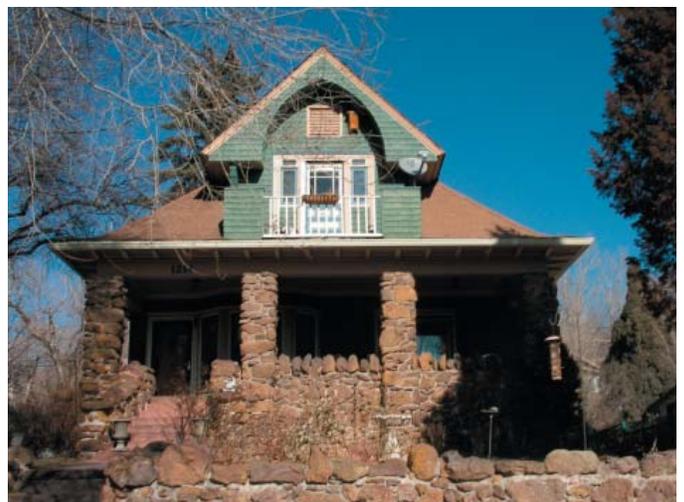


# HISTORIC WESTSIDE DESIGN GUIDELINES



Colorado Springs, Colorado

December, 2009

# HISTORIC WESTSIDE DESIGN GUIDELINES



Colorado Springs, Colorado  
December, 2009

# ACKNOWLEDGEMENTS

## **City Council**

Lionel Rivera, Mayor  
Larry Small, Vice-Mayor  
Tom Gallagher  
Darryl Glenn  
Scott Hente  
Bernie Herpin  
Jan Martin  
Sean Paige  
Randy Purvis

## **Historic Preservation Board**

Susanne Barr, Chair  
Charise Boomsma, Vice-Chair  
Bill Barns  
Karen Harvey  
Pam Schultz  
Art Wright  
Brian Wess

## **Organization of Westside Neighbors**

Welling Clark, President  
Sean Chambers, Vice President

## Historic Overlay Guidelines Committee

Kristine Van Wert, Chair  
Bunny Blaha, Vice-Chair  
Joyce Gibson  
Bob Kliewer  
Rose Kliewer  
Christopher Marden  
Nancy Micelli  
Dick Strauch

## **City Project Team**

Craig Blewitt, Comprehensive Planning Division  
Manager  
Timothy J. Scanlon, Project Manager  
Patricia Parish, Co-author  
Meggan Herrington, Co-author  
Steven N. Vigil, Geo-based Information System  
Analyst  
Jennifer Jones, Contracting Specialist  
Rick Hessek, Office Services Coordinator

## **Historic Context**

City Staff, Authors

## **Guidelines Consultant**

YOW Architects PC  
Steven L. Obering, Principal Author

## **Photography**

Steven L. Obering  
Timothy J. Scanlon

## **Project Funding**

Colorado State Historical Fund  
City of Colorado Springs

## **Colorado State Historical Society**

James Stratis  
Elizabeth Blackwell

**December, 2009**

**This project was partially funded by a State Historical Grant award from the Colorado Historical Society.**

# TABLE OF CONTENTS

	PAGE
LIST OF MAPS	6
<b>1 INTRODUCTION</b>	7
<b>2 METHODOLOGY</b>	13
<b>3 HISTORICAL CONTEXT</b>	17
<b>4 ARCHITECTURAL STYLES &amp; FORMS</b>	41
<b>5 DESIGN GUIDELINES</b>	59
5a Buildings & Site Features	61
5b Additions & New Construction	92
5c Subareas	102
<b>6 APPENDICES</b>	119
6a Criteria for Determining Contribution to Historic Character	120
6b Glossary of Architectural Terms	122
6c Information & Resources for Homeowners	126
6d Selected Bibliography	127



# LIST OF MAPS

MAP ILLUSTRATION	PAGE
-Westside Historic Design Guidelines Project Boundary Map	11
-Historical Development Map of the Westside	23
-Historic Features Map of the Westside	24
-Initial Settlement Era 1859-1894	27
-Cripple Creek Era 1895-1917	31
-Post-Annexation Era 1918-1945	36
-Post-War Era 1946-1958	38
-Modern Era 1959-Present	40
-Late Victorian Era Architecture	43
-Subareas	103
-Colorado City Residential Subarea & Target Blocks	105
-Town of West Colorado Springs Subarea & Target Blocks	107
-Gateway Subarea & Target Blocks	111
-Cooper/Walnut/Spruce Subarea and Target Blocks	113
-Tower Streets Subarea	116
-Platte Boulder/St. Vrain Subarea	117
-Colorado City Commercial Subarea	118
-Properties Contributing to Westside Historic Character	121



HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 1

# INTRODUCTION



# 1 INTRODUCTION

In 2002, a small group of residents in what is affectionately called the “old Westside” of Colorado Springs conceived a grass-roots effort to recognize their community as a state historic treasure and a wonderful place to live, and to preserve its historic ambiance and American-heartland charm. Significantly, the first Territorial Capitol in what became the state of Colorado had been located in the neighborhood in 1861. Later, the 1st Colorado (“Pikes Peak”) Volunteer Infantry Regiment stopped the Confederate invasion of the West and its planned supply route to California south of the Rocky Mountains in 1862. Remnants of this frontier town, now called Old Colorado City, are still standing.

These community-minded citizens were concerned that their old residential neighborhood would be redeveloped without regard for the historic fabric and architecture of the community. They believed that historic preservation zoning would provide the recognition and protection that the vintage homes needed, and they learned that the first step in achieving historic preservation overlay status would be to create architectural guidelines for restoration, rehabilitation, and new construction in the historic neighborhood.

This growing group of preservation-minded citizens solicited the support of the Organization of Westside Neighbors (OWN), their community advocacy group. In 2005, OWN obtained the cooperation of the City of Colorado Springs and the Colorado State Historical Society to identify and promote the preservation of the historic neighborhood around Old Colorado City.

Thus, the Westside Historic Overlay Guidelines project was initiated. The citizens’ goal is to recognize and preserve the historic significance and charming architectural qualities of the residential community that developed around Colorado City between 1859 and 1930. By the time the Historic

Westside Design Guidelines were published in 2009, the citizens had contributed hundreds of volunteer hours toward the project.

The Westside is a neighborhood west of downtown Colorado Springs stretching from Monument Creek and Interstate Highway 25 northwesterly along and north of Fountain Creek for a distance of about 3 miles. It includes the Old Colorado City commercial district. The boundary of the project area addressed by these Guidelines is shown on page 11. It encompasses some 3,655 principal structures on 3,505 parcels. The development of the area began in 1859, with a large percentage of the structures built during a period of less than 20 years at the turn of the 20<sup>th</sup> century. Nearly all are dwellings, many of which were occupied by workers in the gold processing mills that served the gold mining boom of Cripple Creek, Colorado. The high concentration of homes of similar size and age, located on similar modest lots, with similar architectural styles, and mature landscaping, provides the Westside with many cohesive streetscapes and an appealing and desirable quality. The goal of these Guidelines is to identify the visible historic character of the Westside residential neighborhood and strengthen the historic character of the Westside by guiding physical changes so that those changes are compatible and visually reinforce both the entire historic area and individual buildings.



## PROJECT SCOPE

The Westside Design Guidelines project has resulted in three related work products. The first product is an extensive site-by-site inventory database of all properties within the study area. This database is on file at the City Planning offices and at the Old Colorado City History Center, located at 1 South 24th Street. It is also available for view on-line at the OWN webpage: [www.westsideneighbors.org](http://www.westsideneighbors.org). The data catalogs a variety of information on each property such as degree of architectural contribution, date of construction and building characteristics. The database can be queried in a variety of ways to allow analysis.

The second work product is a photo collection of each property in the area taken in 2005. This provides a visual record of the front elevation of each structure, and for corner properties, many side elevations. This collection is also on file at the Old Colorado City History Center, the City Planning offices, and OWN.

The third product is this Guidelines document which provides design guidelines to support rehabilitation of current properties and guidance for additions and new construction at three levels: individual properties, general areawide criteria, and criteria particular to four geographic subareas. Also included in this document is information on architectural styles and forms found on the Westside, a glossary of architectural terms, resource information, historic context information about the Westside, and a methodology that documents the generation of this document.

## APPLICABILITY

This Guidelines document is intended to support the efforts of property owners who value the historic character of the neighborhood by providing them with building and site design guidance for appropriate and sympathetic maintenance, rehabilitation, additions, and new construction. It serves to guide physical changes within the district so that those changes are compatible visually and reinforce both the character of the entire historic neighborhood and surrounding buildings.

Property owners are encouraged to review the Guidelines when planning an improvement project to assure that the contemplated work will help preserve the historic character of the Westside. The application and adherence to these Guidelines is voluntary on the part of the property owner. The Guidelines are presented as an information resource only and have no force of law. The Westside is not currently designated as historic and thus properties are not subject to the City's Historic Preservation overlay zoning requirements at the time of publication. It is the stated desire of OWN to seek Historic Preservation Overlay Zoning for portions of the project area as a next step, if there is homeowner support.

Currently, implementation of many of these guidelines requires no formal planning review or building permits. However, many physical changes to buildings and all additions and new construction are subject to requirements of municipal ordinances and of the Pikes Peak Regional Building Department which reviews construction plans and issues building permits. It is not the intent of this document to identify how or which regulatory requirements apply to a specific project or improvement. Property owners are responsible for compliance with all applicable ordinances and can seek information from the City Planning offices, the Pikes Peak Regional Building Department or from a design professional who can assist in answering regulatory questions.

## DOCUMENTING HISTORICALLY- APPROPRIATE IMPROVEMENTS

Within the Guidelines Section, frequent reference is made to making decisions and selections that are “appropriate” or that are based on historic evidence or documentation. Such evidence can come from various possible sources including: physical evidence in the building that may be obvious or may be uncovered in the course of a project; historic photos of the structure that the owner, a neighbor, or local museum may have on file; similar buildings within the area that have obvious common characteristics; periodicals and published books having a focus on historic structures; and, to some extent, manufacturers that specialize in restoration products. With the last, care should be taken to not select products that may have been used in a different geographic region of the country but not in this area, or that are from a different era than the property.

Guidelines for building elements also make occasional reference to pre-war or post-war construction. In all instances, World War II is being referenced. Building material suppliers were influenced by significant manufacturing changes and advances that occurred during the World War II era when manufacturing shifted to wartime product needs. With the cessation of wartime demands, factories wanting to utilize their available capacity sought new outlets for materials and products. The creative innovations arising from wartime urgencies of low cost, high volume, and material availability or material shortages, led to new and expanded applications for aluminum, steel, engineered wood such as plywoods and laminated woods, asbestos-based products and synthetics. These innovations were adapted to post-war construction materials and products for a variety of building components such as door and window materials and types, roofing products, wood products, and exterior siding and trim materials.



# HISTORIC WESTSIDE DESIGN GUIDELINES PROJECT BOUNDARY MAP

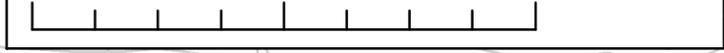
## Legend

 Project Boundary

 Parcels



0 650 1,300 2,600 Feet





HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 2

# METHODOLOGY



# 2 METHODOLOGY

The project began when the Organization of Westside Neighbors (OWN), a local community organization, initiated steps to preserve the historic character of the area. In 2005, following consultation with City staff, members of OWN collected funds and hired a photographer to photograph the front of each property in the project area. For corner properties, additional photos were often taken of the side view. Over 4,000 photographs were taken. OWN volunteers then recorded addresses and County Assessor Parcel numbers, and up to 120 building characteristics from each photograph on a spreadsheet created by City staff.

In 2007, OWN approached City Council on numerous occasions for financial assistance in developing historic preservation design guidelines for the residential neighborhood. The City responded by obtaining a grant from the State Historical Fund to retain a consultant to draft the guidelines.

City staff combined 17 initial spreadsheets into a single spreadsheet, corrected addresses and County Assessor parcel number entries, inserted the file name of each photograph, added temporary resource numbers for individual buildings, completed fields associated with current uses, number of buildings on each parcel and added a building number identifier. Duplicates were identified, and missing properties were photographed and additional spreadsheet entries were added.

City staff drafted an historic context using various documents documenting the history of the Westside. Particular emphasis was placed on the larger subdivision plat maps and the City's publication "The Westside, an Introduction to Its History and Architecture." Staff also developed criteria for determining the contribution of properties to the

historic character, and produced four categories: Contributing; Somewhat Contributing; Neutral; and Intrusion. OWN volunteers underwent training in the assignment of scores, reviewed project photographs of each property and assigned a numeric score to each using computers. Three to four volunteers participated in each of 5 scoring sessions. Staff then generated a combined score for each property. Following the Historic Preservation Board's guidance to OWN to "Leave out newer properties that just don't have the historic fabric that fits with the historic architecture and the historic nature of the neighborhood," and to "keep the focus of this project on overlaying properties that are really contributing"... "to the historic fabric" of the Westside, OWN determined that Contributing and Somewhat Contributing styles of properties were predominantly built in 1930 or earlier and some shortly thereafter. OWN revised the scoring for the Contributing and Somewhat Contributing properties built up to 1930 and updated the spreadsheet.

City staff assigned architectural descriptions for each property, using "A Guide to Colorado's Historic Architecture and Engineering." Additional descriptions were added using the Lexicon developed by the Colorado Historical Society. An OWN volunteer subsequently refined the descriptions and reviewed and revised the initial assignments.

YOW Architects PC, a local firm with Steve Obering acting as project manager, agreed to write the Guidelines. A contract was signed in August of 2008. Assembled data were forwarded to YOW Architects for review.

City staff used the County Assessor's Office data to add dates of construction to each property; early dates should be regarded as approximations, and dates after the 1950s are generally regarded

as accurate. City staff then constructed a Geo-based Information System (GIS) tool using ESRI ArcMap™. Fields included addresses, current use, architectural descriptions, degree of contribution and date of construction. Corrections to the GIS database were made.

GIS analysis was performed by City staff. The area was divided into 228 blocks, and subsequently assembled into 421 paired block faces. Each block face was analyzed for the percentage of contributing structures on each block face. Areas of high concentration were then identified. It was established that the overwhelming majority of historic properties were residential in appearance and use.

GIS analysis of architecture indicated that there were minimal discernable patterns in the project area for styles, forms, and types. Additional analysis of eras of construction proved somewhat more useful for discerning patterns as certain areas revealed varying levels of historic resources.

Subareas were identified by City staff. These were regions with a high concentration of historic properties. Subsequently, five initial target block areas that displayed a high concentration of contributing properties and were displayed on Sanborn Fire Insurance Rate maps (corrected to December of 1955) were selected for further analysis. Each area contained between 70 and 116 properties; a total of 456 properties were evaluated.

Current parcel area, footprint square footage and number of stories were obtained from the County Assessor's database. Historic data obtained from the Sanborn maps included historic parcel square footage, footprint square footage, number of stories, lot width, front and side yard setbacks, incidence of direct access to alleys, presence of detached garages, and protruding porches. The ratio of principal structure footprint to parcel size was calculated for both modern and historic properties.

Subsequent analysis by City staff was used to define

the subareas; dates of construction and subdivision patterns were found to be the most useful factor in assigning subareas. Seven Subareas were identified. Four residential Subareas were selected for development of Subarea Guidelines – these were the Colorado City Residential Clusters Subarea, the Town of West Colorado Springs Subarea, the Gateway Subarea, and the Cooper/Walnut/Spruce Subarea. Historic residential physical characteristics were then assembled and presented using averages, medians and ranges encompassing 80% of properties.

## GUIDELINES CONSULTANT

YOW Architects PC conducted initial field visits to the neighborhoods in the project area, including the subareas. The consultant reviewed the existing project photographs and the database spreadsheet. The review indicated where the focus of guidelines should occur with regard to areas with concentrations of contributing properties, the predominant construction eras, and predominant architectural styles and forms. Specific guideline target needs were identified.

The Secretary of Interior Standards for Rehabilitation were reviewed for guidance and conformance requirements. Many current readily-available exterior window and wall siding materials that are widely used within the project area do not meet the Secretary's Standards and are discouraged, yet their widespread affordability and usage represents a challenging reality in rehabilitation. Discussions occurred with City staff regarding guidance to the user of the Design Guidelines.

A graphic format was established which would organize and present design guidelines at several target levels: for buildings and site elements; for additions and new construction; and for subareas. Photographs were proposed as the primary graphic method to be used to display guidelines and related illustrations. Field photography was conducted by the consultant and City staff to obtain relevant imagery.

A preliminary review of the format was presented to OWN representatives to obtain their input as to the graphic format to be used for the Guidelines document. The proposed organization of the document was adjusted in response to input. The proposed Guidelines graphic presentation method was accepted and the Guidelines were prepared. Photographs from within the project area were used whenever possible. Photographs from outside the project area were introduced sparingly to display strong examples of additions and new construction.

Subarea analysis was conducted by City staff and the results tabulated and presented to the consultant for inclusion in the subarea guidelines sections. Graphics were introduced where imagery was deemed important to help convey a guideline. Subarea maps prepared by City staff were inserted.

Architectural styles were reviewed with an OWN volunteer who assisted with and rechecked the style and form categorization of project residences. The Colorado Historical Society's document entitled Field Guide to Colorado's Historic Architecture & Engineering was used for cataloging and describing the architectural styles and forms present within the project area. Styles and forms occurring with frequency were presented with multiple images to show the diversity present within each style or form. Styles and forms occurring infrequently were presented in an abbreviated presentation to show the additional diversity of housing constructed within the project area.

A resource list was developed to assist property owners with sources of materials and information. A glossary of architectural terms was prepared to graphically present terms used in style and form descriptions.

To supplement the Guidelines document, the Historic Context narrative was inserted into the document together with photographs and maps prepared by City staff.

## WESTSIDE DESIGN GUIDELINES SPREADSHEET

One of the products developed by City staff in the course of the project was a spreadsheet that contained each property in the project area. This spreadsheet was used to link the 2005 photographs to features of the individual properties. OWN volunteers provided the majority of the information listed below:

- Object Identification Number (assigned by Geo-based Information System ArcMap™)
- Photograph Number
- Photograph File Name
- Temporary Resource Number
- El Paso County Assessor Schedule Number
- Property Address
- Identification of Contribution to Westside Historic Character
  - Contributes
  - Somewhat Contributes
  - Neutral
  - Intrusion
- Architectural Style/Type/Form
- Year Built (from El Paso County Assessor)
- Number of Principal Structures on Site
- Principal Building Identifier
- Current Use
- Architectural Style/Type/Form updates
- Property Orientation
- Property Use Type
- Structure Emphasis
- Roof Shape
- Number of Stories
- Exterior Materials
- Porch Characteristics
- Foundation
- Window Characteristics
- Door Characteristics
- Ornamentation
- Signs
- Fences



HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 3

# HISTORICAL CONTEXT



# 3 HISTORICAL CONTEXT

## LOCATION AND PROJECT BOUNDARIES

The project area addressed by the Westside Historic Design Guidelines is located near the center of Colorado Springs, just west of its central business district. The Westside, a collection of neighborhoods surrounding a commercial corridor, sits just north of Fountain Creek as it emerges from the foothills of the Front Range, down from Ute Pass. It began as an independent community, founded well before Colorado Springs, and was initially named Colorado City or more familiarly “Old Town.”

The Westside sits at about the midpoint between Manitou Springs and Colorado Springs, less than an hour’s walk to either location. The Westside Neighborhood Strategy Area, defined by the City of Colorado Springs around 1980, includes not only the project area but also the Midland and Gold Hill Mesa areas, both south of Fountain Creek, the Far West portion of the Westside, nestled near the southern end of the Garden of the Gods, and an area north of Uintah Street that included the short-lived town of Ramona, founded in response to the prohibition of alcohol that was adopted by Colorado City in 1913.

The boundaries of the project area include Uintah Street to the north and Highway I-25 to the east. Uintah Street, originally named Rosita Avenue, did not connect to Colorado Springs thru the mesa until the 1960s. I-25 parallels Monument Creek and the Denver & Rio Grande Railroad forms a definite edge to the neighborhood. To the west, the boundary was established at 31<sup>st</sup> Street, the first north-south street east of the landforms of the foothills. The southern edge parallels the Midland Expressway, also known as Highway 24, and Fountain Creek, and is somewhat irregular, excluding some industrial and highway commercial uses on the north side of Midland Expressway.

The boundaries for this Guidelines project were selected to contain a large concentration of 19<sup>th</sup> century residential structures associated with the settlement of Colorado City and its evolution after annexation by Colorado Springs. In a sense, the neighborhood is a blend of the two municipalities, as the area east of Limit Street and the mesa to the north originally was west Colorado Springs.

