cherry Creek neighborhood of Denver has embraced that positioning and has thrived. ONEN wants us to be an island of suburbia in an urban zone.

Vagueness of historicity. “Not everything old is historic, not everything historic is old.”

Maybe we should be more encouraging of residents that want make history with their house instead of empowering those who are chasing a false narrative of it. There is a vague standard as to what historical

period one is supposed to preserve. Many early homes were not built with front porches when the city was a gold-based economy, there was a wave of renovation in which front porches became in vogue when TB tourism became an economic driver and are now seen as a structure common feature of the neighborhood. Many “Modern” and “Midcentury modern” structures exist in the north end and have been present for 60+ years. An example being the notable architecture of the First Evangelical Lutheran Church. This building was built in 1959 by a congregation established in 1892 and has played an intertwining role in local history. The Design Guidelines do not make room for this style of architecture and at times shun it, disregarding the actual history of the neighborhood. ONEN board members have personally told me they find this type of architecture distasteful and thus it is ignored in their “historical” documents.

The Design Standards is not a document written to the standards of building code it is not a document that is not even a very good at providing guidance to home remodeling or providing accurate historical information. In the recent HPB meeting both Dutch Schulz and Mike Anderson admitted that the Design Standards was a flawed document and called for revisions to be made. If it is not a ready document do not approve it!

Edward Stevenson,
1520 North Nevada Ave

Rule by Rule Critic of the Design Standards

Design Standard	Comment
The design standards apply only to work affecting the exterior of the properties that requires a permit issued by the Pikes Peak Regional Building Department.	Bullet 1: Defines any exterior work as being subject to review. Street view preservation is the global standard for historic district preservation. It is overbearing to control alley view/garage design.
Maintenance of historic structures is preferable to repair, and repair is preferable to replacement, both for individual features and the entire structure.	Bullet 2: Generally agreeable but there need to be recognition that the cumulative wear of old homes can get to a point where it is futile to continue to put patch over patch, foundations and framing of old house can reach a point of wear that do not support the safety and living and efficiency standards of today. A privately owned structure should not have to reach condemned status before it can be demolished.
When replacement is unavoidable, the replacement features should reflect the material being replaced with regard to composition, design, texture, features, size, scale, and proportions that convey the visual appearance of the original.	Bullet 3: When is “replacement unavoidable,” with enough money and time almost everything <i>can be</i> restored but does not mean it is worth restoring, something with true historic value like a Monet or Tomas Jefferson’s violin may be acceptable to spend millions. Keeping a common Sear’s catalogue track home not so much. There is a lot of turnover in the neighborhood, a good portion of that is people who find living and maintain an old house too costly and time

	<p>consuming and the path to renovation having too many challenges. We do not need more stringent restrictions.</p>
<p>Principal structures and outbuildings that contribute to the historic character of the district should not be demolished except where loss of significant portions of the structure, resulting from such incidents as fire or natural disaster, has occurred.</p>	<p>Bullet 4: Demolition only in cases of fire or natural disaster is too narrow. These are structure full of lead, asbestos, mold. You can only place jerry-rigged patches over top of patches so many times. Health and safety of occupants should be primary consideration. The overall structural integrity and mechanical functionality should allow bottom-up reconstruction with neighborhood fitting design.</p>
<p>It is preferable that large lots, historically associated with an individual property, should not be subdivided. Should subdivision occur, new structures would be subject to these design standards.</p>	<p>Bullet 5: Historically, we got smaller lots by subdividing larger one.</p>
<p>Original materials should be preserved. For example, new siding, either of vinyl or aluminum, should not be applied over original wood shingles or clapboard. Similarly, original siding should not be covered by stucco. Unpainted brick should remain unpainted. Painted brick, however, should not be subjected to methods of paint removal, such as sandblasting, that are destructive to masonry.</p>	<p>Bullet 6: If new materials can look appropriate and outperform traditional materials they should be permitted. Soft brick was often used in the north end, this brick is highly subject to degradation from weather. Painting it was a way to slow its decay. Unfortunate that a pretty brick should be painted I agree but it is often done as a method of structural preservation.</p>
<p>Traditional designs, practices and materials should be used for both repair and new construction. Where traditional designs, practices and materials are unfeasible, modern design, practices and materials may be used. For example, certain types of asphalt shingles may be an appropriate alternative to a wood roof that needs replacement.</p>	<p>Bullet 7 If asphalt shingles gets an exception because material science has advanced why doesn't siding, windows, etc.</p>
<p>Original windows that are inefficient are better addressed by low-profile, ventilating interior storm windows than by replacement of the windows.</p>	<p>Bullet 8: Interior storm windows cannot come anywhere close to the efficacy, safety, security, and functionality of new windows. A much greater assortment of window replacement options exist today which are highly compatible with traditional styles.</p>

<p>Repair or replacement of non-original elements will not trigger a requirement that the elements be returned to their original appearance.</p>	<p>Bullet 9: Porches were not original to most homes in the neighborhood but came in a wave of TB tourism. This will conflict with item B13. Much of the embellishments, “stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under-eave brackets (B2)” are not original and have been added overtime to make homes more historically charming than they historically ever were.</p>
<p>Rehabilitation of one portion of a structure will not trigger a requirement that separate portions be returned to their original appearance.</p>	<p>Bullet 10: This line is good</p>
<p>Additions to a property should be located to the rear of the principal structure. If limited by lot size, rooftop additions may be appropriate, and should be designed to minimize the visual impact from the street.</p>	<p>Bullet 11: Generally good but some lots and homes will lend to expansion to the side to preserve design integrity, this should not be a restricted option.</p>
<p>Construction of new buildings should be compatible in terms of materials, detailing and design with the surrounding buildings that contribute to the historic character of the North End Historic District.</p>	<p>Bullet 12: This line is good, but with more than a dozen styles including even mid-century modern and Bauhaus style architecture existing in the north end even at the time of historic designation it seems a bit vague.</p>
<p>Preserving vacant lots which historically have been linked by ownership and landscaping to the adjacent house and lot is strongly preferred; however, if they are to be developed, new structures on these lots will be subject to these standards in keeping with the size and style of the architecture of neighboring structures.</p>	<p>Bullet 13: Glad were trying to protect lot full of weeds from having a nice structure built on it</p>
<p>Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district. (Please refer to the North End Historic District Design Guidelines, by Deborah Edge Abele and J. Mark Nelson.)</p>	<p>A1: This is referencing a second 22-page document that is full of conflicting design that is not being considered for legal approval or review to be standard to meet this line. I am not a lawyer but this seems like a dirty loophole.</p>
<p>Maintain the visual integrity of the North End Historic District.</p>	<p>A2: This is vague and in the eye of the interpreter.</p>

Maintain the distribution of housing types, and their associated physical characteristics that divide the district into visually distinct subareas. (see Figure 1.)	A3: I do not know what this means. There is little visual distinction between the areas in figure 1.
Preserve the views of the mountains to the west, which traditionally have been visible from public right-of-ways within the district.	A4: This seems to be a jab at Penrose. If they want a height restriction just say the height limit. "blocking ones view of the mountain" is vague.
The historic pattern of the grid of avenues, streets and rectangular blocks, bisected by alleys and including landscaped center medians, should be maintained throughout the district.	A5: Irrelevant. Don't think anyone is going to be bulldozing everything and relaying roads patterns.
Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.	A6: How is one to "enhance" the formal entry.
Maintain the visual appearance of the district as a neighborhood of historic single family homes.	A7: Historically false, most of the homes were used originally as multifamily homes with sub-divided rental space for seasonal tourists, TB patients, students at Colorado College, or for servants whom had dedicated living spaces. The district is even listed in the national registry as its historic function: multi-family dwellings.
Maintain the high quality of construction, materials and design, which has historically distinguished the area.	A8: I support this but do not know what it means. If you ask a builder about quality, they will say they meet the Regional interpretation of international building code. So, this is redundant.
Preserve the historically significant housing types, including the estates, mansions and grand homes, which distinguish the North End from other neighborhoods of the community. Housing contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.	A9: So, if you have a bigger house the same standards apply twice. Or does this mean that none of the estate/mansion/grand homes can be torn down. This adds a line about health and safety risk making it ok to demolish a structure. Does this override Bullet 2?
Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of	A10: Time and weather can cause significant structural issues. But beyond that, why, why are we preserving horse houses and sheds that serve minimal functional use. These are not historic, just old.

