



**HISTORIC PRESERVATION BOARD**



**Title:**  
A request by the Old North End Neighborhood Association (ONEN) to adopt design standards for the Historic Preservation Overlay associated with Old North End Historic District.

**FILE NO.:** CPC ZC 20-00161

**APPLICANT:** Old North End Neighborhood Association

**PROJECT TITLE:** Old North End Neighborhood Historic Preservation Overlay Design Standards

**AERIAL IMAGE OF AFFECTED PROPERTIES:**



**PROJECT SUMMARY:**

1. Project Description: The proposal consists of a request by the Old North End Neighborhood Association (ONEN) to adopt design standards for the Historic Preservation Overlay associated with the Old North End Historic District. The proposed design standards would be use by the City's Historic Preservation Board and City Planning staff as additional review criteria when considering an application (Report of Acceptability) by a homeowner to the City's Historic Preservation Board for approval of new construction within the overlay zoning. The proposed design standards would only apply to work (i.e. decks, additions, solar panels, etc.) affecting the exterior of properties that requires a building permit..

City Planning staff notes that the proposed design standards were not adopted as part of the ordinance that created the Historic Preservation Overlay or a separate resolution. Per City Code Section 7.5.1602 *Definitions*, the defined term "Design Standards" states:

*"Written statements adopted by City Council resolution as criteria for use by the Board in the consideration of an application for a report of acceptability for properties with historic preservation overlay zoning."*

As such, should the City's Historic Preservation Board issue a favorable recommendation regarding the proposed design standards, a resolution will be prepared by City Planning staff for consideration by City Council.

2. Applicant's Project Statement: The ONEN has provided documents and information to support this request. **(see "ONEN Design Standards Materials" attachment)**
3. Planning and Development Team's Recommendation: At this time, City Planning staff is not able to make a formal recommendation regarding the proposed design standards. It is the position of City Planning staff that the request be further discussed with property owners of the Old North End Neighborhood, which last occurred 20 years ago. Additionally, consideration should be given to whether the standards are consistent with the Secretary of Interior's Standards and Guidelines as currently written and are in conformance with the guidance and vision set forth in the City's guiding planning documents, such as PlanCOS and HistoricCOS.

#### **BACKGROUND:**

On December 17, 1982, the Old North End Historic District was listed on the National Register of Historic Places (NRHP). The historic district is located north of downtown Colorado Springs and is composed of roughly 657 properties dating primarily from the late nineteenth and early twentieth centuries. Overwhelming, the properties represent cultural influences of English architecture, with some adaptations and architectural variations. The Old North End Historic District is one of the best-preserved historically and architecturally significant residential areas in the city and state.

On October 9, 2000, City Council adopted Ordinance #00-147 creating the Historic Preservation Overlay, which encompasses the Old North End Historic District. **(see "Ordinance 00-147" attachment)** As noted above, City Council did not adopted any design standards as part of Ordinance #00-147 or a separate resolution. While discussions were had regarding the design standards during the adoption proceedings associated the Historic Preservation Overlay, the design standards were not ratified.

#### **STAKEHOLDER PROCESS:**

The public notification process consisted of providing notice to all property owners within the Historic Preservation overlay, which included the mailing of postcards to 1,417 property owners, as notification of the Historic Preservation Board hearing. All written comments received prior to the hearing will be transmitted separately to the Historic Preservation Board for consideration.

City Planning staff did not engage the public or initiate pre-hearing conversations with property owners to educate and inform them of the proposed design standards. As such, the public has not been afforded any recent opportunities to give input.

It is the technical preference of City Planning staff that a public input process be undertaken before consideration of proposed standards, which would allow the public a genuine opportunity to consider the proposed design standards and suggest any changes. Additionally, as noted above, consideration should be given to whether the standards are consistent with the Secretary of Interior's Standards and Guidelines as currently written and are in conformance with the guidance and vision set forth in the City's guiding planning documents, such as PlanCOS and HistoricCOS.

**STAFF RECOMMENDATION:**

CPC ZC 20-00161

If the Historic Preservation Board wishes to make a recommendation of approval to City Council, then the following motion should be used:

Recommend approval to City Council a resolution adopting the North End Historic Preservation Overlay Zone Design Standards, based upon the finding that the request is consistent with the Historic Preservation Board authorities for establishing rules and regulations, including design standards, as set forth in City Code Section 7.5.1601(I).

If the Historic Preservation Board wishes to make a recommendation of denial to City Council, then the following motion should be used:

Recommend denial to City Council a resolution adopting the North End Historic Preservation Overlay Zone Design Standards, based upon the finding that the design standards as requested do not support the Historic Preservation Board authorities for establishing rules and regulations, including design standards, as set forth in City Code Section 7.5.1601(I).