

# City of Colorado Springs Historic Preservation Plan (HistoricCOS)

CPC MP 92-227-A1MJ17

December 10, 2019

Daniel Sexton, AICP  
Principal Planner



# General Information



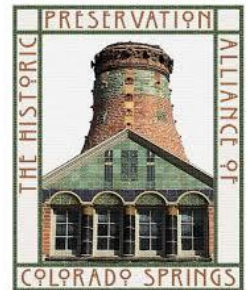
- 1988 – 1<sup>st</sup> Historic Preservation Ordinance Adopted (Ord. 88-228)
- 1993 - City's current Historic Preservation Plan adopted
- Project began in late 2017 – Rewrite of the City's Historic Preservation Plan
- Type of plan: City-wide Master Plan
- Budget – **\$60,650.00**
  - Paid for in part by:



**National Trust for  
Historic Preservation**  
*Save the past. Enrich the future.™*



**HISTORY**  *Colorado*  
STATE HISTORICAL FUND



# Technical Edits



Per the City Council Work Session on November 25, 2019, the following pages have been revised to incorporate greater emphasis on the public's role in land use applications concerning historic resources:

- *Page 11/12 – Content in Section 2.5 was modified to reinforce “the property owner’s consent” for register listings*
- *Page 42 – Revised historic mining town reference to include Cripple Creek, Central City, and Black Hawk*
- *Page 53 – Language added to reinforce “property owners” role in decision-making*

# Project Team



**STAN CLAUSON ASSOCIATES INC**  
landscape architecture.planning.resort design

## **Stan Clauson, AICP, ASLA**

## **Patrick Rawley, AICP, ASLA**

- Overall Project Management
- Citizen Participation Program
- Land Use Analysis
- Urban Design

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## **TATANKA HISTORICAL ASSOCIATES**

HISTORY, ARCHITECTURE & PRESERVATION  
RESEARCH & CONSULTING



## **Ron Sladek**

- Site-specific archival research
- Field Analysis
- Preservation Planning

## **Roxanne Eflin Consulting**

## **Roxanne Eflin**

- Historic preservation
- Downtown revitalization
- Heritage tourism

# HistoricCOS Plan Document – Acknowledgments



## Steering Committee

Dave Munger, *CONO*

Sara Vaas, *CONO*

Marla Novak, *HBA*

Steve Scott, *HBA*

Justin Hutchcraft, *HPA*

Carol Lopez, *HPB*

Samantha Klingenberg, *ONEN*

Jim Thompson, *OWN*

Sarah Humbargar, *Downtown Partnership*

Chris Coulter, *Colorado College*

George Eckhardt, *Colorado College*

Gary Feffer, *COS Parks Board*

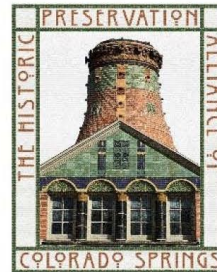
Dave Seigel, *COS Parks Board*

Chuck Murphy, *COS Resident*

Chris Jenkins, *COS Resident*

Richard Skorman, *City Council*

Jill Gaebler, *City Council*



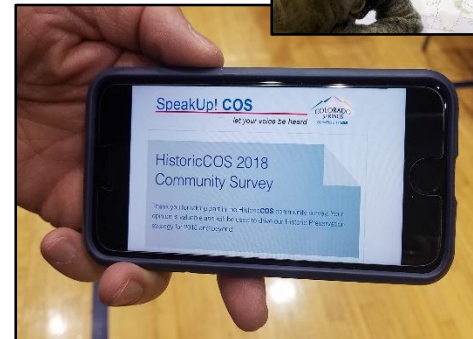
*Westside is the Bestside*



# Stakeholder Process



- **Preservation Steering Committee**  
(17-members Administration-selected)
- **Multi-faceted Community Engagement**
  - **700 responses to on-line survey**
  - **Two open houses**
  - **Multiple social media releases**
  - **Stakeholder interviews**



# HistoricCOS Plan Document – Table of Contents



Message from the Mayor  
Project Funding  
Acknowledgements  
Acronyms

## Section 1 - Executive Summary: Vision and Process

- 1.1 Vision Statement
- 1.2 Purpose of Vision Statement
- 1.3 What is Historic Preservation?

## Section 2 - Program Values and Policies

- 2.1 Historic Preservation and Economic Development
- 2.2 Historic Preservation and the Environment
- 2.3 Historic Preservation and Community Character
- 2.4 What are the resources we want to protect?
- 2.5 How can we achieve protection?
- 2.6 City Owned Properties

## Section 3 - Action Item Matrix: Activity and Timeframe

## Section 4 - Colorado Springs Historic Context

- 4.1 Early Settlement
- 4.2 Palmer's Vision for "the most attractive place for homes in the West"
- 4.3 Growth and Change during the Late 1800s and Early 1900s
- 4.4 Colorado Springs Role in Military Preparedness
- 4.5 The Growth of Tourism
- 4.6 Colorado Springs Today

## Section 5 - A History of Historic Preservation

- 5.1 Historic Preservation in the United States
- 5.2 Historic Preservation in Colorado

## Section 6 - Colorado Springs Historic Preservation Initiatives Over the Years

- 6.1 Early Preservation Planning
- 6.2 Surveys and Studies
- 6.3 The 1993 Historic Preservation Plan
- 6.4 Current Regulatory Environment