<p>significant portions of the structure due to natural disaster or fire has occurred.</p>	
<p>The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration and rehabilitation within the historic district.</p>	<p>B1: This is vague. Common features should be named. The features that are present on more than half of all houses in the district is few.</p>
<p>Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and under-eave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.</p>	<p>B2: The wording seems messy. I think the spirit is that construction needs to be true to the house, so just say that. How is the HPB to determine quality of material versus the historical use. What if proposed material is higher quality than what was used historically. We get specific on roofing and then proceed to list most available roofing materials but leave out slate one of the most common historic roofing materials.</p>
<p>Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building's style of architecture.</p>	<p>B3: OK. But we did not clarify if that was the original building style, or the early century remodel style. Many homes already have multiple layers of bastardized styling. No clarity as to what which specific historic we are supposed to be historically accurate to.</p>
<p>Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment, such as solar collectors or air conditioners, should not be visible from the front street.</p>	<p>B4: Most standing homes are in violation of the roofline rule as additions have been made decade over decade. There is a growing need for air conditioner installation and older homes already create challenges for installation. Solar panels already mandated in all new structures in other states will likely be a principle and broadly utilized in the future especially in solar rich areas like Colorado. There should be little hindrance to their adoption and use. If the sun is on the front, that is where the solar panels need to go. Many homes have such narrow setbacks such that there is nowhere to put mechanical equipment except in a location that is visible from the front. Dutch Schulz said that this item needs to be reworked.</p>
<p>A variety of traditional roof shapes are appropriate within the historic district, providing the roof slope is medium to high. Roofs with a rise of less than 6:12 are inappropriate for the district.</p>	<p>B5: Finally, we are getting a tangible guideline albeit a bad one. Many original/standing roofs are flatter than 6:12. A Spanish variant of housing in the neighborhood almost exclusively has</p>

	<p>flatter roofs. Sometime flatter roofs are used to preserve visibility of other historic features. Sleeper porches and porch roofs very commonly had flatter roofs. Outbuilding roofs are common to find flatter than 6:12 roof lines.</p>
<p>Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front corner windows and first floor porch roofs.</p>	<p>B6: Gabled roofs are a common front facing element however front corner windows are only found in two houses of identical floorplans, first floor porch roof represents 10-20% of homes and are not continuous in nature thus do not contribute to horizontal alignment patterns</p>
<p>Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.</p>	<p>B7: Generally valid but many exceptions apply</p>
<p>Maintain the historic pattern of automobile uses to the rear of the lot. Utilize access from the front of the lots only when access to the rear is impossible.</p>	<p>B8: Generally valid and provide an explanation of exception, one of the better worded lines with the exception of the word “impossible” which is a bit strong for legal use. It would be better to say something like “except with lot configuration, existing structure, and old growth vegetation obstruct access.”</p>
<p>Maintain the orientation of the front facade facing the main street on which it sits.</p>	<p>B9: Generally valid but does not clarify the orientation of a corner lot house</p>
<p>Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district.</p>	<p>B10: Vague. Most homes in original form had flat fronts with simple doors. There is no distinctive pattern of entries in the north end. I don’t know what “formal entry” means, a nicer door?, embellished door frame?, a porch? If so, then this need to explain what those features are.</p>
<p>Maintain the prominence of the front facade relative to the rest of the building elevation of the houses.</p>	<p>B11: This is pretty much a standard design feature in every home in the world, so I don’t see how it adds any value to the Design Standards but sure.</p>

	B12: A necessary vitamin but not a part of the Design Standards.
<p>Maintain the important components of historic porch construction including a first floor porch roof, supported by single or groups of columns, posts or piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored.</p>	<p>B13: I touched on this earlier. The porch and porch roof were often not original especially in small and medium sized houses. The porch roof is a feature of about 20% of homes at present. Many of the larger wrap around porches have been added in recent decades by residents looking to embellish homes to be more reminiscent of homes in the southern united states from which they moved from. Decorative trim is often added to homes that had little to no decorative trim as owners attempt to make their homes more ornate than their home style dictate sometimes this comes out looking more charming (sometime just confused) but historically inaccurate either way.</p>
<p>Preserve significant windows, including those with such features as stained, beveled or leaded glass, distinctive patterns or curves.</p>	<p>B14: Generally decent but problematic if taken to level of code. What if said windows are in poor condition, what level of preservation is accepted. Is moving a window preservation? Does that stained glass window need to have been original to the house? What if it was installed or modified in the mid-century or later. There is a difference between preserving an historic element and preserving any form of glass.</p>
<p>Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.</p>	<p>B15: Highly subjective.</p>
<p>Maintain the lot widths of 50 + feet that create the wide and distinctive spacing between buildings in this subarea.</p>	<p>C1a: Rare if ever that a homeowner would be adjusting the parcel size of their lot with a renovation, so this is meaningless. If a lot is not 50 ft would they then need a variance for simply being out of form. This will create needless variance request. This also conflicts with Bullet 13.</p>

<p>Maintain the deep front yard setbacks of 20 to 30 feet for the houses on the north/south streets and the varied front yard setbacks of 10 to 20 feet for the east/west streets.</p>	<p>C1b: Acceptable</p>
<p>Maintain the pattern of varying side yard setbacks of buildings that range from 5 to 20+ feet and differ in size from one another.</p>	<p>C1c: This should just be in line with city side yard standard setbacks. There is not a noticeable variability inside setback only those that have occurred incidentally.</p>
<p>Where established, maintain the existing pattern of wide building widths relative to building depths, which distinguish the estates of the subarea.</p>	<p>C1d: There is a large variety of width to depth ratios with little to no "pattern." Is this rule only for estate structures? It's not clear?</p>
<p>Preserve the large 5,000 to 10,000 square foot houses that are unique to this subarea.</p>	<p>C1e: I thought we were preserving all houses in the district under the Design Standards, so either this is redundant or given exception to all homes less than 5,000 square feet and greater than 10,000 square feet.</p>
<p>To maintain the historic pattern of building that distinguishes this subarea, buildings on large lots should be two and two and a half stories in height and up to 40 feet high.</p>	<p>C1f: What defines a large lot? Is that a lot that violates C1a? If a house and house style is innately larger or smaller than 2.5 stories, they would need to request a variance to explain why they are not remodeling into this height.</p>
<p>Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.</p>	<p>C1g: Vague. What are irregular plans and massing? Does this mean a pattern of things that are all different in shape, style, and size? Meaning there is no pattern. Thus, no point in trying to overlay a set of ill-fitting Design Standard to homes that are all different.</p>
<p>The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.</p>	<p>C1h: So, rich ornamentation is good regardless of historicity or style.</p>
<p>j) Maintain the distinctive types and collections of outbuildings that distinguish estates and mansions of the subarea.</p>	<p>C1j: In plain English, old horse houses and rotting sheds are more important than the functional needs of today's and tomorrow's residents.</p>