## PROMINENT PHYSICAL CHARACTERISTICS

The Westside occupies the valley formed by Fountain Creek as it flows down east from Ute Pass and the west side of Monument Creek as it flows south, meeting southeast of the project area. It also sits east of the sandstone and limestone hogbacks that are part of the Garden of the Gods rock formations. Camp Creek flows south from the Garden of the Gods area along current 31<sup>st</sup> Street to connect with Fountain Creek.

Two mesas shaped the physical development of the Westside. The terrain slopes gently uphill from the creeks and then increases in steepness closer to the mesas. They are composed of sedimentary materials that contain a mixture of soils, including clay. The terrain shaped the development of the Westside, as early builders focused on the flat areas near waterways.

The tree-lined streets of the neighborhood result from the settlement of the area. Most native vegetation included scattered coniferous trees or cottonwoods near the drainages. Scrub oak, yucca plants and native grasses, similar to the vegetation in the Garden of the Gods, was common.

## THE FOUNDING OF COLORADO CITY

Ute Pass was a gateway to early gold fields in South Park, including some early finds in the nearby



**Shaded Relief Map with vertical exaggeration showing the Fountain Creek valley, the mesas to the north, the hogbacks on the west edge, and Monument Creek to the east.**

**Copyright 2009 City of Colorado Springs on behalf of the Colorado Springs Utilities. All rights reserved.**

Tarryall area. The location that became Colorado City was well positioned as a supply base for gold seekers. Some miners worked claims in the summer months and traveled down the Pass to escape wintry weather.

Two unsuccessful attempts were made to create a permanent settlement. Members of the Lawrence Party, Kansas prospectors passing through the area in 1858, were reported to have sold parcels for a town to be named El Paso upon their return east. El Dorado, a separate new town, existed for a brief period in early 1859.

Anthony Bott, a member of the Lawrence Party that stayed behind, solicited a group of Denver men in 1859 to initiate a new town. They formed the Colorado City Town Company and laid out Colorado City on the north bank of the Fountain Creek, just east of Camp Creek, to serve as a supply camp. The Company recognized the need for a trade center and the economic potential of a town that would serve westward travelers. Its placement at the mouth of Ute Pass was promising as a supply route to the South Park gold fields in the Rocky Mountains.

## **SUBDIVISION PATTERNS**

Land sales for Colorado City were initially based on the Fosdick Plat, drawn in 1859, when the area was part of Kansas Territory. The plat referenced Jefferson Territory, an unrecognized governing entity created by advocates for a new state to be named after President Jefferson, and was never recorded in El Paso County.

The 280-acre Fosdick Plat introduced the name of “Colorado City” and displayed a grid pattern of streets and rectangular blocks bisected with alleys. Colorado Avenue is the only street name that survives today. Interestingly, the streets north of Colorado Avenue were named in sequence for the first 8 presidents of the United States – this pattern was emulated in 1889 in the North End Subdivision, north of the Colorado Springs Original Townsite.

The plat established the form of the town, set at a diagonal to ordinal directions, and roughly parallel to Fountain Creek. However, the strict grid pattern ignored the topography of the area. The banks of both Camp Creek and Fountain Creek meandered through the blocks and streets unimpeded. A “Central Square” was included in the plat, providing the only interruption to the grid pattern. The plat was used as the basis for land sales; an El Paso Claim Club arose as an informal regulatory entity to record real estate sales and settle disputes among land owners.

The company that sponsored the plat was composed of several pioneers that were instrumental in the development of Colorado City. Lewis Tappan, one of the Tappan brothers, was named secretary. Anthony Bott, who subsequently filed several plats, and Melancthon Beach were named Superintendents of the Town Company. The surveyor, H. M. Fosdick, was also a member of the company.

El Paso County was created by the Territorial Legislature in 1861; at the time of the submission of the Colorado City plat in February 1873, only 4 other plats had been filed in the County. The Colorado City plat was filed by the Colorado City Town Company designating Daniel F. Kinsman, president, Emile Gehrung, secretary, and Irving Howbert, treasurer; the Town Company affirmed it owned the land represented by the 53 blocks. Howbert later assisted William J. Palmer in assembling the townsite for Colorado Springs, served as El Paso County Clerk and was one of the founders of the Colorado Midland Railway Company.

The Colorado City plat retained many of the initial characteristics of the Fosdick Plat. Colorado Avenue again was the central east-west corridor. Rectangular blocks were 260’ x 480’ bisected by a 20’ alley with lots 30’ wide by 120’ deep. Each half block was thus composed of 16 lots. Colorado Avenue was planned to be 100’ wide; all other streets were designed at 60’ wide. A Court House Square was deeded to El Paso County by the Town

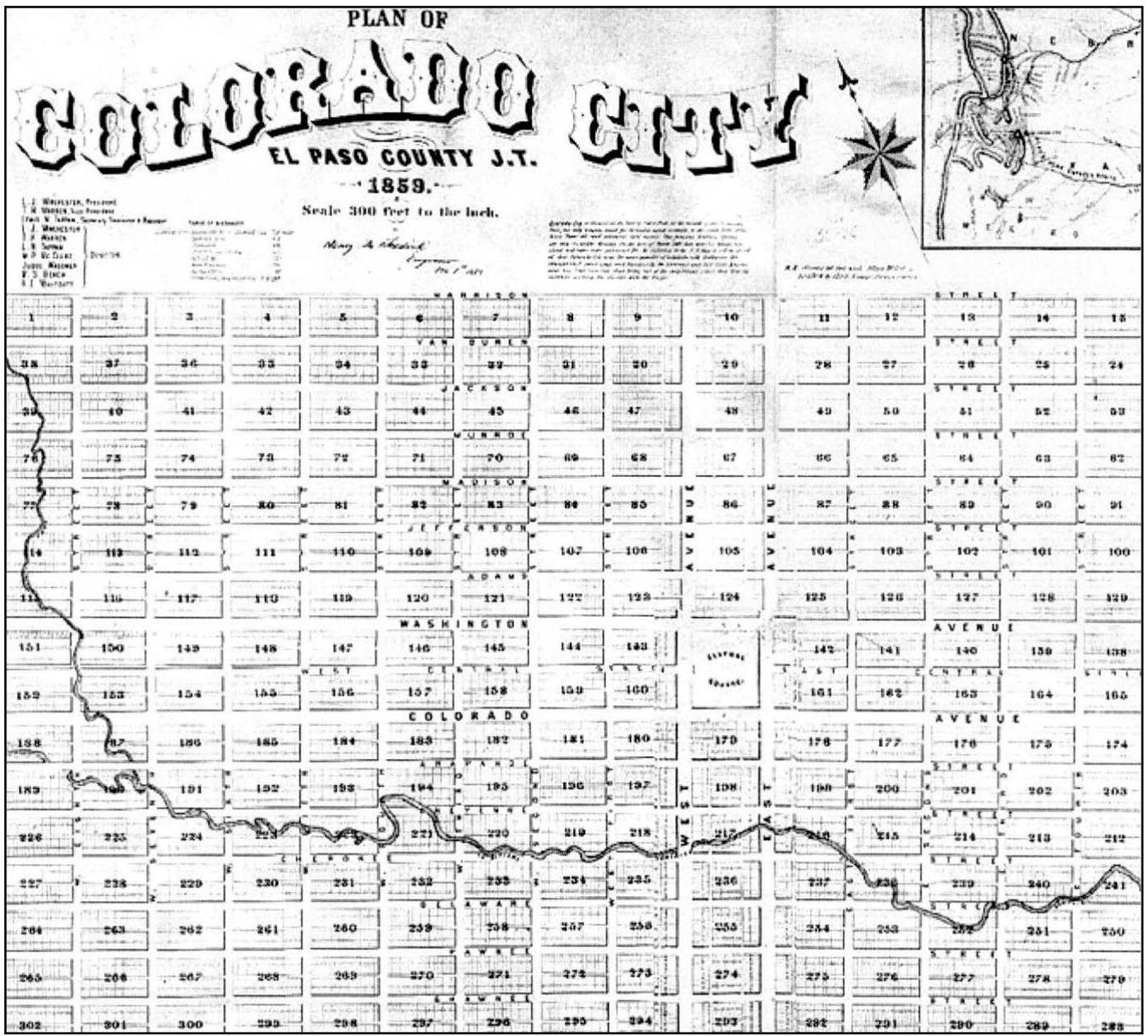


Image of the original Fosdick real estate plat of Colorado City, 1859, which was used by Colorado City Town Company to sell lots for the new city. Street names, other than Colorado Avenue, were subsequently changed over time but the core layout was retained.

The original Plat map is in the National Archives. This image is provided courtesy of the Old Colorado City Historical Society.

Company and the Commissioners hastily built a Court House there in 1872. They only occupied this Square for one year before Colorado Springs outvoted Colorado City for the County Seat in 1873. The Square was then deeded to the Colorado City School District. The old Court House was reused as a school. Then, in 1888, Bancroft School and a smaller High School were constructed. These

buildings remained Colorado City school property until after 1917 when the Colorado City school district was dissolved and the schools closed. The property then became Bancroft Park.

Bott's Addition was the third plat recorded as part of Colorado City in 1873. Anthony Bott was one of the founders of Colorado City, and later added three

subdivisions in the Midland area, south of Fountain Creek. Bott also donated 33 acres to Colorado City as its 4<sup>th</sup> cemetery in 1895, selling the water rights he had acquired as an early settler in the Midland area. This became Fairview Cemetery, one of two existing municipal cemeteries in Colorado Springs.

The pattern of lots and blocks was typical of the time and reflected both the terrain and needs of the developers. The original plat of Colorado City and subsequent plats covered flat or gently sloping areas adjacent to Fountain Creek using a typical grid pattern. Lots were uniform in size and shape. Alleys split the blocks allowing rear access to the properties. The long narrow lots were likely designed to allow adequate space between the homes and horse barns; in an era before indoor plumbing, outhouses were also located at the rear of lots.

In 1874, the first addition to the City of Colorado Springs west of Monument Creek was platted. This was Parrish's Addition, consisting of 34 full and partial blocks that replicated the street names of Colorado Springs, and extended from Platte Avenue south to Costilla Street. It introduced names of trees (Pine, Spruce, Walnut and Chestnut) as the north-south streets. The street widths also replicated the original Colorado Springs townsite, with streets of 100' in width and avenues extending 140'. Blocks were 400' x 400' and divided by east-west alleys 20' in width, and lots varied in width from 25' wide on Pikes Peak, Huerfano (now Colorado) and Cucharras Street to 100' wide between Bijou and Platte.

Platting activity lapsed for 12 years, until the last half of the 1880s, when 26 new subdivisions were filed between 1886 and 1889. Some of these were designed as new townsites, including the towns of Laverne and Glen View and the Town of West Colorado Springs. All these were absorbed, however, into Colorado City (West Colorado Springs – 1890; La Vergne - 1902). East Colorado City Addition, filed in 1887, continued with Colorado City's overall block dimensions, but

introduced a new alley pattern that enabled lots to front onto the north-south streets. It also created Thorndale Park, just north of the project boundary on Uintah Street.

The Town of West Colorado Springs was one of the largest of the 1880s subdivisions, and introduced some new platting patterns. The street names were continued, but streets were platted at 80' in width, alleys were 16' wide and lots were 50' x 150'. This subdivision also created Limit Street on its eastern edge; this later was acknowledged as the boundary between Colorado City and Colorado Springs. The street, lot and block patterns continued with the filing of Addition No. 1 to the Town of West Colorado Springs that occurred 6 months later.

Some anomalies occurred in the steeper areas. Lot sizes commonly varied from development to development. When topography was considered a constraint, lots were sometimes platted to follow natural contours and houses were sometimes arranged in unconventional positions. A disadvantage to this irregular method in the northern portions of the Westside was that hillside developments adjoined creekside developments at odd angles. This created a chaotic lot pattern in several instances.

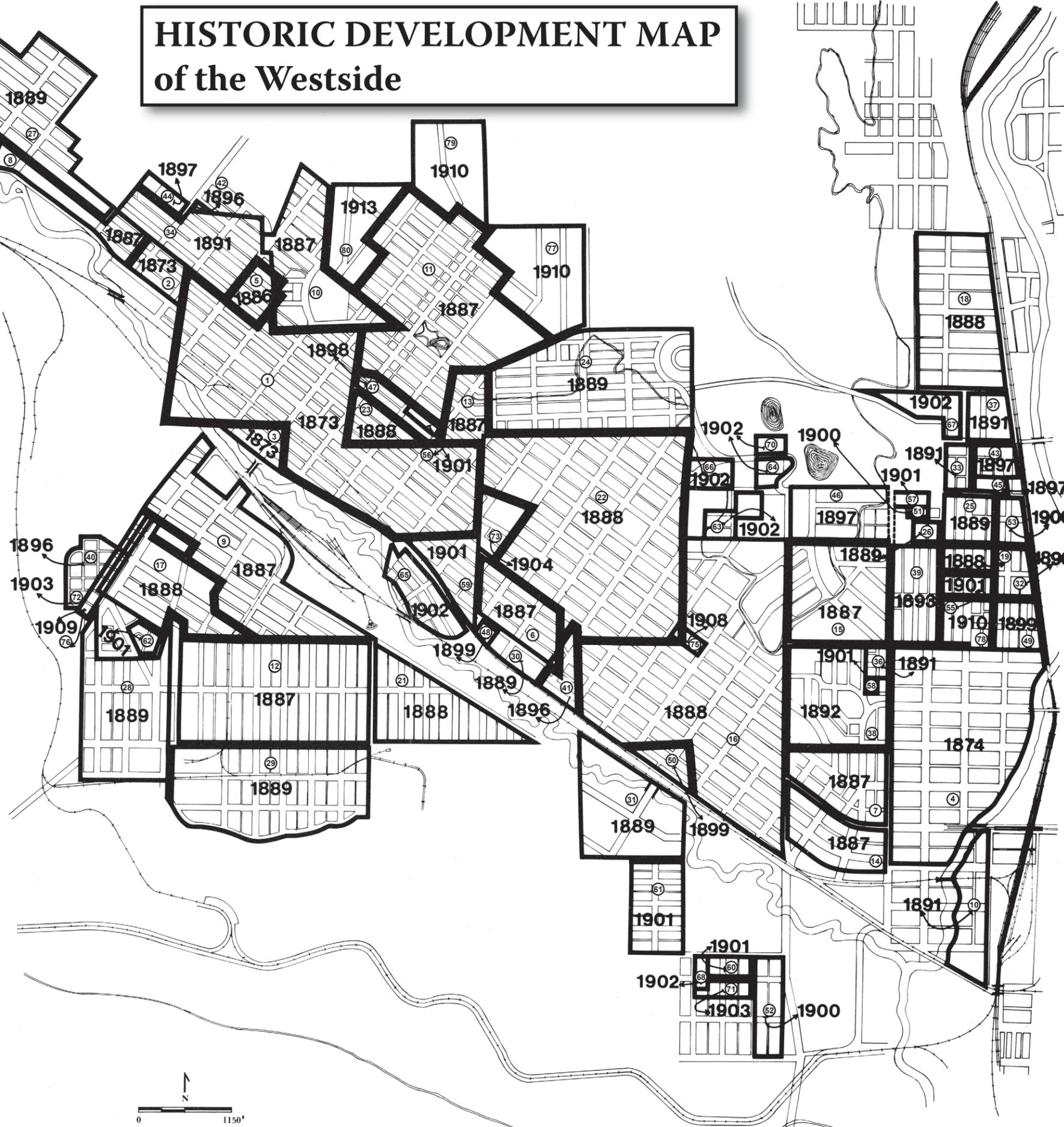
Surviving Sanborn Fire Insurance rate maps identify early building patterns. Sanborn maps were prepared in the 19<sup>th</sup> century for urban areas to assist in establishing insurance rates for individual

**Page23: HISTORICAL DEVELOPMENT MAP OF THE WESTSIDE, listing dates of Plats according to El Paso County Clerk & Recorder. From the publication THE WESTSIDE- AN INTRODUCTION TO ITS HISTORY & ARCHITECTURE, undated, City of Colorado Springs. Deborah Edge Abele, author; Alma Baker, cartographer.**

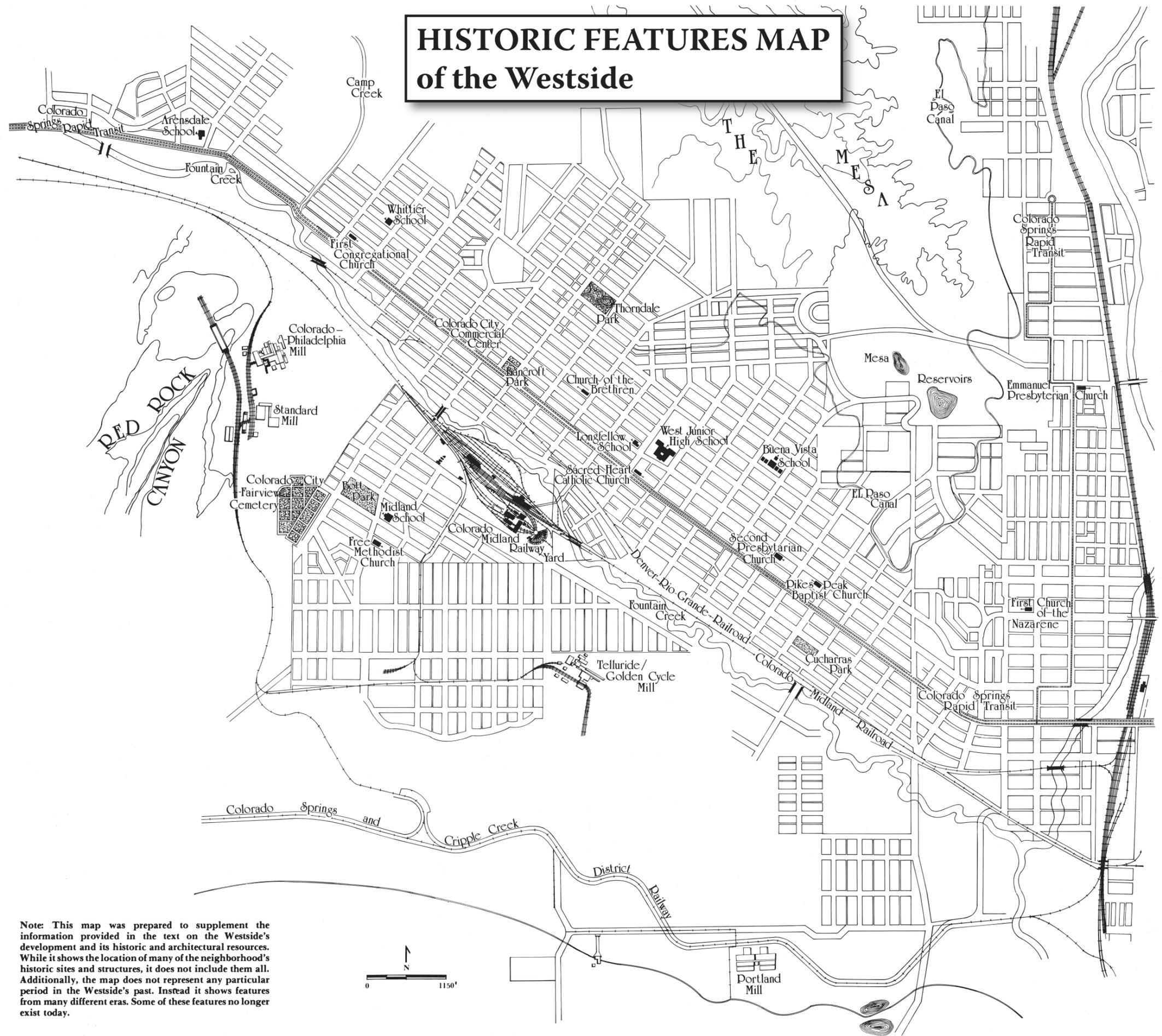
**Page 24: HISTORIC FEATURES MAP OF THE WEST-SIDE. From the publication THE WESTSIDE- AN INTRODUCTION TO ITS HISTORY & ARCHITECTURE, undated, City of Colorado Springs. Deborah Edge Abele, author; Alma Baker, cartographer.**

