

# CHANGE SUMMARY TO THE PARKSIDE OVERLAY ZONE APPLICATION

New language in **bold type**.

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## Page 3

### Project Statement

A request by the Historic Uptown Neighborhood to **add** the Historic Preservation Overlay Zone to **15** properties in the Parkside District, consisting of approximately **4.295** acres, located generally south of West Dale Street, west of North Cascade Avenue, properties fronting on West Willamette Avenue to the south, and Monument Valley Park/Brookdale residences to the west, and approval of associated design standards.

also

A request by the Historic Uptown Neighborhood that the City of Colorado Springs **add** the Historic Preservation Overlay Zone **to all** 23 properties of the Parkside District, consisting of approximately 5.959 acres, located generally south of West Dale Street, west of North Cascade Avenue, properties fronting on West Willamette Avenue to the south, and Monument Valley Park/Brookdale residences to the west, and approval of associated design standards

## Page 4

- **6407304008 702 N Cascade**
- Totaling **4.295** acres

## Page 5

- Replace 'THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES: REHABILITATION AS A TREATMENT AND STANDARDS FOR REHABILITATION' pages with the file '**Page 5 Parkside\_Design\_Standards\_Adapted\_From\_NEND\_Design\_Standards.pdf**'

## After Page 25

- Insert signed file '**Page 26 Owner Signature 702 N Cascade.pdf**' after page 25.

**Page 27**

Project Statement - Justification

Discussion 5<sup>th</sup> paragraph

- “Pastorius was an early investor in the Cripple Creek interests and was a founder of the Colorado Springs Garden Club. His greatest impact on local history was his leadership a president of Colorado Springs Investment and Realty, building homes in the city’s north and northeast areas. Living in several locations, he built this Queen Anne home in 1902, **and the extensive landscaping reflects his interest in horticulture. A small historic building, perhaps a garage, is the only visible contributing accessory structure in Parkside.**”

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Parkside Properties Individually Nominated for HP-O Zone, insert the following property.

- ID Schedule # Address Name Zoning Acreage Plat Owner
- **20 6407304008 702 N Cascade Cascade Apts MX-T 0.152 Add #5 Greg Pettigrew**
- **TOTAL 4.295**

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Legal Descriptions of properties nominated for HP-O Zoning

17. EPC Assessor schedule number – 6407310004, 620 Park Terrace Drive  
That Part of Lots 4 and 5, Lefkowsky’s Resubdivision of Part of Block G, Addition No 5 to the City of Colorado Springs ... 190 feet to the point of beginning, except the east 30 feet, amounting to .224 acres

plus

- **20. EPC Assessor Schedule Number 6407304008, 702 N Cascade Avenue The east one hundred, twenty (120) feet of Lot 4, Block I, Addition No 5 to the City of Colorado Springs, amounting to .152 acres,**

plus

21. EPC Assessor schedule number – 6407304007, 710 N Cascade Avenue  
The east one hundred, twenty (120) feet of the south twenty-five (25) feet of Lot 4, Block I,

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26 & 27 & 28. EPC Assessor schedule number – 6407304001, 724 N Cascade Avenue & 730 N Cascade Avenue and 7-11 W Dale Street  
That part of Lots 7 and 8, plus the north twenty-five (25) feet of Lot 6 lying east of a line 20.1 feet east of and parallel with the west line of said lots of Block I, Addition No. 5 to the City of Colorado Springs, amounting to .878 acres,

- **Totaling 4.295 acres**

## Page 47

### f. 5 W Willamette Avenue - Nichols House

There is finished basement space. There is a white picket fence in the front yard.

- **The parcels south of Willamette Avenue were unimproved when purchased late 1n 1902 by Carrie L Wright for \$20,000; the rapid constructions of dwellings were expected. Four dwellings followed in three years, the other two were built in 1927.**

The dwelling is on a triangular parcel of 6,000 square feet that is Lot D of the Balzer Resubdivision (filed September 18, 1944) of Addition No 5 to Colorado Springs. The house was first occupied by A B Nichols on September 1904.