Maintain the wide lot widths of 50 feet and uniform pattern of spacing between buildings in this subarea.	C2a: see C1a
Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 22 feet on the east/west streets within this subarea.	C2b: see C1b
Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet, and the pattern of smaller setbacks on the north side and larger setbacks/yardson the southern side of the houses.	C2c: see C1c
Maintain the pattern of narrow facade width relative to building depths.	C2d: Another generalized rule with many exceptions.
Maintain the typical range of building sizes of the houses from 2,000 to 6,000 squarefeet.	C2e: The sides streets homes in this zone are commonly less than 2,000 square feet. Is this going to be a rule that homes cannot be greater than 6,000 sq ft or is this just loose observation that made it to print like most of the Design Standards.
Maintain building heights of one and a half to two and half stories and up to 40 feethigh.	C2f: Many homes are standing violations of this height both being under and over. To correct it would destroy the authenticity of the house.
Maintain the typical lot widths of 50 feet along the north and south streets and the uniform spacing of buildings that occur along blocks.	C3a: see C1a
Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 18 feet on the east/west streets within this subarea.	C3b: see C1b

<p>Maintain the relatively narrow spacing that occurs between buildings, ranging from 0 to 10 feet, and the patterns of smaller setbacks on the northern side of structures and larger setbacks/yards on the southern side of houses.</p>	<p>C3c: This should just be in line with city side yard standard setbacks. Less than 5 feet conflicts with regional building code.</p>
<p>Maintain the typical range of building house sizes of 1,000 to 2,500 square feet.</p>	<p>C3d: Many homes are standing violations of this. Why can't these homes expand beyond 2,500 sq ft, they have the lot space to expand to the rear. There is nothing historic about this sub-district or the size of the homes. This is being restrictive for the sake of being restrictive.</p>
<p>Maintain building heights of one and one and a half stories and up to 30 feet high.</p>	<p>C3e: Many homes are standing violations of this.</p>
<p>Maintain the predominance of cottages and bungalows and the distinctive detailing and architectural features of these styles of historic homes in the area.</p>	<p>C3f: Not sure why this little indistinct area is has its own set of rules other than it is located between the hospital and the rest of the north end and so it was included to fill the gap. ONEN was started as a minority opposition group to Penrose expansion. These homes like the homes surrounding the hospital other directions offer little to no architectural or historic distinction. Its inclusion in the historic district is simply to thwart any expansion ideas of the hospital to the detriment of the health needs of the community.</p>

Sexton, Daniel

From: Chuck Theobald <crsamt@yahoo.com>
Sent: Wednesday, December 2, 2020 10:50 AM
To: Sexton, Daniel
Cc: Patricia Doyle
Subject: Comment on Old North End Design Standards File CPC ZC 20-00161

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Mr. Sexton,

Your email address is listed on the notice of public hearing that we received for the proposal to approve the design standards for the Historic Preservation Overlay covering the Old North End Historic District. Please advise if you are not the correct person to receive public comments.

We have been residents of the Old North End Historic District since 1994. ONEN and the ONEHD have strongly benefitted from the consistent application of the proposed design standards over the 20 years that they have actually been in use. These standards have allowed the Historic Preservation Board to help us and our neighbors to preserve the character of the Old North End in a way that is fair and consistent for all who follow the process. Because we have these standards we are able to address issues that arise in a way that encourages open communication and fair resolution.

It would be unfortunate, and unfair to those homeowners who have followed the design standards since we understood them to have been approved in 2000, for the City Planning Commission to remove these standards after twenty years of experience with their consistent application.

We strongly urge the adoption/re-adoption of the proposed design standards for the Old North End.

Chuck and Rebecca Theobald
114 E Uintah Street
Colorado Springs, Colorado

Sexton, Daniel

From: CHERYL LEE <cherylee1217@comcast.net>
Sent: Saturday, December 5, 2020 6:58 AM
To: Sexton, Daniel
Subject: On Design Standards

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Good morning,

I think the Design Standards are great if they are not applied arbitrarily and heavy handedly. However, my very little experience with them is that that is not so. As with many other rules, these standards are applied without fairness. What measures are in the standards to assure preservation of a beautiful neighborhood without stifling improvement of property. I actually think houses that have been turned into apartment buildings are more detrimental to a neighborhood than the type/color of a chimney cover. I think there can be historic preservation without the control of the fine detail found in the standards.

I live in a house built mid-century. Many of the standards are not appropriate to my home. For example, a gazebo, a suggested garden structure, would not me appropriate for the period my house was build but a metal awning, probably not approved by the design standards, would be.

I also find it hard to agree with the rigidity of the standards for a house on a corner lot. Having an owner constrained on two sides of his property is ridiculous!

I do not think anything that is earth friendly or supportive of conservation of energy should be controlled- period appropriate nor NOT! I think owners need to first and foremost preserve the earth and reduce electric, gas and water consumption.

Many of the house around me are apartments. They destroy the quiet living which was very much a part of this neighborhood. They increase traffic on quiet streets and cause all sorts of problems. Maybe the stopping of apartments in the area should be the first step toward his historic preservation!

I want to put an exterior door on a back wall of my house which was built in 1955. Why should I have to go through historic preservation to do this? This is a question I would like an answer to.

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Sexton, Daniel

From: Carrie Fraser <CFraser@sc.younglife.org>
Sent: Sunday, December 6, 2020 4:37 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Historic District Design standards

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Dear Mr. Sexton,

As a homeowner in the Old North End, I feel very strongly that the design standards for the overlay zoning for our historic area should immediately be reaffirmed by the city.

In my view, they offer significant value in protecting the look and feel of our historic neighborhood. That helps to protect our property values, and, by extension, helps protect the city's tax base as well.

My house was built in 1929, and when I purchased it 18 years ago, I did so with the understanding that these design standards—which are simply sensible—would remain in place and offer us a measure of protection against neighboring homeowners renovating or building new construction in ways that would violate the historic look and feel of the neighborhood. This was one reason I chose to live here.

These design standards are on the table for discussion right now due only to a clerical error the city made in October of 2000. I feel it's the city's duty to immediately fix their omission and properly include the design standards in the historic overlay ordinance as soon as possible.

These standards have served the Historic Preservation Board well over the past two decades in providing practical, useful measures by which to evaluate applications for historic-preservation design approval in the Overlay Zone. I feel our neighborhood—and the city—have benefited greatly from them. They're needed if the Historic Preservation Board is to properly do its job.

The historic Old North End is an asset to the city—and these design standards have helped to make it so. Please reaffirm them.

Thank you,

Caroline Fraser
19 E. Fontanero St.
Colorado Springs, CO 80907
719-229-4970
cfraser@sc.younglife.org

Sexton, Daniel

From: Craig Griffin <craiggriffin@gmail.com>
Sent: Sunday, December 6, 2020 10:59 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Old North End Design standard.

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Dear Mr. Sexton.

I have been a home owner in the Old North End for 27 years. I love our neighborhood, it's families and it's history. I am writing to voice my support of the design standards that are built into the overlay zone in our neighborhood. It would be a great shame if these were not affirmed by the city the character, appeal and the history of our neighborhood and Colorado Springs would be compromised.

Please reaffirm them and keep Colorado Springs history intact.