# HISTORIC DEVELOPMENT MAP of the Westside

#	Month	Year	Description
1	Feb.	1873	Colorado City
2	Mar.	1873	Colorado City Addition #1
3	Dec.	1873	Bott's Addition to Colorado City
4	May	1874	Parrish Addition to Colorado Springs
5	Aug.	1886	Stump's Addition to Colorado City
6	Mar.	1887	Town of La Vergne
7	May	1887	Cahn's Addition to Colorado Springs
8	May	1887	Grandview & Love & Quinby's Addition to Colorado City
9	June	1887	Bott's Addition #2 to Colorado City
10	Aug.	1887	Town of Glenview
11	Aug.	1887	East Colorado City
12	Aug.	1887	Calvert Heights
13	Aug.	1887	Sly's Addition to Colorado City
14	Oct.	1887	West Bluff Addition to Colorado Springs
15	Nov.	1887	West Colorado Springs Land Company Addition to Colorado Springs
16	Jan.	1888	West Colorado Springs
17	Mar.	1888	Bott's Addition #3 to Colorado City
18	Apr.	1888	Rock Island Addition to Colorado City
19	Apr.	1888	Loomis Addition to Colorado City
20	May	1888	Arensdales
21	May	1888	Montclair
22	June	1888	West Colorado Springs Addition #1
23	Oct.	1888	Drake's Addition to Colorado City
24	Jan.	1889	West Colorado Springs Addition #2
25	Feb.	1889	Cahn's Addition #2 to Colorado Springs
26	Mar.	1889	Fical's Addition to Colorado Springs
27	Apr.	1889	Owen, Love & Quinby's Addition to Grandview
28	May	1889	Bott's Addition #4 to Colorado City
29	June	1889	South Colorado City
30	July	1889	South La Vergne
31	Sept.	1889	Brookvale
32	Feb.	1890	Orrin's Addition to Colorado Springs
33	Apr.	1891	Spruce Addition to Colorado Springs
34	July	1891	Owen, Love & Quinby's Addition #2 to Colorado Springs
35	July	1891	Monument Addition to Colorado Springs
36	Aug.	1891	Strubel's Addition to Colorado Springs
37	Nov.	1891	Walker's Addition to Colorado Springs
38	Aug.	1892	Prospect Heights Addition to Colorado Springs
39	Aug.	1893	Sherman's Addition to Colorado Springs
40	Feb.	1896	Colorado City Cemetery
41	June	1896	Hobb's Addition to West Colorado Springs
42	Aug.	1896	Finley's Addition to Owen, Love & Quinby's Addition #2 to Colorado City
43	Mar.	1897	Mesa Road Addition to Colorado Springs
44	May	1897	Finley's Addition to Colorado City
45	Nov.	1897	Rouse Subdivision
46	Nov.	1897	Hilltop Addition to Colorado Springs
47	Aug.	1898	Drake's Addition #2 to Colorado Springs
48	June	1899	Guth's Addition to South La Vergne
49	Nov.	1899	Peck's Addition to Colorado Springs
50	Dec.	1899	Owen & Swift's Addition to Colorado Springs
51	Apr.	1900	Hastings Subdivision
52	May	1900	Oakview
53	May	1900	Hasting's Brothers Addition to Colorado Springs
54	Jan.	1901	Arensdales Addition #1
55	Feb.	1901	Hasting's Brothers Addition #3 to Colorado Springs
56	Mar.	1901	Ash Subdivision
57	Mar.	1901	Slack's Subdivision
58	May	1901	Frost's Addition to Colorado Springs
59	May	1901	Rustic Home Addition #1 to Colorado City
60	Aug.	1901	Eklund's Addition #1 to Oakview
61	Nov.	1901	Portland Heights
62	Dec.	1901	Roots Subdivision
63	Mar.	1902	Suffern's Sunny Valley Subdivision
64	Apr.	1902	Scholz & Eyes Addition #1 to Colorado Springs
65	Apr.	1902	Rustic Home Addition #2 to Colorado City
66	Apr.	1902	Outwest Addition #1 to Colorado Springs
67	Apr.	1902	Finley's Orchard to Colorado Springs
68	July	1902	Eklund's Addition #2 to Oakview
69	Sept.	1902	Assembly Grounds of the National Chautauqua Association
70	Nov.	1902	Scholz & Eyes Addition #2 to Colorado Springs
71	Jan.	1903	Eklund's Addition #3 to Oakview
72	Apr.	1903	Fairview Cemetery Replat of Colorado City Cemetery
73	Jan.	1904	Sheldon's Addition to Colorado Springs
74	Dec.	1904	Newton Lumber Company Subdivision
75	May	1908	Mosley's Subdivision
76	Apr.	1909	Fairview Cemetery Addition #1
77	Mar.	1910	Ramona Addition to East Colorado City
78	Apr.	1910	State Addition to Colorado Springs
79	Oct.	1910	Ramona Addition #2 to East Colorado City
80	July	1913	Town of Ramona



# HISTORIC FEATURES MAP of the Westside



Note: This map was prepared to supplement the information provided in the text on the Westside's development and its historic and architectural resources. While it shows the location of many of the neighborhood's historic sites and structures, it does not include them all. Additionally, the map does not represent any particular period in the Westside's past. Instead it shows features from many different eras. Some of these features no longer exist today.



buildings. They identified building locations, materials, number of stories and building uses. The first Sanborn maps available for the project area date from 1890 and depict the latter part of the Initial Settlement era. The businesses and buildings along Colorado Avenue appear to have been built first. There appears to be more development along Colorado Avenue than any other street, probably due to its function as the transportation corridor to Manitou Springs and the mountains beyond Ute Pass.

Commonly one or two businesses would occupy a building that covered the entire front half of the lot, with no front or side yard setbacks. Smaller buildings on lots were not centered in the middle of the lot. Instead the building was set along a side lot line leaving some space on one side of the lot. This pattern may have accommodated hitching posts for those who traveled on horseback. The majority of the buildings along Colorado Avenue were two story structures. The rear portions of the lots were vacant or had some type of small one story accessory buildings. It is possible some were dwellings for business owners. Stables were also located on the rear portion of lots, often built right up to the rear lot line. Corner lots that were not located along Colorado Avenue were commonly combined with portions of other lots to form larger building sites. The corner lots along Colorado Avenue appear to fit the same building pattern as the mid-block structures. Uses appeared mixed. Colorado Avenue absorbed mostly commercial development with little residential development.

Overall, certain patterns remain. Blocks still exist in largely the same configuration. Many of the original lots have been combined, but block lengths and depths are still the same. The alleys still serve as garage access or access to accessory structures on the rear of the property. However, diversity remains. Street and alley widths vary, and layouts are not standardized.

## DEVELOPMENT ERAS

Each development era described in this narrative is accompanied by a map showing corresponding building construction of the era.

### INITIAL SETTLEMENT ERA 1859-1894

#### A. Early Development

The beginning of the initial settlement period is dated from the town building effort based on the Fosdick plat, and the ending date results from the lull between the discovery of gold in the Cripple Creek Mining District and the establishment of the Midland Terminal Railroad. This was the standard gauge railway that transported the ore from the District to Colorado City.

Log cabins comprised the initial buildings in Colorado City. The Heisdick Building, today the western 30' of 2752 W. Colorado Avenue, was the first brick and stone building. Stone came from the quarrying operations of Anthony Bott and John Langmayer. It is the oldest building remaining at its original location in El Paso County. It was described in an early newspaper in 1860 as "...being made of 'marble' with brick 'hard as iron' needing only water to bind it." However, the stone proved soft and after it deteriorated, the front of the building



**West wall of 2752 West Colorado showing a remnant of the Heisdick Building original exterior stone wall and a visible remnant of stone pier and partial arch of portico.**

was removed in the 1940s. This building, with its distinctive roof line, arched portico and balcony, and five windows on the west wall can be seen in the oldest photograph of Colorado City.

The 1860 Tappan Building, across the street, was a frame mercantile building offering miners' supplies. It was located at the intersection of the road heading north along Camp Creek toward Denver (now 31<sup>st</sup> Street) and Colorado Avenue. A back room was donated for use as the sole County Office, but proved to be so cold, ink froze in the inkwells. Subsequently in 1868, Irving Howbert persuaded the County Commissioners to rent the log cabin that then stood at 2612 W. Colorado Avenue for clerking functions. The first telegraph line in the county went into that cabin, which now stands in Bancroft Park.

The intersection of today's 28<sup>th</sup> Street and Colorado Avenue was the 'center' of Colorado City until 1888 when the passenger terminal of the Midland Railroad was erected across Fountain Creek on what is now 25<sup>th</sup> Street. That caused the center of the city to shift eastward 3 blocks to 25<sup>th</sup> Street. Construction of the two three-story brick buildings at Colorado Avenue and now 25<sup>th</sup> started in 1891 and established the town center at 25<sup>th</sup> Street. Numerous commercial buildings were constructed in the vicinity.

National trends shaped the community. Hostilities between pro and anti-slavery factions in Kansas caused westbound pioneers to abandon the Santa Fe Trail that intersected with the Arkansas River in favor of traveling north to Nebraska and then following the Platte River, thus benefiting Denver at the expense of Colorado City. Further problems arose between Native Americans and the settlers. One remnant of this era is a marker at 2818 W. Pikes Peak Avenue denoting the location of the Anway Hotel, a log structure fortified in 1864 and 1868 for protection of residents during Indian threats.

In 1861, Colorado City was designated the first territorial capital of Colorado with an estimated

population of 1,000 residents. Land was dedicated for the capitol building in the vicinity of modern day 21<sup>st</sup> to 18<sup>th</sup> Streets, and between Kiowa Street and Colorado Avenue.

However, the capitol was never built. Only one session of the Legislature was held in Colorado City. Lawmakers deplored the poor lodging and working conditions. After adjournment of a 5-day Territorial Legislative session, the capitol was moved first to the City of Golden, then onto Denver a short time later.

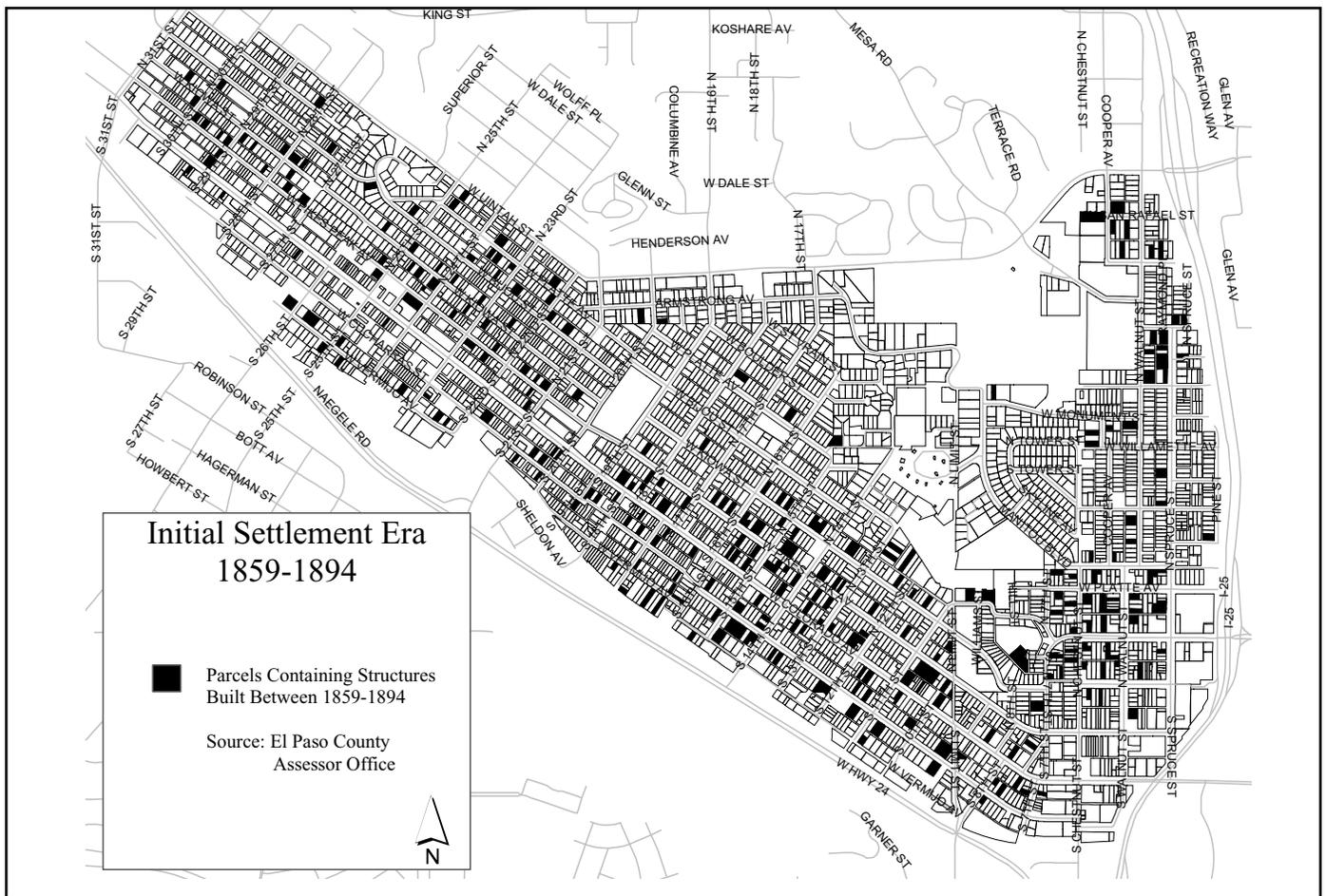
The El Paso House, located on the southwest corner of now 28<sup>th</sup> Street and Colorado Avenue, would have provided better accommodations, but was not completed until four days after the legislators adjourned. That building remained in that location from 1862 to 1891 when it burned down. It was then replaced by a decorative brick residence with attractive quoins and iron work, called 'The Stockbridge Building.' Named for its owner, Charles Stockbridge, who was elected as Colorado City's mayor in 1891, the building is currently



**The Stockbridge Building constructed in 1891, continues in use as the Amarillo Motel.**

known as the Amarillo Motel.

The 1<sup>st</sup> Colorado Volunteer Infantry Regiment, which defeated a Texas Army at Glorieta Pass, New Mexico in 1862, bivouacked between the El Paso



House and the heavily wooded Fountain Creek in November and December 1862. That brought some additional money into Colorado City.

### B. Agriculture and Food Processing

Many residents left Colorado City around 1861 due to the Civil War and declining productivity of the South Park gold mines. Those who stayed turned their sights to agriculture. H. M. Fosdick, the surveyor who platted the original townsite, recognized the potential for crops when few thought it possible. The arid climate of the region appeared to most as a hindrance to any crop growing in the region. However, Fosdick planted a few acres of grain and vegetables south of Fountain Creek and showed that farming could succeed. Others later followed suit. Ditches were dug from existing waterways to irrigate crops. In a short period, most of the acreage along Westside streams was

cultivated. Crops such as wheat, oats, corn and a variety of fruits and vegetables were grown. During the twenty five years after the founding of Colorado City, agriculture and several food processing businesses economically sustained the Westside community. The production of wheat in the area led to the construction of the first flour mill in the region in 1862. Wheat production continued to increase, and by 1864, a total of three flour mills operated on the Westside.

As the flour industry was growing, so was the sheep and cattle industry. The first meat packing plant in Colorado City was opened in 1863 by the Brost Brothers. This plant remains and is located on 21<sup>st</sup> Street. Thriving agriculture and food processing led to the improvement of the town. Original buildings were replaced with more substantial structures. Fences were put up and permanent improvements to properties followed.

Despite the agricultural success and new businesses, the Westside still suffered a myriad of problems. The mid to late 1860s experienced recurring flooding, grasshopper plagues and Indian attacks which reduced the community as residents left in search of safer homes for their families.

### C. The New Neighbor

The establishment of Colorado Springs in 1871 had an immense impact on Colorado City. Colorado Springs Town Company, in a move to provide water to its new town, dammed Fountain Creek in 1871, much to the chagrin of the Westside residents. The dam, west of 31<sup>st</sup> Street, created the El Paso Canal and redirected water flows that Westside agriculture had come to rely upon. Even though the El Paso Canal traversed Colorado City and came within one-half block of Colorado Avenue at one point, the Colorado Springs Town Company prohibited Colorado City from taking any of the water.

Colorado Springs had positive impacts as well. The Colorado Springs Company promoted their town, which brought new settlers to the region during the late 19<sup>th</sup> century. Some of these newcomers settled in the Westside. This population growth led to increased demand for local building materials. One source was the Red Rock Canyon Quarry, located south of Fountain Creek. The need for building materials also prompted the development of a plaster mill and several other Westside businesses to provide and transport construction supplies. The growth led to increased demand for iron and the construction of a foundry in the Red Rock Canyon area near Camp Creek.

Colorado Springs was promoted as a community of refinement. Following the dictates of the town founder, William J. Palmer, liquor sales were banned. This provided an opportunity for another segment of the Westside economy, the saloon trade. Colorado City saloons, offering liquor, gambling and brothels, consequently flourished. These were located south of Colorado Avenue, mostly between 24<sup>th</sup> and 27<sup>th</sup> Streets. Crowds

increased as travelers, staying overnight as they changed trains, sought entertainment. The tens of thousands of gold seekers spurred construction of numerous brick commercial buildings in period styles. Entertainment was a mainstay of businesses until Colorado City prohibited liquor sales in 1913. However, the north side of Colorado City contained no saloons, and Lincoln Avenue (now Pikes Peak Avenue) eventually became known as 'Church Row' with churches on nearly every block for more than 20 blocks. These places of worship, together with the schools, gave that portion of Colorado City a distinctly quiet residential character.

### D. The Midland Railroad and Other Development

Some Colorado Springs residents obtained silver mining interests in the vicinity of Leadville. The issue then became how to exploit these holdings. Plans were made for a railroad from Colorado Springs westward. In 1883, the Colorado Midland Railway Company was organized by Irving Howbert and funded by James J. Hagerman. These two are considered the founders of the Midland Railway Company which achieved fame as the first standard gauge railroad to cross the Continental Divide in Colorado. In 1886, its headquarters were built at the southwest corner of present day 21<sup>st</sup> Street and Highway 24. The site grew into a large complex of machine shops and offices.

By the end of the 1890s, Colorado City had become known as the industrial center of El Paso County. Its population had increased from 347 inhabitants in 1880 to 1,788 in 1890. It was connected to both Manitou Springs and Colorado Springs by rail lines and a double-track electric street car line located on Colorado Avenue. The roundhouse and machine shops of the Midland Railway provided stable, well-paying jobs. Other industries included the Colorado Stucco, Brick and Cement Works, the Ute Pass Mineral Paint Company, a brewery and bottling plants. The Colorado City Glass works, manufacturing light-green hollowware (bottles, fruit jars, flasks and pickle bottles), claimed to be the largest factory of its class west of the Mississippi.



The Glass Factory, between Wheeler and Bush Avenue in the Midland was owned by Adolph Bush, Jerome Wheeler, and General Adams. It burned down twice and ceased operations after 1892. Nearby limestone and gypsum deposits provided the raw materials for buildings, and were easily shipped to other locations in the state. Red sandstone was also quarried; remains of the quarry are visible in the Red Rock Open Space area south of U.S. Highway 24.

The town was served by three schools. Kenmuir School, named after the nearby Kenmuir Quarry, was located at Kiowa and 33<sup>rd</sup> Street. The first Midland School was located on the same site as the Second Midland School; that building remains at 815 S. 25<sup>th</sup> Street. Finally, Bancroft School was Colorado City's most prestigious building.

Five religious congregations maintained places of worship. The Baptists constructed the 1<sup>st</sup> Baptist Church; this building remains as the Old Colorado City History Center. Episcopalians founded the Church of the Good Sheppard at 16 N. 23<sup>rd</sup> Street; that building was lost to fire in 1907. The First Methodist Episcopal Church of Colorado City was the oldest, organized in 1860 on S. 25<sup>th</sup> Street; later the congregation erected a larger building at 2230 W. Pikes Peak Avenue. Catholics attended the first service conducted by Father Machboeuf in 1860, and built their first building on lots donated by Anthony Bott on S. 25<sup>th</sup> Street in the Midland area. Lutherans were noted as the fifth congregation, but the location of their church remains undiscovered. Within the project area, all the churches were located north of Colorado Avenue.

## E. Summary

Much of the development in this era focused in the business district, and along Colorado Avenue, with the greatest concentration located on Colorado Avenue, between 24<sup>th</sup> and 26<sup>th</sup> Streets. In a time before automobiles, most urban residents walked or used the electric street car. Horses were expensive to feed and their care required substantial amounts

of time. Thus, proximity to the street car line was desirable.

On the east side of Limit Street, the Colorado Springs Rapid Transit Railway constructed a street car line that extended from Huerfano (Colorado) Avenue north on Walnut Street, east along Pikes Peak Avenue to Spruce Street, north along Spruce to Mesa Road, then west to proceed north again on Walnut Street. This encouraged development of these early suburbs.

Early buildings were commonly placed on individual lots. Little setback was provided for the commercial buildings located in the central business district, but residences were commonly set back 10 to 20 feet from the front property line. Almost all development occurred on the named streets, but a handful of properties fronted onto the numbered streets, initiating the practice of building on portions of two or more platted lots.

