



## PARKSIDE HISTORIC DISTRICT



### Quick Facts

**Applicant/Property Owner**

Historic Uptown Neighborhood Association

**Design Consultant**

Cheryl Brown, President, Historic Uptown Neighborhood

**Address / Location**

Vicinity of 702 N Cascade Avenue

**TSN(s)**

Multiple (not included)

**Zoning and Overlays**

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

**Site Area**

4.29 acres

**Land Use**

Residential

**Applicable Code**

Unified Development Code

### Project Summary

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

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

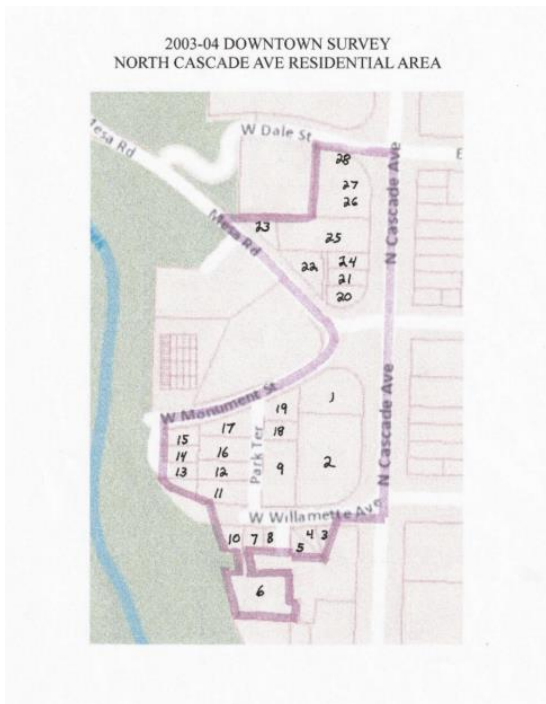
## Background

### Prior Land-Use History and Applicable Actions

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

### Site History

The property is in the Bonnyville Addition to Colorado Springs Annexation and subdivision of the same name ("Bonnyville"). Bonn The Parkside District was first identified in the 1983-85 City of Colorado Springs Downtown Survey as a potential National Register District, and again with the 2004-04 Downtown Intensive Survey. In both surveys it was concluded that "district potential exists in this district," meaning that the area possessed historical and architectural characteristics to be listed on the National Register of Historic Places.



Development in the District began in 1885 with the Hagerman Mansion at 610 N Cascade Avenue. A main reason for the construction of the Hagerman mansion was because Mr. Hagerman was seeking relief from tuberculosis. English characteristics were common, particularly displayed in the Victorian architecture, and this is a reason why early development in the District was coined the Little London Era. North Cascade became the most prestigious road in the City.

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

The growing maturity of the City introduced the next period of development for Parkside. In 1916, the Cascade Apartments at 702 North Cascade Avenue were constructed. The apartment building had six (6) apartments, and its architecture had Craftsman style features such as overhanging eaves, exposed rafter ends, multi-light sash windows and front dormers. A couple from Beaumont, Texas ushered in new construction in the 1920's

with the Lefkowsky Subdivision. Nine (9) single-family homes were built by 1926, and seven of them were designed by Benjamin Lefkowsky. These homes are located on Park Terrace Drive, and there are three (3) that face Monument Valley Park. The homes are relatively small, one and one-half stories to stories. A characteristic shared with these homes is the inclusion of attached garages, some facing the street and others located at the rear of the property. It is with this period that we see the influence of the automobile in architectural design.