Regards,

Craig Griffin
1818 N Cascade Ave
Colorado Springs, CO 80907

Sexton, Daniel

From: Dan Rieple <artisan@fine-ideas.com>
Sent: Friday, December 4, 2020 9:19 AM
To: Sexton, Daniel
Cc: Dan Rieple
Subject: File # CPC ZC 20-00161

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Dear Mr. Sexton,

Regarding the above mentioned file number/project, I have the following comments:

First, if I interpret the bullet points correctly, it seems to say that ONEN (Old North End something that begins with an N) is a board that would like to have a say, or more than a say in what property owners would be allowed to do architecturally (for permitted projects) when improvements are made. This seems a potential "slippery slope" as it would be too easy to have a board that has opinions or architectural preferences that they can dictate which may be contrary to the desires or budget of the property owner. Although I do recognize the need for and benefit of planning departments, I am not a fan of them. Particularly when there is more emphasis on the aesthetic value and little regard for the economic burden imposed on the owner. I know we have "the right to appeal" but who has time, money and/or the knowledge to do that? It sounds good and fair but it isn't really, not to the average property owner.

Bureaucracies such as Planning Departments, Building Departments and many others seem to me to be more adversarial and often costly to individuals than helpful. There is something wrong with the system when mandates, rules, laws, and decisions are made by people who get a paycheck (and are not directly impacted) regardless of how those decisions impact those being governed. Congress would be an extreme example. I wish it were different. How can it be made different? Make it different if you can. You and anyone else who does would be among my heros.

Merry Christmas to you and yours.

Sincerely,

Dan Rieple

--

Dan Rieple
Fine Ideas Furniture
www.fine-ideas.com



Sexton, Daniel

From: Ann Brock <jrawbrock@comcast.net>
Sent: Monday, December 7, 2020 10:21 AM
To: Sexton, Daniel
Subject: Historic Overlay

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Dear Mr. Sexton,

It is vital to the historic heritage of our city that the North End Design Standards that were mistakenly not formally adopted in 2000 but have been in place and in use since then be reaffirmed and the same take place at the City Council meeting in January.

These Design Standards have served us well and without them, it will be impossible to keep objectivity and historic compliance intact.

I appreciate your work in historic preservation and know that the future decisions made by the HPB will be helped by having this past clerical error rectified.

Sincerely,
Ann Brock
Historic Preservation Alliance Board Member

Sent from my iPhone

Sexton, Daniel

From: Edward Stevenson <edstevenson@gmail.com>
Sent: Friday, December 4, 2020 1:09 PM
To: Sexton, Daniel
Subject: FW: CPC-ZC 20-00161

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Mr Sexton,

As a resident of the Old North End I am writing to express my DISAGREEMENT with codification of the North End Historic Preservation Overlay Zone Design Standards.

The neighborhood has a variety of architecture which makes it an interesting community. That variety also makes it very difficult to define architectural standards as homes were built over several decades in a multitude of styles on variable land plots. Many of the more unique and preserved homes are the ones that adhere least to the Design Standards, ONEN Design Guidelines, and ONEN Design Guidelines interpretations.

Objection 1. The boundaries of the Old North End district as plotted in the Design Standards is arbitrary. Most homes in the area were tract home/Sears catalog homes of their day and can be found in the majority cities of this state and nation. Many buildings of historic interest and design extend out in each direction outside of the historic district.

It is well documented that historic districting in the United States has been used as local political tool to subvert city councils, planners, and developers. ONEN board fights *change*, out of fear of change, at every step, historicity is merely the banner they disguise their agenda. ONEN president, Dutch Schulz, stated recently in response to the Design Standards: "Having a Federally recognized Historical District is crucial for defense against commercial intrusion into the neighborhood." Never mind that commercial actively both retail and landlord/tenet properties of the north end was present at its beginning and was an integral part of its development over the decades.

Objection 2. Vagueness of historicity. "Not everything old is historic, not everything historic is old."

There is a vague standard as to what historical period one is supposed to preserve. Many early homes were not build with front porches when the city was a gold based economy, there was a wave of renovation in which front porches became in vogue when TB tourism became an economic driver and are now seen as a common feature of the neighborhood. The Design Standards point out that front porches and porch roofs are important architectural feature of the neighborhood (B13). If you drive through the area, they certainly are at present but only in about 20% of homes. If we want to "restore" homes to their original historic architecture most of those porches would need to be torn down. Much of the embellishments, "stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and undereave brackets (B2)" are not original and have been added overtime to make homes more historically charming than they historically ever were. These are a couple examples of the many incongruences of the Design Standards and the historical preservation generally.

At the time of the Historic designation movement "modern" design was seen as a parasitic invasion to the neighborhood. Now that those building have co-existed for 50+ years, the same age of the Victorian and craftsman houses when they were up for historic designation, It stands to reason that "modern" and "midcentury modern" styles (Episcopal Church and several houses) should be incorporated into the Design Guidelines as well.

A7 of the Design Standards is false, most of the homes were historically used originally as multifamily homes with subdivided rental space or for servants whom had dedicated living spaces.

Objection 3. Defining work on any exterior of the property

Worldwide the standard for historic districts is preserving the street view of the house only. Alteration only seen by alley view or that can be generally obscured by fencing should remain outside of the control of historic approval committees. Requirement for out buildings to have matching roof lines to the primary structure has resulted in overly large structures when trying to add additional garage/living/work space which ends up being visually distracting and blocking views of the house; the main idea that the Design Standards are trying to avoid.

Objection 4. The Design Standards are very vague and do not create any “objective standard” for reviewing architectural revision.

When is “replacement unavoidable,” *how preferred* is it for lots not to be divided, what are original materials... square nails? Horsehair plaster? And when if ever can newer engineered materials that look like traditional wood, stone, plaster be used? Why are asphalt shingles singled out as a non historic accepted material? When can structures that are leaning, sinking, crumbling and a danger to occupants allowed to be demolished? What are “high quality” materials and design?

The majority of properties in the neighborhood have some standing violation/Variance of the Design Standard. If the Design Standard are held as legal code and strictly enforced there would need to be variance appeals for almost every meaningful project. I believe the lines about avoiding window replacement has already been legally challenged and found unenforceable.

When Design Standards are vague, objecting members of the ONEN board have more ground to launch appeals to otherwise accepted projects. ONEN board will be more than happy to pull out their non-codified Guidelines and Interpretation manuals to support their appeals. These documents are a whole other level conflicting and historically misapplied rules. Overall, this will result in more appeals and objections by ONEN and further complicate and constipate the review process for homeowners who are trying to make their homes more livable and beautiful. As a resident of the neighborhood of several years I can personally attest to the difficulty in trying to understand what renovations can be done. I have been directly lied to and mislead about what are acceptable house modification by ONEN board members who are leading the request of Design Standard codification and are well experienced with the city review process only to have City officials tell us that our designs were well within accepted range of tasteful modification.

Objection 5 Living in the future.

Interior storm windows cannot come anywhere close to the efficacy, safety, security, and functionality of new windows. A much greater assortment of window replacement options exist today which are highly compatible with traditional styles.

Solar panels, already mandated in all new structures in other states will likely be a principle and broadly utilized in the future especially in solar rich areas like Colorado. There should be little hinderance to their adoptions and use.

The Design Standards, as presently written, does a poor job giving clarity to what modifications are tasteful and appropriate. I have pointed out several troublesome lines and phrases. The neighborhood has too much variety for a 3 page summary of common themes to be an appropriately applicable and legally binding document. It does not meet the high quality verbiage of a legal document. It handicaps the living standards of the neighborhood. It should not be accepted as city code.

Ed Stevenson

1520 North Nevada Ave

Sexton, Daniel

From: Fawn Bell <fawnbell@gmail.com>
Sent: Thursday, December 3, 2020 10:42 AM
To: Sexton, Daniel
Subject: CPC ZC 20---161

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Dear Mr. Sexton,

I hope that you will support the Design Standards for ONEN. This district's historic period appearance is being visually disrupted by jarring, large renovations that result in contemporary, generic, suburban "McMansions" that look like they fell out of the sky from one of the City's contemporary developments.