- **SOURCES:**
- **Newspaper Scans**
- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

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## Page 48

### g. 9 W Willamette - Muir House

A shed dormer is located to the rear of the southwest elevation on the upper floor, and another toward the middle of the northeast elevation.

- **This was one of the homes that followed Carrie L Wright's 1902 purchase of a 225 foot by 330 foot parcel south of Willamette and west of Cascade.**

The dwelling is on a triangular parcel of 7,100 square feet that is Lot E of the Balzer Resubdivision (filed September 18, 1944) of Addition No 5 to Colorado Springs. The house was first occupied by A W Muir in 1904.

- **SOURCES:**
- **Newspaper Scans**
- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

## Page 49

### h. 3 Beverly Place - Shaw House

The foundation is stone, and there's a wrought iron fence containing the front yard.

- **This home was built one year after the two to the east, and is part of the 1902 Carrie Wright purchase.**

The dwelling is on a triangular parcel of 8,425 square feet that is Lot F of the Balzer Resubdivision (filed September 18, 1944) of Addition No 5 to Colorado Springs. The house was first occupied by Mr. and Mrs. W. G. and Julia A Shaw in 1905.

- **SOURCES:**
- **Newspaper Scans**
- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

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## Page 51

### j. 23 W Willamette St - Wells House

There is a partial basement and a detached garage.

- **This home and its neighbor to the west were built in 1927.**

The dwelling is on a square parcel of 3,965 square feet that is part of Lot 24, Block F of the Beverly Resubdivision (filed November 20, 1899) of Addition No 5 to Colorado Springs. The address was shown as vacant in the 1927 City Directory but occupied the following year by Mr. and Mrs. F. H. & Hallie B. Wells; Wells was a dentist & orthodontist.

- **SOURCES:**
- **Newspaper Scans**
- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

## Page 52

k. 19 W Willamette St - Gray House

Metal exhaust pipes rise from the center of the building.

- **This building and the one to the west filled in West Willamette Avenue**

The dwelling is on a rectangular parcel of 2,640 square feet that is part of Lot 24, Block F of the Beverly Resubdivision (filed November 20, 1899) of Addition No 5 to Colorado Springs. The local paper reported Mrs. J. C. Gray as obtaining a building permit for a \$2,700 4 room stucco dwelling on August 10, 1927.

- **SOURCES:**
- **Newspaper Scans**
- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

## Page 54

m. 33 W Willamette - Wray House

The Watts moved to a house at 1801 Culebra Ave. designed by Thomas MacLaren in 1901.

**This was the westernmost parcel on West Willamette, part of the Wright purchase in 1902, and looked west over untamed Monument Creek.** The home is a two-story side gambrel fieldstone dwelling.

### Newspaper Scans

**Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**

bb. 720 N Cascade - Pastorius House

**The 1901 Cripple Creek mining boom was the impetus for the development of substantial residences like this one, along North Cascade Avenue. It is the “only remaining Cripple Creek era mansion south of Colorado College still in single-family use on its original lot.”**