A little over 300 buildings remain from this Initial Settlement era. Most of the buildings from this period are wood frame buildings with rubblestone foundations. Simple gable end frame buildings and hipped roof cottages were the most popular. Ornamentation was provided with trim associated with front porches, decorative shingles, deep eaves and eave returns. Certain styles were also popular. Queen Anne posed an asymmetrical and vertical appearance, with ample ornamentation and often a corner tower with a 'witch's cap' roof. Somewhat more popular were the Edwardians, a simpler version of the Queen Anne, often featuring a wrap around porch, a short tower and classical details. Dutch Colonial Revival residences were introduced during this time, with their distinctive barn-like gambrel roof, dormers and front porches. Most of the remaining residences are simple vernacular or folk Victorians.



25<sup>th</sup> Street, and Husted's lumber yard was across the street to the south. The residence of Calvin Husted remains as an elegant display of an elaborate Queen Anne style at 3001 W. Kiowa Street. Iron fabrication, fencing and wire goods were available from the Hassell Talcott Foundry, which was located on South 25<sup>th</sup> near the Colorado Midland Railroad yard.

Saloons and liquor related industries continued to be banned in Colorado Springs, which provided an economic boost for Colorado City. New residents and travelers increased the demand for liquor. To capitalize on the marketing opportunity, both Schlitz and Anheuser Busch breweries located operations on present day Cucharas Street in Colorado City. However, by 1900, efforts began to ban Colorado City's saloon operations. Finally, in 1913, liquor was outlawed in Colorado City.

This action prompted the founding of the town of Ramona, thus continuing the provision of legal liquor. Sales continued there until Colorado adopted a statewide prohibition of alcohol in 1916.

From 1894 to 1901, three railroad lines offered service between Cripple Creek and the Colorado Springs area. These three rail lines took different routes to Cripple Creek. All offered passenger service, but the primary purpose was hauling gold ore down the mountain to be refined in Colorado City.

Transportation modes were changing. Horses were too expensive and time consuming. Bicycles were becoming widespread; as most streets and sidewalks were paved with well-drained gravel, rutted streets were uncommon. The streetcar lines provided connections to both Manitou Springs and downtown Colorado Springs.

## B. Building Patterns

Between 1898 and 1900, approximately 1,000 houses were added to the Westside. These residences were not concentrated in any one area.

The development continued to be uneven and mixed. Houses were built on a smaller scale and only two or three homes were built on a block at a time. A variety of people of a variety of means settled on the Westside. This led to the mix of architectural styles and dwelling sizes evident today.

The Sanborn maps for the years 1900, 1902 and 1907 reveal early patterns of development. These show residential dwellings were set back from the street. Most lots contained one main home with a stable and sometimes an accessory dwelling. Secondary structures often were placed on the rear lot line with no setback from the alley. Dwelling units and commercial uses were sometimes mixed on individual lots. Dwelling sizes varied. One and two story homes are intermixed. There is no discernable pattern among building size, types and uses. Dwelling units displayed somewhat similar front yard setbacks, and nearly always were located on the front half of the lot.

Commercial development patterns remained unchanged from the Initial Settlement Era. The buildings were constructed to the front of the lot and were built from side yard property line to side yard property line.

Approximately 20 Westside plats were recorded between 1897 and 1901. Platting of the Cripple Creek Era largely retained the same platting pattern introduced in the Initial Settlement Era. Lots were long and narrow, averaging 30' x 120' in size. The street and alley configuration was maintained. In the early 1900s, some lots were platted along the railway line with lot dimensions of 60' x 84'. These lots were a bit larger than those typically found in Colorado City. Streets in some of these later plats were wider. Right-of-way widths were 80' in lieu of 60' and alleys were only 16' in comparison to 20' of the early plats. It is likely that the roads were wider due to the variety of travel methods available at the time. Streetcars, pedestrians and horses were utilizing the same transportation corridors.

However, in the west Colorado Springs area,

plating patterns interrupted the even alignment of streets. No street continued in a straight line from Colorado Avenue north. Even accounting for the change in topography of the bluffs, the irregular patterns reflect an abandonment of the precise layout of Colorado Springs. The subdivisions were created outside Colorado Springs, city limits, which probably accounted for the lack of street continuity. These subdivisions were gradually annexed into Colorado Springs in the late 1880s to the early 1900s.

The route to Palmer's home, Glen Erie, is now Mesa Road, and early development on this street included sizeable residences and estates. However, following the construction of the streetcar line, infill development produced more modest structures, many of them rentals that created dramatic contrasts in the size of the homes. The former Emanuel Presbyterian Church, 419 Mesa Road, is a structure typical of the era, with wood frame construction, gothic windows and a square corner tower.

By 1914, plats had been recorded for 80 different developments on the Westside. The development pattern for lot layout had not changed from the initial plat. Principal streets roughly paralleled Fountain Creek and Monument Creek. Fountain Creek was bridged at 31<sup>st</sup>, 26<sup>th</sup> and 21<sup>st</sup> Streets and Bear Creek Canon Road (Limit Street). Monument Creek was bridged at Colorado Avenue, at Bijou Street, and Mesa Road.

During the Cripple Creek Era, blocks were built out gradually. Servant and low cost housing often developed in close proximity to the street car for convenient transportation for laborers commuting to Colorado Springs. This era predated the practice of home builders assembling large tracts for residential construction. However, it is somewhat common to observe two or three nearly identical residences adjacent to each other. Displaying the same orientation, roof form and height, differences of trim, windows, and porches established individuality for the dwellings.



**A group of homes sharing the same builder patterns of size, roof, and porch.**

Concentrations of historic residences remain both west and east of the Colorado City Business District. Concentrations are also found along Cucharras Street and Vermijo Avenue. In west Colorado Springs, numerous residences were constructed, principally on the north-south streets.

Public buildings also were added. Colorado City acquired its own Carnegie Library in 1904 with its classical revival display. A number of schools arose to educate neighborhood children. Colorado City was awarded the distinction of being the initial "first class" school district in the State with more than 1,000 elementary school students, and was subsequently designated as School District 1. The second Whittier School was built during this period, at 2904 W. Kiowa Street, and the second Midland School was built in 1902. The first Longfellow School, now a part of the Central Christian Church,



**The Carnegie Library, constructed 1904.**

remains at 2002 W. Pikes Peak Avenue. Buena Vista School, 1620 W. Bijou Street, noted as the only school name in the area that reflects a Spanish heritage, was constructed on a cottage system. Four one-room cottages were grouped around a central Administration Building and a central steam heating plant. Designed by L. A. Pease, also the architect for St. Mary's Church in Colorado Springs, the Buena Vista school dates to 1911. Another prominent landmark is Sacred Heart Catholic Church, 2030 W. Colorado Avenue. It was designed by Thomas MacLaren and Douglas Hetherington as a prominent display of Mission style architecture.

Much of the Colorado City business district was built during the Cripple Creek era. An ordinance establishing a "fire limit" on Colorado Avenue, between what is now 24<sup>th</sup> to 28<sup>th</sup> Street was passed in 1889. An update in August 1896, perhaps prompted by the devastating Cripple Creek fire in April of that year, required that the exterior and all shared walls between buildings be composed of brick or stone.

One outstanding large commercial building in the business district was constructed in 1906 by Jacob Schmidt at now 2611 W. Colorado Avenue. Built as a beer hall with delicatessen in the back, gambling dens and apartments occupied the second floor. The building was set off by Hassel Decorative Iron Fence Company work both at ground level and on the long balcony. It was acknowledged as one of the finest historic commercial buildings in Colorado



**Commercial building located at 2611 West Colorado Ave. constructed in 1906 by Jacob Schmidt.**



**Argyle Block located at 2603-2607 West Colorado Ave., constructed in 1904 by J. Arthur Connell.**

City.

Apart from the Colorado City business district, and Colorado Avenue east of Limit Street, commercial buildings tended to cluster at certain intersections. One of these was located at S. 15<sup>th</sup> and Colorado Avenue. This group of commercial buildings included a postal sub-station, grocers and meat markets, barber shop, real estate office and a drug store. Another was located at the northwest corner of S. 12<sup>th</sup> and Colorado Avenue, and a third at the northwest corner of S. 17<sup>th</sup> and Colorado Avenue.

Often squeezed onto two lots at the corners, these buildings were primarily stores that were built to the front property line and did not display any side yard setbacks. They were 1 and 2 story structures commonly built of brick, although cinder blocks and other masonry materials were used.

Grocers were scattered across the neighborhood, including many on Colorado Avenue. These commercial buildings were built in the same scale as the surrounding properties and sometimes displayed a false-front above the first floor. Although altered, the basic form and orientation can be observed at 1431 W. Kiowa Street.

Over 1,600 structures are identified on the El Paso

County Assessor's website as being constructed between 1894 and 1918. Many of the styles that developed in the Initial Settlement Era continued in this period, with many examples of Dutch Colonial Revival, Queen Anne and Edwardian appearing. Classic cottages, essentially a rectangular house with a simple hipped roof and central front dormer, were popular. The two story version of the Classic Cottage was called the Foursquare, and several examples remain.

During this period, the bungalow form was introduced; a one story or one and a half story frame structure with broad front porches, low pitched roofs and wide overhanging eaves. The Craftsman style typically had exposed rafter and beam ends,



**A Craftsman bungalow.**

large tapered porch columns, knee braces and stone work.

The Italianate style displayed a low-pitched hipped roof with paired brackets and tall, narrow windows. It generally included ample decorative detailing with vertical proportions. A popular style was the Mission, a one story building with a false parapet and stuccoed walls, tiled roof and arched windows and eaves.

### C. Summary

The end of the Cripple Creek era is defined as 1917. Productivity from the district had declined steadily from its peak in 1900. The Golden Cycle Mill had driven its competitors out of the ore processing

business and was the sole remaining reduction plant in the region. The Midland Terminal Railroad continued operations, but the Colorado Midland Railroad was itself suffering from a decline in freight business and high amounts of debt. The growing popularity of automobiles began to affect passenger traffic as well. The Colorado Midland ended its operations in 1918. Local prohibition of alcohol, enacted in 1913, adversely affected the saloons, which were then completely shuttered with Colorado's prohibition, enacted in 1916. The saloons provided a substantive amount of public revenue, ranging from bar-room license fees to fines for public drunkenness to hush money paid by brothels. The loss of these economic mainstays contributed to the end of Colorado City as an independent municipality.

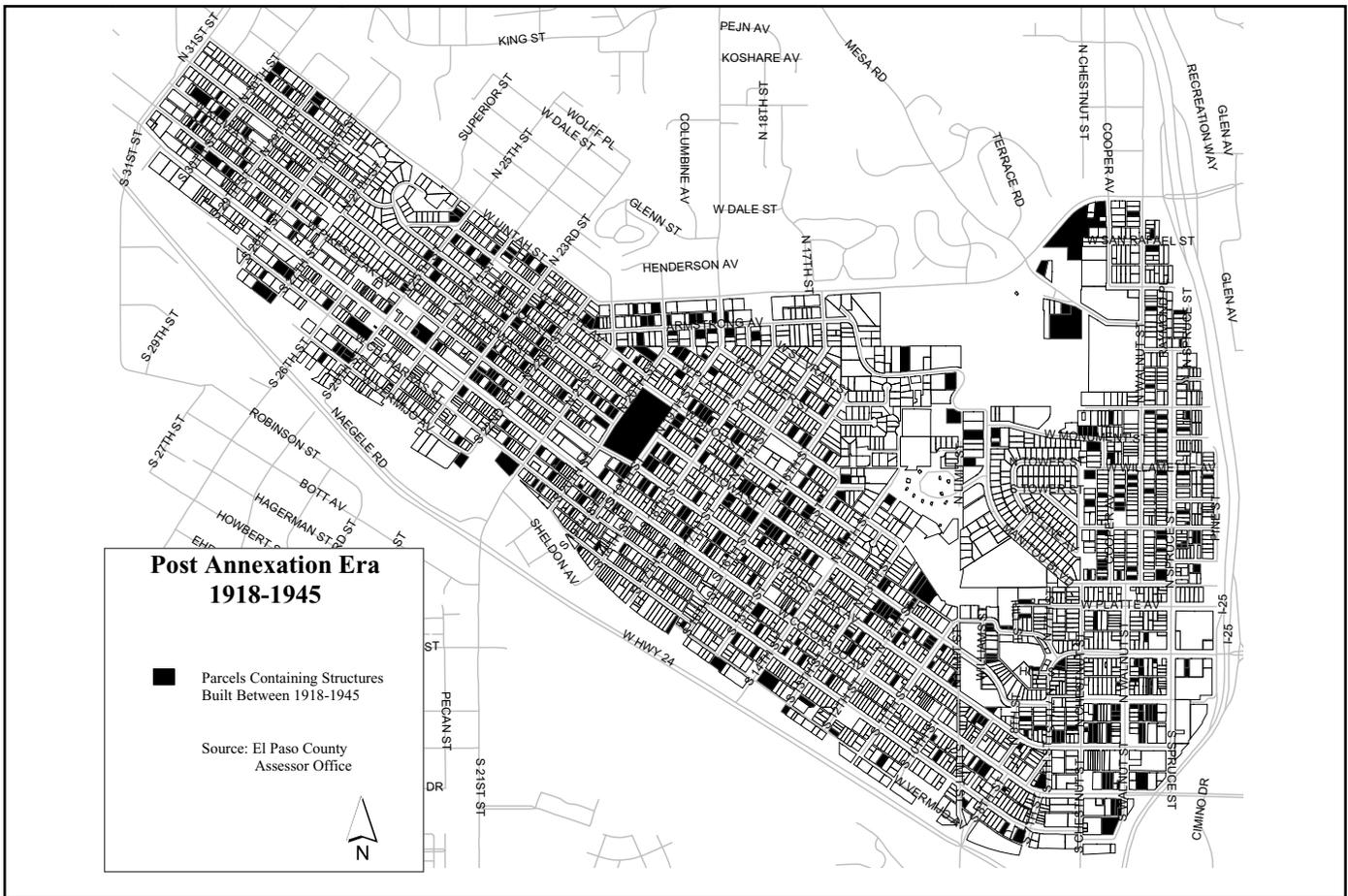
## POST-ANNEXATION ERA 1918-1945

### A. Consolidation

Having lost much of its industrial base, Colorado City was unable to sustain itself. In April 1917, residents of Colorado City voted 638 to 461 in favor of annexation to Colorado Springs. Formal annexation followed in June 1917.

Nearly all of the street names were changed to correspond to Colorado Springs, with the exception of Colorado Avenue. In this case, Colorado Springs abandoned its use of Huerfano Street in favor of Colorado Avenue. In 1919, residents voted to consolidate School District 1 into School District 11, further diluting the vestiges of "Old Town."

This was a quiet time in the Westside. With the decline of the Cripple Creek Mining District, the Pikes Peak region did not share in the national exuberance of the "Roaring Twenties." Incremental residential building began filling up the neighborhoods throughout the project area. Just over 440 surviving properties are attributed to this time period. A number of buildings began to be converted from residential to commercial use, especially on Colorado Avenue. In some instances,



**Development patterns during the Post-Annexation Era 1918-1945 show notably less activity than earlier periods.**

portions of lots were sold off and assembled to enable construction of infill properties.

The streetcar lines, operated by the Myron Stratton Foundation, were removed in 1932. The Foundation, under the terms of mining magnate W. S. Stratton’s will, was to manage its business interests to support the Myron Stratton home, located south of Colorado Springs. The increased capital costs and debt load was exacerbated by declining ridership due to both the economic downturn from the Great Depression and the growing use of the automobile and bicycles in the area.

The growing popularity of automobiles affected building patterns. Street paving came late to the region. Rain discouraged horse-drawn vehicles, but automobiles were unaffected by inclement weather. Vehicles traveling on unpaved streets over time produced ruts. Colorado Avenue was one of the first

paved thoroughfares in Colorado Springs; the City Council adopted a \$1.1 million program in 1920 to pave its major traffic arteries. Cascade was paved to the north, Nevada to the south, Platte to the east and Colorado Avenue to the west. Subsequently, street paving became a common component of the City budget to the point that unpaved portions of city streets are uncommon. Alleys, however, continue to be unpaved in many areas.

Garages to accommodate automobiles replaced the old stables at the rear of lots. Also, filling stations and service stations began to appear; one example of a service station from this period remains at 2601 W. Colorado Avenue.

In 1923, a major expansion effort by School District 11 resulted from voter-approved bonds; North Junior High School was designed by Thomas Barber, and South and West Junior High Schools

were both designed by the firm of MacLaren and Hetherington. South was demolished in the 1990s, but both North (northeast of downtown) and West remain, now as Middle Schools. Both exhibit Classical Revival elements.

The Bandshell and Picnic Shelter in Bancroft Park were added during the New Deal era. Both display Manitou Greenstone quarried from Ute Pass. The Pikes Peak United Methodist Church, 809 N. 31<sup>st</sup> Street, was constructed during this period as well. Another landmark is Blunt Mortuary at 2229 W. Colorado Avenue.

The popularity of bungalows and craftsman-style residences continued from the Cripple Creek era. Another form emerged as well, the Minimal Traditional house. Inexpensive to build, these were small structures with little decoration. Nearly always one story, they had a low-pitched roof, minimal or non-existent eaves and a central entry, sometimes with a gabled projection over the doorway. Notably, the front porch, ubiquitous to that point in Westside neighborhoods, was absent.

Following World War I, tourism became a growing industry of the regional economy. Early lodging provisions for tourism focused on hotels in downtown Colorado Springs and resort lodging at the Broadmoor and Manitou Springs. However, the popularity of the automobile provided mobility and flexibility for family vacations, and cottages were constructed at various tourist camps along Colorado Avenue. Most of these developed west of 31<sup>st</sup> Street along the way to Manitou Springs.

The onset of World War II disrupted this tranquil period. Construction of new buildings slowed dramatically with the diversion of construction materials to the war effort. Tourism largely ended, due to gasoline rationing and the scarcity of automobile tires. The Golden Cycle Mill, the sole survivor of the five mills in the Midland area, still operated but since gold was not regarded as a strategic metal, it barely survived the war years.

## B. Summary

The Post-Annexation Era witnessed a maturation of the neighborhood. Infill development dominated. Ornamentation displayed during the Late Victorian era was replaced by the plain Minimal Traditional form, although the Craftsman style remained popular. The popularity of the automobile was reflected in the introduction of paved streets and the construction of garages. Platting activity was minimal. Most plats involved the replatting of portions of previous subdivisions to create a greater number of buildable lots.

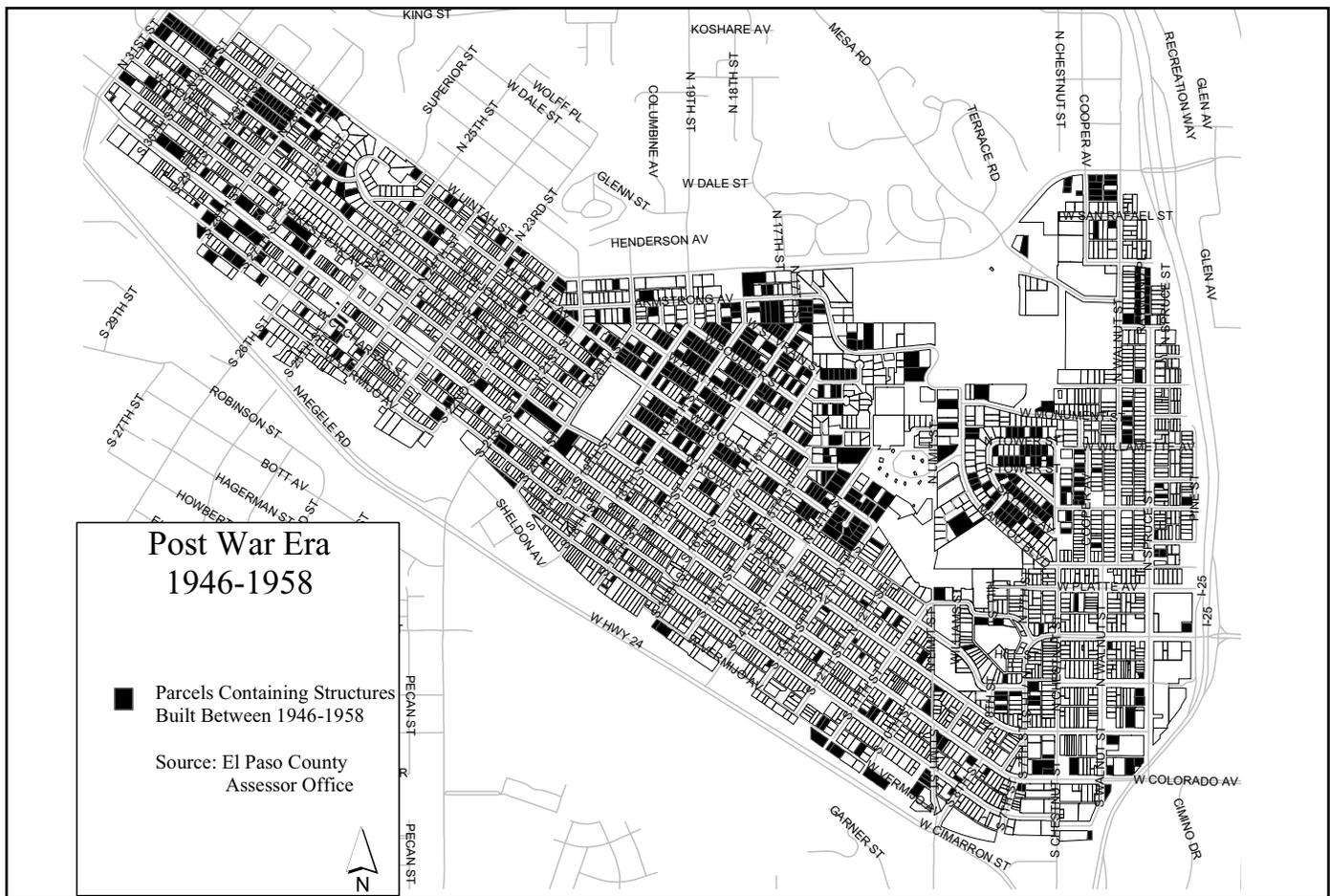
## POST-WAR ERA 1946-1958

### A. New Influences

The end of World War II enabled the Westside to resume some homebuilding. Due to the continued scarcity of building materials and continuing rent controls, most new homes were very modest in size.