The visual character of these "renovated" and drastically altered buildings does not resemble the established character of the neighborhood in scale, building materials and methods, window treatments and lot coverage. Also, the pedestrian experience is being diminished by tall, solid concrete or faux stone walls.

Thank you for supporting ONEN's effort to retain the historic appearance of the neighborhood as well as the balanced, proportional ratio of landscaped or natural spaces to the built environment. This goal would be achieved also by restricting further "densification" in a neighborhood that has many multi-family units and has already done its share of providing affordable housing.

However, we do agree that tastefully done, minimally visual solar devices are beneficial in an era of Climate Change.
Fawn and John Bell
1619 Wood Ave, Colorado Springs, CO 80907

Sexton, Daniel

From: Cathy Mundy <cathy.mundy@icloud.com>
Sent: Sunday, December 6, 2020 5:26 PM
To: Sexton, Daniel
Subject: Reaffirm North End Design Guidelines

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Dear Mr. Sexton,

To paraphrase from the [North End Historic District Design Guidelines](#), Historic Preservation has become increasingly important to communities, like ours, across the nation seeking to maintain or improve their quality of life. Design standards have been demonstrated to be an effective community development tool to accommodate growth and transition while maintaining those things that have meaning or add to the diversity and attractiveness of Colorado Springs.

One would hope that Colorado Springs City Council would recognize the many benefits-- economic, historic, land use, diversity, vegetation and landscaping, to name just a few—that accrue to a city with historic neighborhoods.

Please reaffirm the Design Standards for the Old North End that the City and the Historic Preservation Board have been following for the past 20 years. Please include my comments in the packets of all the Board Members of the City Historic Preservation Committee.

I was President of the Old North End Neighborhood for two terms and have never stopped marveling at what a treasure this neighborhood is for the City of Colorado Springs.

Sincerely,

Catherine Mundy

2100 Wood Ave.

Colorado Springs, CO 80907

Sexton, Daniel

From: Kathy Anderson <blueskyanderson@comcast.net>
Sent: Saturday, December 5, 2020 3:11 PM
To: Sexton, Daniel
Subject: Historic Preservation Design Standards

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Dear Mr. Sexton,

As a thirty-three year resident of the Old North End Neighborhood, I have worked relentlessly and at great time and expense to preserve, honor, and respect the integrity of this historic neighborhood. One of the tools that I, and my fellow neighbors, have used over the past two decades are the Design Standards that the Historic Preservation Board has used from the time that they were supposedly voted on by City Council. It is shocking to discover that, because of a clerical mistake, they were not voted on. Many people worked long, hard hours getting public input and establishing those standards all those years ago.

I encourage you to correct this oversight by telling the Historic Preservation Board that the current Design Standards must be reaffirmed at the next City Council meeting. Otherwise, the HPB cannot possibly perform its job.

Please forward this letter to the Historic Preservation Board. Thank you.

Sincerely,

Kathy Anderson
blueskyanderson@comcast.net
719-473-5023

Sexton, Daniel

From: Kim Matthews <kpmatthews5@gmail.com>
Sent: Friday, December 4, 2020 11:54 AM
To: Sexton, Daniel
Subject: Old North End design standards

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Daniel,

I am writing to ask you to support the reaffirmation of the design standards set by the Historic Preservation Board of the Old North End Neighborhood.

Thanks for maintaining the integrity of our historic neighborhood and its homes.

Kim Matthews

Sexton, Daniel

From: lavoight@aol.com
Sent: Sunday, December 6, 2020 9:07 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Email to support design standards in historic overlay zone

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Dear Mr. Sexton,

I feel very strongly that the design standards for the overlay zoning for the Old North End historic area should immediately be reaffirmed by the city. We are homeowners in the ONEN and when we purchased our home, we did so with the understanding that the historic elements of our neighborhood would be respected. We love living in our historic neighborhood and feel like the ONEN is an asset to the City of Colorado Springs.

These design stands offer great value in protecting our historic neighborhood. It is my understanding that this has been a clerical error so please reaffirm the design standards.

Thank you very much for your time and consideration.

Warm regards,
Lisa Voight

Sexton, Daniel

From: kstanec@gmail.com
Sent: Sunday, December 6, 2020 10:09 PM
To: Sexton, Daniel
Cc: blueskyanderson@comast.net
Subject: ONEN design standards

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Dear Mr. Sexton,

As an ONEN homeowner, I feel very strongly that the design standards for the overlay zoning for our historic area should immediately be adopted.

The historic neighborhood will only remain historic if held to certain standards. People move into the houses and want to update them, which is fine as long it's in keeping with the neighborhood.

We've owned our 1889 house for 20 years.

These design standards are on the table for discussion right now due only to a clerical error the city made in October of 2000. I feel it's the city's duty to immediately fix their omission and properly include the design standards in the historic overlay ordinance as soon as possible.

Thank you,

Kris Stanec
East Espanola

Sexton, Daniel

From: LYNN <lynnliz1513@msn.com>
Sent: Friday, December 4, 2020 2:28 PM
To: Sexton, Daniel
Subject: Historic Preservation Board Public Hearing - File Number CPC ZC 20-00161

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To the Members of the Historic Preservation Board:

My husband and I have lived at our home at 1513 Alamo Avenue for 46 years. I was involved on the board of the North End Homeowner's Association (now called ONEN) from 1981-1990. In 1991 I began serving on the Colorado Springs Planning Commission and continued in that position until 1997. I then served on the homeowner's board from 1999 to 2006. Therefore, I am VERY AWARE of the efforts of the Homeowner's Association concerning the North End Design Guidelines, the North End Design Standards which were developed for the 1991 Overlay Zone Effort, the Old North End Master Plan and the Design Standards resolution which was passed when the North End National Register was put under the Overlay Zone Ordinance in 2000.

We are now told by City Planning and a City Attorney, 20 years later, that the Historic Preservation Board does not have to site the standards for Reports of Acceptability. It now has become obvious to me why so many requests which are detrimental to the Historic Overlay Zone have been approved during the last year--the Design Standards which we all thought the Historic Preservation Board was using in order to arrive at their decisions are NOT being used. Please (again as far as I'm concerned) accept the design standards for the Historic Preservation Overlay covering the Old North End Historic District. This is the only way the Historic Old North End can be preserved and protected. Colorado Springs officials advertise the Historic Old North End District as a very important part of the city yet they do not recognize the Design Standards which are the main means of protecting it.

Elizabeth and Lynn Bevington

Sexton, Daniel

From: James Oaks <jamespoaks@gmail.com>
Sent: Monday, December 7, 2020 8:42 AM
To: Sexton, Daniel
Subject: Historical Preservation

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Mr Sexton,

I am very confused as to why the Old North End Historical District overlay requires a full new hearing.... it should be handled as a simple housekeeping issue to correct either the minutes of the meeting that didn't show the approval or the acknowledgment that a formal vote was not taken.... either way a simple housekeeping item on the agenda could correct this in 15 minutes.

It is abundantly clear simply by the fact that the district has been in existence for two decades and everyone purchasing property in that area for the last two decades has been made aware through the title work on their property that such a District exist, that the property owners in this area want such an overlay!

I am a native of Colorado Springs and had the ability years back to be able to choose wherever I wanted to live.... I chose Colorado ...Colorado Springsand the old North end specifically because of the historical district overlay.

Every improvement I have done to my property has gone through the old North End historical society's approval process.... I respect that process and expect it to continue!!!