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

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

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

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

**Applicable Code**

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

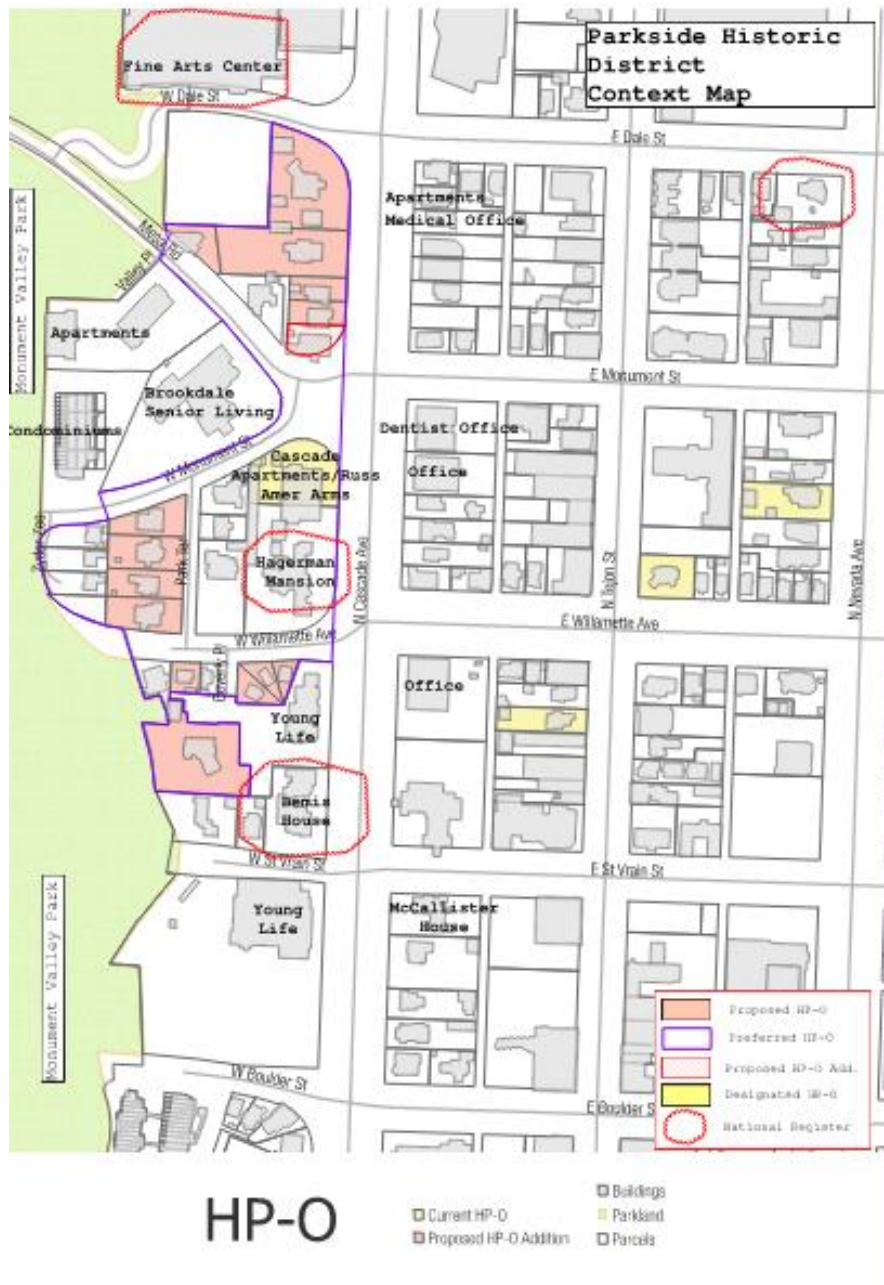
**Surrounding Zoning and Land Use**

**Adjacent Property Existing Conditions**

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

East  
 MX-T (Mixed-Use Transition), OR (Office Residential), R-5 (Multi-Family Residential, High), MX-N (Mixed-Use Neighborhood Scale)  
 Residential, Commercial  
 Dentist Office, Counseling Services, Medical Offices, Apartments

**Context Map (see "Attachment-3 Context Map")**



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	3, Initial Review, Neighborhood Meeting and Historic Preservation Board Public Hearing
Postcard Mailing Radius	1,000 feet, and Uptown Neighborhood Association
Number of Postcards Mailed	192, mailed 3 times – Initial Review, Neighborhood Meeting and Historic Preservation Board Public Hearing.
Number of Comments Received	A total of 7 (seven) public comments were received. Two (2) were phone calls that strongly emphasized that they did not want to be included in the proposed Historic Preservation Overlay. Two (2) phone calls were from property owners in support of the Parkside District. An email that explained how the owner did not support the HP-O and a second email wanting to know if the application would change the base zone district of their property. The seventh public comment came from a pre-application meeting with a person that was a strong historic preservation advocate and a future owner with the proposed HP-O. This property was subsequently added to the proposed HP-O.