This period did see the onset of national initiatives that shaped significant changes on the Westside. The Serviceman's Readjustment Act, also known as the G. I. Bill, provided support of both education and home ownership. It was enacted partially to avoid the mistakes accommodating the returning servicemen of World War I, and partially to address fears of a resumption of the Great Depression. The Veterans Administration (VA) was charged with performing most of the Act's provisions. Both the VA and the Federal Housing Administration (FHA) provided insurance on mortgages for 10% down, 25 year term home loans. Nationally, the VA provided nearly 2.4 million loans for veterans between 1944 and 1952.

Other forces prompted physical changes to the Westside. Increasing automobile ownership, federal housing programs, increased prosperity and the initiation of state and federal highway construction enabled suburban development. The opportunity to purchase a newly constructed house initiated a sustained period where established neighborhoods



lost popularity among homebuyers. West of the project area, the Pleasant Valley neighborhood developed in the early 1950s. New styles appeared. The ranch home replaced the Minimal Traditional form for modest new houses. This expanded from the simple box to a larger floor plan, often with a garage attached at one end. The one-story structure with a low pitched roof and wide eaves often lacked front porches. Rear patios were popular, reflecting a shift in values from the appearance of the dwelling from the front street to family activities in the back yard.

Split-level dwellings were introduced as an alternative to the one-story ranch. A two story wing connected to a one-story body resulted in three levels of interior space. Sometimes the garage was attached at the lowest level, sometimes below grade. The split-level did retain similarities with the ranch style, including the low-pitched roof, overhanging eaves and an emphasis on horizontal lines.

One intact subarea dating to this period was built on the easternmost mesa. The Skyline Subdivision, platted in 1955 by Jerome and Harry Davis and Craig Weaver, featured curvilinear streets without alleys. Instead, wood-shingled homes, mainly ranches and split-levels, displayed garages accessed from the front street.

Another area that filled in during this period was the area north and east of West Junior High School. These lots were at a higher elevation and removed from Colorado Avenue. However, the availability of the automobile and available mortgages made these lots more desirable.

## B. Summary

The introduction of new Post-War Era housing styles introduced a new appearance to the Westside. New homes were commonly built with their axis

parallel to the street rather than perpendicular. Attached front-loaded garages made alleys unnecessary. Infill development and redevelopment was coupled with residential construction on steeper portions of the Westside.

## MODERN ERA - 1959-PRESENT

### A. Build-Out

The East-West Highway, more familiarly known as Highway 24 or the Midland Expressway, was designed to occupy the tracks of the Midland Railroad. The Golden Cycle Mill and the Midland Terminal had closed in 1949, and the tracks remained unused. In 1954, the Van Briggles Pottery Works moved into the old Midland Railroad roundhouse. Construction of the highway followed in 1962.

Colorado Avenue, having been bypassed, was no longer the major transportation artery to Manitou Springs and Ute Pass, and the commercial district suffered as a consequence. By 1975, 50% of all commercial buildings between 24<sup>th</sup> and 27<sup>th</sup> Streets on Colorado Avenue were vacant. Only 30 businesses remained, with 300 employees, half of whom worked in an industrial laundry. Retail sales amounted to less than \$2.5 million, buildings could be acquired for \$10 a square foot, and rents commanded only \$2.50 a square foot. The tourist courts often evolved into rental housing or were demolished. Vacancies became common, and home ownership in the area dipped below 50%. The 1970 census showed that the average income of the Westside was only two thirds the average income of Colorado Springs.

However, revitalization efforts began in the 1970s. The Near Westside Neighborhood Development Project was a residential rehabilitation program, administered by the Colorado Springs Urban Renewal Authority, that operated in a 44 block area west of I-25 and north of Colorado Avenue. In 1980, the City's Westside Plan was developed, calling for changes in land use, zoning, transportation

and urban design. The Organization of Westside Neighbors (OWN), established in 1978, focused on representing residential interests. For several years, the Neighborhood Housing Services organization provided rehabilitation loans and technical assistance for lower income households. Municipal housing rehabilitation programs used federal Community Development Block Grants to return hundreds of properties to decent, safe and sanitary condition. Such reinvestment prompted individuals to improve their properties. Additional municipal funding provided for the installation of infrastructure – street paving, curb and gutters and sidewalks – and code enforcement efforts.

Business interests were represented by the West Colorado Springs Commercial Club and the Old Colorado City Development Company. The latter organization, under contract with the City of Colorado City, was able to link federal Community Development Block Grant funds with Small Business Administration loan guarantees to capitalize 35 small business applicants in the heart of "Old Colorado City." Proceeds were used to purchase buildings and initiate operations. The Economic Development Administration (EDA) also made infrastructure grants that permitted municipal development of parking lots and other street improvements.

The Old Colorado City Historical Society (OCCHS), a research and advocacy group established in 1976 that advocated historic preservation, worked with the Development Company and the City to integrate historic preservation principles in rehabilitation efforts. A portion of the commercial area was designated a National Register Historic District in November, 1982. "Old Town" became a tourist destination, with new restaurants, art galleries and retail shops. Abandoned railroad rights of way are used as hiking and biking trails.

Bancroft Park, with its restored 1859 cabin, became the focus of community fairs, shows, entertainment and musical programs. The OCCHS, in 1992,



HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 4

# ARCHITECTURAL STYLES & FORMS



# 4 ARCHITECTURAL STYLES & FORMS

A review of architecture on the Westside yields many different recognizable historic styles of architectural design and building forms. This is consistent with an area built over a period of nearly 150 years. However, much of the Westside was built over a period between 1895 and 1930, with a few styles and forms prevalent during those years. The list of styles and forms presented here represent those commonly found on the Westside.

The terms used for identifying architectural styles and forms in this document were established by the State of Colorado Office of Archaeology and Histor-

ic Preservation (OAHP) for classification of buildings in the State of Colorado. The OAHP Guide does not formally recognize the term “FolkVictorian,” but staff at OAHP have recommended that buildings meeting the criteria for “Folk Victorian” as outlined in other publications should fall into the OAHP-recognized “Late Victorian” style for purposes of this document. Thus, this document utilizes the OAHP lexicon name Late Victorian with the name Folk Victorian appearing in parentheses for benefit of the readers more familiar with the latter term.



Late Victorian (Folk Victorian) Style



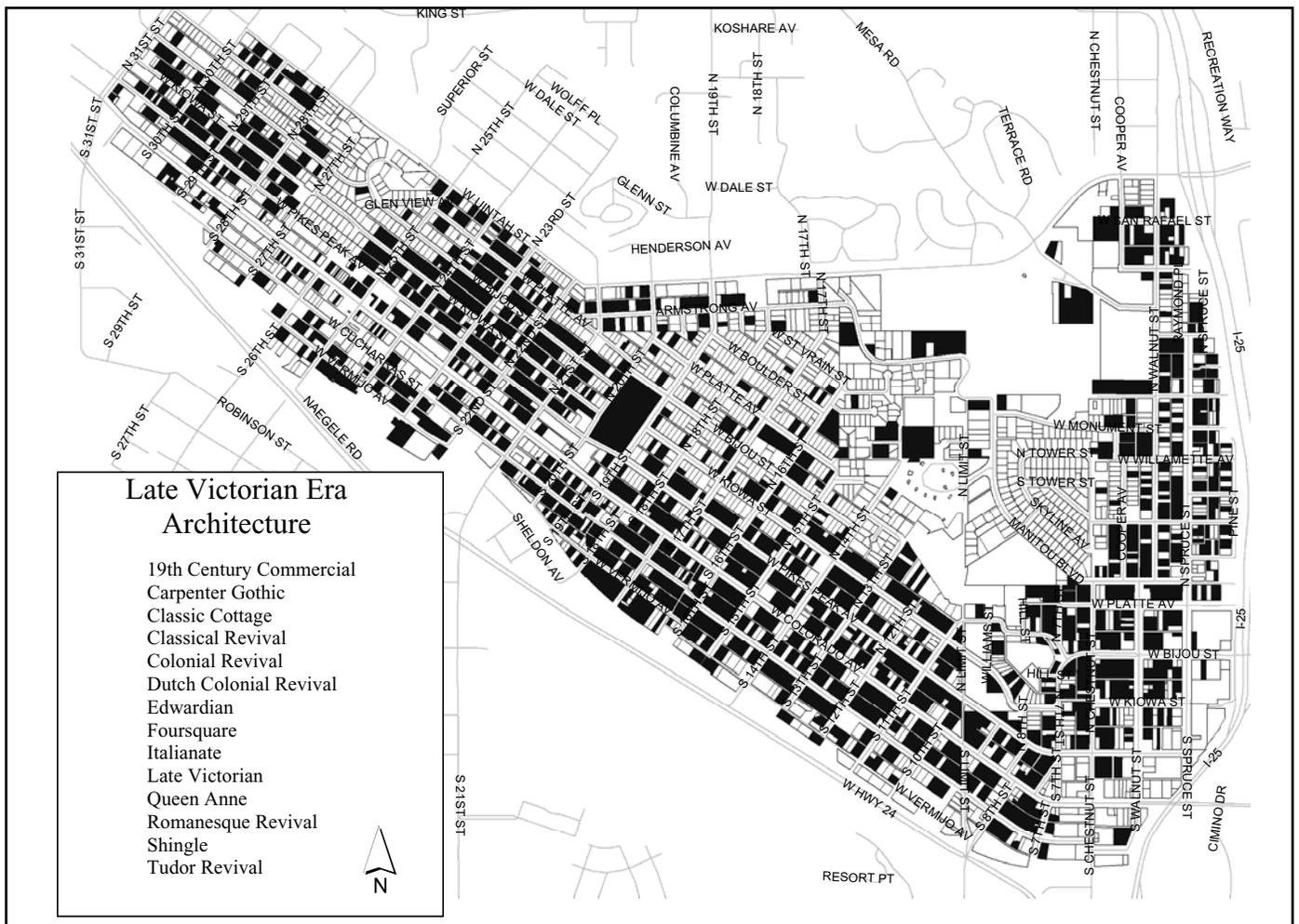
Classic Cottage Form



Craftsman Style



Edwardian Style



**Map showing pattern resulting from the locations of buildings constructed on the Westside during the Late Victorian era, the period when the neighborhood saw its greatest construction activity. This pattern exhibits similarities to the Cripple Creek Era of construction seen on the map found on Page 31.**

# ARCHITECTURAL STYLES

## CRAFTSMAN STYLE

c. 1890-1930

The Craftsman style arose out of the Arts and Crafts movement. The movement's philosophy stressed lack of pretention, instead stressing comfort and utility. Ornamental details found on the Queen Anne and Edwardian styles gave way to more utilitarian detailing which included exposed rafter tails and simple 4x4 lumber used to create bracketing. The steep Victorian era roof pitches were replaced with a markedly less steep slope. Broad porches are prominent and may be tucked under the primary roof gable, may be covered with a separate gable roof or by a shed roof that extends over the porch from the main body of the structure. Porch columns are more bulky than earlier styles and may exhibit a square but tapered shape or consist of a paired or grouped set of columns. Roofs may feature shed roof dormers which light a second floor room or attic area. Exterior wall finishes include stucco, lap siding, or shingle siding. Natural stone or brick masonry may occur as a wall or accent material.

### Common Characteristics:

- Medium pitch roof.
- Exposed simple roof rafter tails.
- Heavy knee brace roof overhang bracketing.
- Multiple window groupings.
- Triple-lite upper window sash division.
- Battered (tapered) porch columns or grouped columns.
- Solid or open porch rails.
- Shed dormer elements on the roof.
- Masonry fireplace chimneys.



Side gable roof and shed dormer.



Two story with coursed shingle siding.



Clipped Gable roof variation.



Full gable roof variation with Manitou Greenstone porch half-walls and foundation veneer.

## **DUTCH COLONIAL REVIVAL STYLE**

c. 1890-1920

The Dutch Colonial Revival Style is a style similar in wall and porch ornamentation and details to Edwardian but distinguished readily by its gambrel roof which has two different slopes. The plan is typically a simpler, more rectangular plan than the Victorian styles and is one and a half or two stories beneath the distinctive roof form. The style was constructed in a moderate number of locations on the Westside around 1900.

### **Common Characteristics:**

- Gambrel roof.
- Roof dormers.
- Prominent porches with round simple classical columns.
- Simple patterned siding and decorative shingle patterns.



## EDWARDIAN STYLE

c. 1890-1910

The Edwardian style is commonly found on the Westside. Its form is similar to the Queen Anne style but more restrained in details, lacking the ornamentation found on the Queen Anne. The form and massing are similar and include an asymmetrical orientation but with a horizontal line of moldings at the bottom roof edges and gables which forms a classical pediment form. Porches are prominent, occasionally wrapping around corners, and porch columns are typically not turned ornate posts but are larger diameter simple round shapes, slightly tapered or un-tapered, with classical molding applied at the top and bottom. The style applies to one and two story buildings.

### Common Characteristics:

- Irregular or asymmetrical massing.
- Steep roof slopes and multiple gables.
- Gables forming a triangular pediment.
- Horizontal lines at bottom roof edges.
- Classical round columns and simple moldings.
- Bevelled lap siding for primary wall surfaces.
- Decorative simple patterned siding and shingle patterns.
- Bay windows and projecting vertical window elements.
- Patterned, divided window panes; leaded or stained glass.



## ITALIANATE

c. 1870-1900

The Italianate style derives its basic form from Italian residential design precedents which include low pitch hip roofs with wide overhangs and bracketed cornices, tall narrow windows, and window trim hoods.

### Common Characteristics:

- Low pitch hip roof.
- Bracketed cornice or roof overhang.
- Paired brackets.
- Tall narrow windows.
- Window surrounds with heavy hood accent.
- Flat partial roof area instead of peak.



## LATE VICTORIAN (FOLK VICTORIAN) STYLE

c. 1880-1930

The Late Victorian (Folk Victorian) style is the most common style found on the Westside, being exhibited in about 45% of all structures in the surveyed area. The style is a modest attempt at Victorian decorative detailing, usually exhibiting one or more of the several styles common to the era: Queen Anne, Edwardian, Italianate or Gothic Revival. Details typically are applied to simple folk house form such as a front- or side-gabled rectangular or hip roofed cottage. Porches are a prominent design feature. The style features are usually applied modestly on gables, porches, and window and trim treatments. Buildings may be one or two stories in height. Floor plans vary to include cross-plans, L-shaped, T-shaped, square, and most commonly, rectangular.

### Common Characteristics:

- Steep gable roof slopes and gable dormer elements.
- Bevel lap siding for primary wall surfaces.
- Decorative gable trim patterns, patterned siding, and shingle patterns.
- Scalloped and shaped accent shingles.
- Decorative porch supports and detailing including narrow turned elements.
- Decorative windows with rain caps.



## MISSION STYLE

c. 1890-1940

The Mission style is characterized by forms and materials taken from early Spanish mission buildings which were constructed of adobe and plastered masonry. A few one story Westside residences exhibit this style. Porches are not a prominent design feature, with entries tucked under small roofs covered with clay tile roofing. Tile accents are also found on small shed window covers. Wall finishes are stucco. Roofs may be sloped with clay tile, but flat roofs hidden behind parapet walls also occur. Curved parapet walls may occur, but in some cases may have been changed from a curved form to a stepped form due to the addition of metal wall caps to protect the wall from water entry.

### Common Characteristics:

- Stucco wall surfaces.
- Curved or stepped wall parapet profile.
- Arched openings.
- Tile roofs and accent elements.



## QUEEN ANNE STYLE

c. 1880-1910

The Queen Anne style includes a vertical and asymmetrical orientation, often featuring towers, prominent decorative porches, steeply pitched rooflines, decorative accent wall surface patterns, and polychrome color schemes. The style was applied to one and two story buildings. Wood lap siding was the predominant wall finish, with accent areas, particularly within gables, having the siding applied in fan patterns. Decorative shingles were also widely used for accent areas within gables.

### Common Characteristics:

- Vertical orientation.
- Irregular or asymmetrical massing.
- Steep roof slopes and multiple gables.
- Heavy and decorative roof fascia boards and barge boards.
- Bevel lap siding for primary wall surfaces.
- Decorative gable trim patterns, patterned siding, and shingle patterns.
- Scalloped and shaped accent shingles.
- Bay windows and projecting vertical window elements.
- Patterned divided window panes, leaded or stained glass.
- Turned porch supports and porch spindle detailing.
- Corbelled brick detailing and chimneys.



**Heavy use of ornamentation on this Queen Anne Style home.**



## **ADDITIONAL STYLES**

The following styles of residential architecture were constructed during the eras of building on the Westside but few examples are found in the Westside. A brief description of common characteristics is listed with each example photo.

### **CARPENTER GOTHIC**

c. 1860-1880

- Steep pitch central gable.
- Board and batten or lap siding.
- Gingerbread trim.
- Pointed arch windows.



### **COLONIAL REVIVAL**

c. 1895-1920

- Doric or ornamental columns.
- Ornamental pilaster corner board trim.
- Gable forms a triangular pediment shape.
- Classical moldings, may have closely spaced dentils incorporated in pattern.
- Divided sash windows.
- Fanlight or false lite arched fan detail.
- Window head molding.
- Roof overhang eaves with modillion brackets.



### **ENGLISH-NORMAN COTTAGE**

c. 1920-1940

- One story stucco or brick.
- Steep roof pitch.
- Arched entry.
- Multi-lite windows.



## **MEDITERRANEAN**

c. 1910-1920

- Tile roof and accents.
- Low pitch gables.
- Wrought iron grillwork.
- Arches or arcaded porch or entry.
- Casement windows.



## **MODERN MOVEMENT**

c. 1950-1960

- Broad roof overhangs.
- Lack of ornamentation.
- Large window openings.



## **PUEBLO REVIVAL**

c. 1905-1940

- Flat roof.
- Stepped or terraced parapets.
- Stucco walls.
- Projecting vigas (log rafter tails).
- Projecting canales (roof drainage scuppers)



## **ROMANESQUE REVIVAL**

c. 1870-1900

- Arched openings.
- Coarse faced stone.
- Transom windows.
- Tower elements.



## **RUSTIC**

c. 1900-1940

- Natural stone accents, chimneys, and foundations.
- Log wall construction.
- Small paned windows.
- Overhanging roof.
- Battered wall elements.



## **SECOND EMPIRE**

c. 1880

- Mansard roof, a concave curved or steeply sloped roof which extends down the wall of an upper floor to the floorline below. (In this example, horizontal siding has been installed on the curved surface.)
- Gabled and pedimented dormers.
- Cresting or ornamental railing around a flat central roof section.



## **SHINGLE**

c. 1880-1910

- Shingle wall siding without corner boards.
- Gable roofs.
- Multiple window groupings.
- Asymmetrical form.



## **TUDOR REVIVAL**

c. 1915-1930

- Half-timbered wood pattern on stucco, typically applied to a gable endwall.
- Steeply-pitched roofs.
- Casement windows with mullions, bay windows
- Tile or slate roof shingles.
- Ornamental brick or tapered chimney.



# ARCHITECTURAL FORMS

## BUNGALOW FORM

c. 1900-1930

The Bungalow form is the most common expression of the Craftsman style home on the Westside.

Broad porches are prominent on bungalows and may be tucked under the primary building roof form or may be covered by a separate low-pitch roof.

Roofs may feature shed roof dormers which serve a second floor or attic area. Exposed rafter tails are a common design element. One and one and a half stories are typical. Stucco wall finish, lap siding, or shingle siding is used as a wall material. Porches may have open railings or may utilize a solid railing that uses the siding material.