## Section 7 - Appendices

- 7.1 Public Participation Review Process and Acknowledgements
- 7.2 Section 106 of the National Historic Preservation Act
- 7.3 City Neighborhood Maps
  - a. Historic Preservation Overlay Map
  - b. Downtown
  - c. North End
  - d. Old Colorado City and Hillside
  - e. North Weber and Wahsatch
  - f. Colorado College Area Register of Historic Places
- 7.4 Colorado Springs Register of Historic Places
- 7.5 Bibliography, Web-based Resources and Photo Credits

# HistoricCOS Plan Document – Section 3



REVISED ACTION ITEM MATRIX (05-JUN-19)

		<u>Current:</u>	<u>Near Term:</u>			<u>Long Term:</u>		
		2019	2020	2021	2022	2023	2024	2025
City of Colorado Springs: Historic Preservation Plan Update								
<b>Task Area</b>	<b>One - Community Survey and Education</b>							
1.1	City Hosts Public Survey Workshops							
1.2	City Develops a Citywide Survey Plan							
1.3	Secure Funding and Launch Surveys							
1.4	Present and Distribute Survey Results to Public							
1.5	Expand Partnerships with Preservation Organizations for Education and Outreach							
1.6	Program for Identifying and Celebrating Historic Resources; Plaques, Signage, Web							
<b>Task Area</b>	<b>Two - Identify and Manage City-Owned Historic Resources</b>							
2.1	Develop Policy for Managing City-Owned Historic Resources							
2.2	Identify and Prioritize Important City-Owned Resources							
2.3	Map City-Owned Historic Resources and Update Regularly							
2.4	Coordinate Management of Projects with City Departments							
<b>Task Area</b>	<b>Three - Preservation and the Private Sector</b>							
3.1	Develop and Support Certified Neighborhood Preservation Organizations							
3.2	Expand Overlay Zoning to Additional Historic Areas							
3.3	Provide Guidance for Private Property Owners Seeking Local Landmark Designation							
3.4	Provided Guidance for Private Property Owners Seeking Financial Assistance							
3.5	Develop Incentives to Encourage Property Owners to Engage in Preservation							
<b>Task Area</b>	<b>Four - Improvements to the City's Preservation Program</b>							
4.1	Analyze, Update the City's HP Ordinance and Land Use Regs for Plan Compliance							
4.2	Develop Fully Functional HP Preservation Program in Community Development							
4.3	Improve Leadership and Skilled Participation in the Historic Preservation Board							
4.4	Evaluate Benefits of Elevating the HP Board to Commission Status							
4.5	Follow Certified Local Government Requirements for Maintaining CLG Status							

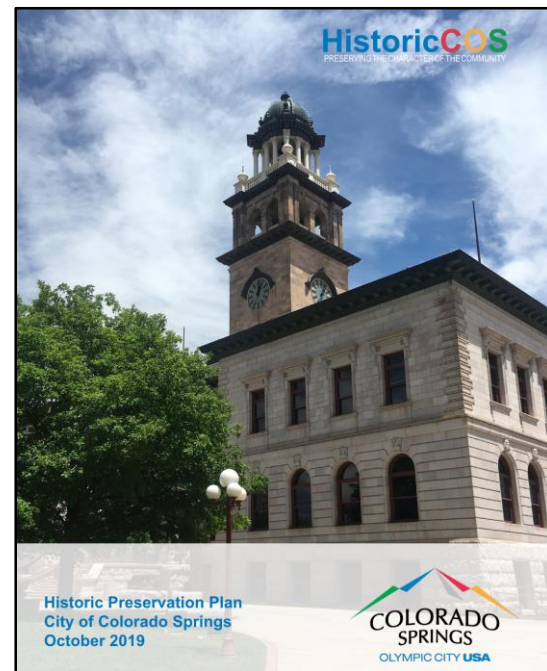
***We want to avoid the plan gathering dust!***



# Adoption Process



- **Preservation Steering Committee**  
*(Recommended adoption on August 13, 2019)*
- **City Historic Preservation Board**  
*(Recommended Approval on September 12, 2019)*
- **City Planning Commission** *(Recommended Approval on October 17, 2019)*
- **City Council** *(Anticipated adoption hearing on December 10, 2019)*



# Recommendation



## **CPC MP 92-227-A1MJ17 – MAJOR MASTER PLAN AMENDMENT**

Approve HistoricCOS as the new City of Colorado Springs Historic Preservation Plan, based upon the findings that the request is consistent with the purpose for a master plan as set forth in City Code Section 7.5.401 and meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

# Budget



<u>Source of Project Income</u>	<u>Funding Amount</u>
CLG Subgrant Program Funds	\$15,750.00
Historic Preservation Alliance	\$5,000.00
National Trust Preservation Fund	\$5,000.00
City of Colorado Spring	\$5,000.00
State Historical Fund	\$29,900.00
<b>Total</b>	<b>\$60,650.00</b>

# Why HistoricCOS?



- A preservation plan is needed to maintain the City's CLG status
- Competitiveness for grant fund
  - 37 Project undertake between 1992-2018:
    - Awarded - \$3,226,339.00
    - Matching - \$806,584.75
    - Total Project Cost - \$4,032,923.75