Thank you

Jim Oaks
1225 Wood Ave

Sent from my iPhone

Sexton, Daniel

From: Jennifer L Stevens <jen@stevens-writing.com>
Sent: Sunday, December 6, 2020 4:12 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: In strong support of design standards for Historic Overlay Zone

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TO: Daniel Sexton, City of Colorado Springs
CC: Mike Anderson, ONEN neighbor

Dear Mr. Sexton,

As a homeowner in the Old North End, I feel very strongly that the design standards for the overlay zoning for our historic area should immediately be reaffirmed by the city.

In my view, they offer significant value in protecting the look and feel of our historic neighborhood. That helps to protect our property values, and, by extension, helps protect the city's tax base as well.

Our house was built in 1899, and when we purchased it 16 years ago, we did so with the understanding that these design standards—which are simply sensible—would remain in place and offer us a measure of protection against neighboring homeowners renovating or building new construction in ways that would violate the historic look and feel of the neighborhood. This was one reason we chose to live here.

These design standards are on the table for discussion right now due only to a clerical error the city made in October of 2000. I feel it's the city's duty to immediately fix their omission and properly include the design standards in the historic overlay ordinance as soon as possible.

These standards have served the Historic Preservation Board well over the past two decades in providing practical, useful measures by which to evaluate applications for historic-preservation design approval in the Overlay Zone. I feel our neighborhood—and the city—have benefited greatly from them. They're needed if the Historic Preservation Board is to properly do its job.

The historic Old North End is an asset to the city—and these design standards have helped to make it so. Please reaffirm them.

Thank you,

Jennifer Stevens
1823 N. Cascade Ave.
Colorado Springs, CO 80907
Tel 719-322-4751

Sexton, Daniel

From: Shauna Prince <shaunaprince@q.com>
Sent: Sunday, December 6, 2020 9:26 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Old North End Design Standards Continued Use

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Dear Mr. Sexton,

I am a homeowner in the Old North End neighborhood and have been for 14 years. My husband and I were and still are, avid historic home fans. We purposely looked for a neighborhood that incorporated a sense of history and preservation in order to keep the look and feel of the old homes that we love. Our home was built in 1899, which is 4 years younger than our previous home built in 1895. Knowing that we would be living in a historic neighborhood that had protections in place to keep old homes looking historically appropriate, was a requirement for us to buy. We took advantage of historic preservation credits so that we would be able to keep our old home in a historically appropriate style with current codes and regulations.

It worries me as a homeowner that the city is looking to remove this design protection from our historic neighborhood. I understand that a clerical error 20 years ago has been found and because of this error, the city wants to take these design protections away. Please, officially adopt the standards that have been in place and used for the past 2 decades. They are sensible, appropriate and protective to the look and feel of our neighborhood.

ONEN is special and having a historic neighborhood close to downtown only brings a sense of pride to our city for being respectful to our past and providing guidance to keep our old buildings and homes historically appropriate.

Please reaffirm the design guidelines and keep ONEN historic.

Thank You,
Shauna Prince
2020 N Nevada Ave
COS, CO 80907

Sexton, Daniel

From: Gerald White <gerald.white@mindspring.com>
Sent: Friday, December 4, 2020 2:06 PM
To: Sexton, Daniel
Subject: Historic design standards

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I strongly support the re-affirmation of the Historic Design Standards. They have worked well over the years and are more important now than ever before.

Jerry White
1411 N. Weber St.
Colorado Springs CO 80907
719.337.7475

Sexton, Daniel

From: Jill Wasinger <jillwasinger44@gmail.com>
Sent: Friday, December 4, 2020 12:22 PM
To: Sexton, Daniel
Subject: Old North End

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Please affirm the current Design Standards for the Historic Old North End.

It is important for cities to maintain its' History.

Anita Jill Wasinger

1627 N. Nevada Ave.

Colorado Springs, Colorado 80907

Sexton, Daniel

From: Joan SCHULZ <joansixty@msn.com>
Sent: Sunday, December 6, 2020 3:13 PM
To: Sexton, Daniel
Subject: CPC ZC 20---161

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I support the permanent inclusion of the historic design standards, as the criteria to be used, in the Historic Preservation Review Board's assessment review process. These standards were intended to be approved 19 years ago, when the Historic Overlay Ordinance was approved by City Council,

It is important to maintain the historic appearance of our City. As we approach our sesquicentennial year, I believe it is ever more important to maintain the nature of the City General Palmer left us with. I also believe there is an economic impact of having an historic neighborhood as I know that visitors to our city enjoy walking through our historic neighborhoods. They will enjoy the juxtaposition of the new Olympic museum and can also enjoy a pleasant walk through our City's history.

Joan Waddell

Sexton, Daniel

From: Debbie_Robert Pearson <colo.pearson@gmail.com>
Sent: Monday, December 7, 2020 6:34 AM
To: Sexton, Daniel
Subject: ONEN

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Dear Mr. Sexton and the Historic Preservation Board:

Please re-affirm the current design standards that were approved in 2000 for the Old North End. We absolutely agree with this decision for the benefit of our community.

Thank you,
Robert and Debbie Pearson
325 E. Caramillo St.

Sexton, Daniel

From: ROB MARY ELLEN harrison <HARRISON3536@msn.com>
Sent: Friday, December 4, 2020 9:31 AM
To: Sexton, Daniel
Subject: CPC ZC 20-00161

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Ref: CPC ZC 20-00161for

Dear Daniel,

My wife and I reside in the Old North End and we strongly support approval of the design standards for the Historic Preservation Overlay zone district covering the Old North End Historic District. Four years ago, we spent significant time and effort (and money) restoring our home to it's original design using old photos (see below), the ONEN design standards, and guidance/approval from the city Historic Preservation Board. We're honored to be the proud owners and stewards of a historical home in the Old North End. We moved into the Old North End because we fell in love with the historic charm and character of the neighborhood. We understood that the historic district designation and design standards would help maintain and protect this historic area as an invaluable and beloved piece of Colorado Springs' history. It's unfortunate an administrative error placed the standards in question but we trust the city will correct the error and formally adopt the standards to help ensure this beautiful historic area continues it's historic charm and character for future generations to enjoy.

Very Best Regards,

Rob & Mary Ellen Harrison
1206 N Cascade Ave



Sent from [Mail](#) for Windows 10

Sexton, Daniel

From: Sally McGill <sallysgarden07@gmail.com>
Sent: Sunday, December 6, 2020 10:13 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Old North End Overlay Zone

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Dear Mr. Section,

My husband and I live in the Old North End and own a home that was built in 1905. We ask that you please uphold the overlay zoning as it was originally intended to be put in place in 2000, if not for a clerical error. We believe that this will ensure the unique charm and character of our neighborhood and protect our property values.

With thanks and appreciation,

Sincerely,

Sally and Gary Conover
1819 N. Cascade Avenue
Colorado Springs, CO 80907
Ph: (719) 632-6217

Sexton, Daniel

From: Sandra Mcnew <sandramcnew@aol.com>
Sent: Friday, December 4, 2020 10:55 AM
To: Sexton, Daniel
Subject: Please reaffirm Old North End Design Standards

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Since these have been used for 20 years, and since the specifics were only omitted due to clerical error, it is very important that the standards be reaffirmed as soon as possible.

As a resident of ONEN, attention to this would be much appreciated. Thanks for your expeditious help.

Sincerely,
Sandra McNew
21 West Espanola St.
Colorado Springs, CO 80907

Sexton, Daniel

From: Sari+Bill_Escovitz <escovitz@yahoo.com>
Sent: Sunday, December 6, 2020 6:10 PM
To: Sexton, Daniel
Subject: Historic Preservation Board meeting 12/7/20 re: Old North End Design Standards: File No. CPC ZC 20-00161

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Mr. Sexton,

Please include the following in the packets provided to members of the Historic Preservation Board:

Members of the Historic Preservation Board:

For the past 34 years we have owned our residence within the Historic Preservation Overlay District. For the past 20 years we have been subject to the extra benefits and burdens of that District's standards and requirements. Those include extra permit processes and fees collected by the City for HP Board review and approval, tax rebates for historic conservation and preservation projects, and restrictions on property in addition to general zoning laws.

