

2026 Historic Uptown Annual Meeting Agenda



- **Refreshments, Meet and Greet. Start meeting promptly at 6:10pm**
- **Kickoff Meeting and Introduce Existing Board (Cheryl)**
Officers: President – Cheryl Brown, Vice President – Dianne Bridges, Treasurer – vacant, Secretary – Mariah Osborn
Board: Monica Hobbs, Jeff Hodges, and Nina Ramey
Communications Director: Mariah Osborn
- **About Our Neighborhood (Cheryl, 4 min)**
- **Neighborhood Update**
 - **Treasurer’s Update (Cheryl, 5 min)**
 - **Communications Report – 540 newsletter subscribers!**
 - **Historic Preservation (Cheryl, 5 min)**
 - **Street Signs (Cheryl, 5 min)**
 - **Historic Neighborhood Partnership (Dianne, 2 min)**
- **Key Goals for 2026 (Cheryl, 5 min)**
- **Elect New Board (Cheryl, 5 min)**
- **Chelsea Gondeck (30 min)**
- **Q&A**

Historic Uptown Neighborhood

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North: E. Cache La Poudre Street; South: E. Bijou Street

East: Alley at Wahsatch & Corona; West: Monument Valley Park

- *Unique Characteristics: Part of the Original Townsite 1871, first annexation in 1873*
 - Significant presence on the National Register of Historic Places –Weber/Wahsatch District; Boulder Crescent District; Monument Valley Park; Nine buildings. Newly established locally designated Parkside Historic District.
 - Mutual community among residences, businesses, landlords, students
 - Amenities of all kinds within walking distance (fine arts, food, boutiques, sports)
- *What We Care About:*
 - Identifying, preserving and celebrating historic homes, businesses and other features
 - Preserving and improving streetscape, particularly the historic medians, parkways and canopy trees
 - Improving safety and living conditions and addressing increase in crime
- www.historicuptown.org Information on Historic Preservation, Walking tours, and much more!!!

Historic Uptown Properties

Data as of March 2022

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Total # of Properties = 593

% of Properties	Non-Residential = 32%	Residential = 68%
% of Total Residential Properties	Renter Occupied = 61%	Owner Occupied = 39%
% Res. Dwelling Units	Single Family = 48%	Multi Family = 52%

Total # of Buildings = 710

% of Buildings	> 50 Years Old = 79%	> 100 Years Old = 56%
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Net Residential Density (du/ac) = 25.30

median income = \$31,924

average income = \$52,111

Treasurer Update

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- Historic Uptown Neighborhood Association is a registered 501(c)(3)
- **Operating Expenses: \$744, 2025 HP-O Expenses: \$1,787**
 - OpEx: WordPress, USPS PO Box, Secty State, Google Drive, Mailchimp, etc.
- **Donations/Sponsorship: \$3,575 (Carry over 2024 \$899)**
 - Underline, Summer Market sales, Neighborhood donations including HP-O.
- **Current balance: \$1,943 (partly designated for street signs in 2026)**

Historic Preservation

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The Parkside Historic District, Est 2025 highlighted in yellow has 28 buildings; 18 buildings have historic designations.

Uptown's Current Historic Designations:

- National Register
- Eligible National Register
- State Register
- Eligible State Register
- Local Historic Preservation Overlay Zone (HP-O)



Historic Preservation

Parkside Historic District Statistics

Total properties in the district: 28

Total properties with historic designations: 18

HP-O only designation: 16 (15 designated on 5/2025)

HP-O + National Register designations: 1 (HP-O designated on 5/2025)

National Register only designation: 1



Buildings in Parkside District

- 1 Russ-Amer Apartments, 624 N Cascade Avenue
- 2 Hagerman Mansion, 610 N Cascade Avenue
- 3 Nichols House, 5 W Willamette Ave
- 4 Muir House, 9 W Willamette Ave
- 5 Shaw House, 3 Beverly Place
- 6 Brinley House, 526 N Cascade Avenue
- 7 Wells House, 23 W Willamette Ave
- 8 Gray House, 19 W Willamette Ave
- 9 Hagerman Mansion Carriage House, 16 W ...
- 10 Wray House, 33 W Willamette Ave
- 11 Moses House, 602 Park Terrace
- 12 Biggar-Weller House, 610 Park Terrace
- 13 Peck House, 609 Zyder Zee
- 14 Wilkens House, 611 Zyder Zee
- 15 Windmill House, 615 Zyder Zee
- 16 Hallock House, 614 Park Terrace
- 17 Jones-Will House, 620 Park Terrace
- 18 Lundgren House, 619 Park Terrace
- 19 Griswold House, 625 Park Terrace
- 20 Cascade Apartments, 702 N Cascade Avenue
- 21 Garrett House, 710 N Cascade Avenue
- 22 Women's Club, 20 Mesa Rd
- 23 Tilley House, 30 Mesa Road
- 24 Nifong House, 712 N Cascade Avenue
- 25 Pastorius House, 720 N Cascade Ave
- 26 Dale House #2, 724 N Cascade Avenue
- 27 Gwynne-Love House, 730 North Cascade Av...
- 28 Dale House #3,11 W Dale St



Historic Preservation

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Colorado Springs Historic Preservation Ordinance Comparison Parkside Overlay Zone, North End Overlay Zone.