### Public Engagement

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

## Timeline of Review

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

## Agency Review

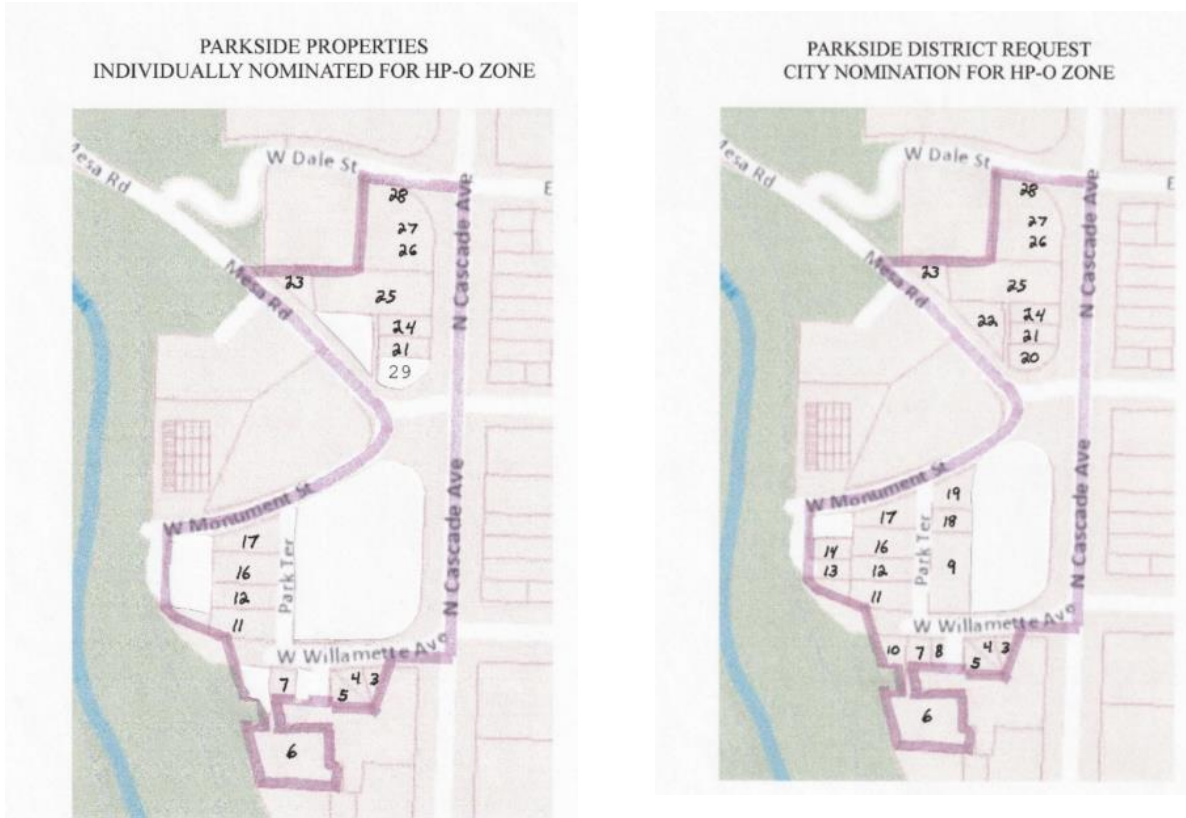
There was no outside agency review of this application.