Imagine our surprise to hear that now, after 20 years, the City takes the position that Design Standards were never enforceable and that the Historic Preservation Board acts without binding guidelines or standards. This makes the Board's actions arbitrary and capricious and historic preservation an empty promise.

Imagine the anger of property owners who were granted HPB approval and paid extra fees to preserve the unique character of their property and neighborhood. Are they entitled to refunds? Is their neighborhood location value no longer protected? And what about the qualifications they thought they met when obtaining tax benefits under state and federal laws? Do they now no longer qualify; did they ever? Are government taxing agencies now entitled to assess fees and penalties for unpaid taxes?

Imagine the anger of property owners who were denied approval. On what basis other than the arbitrary, discriminatory and capricious feelings of HP Board members at the time were permits denied if the HP Board acted without legal standards? Are owners denied approval entitled to compensatory and/or punitive damages?

Imagine the anger of property owners who bought in the Historic Preservation Overlay area during the past 20 years. They paid a premium for their properties because of the special status and protections that applied and were noted on their Deeds of Trust. What legal and equitable

claims could they make? What class actions could some enterprising lawyers undertake on behalf of any or all of the above?

We fully endorse ONEN's proposal to preserve the integrity of the HP Overlay Ordinance, the HP Board, and City Council by simply acknowledging history and reality. When City Council approved the HP Overlay Ordinance in 2000, reference to Design Standards was omitted by technical error. The clear intent was to include those Standards. For the past 20 years the public and City of Colorado Springs have proceeded under the premise that these Standards apply. By approving ONEN's proposal the written record is corrected and the legitimacy of past governmental actions is preserved. Failure to do so opens up multiple cans of worms for no good purpose.

Respectfully submitted,

Sari and William Escovitz
1705 Wood Ave.

Sexton, Daniel

From: Shane McCarthy <mccarthybahr@gmail.com>
Sent: Sunday, December 6, 2020 5:05 PM
To: Sexton, Daniel
Cc: blueskyanderson@comcast.net
Subject: Reaffirm the Design Standards for the Old North End Historic Preservation Overlay Zone

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December 4, 2020

Mr. Sexton,

We are writing to support the current Design Standards for the Old North End Historic Preservation Overlay Zone.

We were drawn to buy in the Old North End precisely because of the unique look and feel of our neighborhood. In fact, we have owned two homes in the neighborhood in the last fourteen years and done work on both, which required adherence to the design standards. We appreciate the regulations. They uphold our neighborhood's charm and value.

A clerical error should not prevent the maintenance of these design standards or risk the character of our historic neighborhood. We urge you to reaffirm them.

Sincerely,

Shane McCarthy and Paolo Bahr

1820 North Tejon Street

Colorado Springs, CO, 80907

Sexton, Daniel

From: Mary Lain <mary.lain1927@gmail.com>
Sent: Sunday, December 6, 2020 11:37 AM
To: Sexton, Daniel
Subject: Historic PreservationDesign Standards reaffirmation.

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Dear Mr. Sexton: Please do whatever is necessary to help us in saving the historic quality of our neighborhood by reaffirming the design standards to our 2000 historic overlay document. It is essential to us who live within the neighborhood and to all the citizens of our city that these guidelines be upheld.

We are a small portion of the footprint of our city but a huge gem of the early homes of Colorado Springs. These properties greatly contribute to the historic quality of our city and its character.

Please reaffirm these design standards which were an essential part in the 2000 historic overlay. Don't let shortsightedness dictate the architectural integrity of historic neighborhood.

As the owner of the Alice Bemus Taylor home for 43 years I thank you for your careful consideration in this matter.

Sincerely, Mary J. Lain

Sexton, Daniel

From: Michael Guthrie <mikeg237@gmail.com>
Sent: Saturday, December 5, 2020 4:42 PM
To: Sexton, Daniel
Cc: Donna W. Guthrie
Subject: support for the ONEN Historic Design Standards

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Mr. Sexton,

I am writing on behalf of myself and my wife, Donna W. Guthrie, to express our vigorous support for the reaffirmation of the Design Standards coming to the Historic Preservation Board on Monday December 7th.

We are long time residents at 20 West Del Norte St. and have been active supporters of ONEN activities. We also firmly believe in the standards, which have guided the Historic Preservation Board for at least twenty years. Our remodeling activities in 2005 were guided by these standards. I strongly encourage the Board to reaffirm and to forward them with their positive recommendations to the City Council for inclusion in the Ordinance that establishes the Overlay Zone of the Old North End Historic district.

Thank you for your consideration.

Michael and Donna Guthrie

Michael Guthrie, MD MBA
mikeg237@gmail.com
858-945-8574 (c)
www.mikeguthriemd.com

Sexton, Daniel

From: Mona Megumi Cousino <monacousino@gmail.com>
Sent: Sunday, December 6, 2020 3:07 PM
To: Sexton, Daniel
Subject: Reaffirm the ONEN design standards

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To Whom It May Concern,

I would like to confirm my support of reaffirming the ONEN design standards so that the Historic Preservation Board can make appropriate decisions regarding my neighborhood. The historic beauty of this neighborhood is one of its greatest assets, and would be irrecoverable if homeowners were allowed to make changes that do not reflect this.

Many thanks for your consideration,

Mona Cousino
1216 North Tejon Street
80903

--

Mona Megumi Cousino
+1.719.588.1884

Sexton, Daniel

From: Richard Sullivan <rmsho56@aol.com>
Sent: Thursday, December 3, 2020 12:10 PM
To: Sexton, Daniel
Subject: Old North End Historic District

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Daniel: I am writing to register my comment regarding the recent staff decision to abrogate the 20 year old policy concerning the Design Guidelines used by staff, HP review board, Planning Commission and City Council when considering applications for upgrades and additions to structures in the Overlay District. It appears that a clerical error has given pause to a standard that has been relied on by all parties to protect and define the architectural integrity of the Old North End Historic District. It seems the right thing to do is to adopt the design guidelines and by regulation establish them retroactively to the date of the initially intended date of adoption. I would like to speak at the meeting on December 7, 2020. Thank you, Richard Sullivan

Sexton, Daniel

From: Michael Anderson <blueskyanderson@comcast.net>
Sent: Saturday, December 5, 2020 4:01 PM
To: Sexton, Daniel
Subject: FW: Old North End Neighborhood Design Standards

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Daniel: Following is an additional comment that may not have gotten to you regarding Design standards item on 12/7 HPB agenda.

Thanks,

Mike Anderson

From: Terry Darby <twalkerdarby@gmail.com>
Date: Friday, December 4, 2020 at 12:41 PM
To: Ana Serrano <ana.serrano@coloradosprings.gov>
Cc: Susan Darby <sdarbycos@gmail.com>
Subject: Old North End Neighborhood Design Standards

Dear Historic Preservation Board Members,

My wife and I have been residents of the Old North End Neighborhood for approximately 20 years. We've lived in 2 different houses during that time and we've made modifications and improvements to each of the homes.

We've used the published guidelines as our road map in not only completing our work, but to assist us in presenting our case to your board.

Its come to the attention of our neighborhood that in 2000 when the Old North End Overlay Zone was approved by City Council the Design Standards were not included in this approval.

We would respectfully request that your board re-affirm these standards so that City Council can vote on this issue at their January meeting.