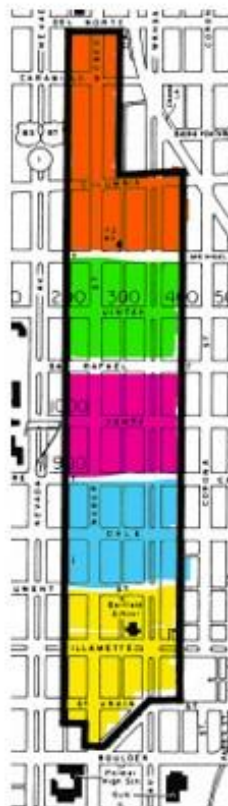
	Parkside (5/2025)	North End (10/2000)
Number of Resources	17 Buildings, 15 Properties	657
Number of Zone Districts	15	1
Level of Owner Support	57.7%	51.7%
Time for Consideration	13 months	14 months

17 Years since last HP Overlay Zone. Investigating creating a new Landmark designation to streamline the preservation process and reduce time and cost.

NORTH WEBER STREET / WAHSATCH AVENUE NATIONAL REGISTER HISTORIC DISTRICT

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MAP OF TOURS



Orange – North Tour

Green – Mid North Tour

Red – Middle Tour In Progress

Blue –Mid South Tour Complete

Yellow – South Tour Complete

Street Signs

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We are working with Todd Frisbee in COS traffic engineering. Hope to start installation this summer!



Historic Neighborhood Partnership

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HNP consists of a coalition historic neighborhoods including Historic Uptown (HU). Seven (7) Board Members; Twenty-five (25+) neighborhoods on distribution.

1. Historic Preservation – Historic Preservation Board (HPB)/Historic Preservation Alliance (HPA) partnership; City-Wide Historic Resource Plan; New Landmark Designation Process; Ordinance Updates
2. Support to Neighborhoods – Downtown Master Plan Update (Elevate Downtown), Mill Street Community Benefits Coalition, General Support & Sharing
3. Uniform Development Code (UDC) Changes – Chapter 7 UDC general changes; Historic Preservation updates; Adult & Child Daycare updates; Form-Based Code changes; Other updates
4. Short-term Rental Impacts – Support to City Audit
5. State Legislation Changes – Housing in Transit Oriented Communities; Lot-splitting; Other potential impacts to Neighborhoods
6. City Plan Updates - PlanCOS

Key Goals for 2026

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- *Historic Preservation – work with Tim Scanlon, HNP, and City Planning to draft a new Landmark historic designation process.*
- *2026 SkateFest on August 1st, 11:00 – 3:00.*
- *Work with COS traffic engineering on street signs.*
- *Advocate for our neighborhood by engaging with the city on zoning, transportation, and any other initiatives that affect our neighborhood.*
- *Continue Weber/Wahsatch historic district walking tours.*
- *Participate in Neighborhood Watch – have two captains.*
- *Any other areas of focus?*

Board Election

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- **Board of Directors** - The Board of Directors shall be elected at large by the general membership. Four of those Board Members shall be elected by the Board to serve as Officers. To vote, you must be an Historic Uptown neighborhood resident, owner of real property, or a business proprietor.
- **Officers**
 - **President** - The president conducts Board meetings and ensures that the Board's directives are implemented and monitored
 - **Vice President** - The vice president of the Board, is prepared at all times to assume the role of Board president, if necessary.
 - **Secretary** - The Board's secretary provides members with required meeting notices, prepares agendas, takes minutes at Board meetings, and reviews and distributes the approved minutes
 - **Treasurer** - The treasurer serves as the financial officer

Historic Uptown and the Elevate Downtown Plan

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- **Historic Uptown supports:**
 - A vibrant Downtown
 - Economic growth
 - Cultural investment
 - Public space activation
- **We simply ask that:**
 - Growth be balanced
 - Impacts be mitigated
 - Residential neighborhoods be protected
 - Adjacent communities be partners in implementation — not afterthoughts

A strong Downtown and strong surrounding neighborhoods are not competing priorities — they are mutually reinforcing

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Chelsea Gondeck

CEO of the Downtown Partnership

Presents the Elevate Downtown Plan.