## Zone Change – Establish Historic Preservation Overlay

### Summary of Application

The application proposes adding a Historic Preservation Overlay (HP-O) designation to 4.29 acres that includes a total of 15 properties (a total of 17-buildings) to be known as the Parkside District, located generally south of West Dale Street, west of North Cascade Avenue, properties facing West Willamette Avenue to the south, and Monument Valley Park/Brookdale residences to the west. The map below titled “Parkside Properties Individually Noninitiated for HP-Zone” shows the Parkside District that is formally under consideration. The other map is the preferred HP-O for the Parkside District and it consists of 23 properties (a total of 27 buildings). It is the preference because it is a more inclusive and cohesive representation of the North Cascade Residential Area that was documented in both the 1983-85 City of Colorado Springs Downtown Survey and again with the 2004-04 Downtown Intensive Survey. These surveys identified the area, shown by a dark pink line on the maps below, as a potential National Register District. A main reason for



application proceeding forward as it is proposed is because the application was submitted by owners of properties within the Parkside District. If an application is owner-initiated all owners must consent to submitting the application, and this consent could only be obtained from 15 properties. The Applicant did request that the City initiate or include the remaining properties in the request as is provided for in the Unified Development Code (“UDC”). The UDC does give authority to the City Council, Planning Commission and the Historic Preservation Board to initiate zone map amendments. City Planning Staff requested that if the Applicant desired the application to be pursued in partnership it waits until the completion of the Historic Resource Survey Plan. We pretty much indicated that our plate was full. The designation of an HP-O would require a robust public engagement process particularly to provide information, educate, and gain as much consent as is practical in support of the proposal prior to initiating formal adoption proceedings. City Planning Staff felt that the owner-initiated application was a good middle ground to establish the Parkside District with the backing and support of all property owners. Even though not entirely whole, the properties that are included do form a cohesive grouping of resources that define the Parkside District. This is exemplified and identified in the Parkside District Nomination (see **“Attachment 1-Parkside District Nomination”** and **“Attachment 2-Changes Summary”**).

In addition, the application requests the approval of associated design standards to administer the district. In the initial application the Applicant proposed using the Secretary of Interior's Standards to administer review of work in the District. City Planning had concerns as these standards are very broad, philosophical principles developed by the federal government for reviewing work on individual buildings receiving federal grant funds and tax credits. We felt it made better sense to create a local (district-specific) design guideline document based on the principles of the standards and reflective of the historic character and qualities of Parkside Historic. City Staff did understand the reasoning for the proposed use of the Secretary of Interior's Standards as the Applicant did not have the resources or budget to create these standards. The Applicant, however, has now provided a set of proposed district specific standards that were modeled after the adopted North End Historic Preservation Overlay Zone Design Standards (see "Attachment 4-Parkside Design Standards"). Adoption of these standards is supported, but additional time is needed to ensure that they are truly reflective of the character of the Parkside District. The Applicant has requested the same with the big RED statement in the document that states "City Administration needs to affirm the veracity of these principles". To this end, a condition should be added to the proposed Historic Preservation Overlay that the design standards be reviewed separately by the Historic Preservation and their recommendation made prior to any City Council public hearing. A power and duty of the Historic Preservation Board is to "develop, and recommend for Council adoption, design standards to establish criteria for use by the board in the consideration of an application for a report of acceptability for properties in the HP-O district."

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

#### **A. Purpose**

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

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

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

### **UDC Section 7.5., Zone Map Amendment**

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

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*

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

## GOALS AND POLICIES

### HONOR OUR HISTORY

#### GOAL RC-1

Preserve the best of our history.

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

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

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

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

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

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

#### Task Area Three: Preservation and the Private Sector

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

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

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

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

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

4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*

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

5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*

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



6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*

N/A

7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.*

N/A

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

N/A

9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*

N/A

10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

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

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

## Statement of Compliance

### ZONE-24-0018

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

- 1) The proposed Design Standards are considered by the Historic Preservation Board separately and that their recommendation is made before any City Council public hearing for the proposed Historic Preservation Overlay.