### Common Characteristics:

- Broad porches
- Rectangular plan.
- Medium pitch roof.
- Exposed simple roof rafter tails.
- Multiple window groupings.
- Battered (tapered) porch columns or grouped columns in pairs.
- Shed dormer elements on the roof.



## CLASSIC COTTAGE FORM

c. 1890-1930

Classic cottages are typically one or one and a half story. The defining characteristic is the use of a hip roof design on the primary roof as well as porches and dormers. A flared roof edge is a common treatment which is a change of roof slope for the roof overhang. A central front dormer is a common feature although variants of the form may have no dormers or may have additional dormers on the sides of the building. Porches are always a feature and are usually placed symmetrically in the middle of the front elevation. Porches may be constructed as a separate lower roof element or may be tucked beneath the primary roof. Porches may have open picket type balustrade railings or may have solid half-wall railing walls at the porch perimeter.

### Common Characteristics:

- Rectangular form.
- Hip roof of modest slope.
- Porch with modest detailing and plain round classical columns or square columns.
- Flared roof edge.
- Broad overhanging roof eaves. A broad trim board typically occurs beneath the overhang. Brackets may occur.



Prominent dormer with flared dormer walls.



Example with simple dormer and porch occurring beneath the primary roof.



Example with prominent dormer and full-width hip roof porch enclosed with half-wall railings.



Simple hip roof variant with a partial-width porch tucked beneath the primary roof.

## FOURSQUARE FORM

c. 1900-1930

The two story variation on the Classic Cottage is referred to as a Foursquare, since its roof form is the same hip configuration but placed upon a two story, resulting in the appearance of a cube shape. Foursquares typically feature a prominent centered front hip roof dormer and additional dormers may occur above the sidewalls. Porches are always a feature and are usually placed symmetrically in the middle of the front elevation. Bracketing may occur beneath the roof overhangs.

### Common Characteristics:

- Rectangular form.
- Hip roof of modest slope.
- Prominent central roof dormer.
- Porch with modest detailing and plain round classical columns.
- Flared roof edge.



## ADDITIONAL FORMS

The following forms of residential building forms were constructed during different building eras on the Westside.

### BI-LEVEL

c. 1960-1980

- Mid-level central entry.
- Lower levels below grade.
- Gabled sidewall roof.
- Brick and/or wide lap siding.
- Closed roof eaves.
- Broad picture windows.
- Front garage.



### MINIMAL TRADITIONAL

c. 1930s to 1955

- Simple boxy plan.
- Low or medium roof slope.
- Shallow closed roof eaves.
- Minimal detailing, including decorative shutters.
- Center main entry with minimal cover.
- Asbestos shingles, stucco, or broad lap siding.



### RANCH

C. 1945-1965

- Elongated façade, often asymmetrical.
- Low horizontal orientation.
- Minimal front porch.
- Integral attached garage.
- Broad picture windows. Casement and sliding windows.
- Decorative metal porch supports and railings.
- Non-functional window shutters.
- Brick veneer or wide lap siding.



**SPLIT LEVEL**

c. 1955-1980

- Rectangular form.
- Central split between floor levels.
- Hip or gabled roof shapes.
- Brick or wide lap siding.
- Broad picture windows.
- Front garage.



HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 5

# DESIGN

# GUIDELINES



# 5 DESIGN GUIDELINES

Design Guidelines are provided at several levels: specific building and site features; general area-wide guidelines; and sub-areas which display distinctive characteristics.

## Part 5a: Building and Site Features

- Roofs
- Siding and Trim
- Windows and Doors
- Porches
- Paint Colors
- Foundations
- Stonework
- Fencing
- Landscaping
- Outbuildings

## Part 5b: Areawide Guidelines

- General Areawide
- Building Additions
- New Construction

## Part 5c: Subarea Guidelines

- Colorado City Residential Subareas(A&B)
- Town of West Colorado Springs Subarea (C)
- Gateway Subarea (D)
- Cooper/Walnut/Spruce Streets Subarea (E)

These Design Guidelines acknowledge the federal Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically the 1995 Standards for Rehabilitation. By definition, the Standards for Rehabilitation are not applicable to new construction. While it may not be within the property owner's means or goals to adhere strictly to the Secretary's Standards, they provide guidance and results for which to strive at all levels of rehabilitation activity. The Design Guidelines presented here provide suggestions and options that are generally practical and feasible for the average homeowner.

The Secretary of Interior's Standards for the Treatment of Historic Properties for Rehabilitation are included for reference.

## *Standards for Rehabilitation 1995*

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

# DESIGN GUIDELINES

## PART 5a

### BUILDING & SITE FEATURES

- Roofs
- Siding and Trim
- Windows and Doors
- Porches
- Paint Colors
- Foundations
- Stonework
- Fencing
- Landscaping
- Outbuildings



**Before:** Residence undergoing renovations to repair foundation damage and porch deterioration, window replacement, and exterior repairs.



**After:** Completed renovations exhibiting restored porch, new exterior paint, and partial window replacements.

# ROOFS

The roof serves as the cap of a residence and is typically widely visible from many angles. However, it should not draw attention away from the architecture of the building. Texture and color are important considerations to allow the roof to be visually appropriate.

## Roof Shape and Pitch:

Existing roof pitch and shape are important to the character and style of a residence. When roof maintenance or replacement are carried out, it is important to maintain the existing pitch and shape and secondary roof elements such as ornamental features, dormers, and accent railings.



**Edwardian style home with multiple gable elements and a primary hip roof.**

## Roofing Materials:

Sawn wood shingle cedar roofing was a widely used traditional historic roofing material until asphalt roofing products were available. Wood shingles are an appropriate material to maintain; however, the City of Colorado Springs, by ordinance, does not allow wood shingles to be installed on new roofs or re-roofing projects other than limited areas of patching and repairing. Asphalt or fiberglass shingles and heavy-texture shake-look coated metal that replicates a wood lapped shingle profile are

acceptable. Tee-lock shingles should not be used on pre-war homes because the installation pattern does not replicate a lapped appearance. Scallop-shaped asphalt shingles are also available for use on historic structures and are appropriate for use and pattern where there is historic evidence that they were used on the building or where reference materials show they are appropriate. Few historic metal roofing products remain on homes. Metal shingles and standing seam roofing, if considered, should be researched for a similar appearance to profiles available during the era of the home.

## Colors:

Research for evidence of original roofing materials by looking for historic photos as well as remnants of original roof material that may be present. In the absence of evidence, colors should be medium to dark and in subdued dark greys, browns or earthtones, deep red, or dark green so as to replicate the historic appearance of weathered wood or shingles that historically may have been painted or stained in browns, dark reds, or greens.

## Low-slope roofs:

Roll roofing and corrugated metal roofing should not be considered unless a low slope condition prevents the use of shingle products. The local building code does not allow the installation of asphalt shingles on roofs having a slope of less than 2 units rise in 12 units horizontal. For such



**Example of gutters in good condition and connected to downspout to convey water away from building.**



RECOMMEND the use of dark shingle colors.



AVOID the use of white roofing colors for historical correctness.



RECOMMEND the use of decorative shingles for accents and design variety where there is historic evidence they were used on this building or where reference books show historic usage in a similar application.



AVOID the use of tee-lock shingles for re-roof projects.



RECOMMEND matching roll or color membrane roofing on low slopes only where shingles cannot be used.



AVOID the use of roll roofing when the roof slope is of adequate slope to use shingles that match the main roof.



RECOMMEND retaining historic features such as finials and widow walks.



AVOID the use of ribbed or corrugated metal roofing unless there is historic evidence that the proposed product is similar to a correct historic profile.

low-slope roofs, rolled asphalt roofing or colored membrane roofs may be an appropriate product provided that the material has a similar color to adjacent primary roof shingle areas. Metal seam roofing installed in a similar low-slope condition should be finished in a subdued color or matching color to the primary roof color.

**Roof maintenance:**

Basic roof maintenance is important to longevity of the roofing membrane as well as the adjacent underlying wood trim which is vulnerable to water damage and paint failure. Gutters should be used wherever possible and should be connected to downspouts. Gutters and downspouts should be painted within the exterior paint scheme to blend.

**Avoid:**

Avoid the use of white shingle color, blue or bright red color; bright colored metal shingles, standing seam metal roofing in bright colors. Avoid roll roofing on moderate to steep pitches (3:12 or greater) where the roof surface is readily visible from the street unless there is historical evidence to support that its use is appropriate.

**ROOF DORMERS:**

Dormers are an integral element of many architectural styles and add interest to the roofline. Dormers should always be maintained and preserved and should not be removed for the sake of simplifying a re-roofing project. Dormers may



**Classic Cottage with hip roof dormers to match the primary hip roof**

serve as upper level windows in one and a half story homes, may be a false window into an attic, or may be used as an attic vent louver detail. Replacement of existing dormer windows should be done with matching size and type of the existing window. When dormer windows have been converted into attic vents and the vent installation does not fit within the original opening, the vent should be resized to fit within the original window opening dimensions and should include the installation of the correct historic trim and siding in order to allow the vent to appear as an integral design element.

If new dormers are added as a part of a remodel or second floor expansion, the dormer size should be subordinate to the main roof by being constructed below the main roof ridgeline. The new dormer roof should replicate the appropriate roof pitch on the original structure. A shallower or different type of roof should be introduced only when a steeper roof cannot fit below the primary ridgeline. New dormers should be positioned on the roof so as to avoid being too close to the front roof edge.



**Dormer addition roof slope does not match primary roof slope but is subordinate to main ridgeline.**

**Avoid:**

Avoid removing dormer elements; blocking in dormer openings with siding or with materials not found on the exterior detailing; installing attic vents unless there is no alternative venting method available; retaining attic vents that are markedly smaller than the window opening they are installed within; or enlarging window openings to disturb existing trim.

Avoid adding a dormer to the front roof unless other



**RECOMMEND** retaining original roof dormers in their historic condition



**AVOID** removing or obscuring original dormer elements and windows.



**RECOMMEND** integrating ventilators within existing opening size and retain trim elements.



**AVOID** installing vents that do not fit with existing openings or that remove existing trim or siding.



**RECOMMEND** window replacement that fits within the existing dormer element.



**AVOID** window replacement that does not replicate the historic window type or trim and siding type.



**RECOMMEND** that new dormer elements replicate historic forms and are subordinate to main roof.



**AVOID** installing new dormers that do not replicate the existing building roofline.

Westside examples of the style of the home can be found that support the location as being historically appropriate. For example, front dormers are typical on the hip roof form occurring on Classic Cottages.

### **ROOF ACCESSORIES:**

Chimneys that are of historic brick or stone masonry construction should be preserved and maintained since they can be an important part of the historic look and fabric of the residence. Liner flues can extend the life of a deteriorated chimney. Masonry should be maintained and repointed using a correct



**Brick masonry chimney with flue liner and modern termination cap flue.**



**Original stone masonry chimney**

mortar to restore deteriorated joints. Select a mortar that matches the strength of the masonry units. Mortars used for new brick are of greater strength than those used during the construction era of the Westside and their use should be avoided since additional stress on the units can accelerate deterioration of the masonry. Unused chimneys should not be arbitrarily removed but instead be retained and maintained since they contribute to the historic character. New chimneys should be of the same scale as those used historically. Brick was a common traditional chimney

construction material and is a correct preferred finish material where historically appropriate.

Roofing accessories include a variety of plumbing vents, furnace and other flue vents, attic vents, roof flashings and roof edgings. Newly installed

elements may have exposed bright galvanized or aluminum materials that detract from the roof appearance. These elements can be primed and painted in a color similar to the primary roofing material in order to minimize their visibility.

### **Mechanical and Rooftop Equipment:**

Whenever possible, roof-mounted fans, coolers, or air conditioning units, antennas and satellite dishes should be located away from the front wall or front sidewalls of the building or should be placed so that they are screened by existing building elements or screening walls, screen rails, or lattice elements. Mechanical equipment housings should be painted to match the roof color. Window air conditioning units should be located on a side or rear wall of the home instead of the front wall whenever possible.

### **Skylights:**

Flat skylights are preferable to domed or pyramid shaped skylights due to their lower profile and lesser visibility. Skylights should be located on a side or rear area of the building whenever possible. When located on a front-facing roof or near the front, flat low-profile skylights should be utilized.

### **Solar Panels:**

Solar panels should be positioned on a roof to be below the roof ridgeline and as close to the underlying roof deck as possible, rather than being placed on tall stand-off support racking. On roofs where existing building orientation and roof slopes are not suitable for optimum panel placement and where secondary framing is required to optimize orientation, panels should be located on rear areas that are not visible from the street.



**RECOMMEND** that new masonry or frame chimneys utilize brick masonry or brick veneer.



**AVOID** installing chimneys that do not use brick or a wall finish material found on the residence unless documentation suggests it is appropriate.



**RECOMMEND** screening roof-mounted mechanical equipment behind existing building elements or screens.



**AVOID** placing equipment on front porches or near the front of the building.



**RECOMMEND** using flat skylights and locating on less visible or screened roof areas.



**AVOID** placing large or domed skylights on front roofs or near front of building.



**RECOMMEND** positioning solar collectors in secondary areas and parallel to roof slope.



**AVOID** positioning solar collectors above roofline and in exposed front areas of building.

# SIDING & TRIM

## SIDING

Walls represent the background texture of a building on which all other elements are applied. Most pre-war historic residential buildings on the Westside were sided with horizontally-installed bevelled lap siding, also referred to as clapboard, with a typical exposure of boards from four and six inches. Wood shingles were also used as a siding material and as an accent material, including the use of shaped shingles, on Late Victorian, Queen Anne, and



Exterior wall repaired by partial replacement of damaged bevelled cedar siding to match existing siding that has been retained and repaired.

Edwardian style homes. Shingle siding was used on Craftsman style and bungalow forms. Stucco was introduced in the pre-war era and was used on the Craftsman style and bungalow form of homes, Mission style, Modern style, and other period revival styles and forms. Stucco continued to be used in the post-war years on Minimal Traditional,



Example of previously painted stucco with cracking deterioration.



New colored stucco exterior wall finish.

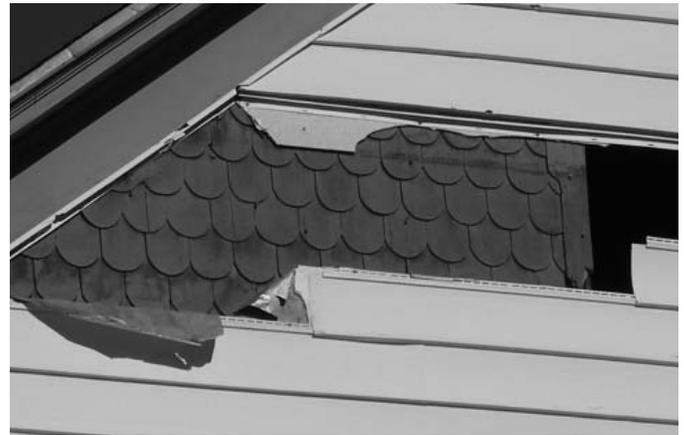
Ranch, and other forms of houses. Stucco can be found unpainted, with integral color, or it can be painted. Stucco can also be found to have been applied as a refinish application over original wood siding. Brick or stone occasionally appears as a principal wall material finish on historic pre-war Westside homes and, more commonly, on post-war construction.

## Repair and replacement:

When deterioration has occurred, repair of historic deteriorated material is preferred to replacement. It is important to recognize that all materials weather over time and that the natural weathering blemishes do not reflect an inferior condition, but simply reflects the history of the building. Thus, preservation is preferred to replacement. Where damage is beyond repair, new material of the same type and appearance should be utilized whenever possible and only in areas to the extent where the repair is necessary, as opposed to wholesale replacement of an entire wall or exterior. For lap siding replacement installations, quality bevelled cedar siding is generally a correct replacement siding material. “Vertical grain” grade siding is very durable but may not be readily available as a stock, off-the-shelf, product at some lumber retailers and may have to be special-ordered. Lower grade products should be evaluated for their durability. Knotty pine or rough-sawn texture siding is not historically correct and should not be used. When matching replacement siding is not available, utilize another siding product having the same exposure dimensions and texture as the original wood materials. For building additions or for large-scale replacement of unsalvageable deteriorated siding, use materials matching the main structure or similar appearing hardboard or cement board products that replicate the same look. Synthetic vinyl or metal siding should be avoided. Any replacement siding material should match the existing lap dimensions and should be installed to preserve the original trim detailing. If a house was originally sided in wood and was later resurfaced with stucco or another siding product, it may be possible to furr the wall and re-side over the existing incorrect siding.



**RECOMMEND** the repair of historic lap siding whenever possible to retain the original materials.



**AVOID** replacement or obscuring of repairable existing siding with new siding whenever possible. When replacing unsalvageable siding, use a similar material and pattern. In this photo, modern vinyl siding was applied over an area of sound historic scalloped wood shingles and an attic window, obscuring the character of the home.



**RECOMMEND** installation of new siding that follows the original lap dimensions and patterns.



**RECOMMEND** retaining original decorative siding pattern areas.



**AVOID** covering original decorative siding pattern areas with plain siding.



**RECOMMEND** installing new accent siding or shingle siding that matches the original patterns. This wall siding is a taper-sawn wood shingle.



**AVOID** installing handsplit shake shingles on pre-1970 homes. Use tapered sawn shingles unless historic evidence shows a different product was originally used on the home.

When this approach is taken, the trim and detailing around doors and windows requires trim and jamb extensions in order to allow installation of new trim in the correct relationship to the new siding. Asbestos shingle siding is not appropriate but was



**Example of well-maintained siding and trim. Trim occurs at wall corners, intersections of roof overhangs, around vents and around windows.**

used for a time as a replacement product. When present, it should be correctly handled in any remodel. If an owner chooses to modify or remove it, the product should be handled correctly so as to not release asbestos particles into the atmosphere. A qualified asbestos consultant or abatement contractor should be consulted to provide guidance on how to treat and handle any planned remodel and can recommend procedures and methods that should be utilized during the remodel activities requiring the encapsulation, cutting or removal of the product.

### **Trim**

The termination of siding traditionally uses trim boards at all windows, doors, corners, and roof overhangs. Trim should always be maintained in the pattern, widths, and proportions originally found on the house. Other ornamental original detailing should also be maintained and repaired or replaced with materials, patterns, and dimensions that match the originals. The removal or obscuring of trim dramatically alters the appearance of the house.

### **Maintenance:**

Any siding requires periodic maintenance to preserve appearance and reduce the weathering effects of exposure to moisture. Some exterior wall areas have greater weather exposure and require

more frequent repairs. An ongoing maintenance program should include inspection and spot repair that includes scraping, re-priming, and re-painting. Quality priming and finish paint materials should be used. Caulking should be included with maintenance in order to provide an enhanced appearance, seal out moisture pathways into the wall system, and reduce air infiltration. Stucco walls exhibiting significant cracking or spalling can be renewed by application of a new stucco finish coat over a prepared substrate. Integral color stucco requires less maintenance than a grey stucco that requires initial priming and painting and periodic repainting.

### **Avoid:**

Avoid the application of vertical grooved wood or hardboard sheet siding; diagonally-applied siding; wide-dimension hardboard siding that has a wider exposure than historic patterns; vinyl lap sidings, and metal lap sidings. Avoid covering of existing ornamental or decorative wall or gable areas where historic detailing occurs. Avoid applying overlay siding in a way that removes or covers the existing corner, door, and window trims and ornamental decorative shingle patterns; avoid terminating new overlay siding with narrow j-trims. Avoid the addition of window shutters and excessive gingerbread ornamentation that was not historically used on the home.



**Tapered window trim detail found on a Craftsman style house.**



RECOMMEND retaining original trim widths and detailing at building corners.



AVOID installation of replacement siding that does not match historic patterns and widths.



RECOMMEND retaining original trim and detailing around windows and doors.



AVOID removing or obscuring the original trim and detailing.



RECOMMEND using restraint when adding new ornamental or accent siding areas unless existing detailing on the home is being followed.



AVOID installing excessive ornament unless there is historic evidence that it was originally present.



RECOMMEND simple treatment when there is no evidence of previous condition.



AVOID the addition of shutters which are not of the historical style or appear as false or non-functional.

# WINDOWS and DOORS

## WINDOWS

Windows commonly used for historic pre-war homes were wood sash and frame construction. Aluminum-frame windows were introduced in residential construction during the post-war years. Upper and lower sashes were typically a single pane of glass in a vertically-sliding wood sash frame. Craftsman windows often had an upper sash divided into three vertically-oriented panes of glass divided by vertical wood muntins. On Queen Anne and other Victorian homes, accent windows were also used for smaller openings and may be single pane or divided into multiple decorative panes or “lites”.



