

# Old North Historic District Design Standards

CPC ZC 20-00161

February 8, 2021

Daniel Sexton, AICP  
Principal Planner



# Application



## **CPC ZC 20-00161**

A Resolution of the City of Colorado Springs adopting design standards for the Historic Preservation Overlay associated with Old North End Historic District. (Legislative)

## **CURRENT PROPOSAL**

- ONEN requests the City to officially adopt the design standards for the Historic Preservation Overlay associated with the Old North End Historic District
- The design standards as proposed by ONEN are those as referenced in 2000 and have not been updated since

# Vicinity Map w/Overlay Zone



**Historic Preservation  
Overlay (Old North  
End Historic District)**

**Patty  
Jewett Golf  
Course**

**Colorado  
College**

# General Information



## Site Details:

- 1982 – Old North End Historic District listed on National Register of Historic Places
  - The historic District contains roughly 675 properties
  - represent cultural influences of English architecture, with some adaptations and architectural variations
- 2000 – Historic Preservation Overlay zone district created (Ord. 00-147)
- Draft or interim design standards were present and discussed, but not adopted

## Public Notification and Involvement:

- Public notice was mailed to 1,417 property owners prior to the City's Historic Preservation Board hearing
- No City-initiated efforts were undertaken to engage the residents or hold neighborhood meeting(s) to collect feedback

# Purpose and Use of Design Standards



## Purpose

City Code § 7.5.1602 *Definitions - Design Standards:*

*“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.”*

## Use

- Used by the City’s Historic Preservation Board and City Planning staff as additional review criteria when considering an application (Report of Acceptability) in the overlay zoning.
- The proposed design standards would only apply to new construction work (i.e. decks, additions, solar panels, etc.) affecting the exterior of properties that requires a building permit.

**WHILE NOT ADOPTED, THE PROPOSED DESIGN STANDARDS ARE USED TO GUIDE UNDERTAKINGS IN THE OLD NORTH END HISTORIC DISTRICT.**



# Questions



## **Guidelines vs. Standards**

- Guidelines – Explanatory information of historic characteristics suitable for preservation, and techniques and materials appropriate to make informed decisions when applying the review criteria
- Standards – Explanatory statements used as additional review criteria

## **Potential Conflicts**

- Examples: Rooftop Solar (District Standard #4), Preserve Mountain Views (Area-wide Standard #4), and Dimensional Standards (Subarea Standards)

## **Alignment**

- Modern planning guidance (i.e. PlanCOS and HistoricCOS)
- Consistency with current construction standards (i.e. IBC)
- Treatment Standards and Guidelines (i.e. Secretary of Interior)

**ADDITIONAL PUBLIC AND EXPERT VETTING COULD RESOLVE CONFLICTS.**

# Alternatives/Recommendation



## **Alternatives:**

1. Adopt the design standards as presented;
2. Remand the design standards back to the Historic Preservation Board and direct staff to hold neighborhood meetings before formal consideration by City Council. (Uncertain timeline)

## **Recommended Action**

Provide direction to staff on whether or not to schedule the design standards for a formal City Council hearing, or to engage in additional public process.