Yours Truly,

Terry & Susan Darby
[1419 North Tejon Street](#)
[CSC 80907](#)

Sent from Terry Darby's iPhone

Sexton, Daniel

From: sw1119@aol.com
Sent: Saturday, December 5, 2020 10:04 AM
To: Sexton, Daniel
Subject: Historic Preservation Guidelines

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Hi Dan,

More than a year ago we were presenting our porch project to the Historic Preservation Board. The guidelines used were perfectly fair and we feel necessary to preserve the character of The Old North End. It seems that the Historic Overlay is in danger of being revoked if these standards are not applied. Please accept our input that the current standards are necessary and should be continued.

Susan and Hugh Wallnutt
1424 Wood Avenue
Colorado Springs, CO 80907

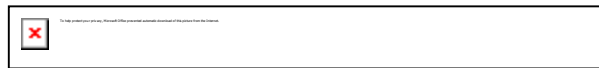
Sexton, Daniel

From: Tom Wolkow <twolkow1@yahoo.com>
Sent: Sunday, December 6, 2020 4:35 PM
To: Sexton, Daniel
Subject: Re: Need Your Help Getting Old North End Historic Preservation Design Standards Re-affirmed

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Dear Mr. Sexton, I would like the Design Standards for the Old North End Historic Preservation Overlay Zone re-affirmed by the City. Thank you, Tom (1832 N. Tejon)

On Friday, December 4, 2020, 10:22:41 AM MST, Old North End Neighborhood (ONEN) <blueskyanderson@comcast.net> wrote:



WE NEED YOUR HELP in getting the Design Standards for the Old North End Historic Preservation Overlay Zone re-affirmed by the City.

Without approved Design Standards, the City's Historic Preservation Board cannot objectively perform design review and approval of building permits for exterior construction work on historic homes in the Overlay Zone. How can the Board objectively review and assess the extent to which a proposed project is acceptable from a historic preservation perspective if there are no specific standards against which the proposed project can be evaluated? Decisions by the Board could be considered arbitrary and subject to challenge.

Your home is in the Historic Preservation Overlay Zone if you are in the area generally bounded by the alley between Nevada and Weber on the east, Uintah on the south, Wood Avenue on the west and Madison St. on the north. But **having approved Design Standards is important to all residents of the Old North End because they are essential to preserving the historic nature of our neighborhood.**

Back in October of 2000, the City Council adopted an ordinance creating the North End Historic Preservation Overlay Zone. Everyone had assumed the associated North End Design Standards were also approved at that meeting. For the last 20 years the Historic Preservation Board used those standards in its approval, and occasional rejection, of applications for historic preservation design approval of building permits for

exterior construction work on historic homes in the Overlay Zone. The Historic Preservation Board and the standards they used in their design review decision-making has served the neighborhood very well over the years by helping protect our historic homes.

But it was recently discovered that, due to a clerical error, the Design Standards were not formally approved by the City Council back in October 2000. The ordinance creating the Overlay Zone was duly approved, but for some reason, the Design Standards were not included in the ordinance. This discovery has created a problem that needs to be fixed ASAP.

Recognizing this problem, ONEN is recommending the Historic Preservation Board, at its upcoming December 7, 2020 meeting, simply re-affirm the Design Standards they have been using for the last 20 years and to recommend the City Council also formally re-affirm the standards in January.

Absolutely no changes to the Design standards are being proposed, just the simple re-affirmation of the standards that everyone, the HPB, City staff, and ONEN homeowners have all been using over the last 20 years.

This link takes you the Dec. 7 meeting materials submitted by ONEN:

<https://drive.google.com/drive/folders/1I1ERHPHy1mXwpP8-YwMLzWNROuqW3rAW?usp=sharing>

Also, this link will take you to a copy of the North End Design

Standards: <https://coloradosprings.gov/sites/default/files/planning/onendesignstandards.pdf>

WHAT YOU CAN DO. The Historic Preservation Board needs to hear that the current Design Standards must be re-affirmed as soon as possible so the Board can properly do its job.

You can send written comments addressed to the Historic Preservation Board, by December 7, to the City's historic Planner at:
Daniel.Sexton@coloradosprings.gov

or,

You can either phone-in to the December 7 meeting, or participate on-line and let your voice be heard. Here is the dial-in or log-in info for the hearing which begins at 4:30 p.m.

Dial: +1 408-418-9388
Meeting number / Access Code:
146 372 8660 / 146 372 8660
Password: ZCkMb3Rbg73

For online type this web address: <https://coloradosprings.webex.com/coloradosprings/j.php?MTID=m6c7849a5053e700e9af2123857b67e33>

Thank-you

Old North End Neighborhood | N. Nevada Ave., Colorado Springs, CO 80907

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Sexton, Daniel

From: Vicky M. KIPP <dtkipp@msn.com>
Sent: Monday, December 7, 2020 6:52 AM
To: Sexton, Daniel
Subject: Historic Preservation Overlay Zone

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Dear Sir, As a 50-year resident of the Historic Old North End and a member of the State Historic Fund Advisory Council, I urge you to affirm what I understood to be part of the City's planning process. It is essential to protect the important character of Colorado Springs, it's historic roots and the buildings that reflect that history. The oversight in procedure needs to be corrected so that the intent of the approved Historic Preservation Overlay Zone might be enforced. Thank you, Vicky Kipp

Sexton, Daniel

From: Steve Marsh <s.marsh1@comcast.net>
Sent: Monday, December 7, 2020 4:16 PM
To: Sexton, Daniel
Subject: FW: Hx Preservation Board Public Hearing

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Dr. Stephen M. Marsh
1410 Wood Avenue
Colorado Springs, CO 80907
Home: 719-634-6171
Cell: 719-649-2951
Email: s.marsh1@comcast.net

From: Steve Marsh [mailto:s.marsh1@comcast.net]
Sent: Monday, December 07, 2020 3:37 PM
To: 'david.sexton@coloradosprings.gov'; 'jill.gaebler@coloradosprings.gov'
Subject: Hx Preservation Board Public Hearing

I was opposed to the Historic overlay zoning and spot zoning and overlay zoning often has unintended consequences and also because the city did not follow the process and procedure of creating this overlay zone as described in city law. However we now have the zone and a board to administrate it. The Standards accompanying this process were written before the zone was created through long and careful effort. It should be the standard of decision making by the long standing board. Please take the necessary steps to legitimize the Standards, put this behind us and allow the board to function effectively.

Steve

Dr. Stephen M. Marsh
1410 Wood Avenue
Colorado Springs, CO 80907
Home: 719-634-6171
Cell: 719-649-2951
Email: s.marsh1@comcast.net

Sexton, Daniel

From: Marianna McJimsey <rmcjimsey@comcast.net>
Sent: Monday, December 7, 2020 4:11 PM
To: Sexton, Daniel
Subject: 12.7.2020 Support reaffirmation of Design Standards

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Dear Daniel Sexton,

I have lived in the Old North End Neighborhood since 1968 and have been a delighted and supportive home owner in the Old North End since 1972. I strongly support the re-affirmation of the Design Standards as will be proposed this afternoon to the Historic Preservation Board. The City Council adopted an ordinance in October 2000 creating the North End Historic Preservation Overlay Zone. This has been successfully implemented and now, because a clerical mistake, needs to be re-affirmed.

I would be grateful if a copy of this email could be placed in the folders of the members of the Historic Preservation Board. I appreciate their work on behalf of neighborhoods and their understanding of the importance of preserving the historic character of our local communities.

Please let me know if you have any questions.

Thank you very much.
Marianna McJimsey

Marianna McJimsey
719-471-1765 landline
RMcJimsey@comcast.net