The house was designed by Charles Pastorius for his elder brother Francis D. Pastorius and built by Sebring & Mahoney. Along with their third brother Horace, the three bachelors were prominent capitalists and lived together in this home. They originally came from Germantown, Pennsylvania where they were descendants of the Founder of that city, Francis Daniel Pastorius. They became early residents of Colorado Springs arriving in the late 1870s accompanying their widowed mother, two sisters and another brother, Washington Pastorius, who had tuberculosis and died in 1888, and they all resided at 419 N Cascade which, along with 415, were known as the Pastorius houses. The brothers set up office around 1880 in the Mining Exchange Building and sold Mining Stocks, Insurance, Loans and Real Estate and later had their own building at 7 N Tejon street housing their Colorado Investment and Realty Company with Francis serving as president and Charles as Vice President/Treasurer. The Colorado Investment & Realty Co engaged in developing and building, including homes on Walnut and Corona Streets. In 1903 Charles Pastorius bought a large interest in the Van Briggles Art Pottery Company, serving as Secretary-Treasurer. Charles' focus was on Van Briggles tiles for interior decoration and placed them in every home the Realty Company built. A unique feature of 720 N Cascade is a Van Briggles Fireplace of "green celadon" tiles. Van Briggles was inspired by celadon pottery from China in the Asian Wing of the Louvre and while teaching at Colorado College he set out to recreate the lost recipe of 2,000 years ago. The Pastorius fireplace is a testament to his success. Francis married twice, first in 1891 to Gertrude White, the daughter of the founder and President of the El Paso County Bank, Mr. C H White. Her sister Stella White married Charles MacNeil, business partner with Spencer Penrose and Charles Tutt. Francis and Gertrude had a son, Washington Pastorius in 1892. By the late 1890s they were divorced. Years later, 720 N Cascade was built, Washington moved in with his father and uncles and was involved in the Realty Co until his death in the 1950s. In 1903 Francis Pastorius married Mary Lockhart, daughter of stockman James Lockhart, a pioneer of the Colorado cattle industry through his Alfalfa Land & Cattle Co in Kansas, New Mexico and El Paso, Huerfano and Otero Counties in Colorado. This connection led the Pastorius brothers' involvement also in the early cattle industry in Huerfano and Otero, spearheaded by Horace, buying ranchland in various parts of the state and in Redlands, California, for both cattle and Alfalfa production; they developed and built a water delivery pipeline system near Durango that is still in use today, fed by the Pastorius Reservoir, now a State Wildlife Area. Horace's son Horace Jr. ranched in Ft Collins and later Yampa where he developed a special type of cattle. Francis also had keen interest in gardening and beautification of the City of Colorado Springs being a founder of the Colorado Springs Garden Club, seeking to “... stimulate greater activity and higher standards beautifying home grounds.”

Francis Pastorius died in 1927, and Mrs. Mary Pastorius remarried to Victor Hungerford, a lawyer, family friend and at the time the mayor of Colorado Springs. Mr. Hungerford moved here in 1909 from New York with his wife, who had tuberculosis, and their young daughter Betty. His wife died in 1922, and he spearheaded a tuberculosis research foundation. He maintained a law office in the Mining Exchange Building. Victor organized and was Captain of the Battery C Field Artillery of the Colorado National Guard along the Mexican Border from June 1916 to March 1917. Aug 1917 it was reorganized with the 148th Field Artillery which Victor commanded, promoted to major with another artillery unit in France and wounded in Nantillois, France Oct 1918. He was beloved by his men and led

a national effort in advocating for the retention of the horse calvary in the Army after the war. Victor served on the City Council from 1921-1929 and as mayor from 1927-1929. He was extremely active in the community, and he died here in this house from a heart ailment in 1949. His men placed a special plaque for Victor on the 2nd floor of City Hall - the only mayor to have such recognition.

The house is significant for its architecture, as an elaborate example of the half-timbered version of the Queen Anne style, and notable for its gables of stucco with embedded mineral specimens. It represents the prosperity generated by the Cripple Creek Mining District and the development of homes and neighborhoods. The grounds display the likely apex of stonework in Addition No. 5, used from early foundations to massive retaining walls, in the area from Boulder Street to Dale, described in the 2003-04 North Downtown Walking Tour.

The landscape architecture displays extensive use of stone, set in decorative and retaining walls, both in the front and rear. Local pink granite and river rock is used in the foundations, walls, stoops, and structures. Rear steps are built with locally sourced red sandstone, with posts topped with petrified wood, white quartz and other minerals representing the Cripple Creek mining geology. Skilled engineering was needed for the 30 foot retaining walls to the west and south; these enabled the construction of a lower-level, secret garden accessed by an underground tunnel. The landscaping reflects the horticultural interests of Mr. Pastorius, and the gardens were considered a showplace of the region. National Register eligible.

#### **SOURCES:**

##### **Narrative**

**Monica Hobbs**

##### **Photographs**

**Monica Hobbs (see file 'Page 70 No bb 720 N Cascade revised.docx')**

#### **After Page 130**

Newspaper Scans - follows Czar's Hussar, Now C S Resident, Sees Long Struggle Ahead For Countrymen

- **Gazette Telegraph, December 28, 1902 p10\_Good Price For Unimproved Property In The North End**