**Ornate preserved wood transom window with multiple small panes divided with wood muntins.**

It is important to maintain and repair existing sash windows where possible or replace with new wood sash units that match. Ornamental windows that exhibit ornate patterns of small glass panes should be preserved and repaired where possible since these contribute greatly to the historic character and can be repaired to preserve the historic fabric rather than be replaced with duplicate or lesser products. Where replacement of entire windows is required, maintain the original size and proportions. If window replacement is necessary, select a material



**Grouped bungalow windows with triple pane upper sash.**

and style that is the same as the window being replaced. Metal-clad wood windows should be a pre-finished product instead of natural aluminum. Vinyl windows are not appropriate. Avoid the temptation to use stock sizes and trim down the openings to allow undersize windows to fit. Most manufacturers can provide sizing to match the openings or can make sizes to order for an exact fit.

### Energy conservation:

Separate screen and storm windows were historically used and required seasonal change, until the post-war introduction of self-storing metal windows. Because wood units were subject to greater weather exposure than the primary window sashes, greater maintenance is required. If these exist, it is preferred that they be preserved and repaired and weatherstripping added to the winter storm sashes. Double-pane glass can be used to replace single-pane glass. If new storm windows are required, wood sashes are the most historically correct for pre-war homes. Aluminum storm windows are an acceptable product to provide a durable replacement, provided that the new aluminum windows have a pre-finished color or primed and painted finish instead of bright finish aluminum which detracts due to its unpainted appearance.

### Avoid:

Avoid replacement of windows that can be repaired or upgraded. Avoid introducing new window shapes to historic buildings; resizing openings



**RECOMMEND** preserving and repairing existing historic windows.



**AVOID** replacement with aluminum or vinyl windows that do not replicate original unit type.



**RECOMMEND** replacement windows match material, size, jamb profile, and appearance of existing.



**AVOID** replacement with units of a different size and proportion.



**RECOMMEND** painted finish or prefinished materials of color similar to trim color.



**AVOID** mixing frame finishes when in close proximity.



**RECOMMEND** storm windows using wood sash or prefinished aluminum to match profile.



**AVOID** unpainted bright aluminum finish storm window frame finish.

to increase the widths of window openings; changing the proportions of the original windows, or using stock window sizes and infilling residual spaces without adjusting trim and siding for a correct trim placement. Avoid removal of existing window openings on primary front walls where the composition of the front facade will be altered. Avoid the use of bright finish aluminum on pre-war



**Replacement windows that do not respect original pattern of tall narrow grouped double sash windows common to the style of house.**

era homes. Aluminum products were introduced after the war in a variety of building products. Avoid mis-matched finishes on groups of windows or doors positioned closely together.

## **DOORS**

Historic wood doors for pre-war homes were typically a simple panel design. During the post-war era, plain slab doors with small windows came into common usage. Front door glass, when used in panel doors, was typically a rectangular shape, although arch-top, oval, and leaded windows were also used. Original front doors that exhibit the craftsmanship of the construction and are in good or repairable condition should be retained and maintained. Retain and restore historic door hardware when possible. Replacement doors should replicate a design that is similar to the historically appropriate doors being replaced. Replacement doors are available in wood or insulated steel panel designs that can be painted to match the trim color scheme. If energy conservation enhancement is



**Preserved historic front door with arched top lites. Window above door is a transom lite.**

important, full glass storm doors are available and the large glass area allows the door to be visible.

Storm doors should be prefinished in a color similar to the wall trim colors in order to harmonize with the trim scheme. Self-storing storm sash doors should not be used when covering an ornamental historical door, due to the low visibility through the door as a result of the double sash appearance.

### **Avoid:**

Avoid enclosure of existing historic sidelites or transom lites. Avoid using smooth slab exterior doors unless there is evidence the style is correct to the historic construction. Avoid overly ornate door styles on simple building styles unless there is evidence that a similar door was used historically. Avoid bright finish aluminum storm doors. Avoid using french doors or sliding glass patio doors.



**RECOMMEND** existing historic doors be preserved and maintained.



**AVOID** replacement of historic doors with flat slab appearance doors unless historically correct to the style. Slab doors generally came into wide usage during post-war construction.



**RECOMMEND** new replacement doors be simple design unless there is historic evidence of an original ornate style used on the home.



**AVOID** new ornate doors unless there is historic documentation of their use on the house.



**RECOMMEND** new storm doors have a painted finish similar to the trim color scheme used.



**AVOID** bright aluminum finish storm doors on pre-war era homes.



**RECOMMEND** the use of full-lite storm doors to allow visibility of historic doors.



**AVOID** bright color self-storing storm doors that obscure historic doors.

# PORCHES

A key characteristic of historic Westside homes is raised porches. Porches are a nearly universal feature of historic homes of pre-war construction eras of the neighborhoods. Porches offer protection from rain and snow and offer shaded outdoor areas for enjoyment during mild weather. They are a visually prominent character-defining element and typically are a common design element on many architectural styles of the Westside. The primary elements are the roof shape, supports, railing and baluster details, and architectural ornament. Most porches have survived from the original construction, although, due to the exposure of porch columns, railings, and floors, repairs and remodels or partial replacement are a common occurrence because of the accelerated weathering and deterioration. Where possible, preserve the original design elements of the porch. Trim and molding



**Example of porch railings reconstructed to historical accuracy by using deteriorated original materials as patterns for accurate replacement elements. The stair newell post is new but is appropriate in style.**

should be preserved or replaced. When replacement is necessary, replicate elements to the extent possible. Column size and shape, typically a turned solid or round wood shape, should be maintained. Railings should be repaired or replicated where



possible. When documentation of an historic porch is unavailable, it is not necessary to strictly replicate historic details, but it is important that new details be compatible with the design of the porch and style of the house. New replacement balusters and porch railing assemblies should comply with the applicable local building code for correct spacing of the vertical pickets. If elements of the porch

have been lost to replacement, seek out homes of a similar style that have original porches and seek to replicate those details. Elaborate add-on bracket and spindle ornamentation is unnecessary unless there is evidence that it was present historically and fits with the existing elements. Screening lattice elements should be constructed of wood of sufficient thickness to be durable under weather exposure.

## Enclosure of open porches:

Avoid permanent enclosure of existing porches whenever possible. If necessary, enclosure should be done to visually preserve the full opening size to the extent possible by using divided sash glass areas and support columns to remain visible.

Solid wall elements and infilled sill areas should be surfaced with a siding material

that matches the primary structure.

**Porch foundation screening:** Wood lattice screening is a traditional screen material used beneath porch floors to close open crawlspace ventilation areas



**RECOMMEND** preserving and rehabilitating existing historic porches and detailing.



**AVOID** demolishing and replacing historic porches when elements remain to allow reconstruction.



**RECOMMEND** new supports that are appropriate to the style and era of the house. This Craftsman style home received new tapered columns on shingled bases to match the style and siding.



**AVOID** the use of thin tubular metal support columns on pre-war styles of homes unless historic evidence shows their appropriateness. They were commonly used for a time on post-war homes.



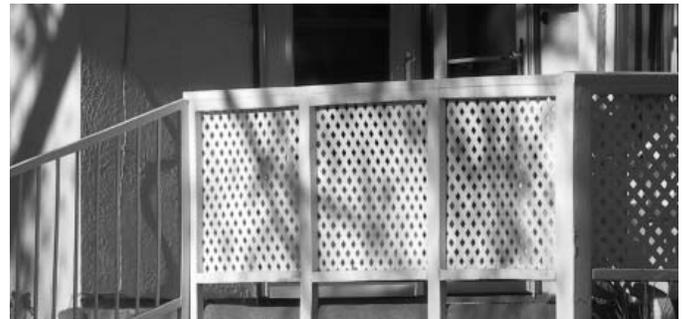
**RECOMMEND** that partial porch enclosure panels utilize glass instead of solid surfaces.



**AVOID** enclosure of open porches with unbroken walls and large windows of incorrect proportions.



**RECOMMEND** that new ornament be appropriate to the style of the home, based on research or similar neighborhood historic examples.



**AVOID** the use of lattice for balusters. Lattice is appropriate for crawlspace enclosures and trellises.

between foundation supports that allows ventilation but prevents animal entry. Use quality materials that have a maintainable finish. Avoid materials that are subject to rot due to ground contact or that are not durable. Avoid thin PVC lattice that lacks durability.

**Avoid:**

Avoid enclosing an entire front porch; avoid pre-manufactured railing systems of PVC or synthetic products which do not replicate historic patterns; avoid thin-gauge PVC plastic lattices that are not durable; avoid using lattice for porch railings; avoid adding excessive decorative elements. Avoid the use of tube steel or wrought iron premanufactured metal supports on pre-war homes unless there is documentation that they are appropriate to the style and era. Metal porch supports came into common use on post-war homes.

**ACCESS FEATURES**

Property owners may have a need to add handicapped-accessible ramps for wheelchair accessibility or to add exterior upper level exit stairs for fire safety. These features require non-slip walking surfaces, handrails, and guardrails to provide ramp edge protection. Porch handrail and guardrail design for either of these features should replicate existing porch railing details or designs

from buildings of the same architectural style. Ramps should be located to the side yard or to the rear of existing homes where possible, to minimize the visual impact, and existing front entry steps should be retained rather than be removed. When wheelchair ramp needs are short-term, temporary access ramps should be constructed to minimize the permanent impact on the historic structure and to facilitate later removal without damage. Railings that need to be removed for ramp installation should be stored for future re-installation.

Fire escapes should be located on the rear or sidewall to minimize the visual impact. Their railings and landing guardrails should replicate other railing elements on the structure, such as the porch. Elements should be painted to match the primary structure paint scheme. Fire escapes should be constructed in conformance with all local applicable building code and permitting requirements.



**New handicapped-accessible ramp installed along sideyard and detailed to match porch railings.**



RECOMMEND that new porch railings and balusters replicate historic patterns, materials, and rhythms. This example uses simple wood balusters.



AVOID new railing designs that represent a different era than the house. This metal example is from a later era.



RECOMMEND that new steps be constructed to match the style of porch railing system.



AVOID new stair assembly that uses dissimilar materials and detailing.



RECOMMEND porch crawl space enclosure preserve ventilation where required and be durable.



AVOID substandard and non-durable materials where in contact with ground.



RECOMMEND that new permanent handicapped access ramps match porch detailing.



AVOID placement of fire escapes or ramps on front of building if siting allows placement on the rear or side of the structure.

# PAINT COLORS

The paint scheme selected for a historic property can have a dramatic impact on the overall appearance of the building. A monochromatic paint scheme may diminish the impact of historic detailing. A multi-color scheme can enhance the existing detailing and ornamentation by setting off trim and ornament by use of multiple colors or values.

Historically, color trends from the late Victorian era utilized multiple colors. Trends have included dark trims with lighter body colors as well as the opposite combination where stronger or darker colors were used for the body of the house with lighter trim colors. With the Craftstman style and bungalow form, dark naturalistic color schemes were initially popular.

Although color is very subjective, a few general guidelines are recommended. A modest color scheme using muted and earthtone colors is appropriate. Bright colors and strong pastels were not typical of historic era homes and should be avoided. A color palatte should consider at least two to three colors or values but can include five or more colors. A color's value can be changed by brightening or darkening. Details and trim can be accentuated by the use of contrasting colors.

The Information & Resources section of these Guidelines list books and other sources for information and help developing a color scheme. Also, most paint companies offer historically accurate paint color palettes for consideration, and their retail store staff can assist with coordination of a multiple color scheme to enhance the appearance of a house.



**RECOMMEND** a multi-color palette. This home's color scheme includes six colors.



**CONSIDER** repainting or enhancing monochromatic color schemes where historic details are present for enhancement.



**RECOMMEND** painting trim elements to complement the house design. This home uses a medium dark body color with an light trim color and a contrasting deep accent color to highlight a portion of the extensive roof overhanging eave moldings.



**AVOID** natural stained new railings when the balance of house trim is painted.



**RECOMMEND** simple paint schemes on houses having simple trim treatments.



**AVOID** exaggerating patterns or using bright contrasting colors.

# FOUNDATIONS

Foundations on historic properties are often in need of repairs and, in some cases, replacement due to severe weathering of the original construction, moisture deterioration, or ground movement of the underlying bearing materials. Foundations constructed of unreinforced masonry are especially vulnerable to long-term deterioration. Sound foundations are important to the integrity of the overlying structure. Masonry foundations are important for their visual quality. Existing masonry foundations should be preserved and repaired whenever possible. When masonry foundations are structurally unsound and a new foundation is required, existing masonry materials can be salvaged for re-use as a veneer application over new structural foundation walls of poured concrete or reinforced concrete masonry units. Most Westside homes are constructed with a crawl space or basement beneath the main level. As a result, a building has a raised appearance with front steps and exposed foundation walls that are typical features of the building's character. New foundations should be designed to retain the existing building height above grade to preserve the step features and the podium relationship.

Foundation problems are generally visible by evidence of deteriorated or separated mortar joints, uneven wall settlement, or distortion of the overlying structure. The Westside is underlain by areas of soils that can allow movement that is damaging to foundations. The presence of excess moisture immediately adjacent to buildings can aggravate soil movement and result in stresses on foundations and structures. The assistance of a Geotechnical Engineer consultant or a Structural Engineer consultant is recommended for determining the causes and solutions to foundation problems.



**New replacement foundation which uses salvaged foundation stone as a veneer over new poured concrete foundation walls. Height of new foundation preserves the original podium relationship of height of floor above surrounding ground.**



**Example of a building which sits low to the ground and lacks the raised appearance typical of historic residences. Buildings without crawlspaces or basements should have a raised foundation to preserve the typical raised floor relationship above ground.**



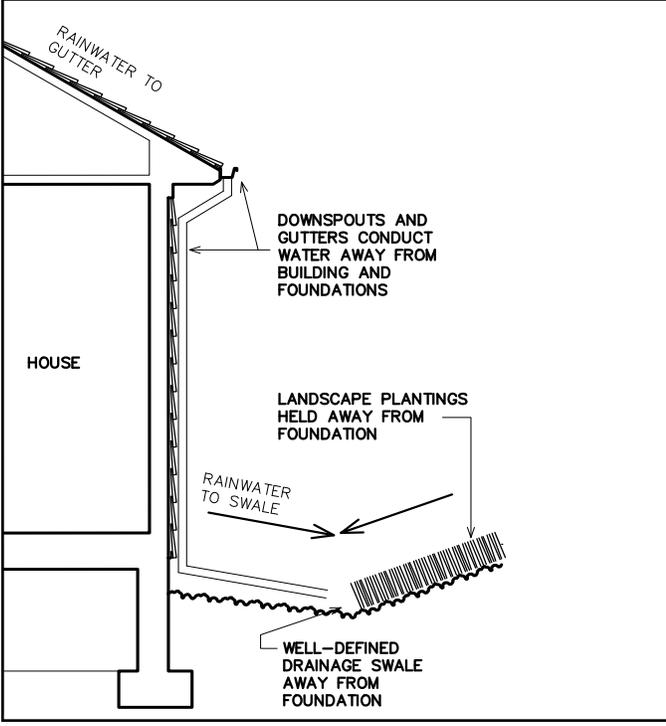
RECOMMEND maintaining masonry foundations where structural integrity can be maintained.



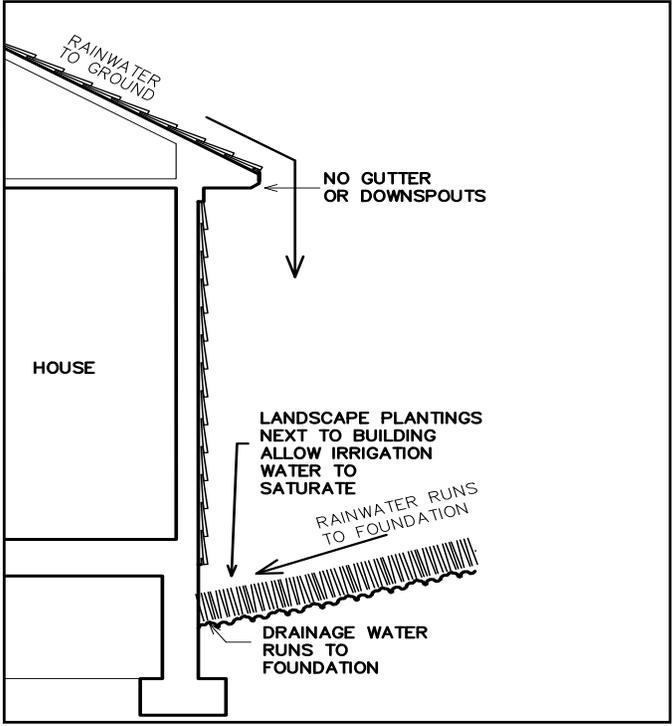
AVOID delaying the repair of obvious foundation deterioration.



RECOMMEND the salvage and re-use of masonry as a veneer over new foundations. Maintain historic raised foundation relationship above ground.



RECOMMEND grading yard soils adjacent to building to conduct roof water away from building for positive drainage.



AVOID drainage water and irrigation water collecting adjacent to building.

# STONEWORK

Stone masonry was used infrequently as a primary wall material on Westside homes, but it was commonly used for foundations and occasionally for stone porch supports, chimneys, fences, and retaining walls. Local quarries provided a source for red, buff, and pink cut stone as well as Manitou greenstone and brown uncut stone material. Pink flagstone has historically been available within the State. Stone features are an often irreplaceable historic resource that should be preserved and maintained. Masonry repairs should be carried out where there is evidence of deterioration of mortar joints or stone spalling and failure. Repair methods should be conducted carefully to preserve the existing coursing, bond patterns, and mortar joint appearance. Mortar strength should be selected to match the strength of the brick or stone masonry elements so as to avoid stressing the masonry with a mortar that has excessive strength. Structural foundation repairs requiring new supports should strive to retain and re-use existing stone elements as a veneer to new structural elements where possible. Building additions that include stone should match existing stone to the extent possible, rather than introducing a different material or color.

Stone walls: Stone retaining walls and stone yard fences are found throughout the Westside and are a treasured feature to be retained whenever possible. Repairs should be done in a manner to preserve the original appearance of the masonry, using careful joint repointing and repair materials that match the existing wall.

## **Avoid:**

Avoid demolishing and discarding historic stone elements and walls. Avoid parge coating existing deteriorated stone walls when repointing can be done to preserve the correct appearance. Avoid applying stone veneers that are not similar in appearance to stone found on Westside homes. Avoid installing concrete masonry that is left exposed, unless a color and texture are used that replicates stone used on the Westside.



**Manitou greenstone masonry porch wall with slab stone stairway.**



**RECOMMEND** preserving and maintaining existing stone building and site features.



**AVOID** deferred maintenance on crumbling masonry to prevent further deterioration.



**RECOMMEND** re-use of historic masonry materials when they can be salvaged and re-applied.



**AVOID** replacing salvageable stonework with modern retaining walls wherever possible.



**RECOMMEND** using correct mortar repairs to match joint softness, joint size, and mortar colors.



**AVOID** repointing masonry using oversized joints and non-matching mortars.

# FENCING

Historic fencing included an open-appearance wood picket fencing, ornamental metal wire, rod, or cast iron fencing. Open fence patterns of a low height should be used for front yards.

Decorative historic iron fences are a treasured asset and should be retained and maintained in their historic condition. Many were produced by the Hassell-Talbot foundry which operated in Colorado City.

Appropriate replacement fencing materials for front yards include openly-spaced vertical picket-style painted wood or synthetic fencing that replicates a wood look. Open metal fencing that replicates the various historic styles used on the Westside is also appropriate. Specialty historic fencing manufacturers can be located in the publications referenced in the Resources section of this document.

Solid unspaced fencing and high fencing should typically be confined to use in side and rear yards. Solid fencing should be finished with paint or tinted stain for improved appearance and weathering and should be constructed and maintained with consistent panel heights and materials.



**Decorative historic metal fences add period character to a streetscape. Several variations are found on the Westside.**



**Metal gate and stone wall enhance the front yard of an historic residence. Stone fence walls are found throughout the Westside.**

Solid wall fencing constructed of siding materials or stucco that match the principal structure may also be appropriate when a solid fence is desirable. Such fences should have a proper cap flashing to prevent moisture from entering the fence structure and deteriorating the finished surfaces from the inside. Maintenance of any fence contributes to the overall positive appearance of a property.

Chain link fence should not be used in an exposed condition in front yards. When chain link fencing is necessary, it should be a dark finish in lieu of a bright galvanized finish, and it should be screened or softened by having shrubs or other similar-height landscaping planted in front of the fence.

## **Avoid:**

Avoid the following fencing products in front yards: exposed bright chain-link fencing and chain-link fence slatting, tall solid plastic fencing, solid board wood fencing, split-rail, and unfinished natural weathering wood fences.



**RECOMMEND** preserving historic fence materials.



**AVOID** non-historic fencing such as split-rail cedar.



**RECOMMEND** painted low-height open picket or ornamental wire front yard fencing.



**AVOID** non-historic fencing materials such as solid and staggered dog-ear board fences in front yards.



**RECOMMEND** stepping high side and rear yards fences down in height at front yard areas.



**AVOID** using tall fences in front yards which obscure the view to the home.



**RECOMMEND** that chain link fence, when necessary, be screened with shrubbery.



**AVOID** exposed chain link fence and plastic webbing in front yards.

# LANDSCAPING

Typical landscaping during the historic era of construction would have been done in a simple informal manner. Sometimes, photos or existing treatments show evidence of an historic formal planting scheme that can be preserved or re-established.

Grass should be maintained as the predominant ground cover in front yards and parkways. Where water reduction is desired, sodded areas can be reduced by the enlargement of bark-covered shrub beds and flower beds. Rock mulch areas should be avoided in front yards or should be utilized in screened areas and areas immediately adjacent to the building foundations. Shrub and tree materials in front yards should be selected to allow an appearance that is sufficiently open to allow the home to be readily visible from the street. This can include low shrubs and flower beds or borders in the front yards.

Deciduous trees promote an open look. The planting of deciduous trees on the south and west sides of homes will provide shade in summer and allow solar warming in winter. Coniferous trees should be used only where there is sufficient area within the front or side yard to allow the trees to grow without obscuring the residence or crowding the yard as the tree grows. Foundation plantings should be set away from the residence to avoid introducing irrigation water into the foundation zone in order to not aggravate potential soil movement.

## **Avoid:**

Avoid the use of overscale coniferous trees and shrubs within confined areas that will grow to obscure the residence. Avoid the use of large expanses of rock mulch ground cover in front yards. Avoid planting adjacent to the building foundations. Avoid the removal of healthy mature landscaping and trees when pruning can extend the useful life of the plantings.



**Historic home readily visible from the street. Deciduous trees, low foreground shrubs, and sod provide a traditional yard to enhance the property appearance.**



RECOMMEND informal open landscape plantings that allow visibility of the house from street.



AVOID removal of healthy, mature landscape materials. Prune and maintain to protect and enhance their value and contribution to the overall property appearance.



RECOMMEND low shrubs and flower beds in front yard areas.



AVOID planting too close to foundations and using oversize shrubs or trees.



RECOMMEND sod and mulch ground covers in front yard areas.



AVOID rock mulch ground covers in front yards and parkways.

# OUTBUILDINGS

The character of the Westside neighborhood includes its alleys which occur in nearly all the historic developments. Alleys are crowded with outbuilding structures and fences that are often built up to the rear lot lines forming a dense and narrow service way. Garages are typically located in the rear yard as detached structures, often built to the rear lot line. Rear yard outbuildings also include detached storage sheds which themselves are often historic in character. Historic garages and outbuildings may exhibit windows, trim, detailing, and original materials which should be maintained when possible. Repairs and replacement should be carried out using the same guidelines that apply to residences.



**Avoid:**

Avoid demolishing of outbuildings that can be repaired and preserved. Avoid using modern materials such as vertical grooved sheet siding that covers historic siding. Avoid removal of existing windows and architectural elements that add richness to the neighborhood appearance.



New outbuildings should be subordinate in height, scale, and mass, and located to allow focus on the principal building.



**RECOMMEND** preserving existing historic out-buildings, including historic materials and detailing.



**AVOID** allowing deteriorated conditions and the use of non-historic replacement materials for out-buildings.



**RECOMMEND** new structures be designed to replicate forms of primary structures.



**AVOID** new structures that do not relate to existing structures on site.



**RECOMMEND** using materials on garages and other accessory structures that match the primary structures.



**AVOID** using materials that do not relate to primary structures.



**AVOID** locating new accessory structures in front yards unless there is historic evidence of their appropriateness to the era of residence construction.

# DESIGN GUIDELINES

## PART 5b

### ADDITIONS & NEW CONSTRUCTION

- General Areawide
- Building Additions
- New Construction



**Large two-story addition constructed to the rear of existing historic house. Design retains front portion of existing structure and utilizes similar roof slopes and detailing for new portions.**

## GENERAL AREAWIDE GUIDELINES

- Maintain the residential character of the neighborhood.
- Maintain the historic patterns of the streets, sidewalks and alleys.
- Maintain the visual integrity of the late 19th and early 20th Century neighborhood.
- Conserve the historic non-residential structures that contribute to the character of the neighborhood.
- New accessory structures should be located to the rear of an historic property when possible.
- New accessory structures should be smaller in height and bulk to a principal historic structure.
- New accessory structures should emulate the shape, materials and character of a principal historic structure.
- Fencing should not obscure the front of historic structures.
- New commercial buildings should be constructed similar in size and mass to those of nearby residential structures, with masonry or other materials typical of the neighborhood, readily-visible entries and simple window openings.
- Signage for commercial areas and commercial building uses should be wall signs or attached signs. Internally illuminated and neon or LED (Light-emitting diode) lettering are discouraged. Illuminated signs should be extinguished during non-business hours as a courtesy to neighboring properties. Compliance with City sign code requirements is required.

## ADDITIONS

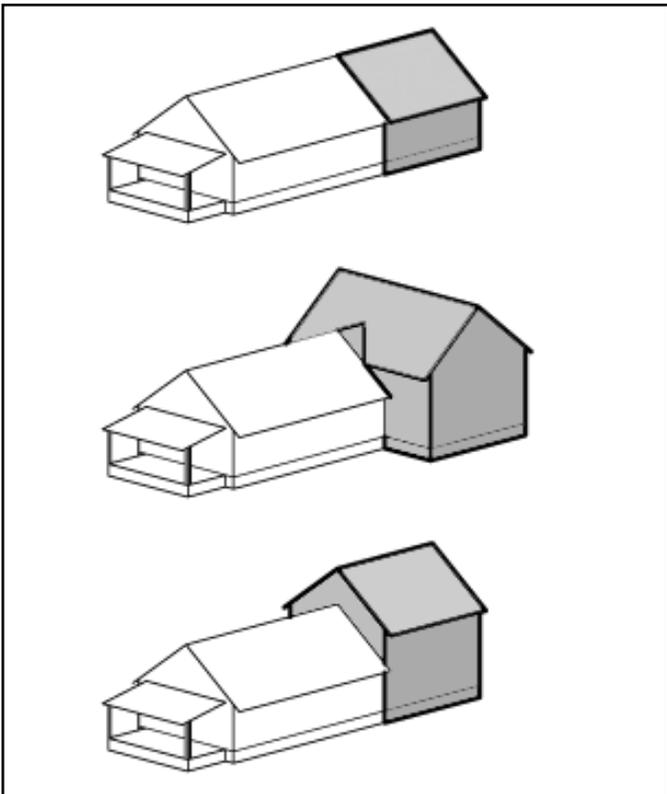
- Adding to an historic structure should be done in a manner that respects the original design. It is not necessary nor encouraged to exactly match materials and details so as to make the addition appear to be seamless or of the same era as the original construction.
- Preserve the original proportions of the front façade.
  - Design additions so that they are subordinate to the original structure. If an additional floor is constructed, set the addition back to preserve the historic front roof line of the structure. Step the height up from front to back so that the front façade proportions and roofline remains unchanged.
  - Utilize materials that are similar in appearance and composition to the original building.
  - Replicate the shapes and proportions of existing window openings and trim.
  - The massing of new additions should not overpower the bulk of the original structure.
  - Replicate existing roofline slopes and forms for new additions.



**Two story addition appended to rear of existing one-story structure. New roofline is higher than existing but slope and dormer details match the original. New materials were selected to match the historic original materials.**



**One-story addition appended to rear of existing structure with horizontal width added into side yard. New roofline matches existing height and roof pitch. New front porch matches existing roof pitch. New porch detailing is similar to existing shingle siding accents. New porch railings and columns are simple but appropriate.**



**ADDITIONS**

**Additions should not dominate the front elements of the house. Placing an addition at the rear allows for larger bulk and higher rooflines without detracting from the original shapes and shape of the front of the structure.**

**Avoid:**

- Upper level additions that occur at the front wall and change the front roofline.
- Additions that are substantially larger in bulk and scale than the existing residence as well as neighboring properties.
- Mixing design elements from different architectural styles.



**Addition placed too close to the front building wall face increases bulk and scale of residence and weakens the original roof form.**



**RECOMMEND**

- Two story addition is located at rear.
- Roof slopes match.
- Roof fascia widths and new fascia detailing match.
- New siding is lap style to set apart from existing stucco but is set well back from street.



**RECOMMEND**

- Two story addition is located at rear.
- Stucco and colors match.
- Existing front parapet screens new outdoor upper deck living area.
- Roof forms have been replicated for addition.



**RECOMMEND**

- Two story addition is set back at least one room from existing front wall line to preserve original hip roof form and front porch elements.
- New narrow roof overhang fascia matches existing.
- New lap siding and trim matches original trim.

**COMMENT**

- New dormers not shaped as a hip form which would have matched the existing form.



**RECOMMEND**

- Two story addition is set at rear of structure.
- Detailing replicates existing structure.



**COMMENT**

- Roof fascia, trim, and siding of rear addition matches lower level.
- Second story is set back to reduce bulk.
- Slope of new roof does not match existing roofs and looks out of place.



**AVOID**

- New enclosure obscures existing porch.
- No new trim or detailing is present on enclosure.



**COMMENT**

- Paired windows in dormer match historic patterns.
- New siding matches existing siding dimensions.
- New dormer positioned too near front edge of primary roof. Dormer roof slope does not match primary roof slope. Shed or steeper gable slope would be more appropriate.



**AVOID**

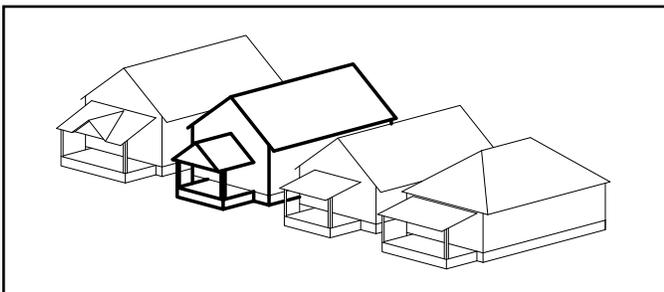
- Second story addition was created by extending existing 1 1/2 story roof line over front porch resulting in increased bulk at the front edge of historic roof form.
- Vertical grooved siding was introduced over one-story walls having shingle siding.
- New front window forms are of different shapes and proportions than existing windows.
- A unifying paint scheme has not been applied.

## NEW CONSTRUCTION

New construction on the Westside occurs on vacant sites or on sites where an owner elects to relocate a building or demolish a building that is in poor condition. New designs should relate to the historic neighborhood by drawing elements of patterns, forms, rhythms, materials, and details. New construction can draw upon basic historic features but should not be overly concerned with applying detailing and ornament found on historic buildings. The Guidelines for existing building and site features which are found in the previous Section 5a can provide helpful design guidance for specific features that an owner wants to include in new construction.

-Building alignment should respect the historic setback range found on the same street, yet comply with the current zoning setbacks. When the historic setback is markedly less than the current zoning setback requirement and the current setback would break a strong and consistent front yard alignment throughout the block, the owner may consider seeking a non-use variance from the City, on the basis of the importance of preservation of the streetscape alignment.

-Height, bulk and scale should be sympathetic to adjacent properties. If a proposed new building is larger than its neighbors, consideration should be given to breaking up the mass with broken rooflines and projecting and receding elements that mimic the neighborhood scale. If the new building is



**New construction should respect the predominant pattern of the neighborhood in bulk and scale, roof forms, materials, porches, and openings.**



**This street exhibits unified patterns and strong edges that are formed by similar setbacks, building forms, building sizes, and porches. This imparts a desirable rhythm to the streetscape.**

markedly wider, it should be broken into modules that are more similar to individual buildings that are typical of the street.

-Forms should include sloping roofs, rectangular massing similar to nearby properties.

-Materials should be used that are common to the area and that would be appropriate to historic styles that are a basis for the form and style of the new building being proposed.

-Modern building materials that emulate the appearance and form of traditional building



**Rear garage location with two single garage doors used in lieu of single double wide door helps break up non-historic door proportions.**

materials are appropriate for new structures.

-Setbacks for yards should be respectful of typical setbacks found on the block. If a building spans more than one lot, the rhythm of the buildings on the block should be respected and the building broken up to continue the historic rhythm of forms and mass.

-Duplex buildings that replace existing single-family dwellings should respect the forms, rhythms and scale of elements found on nearby structures.

-Window openings should respect the patterns and solid to void ratio found among nearby residences. If large window areas are contemplated, consider breaking up the windows into smaller modules that honor the historic patterns and proportions.

-Detached rear garages are encouraged.

-Garage access should be planned from alleys unless there is a pattern of front drive access in the neighborhood. Driveways detract from the prominence of continuous uninterrupted lawns typical of many streetscapes. Garage doors detract from the historic character.

-Garage doors should face alleys when possible. If front access is required, doors should be located on a wall element that is set back from the front wall of the residence to diminish its prominence. Pairs of single garage doors should be used instead of double doors. Panel style doors should be used that can be painted in conjunction with the exterior color scheme.

#### **Avoid:**

-Large-scale structures that present their bulk in unbroken planes and masses.

-Roof shapes and heights that do not respect the typical street roof character.

-Setbacks that are inconsistent with the pattern



**Recent construction of a large-scale structure that breaks up a wide street face with gables and wall offsets but allows garages to dominate visually. Large driveway results in a deeper front setback and interrupts continuity of front lawn with large paved area.**

found on the block. Excessive setbacks will break an established rhythm created by a group of homes built to the same build line.

-Materials that are not found among neighboring properties.

-Strong color schemes that are not typical of the neighborhood.

-Landscape theme that is markedly different than the typical neighborhood planting patterns.

-High walled, fenced front yards that may create extra privacy but which are not found in historic yard fencing.

-Designs and materials that are not representative of the historic structures of the neighborhood.



**RECOMMEND**

New construction in the spirit of Craftsman Style with front porches, tapered columns with stone base, knee brackets at overhangs, vertical proportioned paired windows.



**RECOMMEND**

Recent new building utilizing 1 1/2 story roof design, Victorian detailing, wrap-around porch with detailing.



**RECOMMEND**

New building with wrap-around porch, raised base, 1 1/2 story roof design, traditional entry doors, and paired and grouped vertical proportioned windows.



**RECOMMEND**

New construction in the spirit of Queen Anne Style, with bay window, porch, vertical window proportions with trim patterned after historic traditions.



**RECOMMEND**

Example of new home designed in the spirit of the Queen Anne Style with asymmetrical plan, corner tower, bay window, and porch with turned wood columns and spindle porch ornament. However, the use of shutters as shown in this photo is incorrect.



**COMMENT**

Construction with two story porch, traditional detailing and trim. Overall height of three stories does not match neighborhood height patterns of one to two story height.



**COMMENT**

Recent construction using appropriate traditional lap siding, trimmed windows and shingle accent areas. Less successful is enclosed porch and main entry door which does not face street.



**COMMENT**

New wide building utilizing partial width porch and multiple dormers to break up width into smaller modules. Vinyl siding does not give the same appearance of a solid wood or solid composite lap siding product.



**AVOID**

Traditional roof forms and materials are used but double gable porch roof is not a design form having a historic precedent on Westside. A full-width front porch would be more appropriate.



**COMMENT**

Traditional material applications are used. Porch wraps three sides and contains historic detailing and appropriate balusters.

**AVOID**

Roof pitches are too shallow. First floor is raised above ground more than neighborhood historic patterns. Front driveway interrupts continuous front lawns with curbcut. Front yard parking lot is out of neighborhood character and detracts from streetscape.

# DESIGN GUIDELINES

## PART 5c

### SUBAREA GUIDELINES

#### SUBAREAS WITH GUIDELINES

- Colorado City Residential Subareas (A & B)
- Town of West Colorado Springs Subarea (C)
- Gateway Subarea (D)
- Cooper/Walnut/Spruce Streets Subarea (E)

#### -REMAINING SUBAREA DESCRIPTIONS

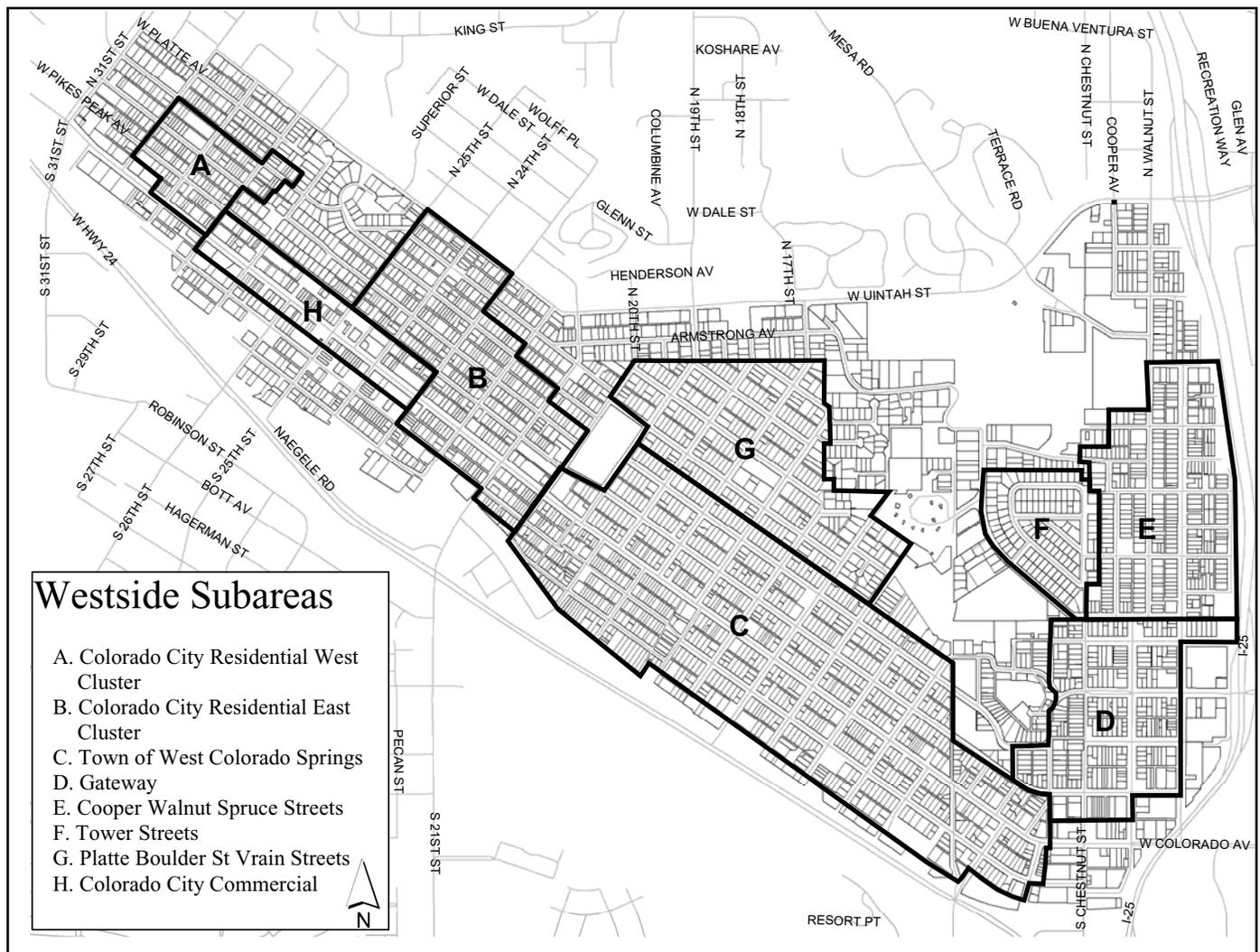
- Tower Street (F)
- Platte Boulder St. Vrain (G)
- Colorado City Commercial District (H)

# SUBAREA GUIDELINES

Subareas are geographic regions of distinctive, relatively intact historic character. Subareas were selected by municipal staff to contain at least 100 properties, and exhibit concentrations of at least 75% contributing or somewhat contributing properties to the historic character of the Westside. These contributing determinations were developed by OWN volunteers and municipal staff.

Analysis of physical development has resulted in the identification of seven Subareas in the Westside. Boundaries were generally defined using the era of construction and platting patterns.

Four of the Subareas were analyzed to generate individual sets of guidelines for new construction and new additions, addressing such issues as setbacks, lot coverage, density and number of stories. Areas of high concentration of contributing structures were selected for this analysis; these are identified as Target Blocks in the following Subarea maps. Subarea guidelines were subsequently developed for the Colorado City Residential Clusters, the Town of West Colorado Springs, Gateway and the Cooper Walnut Spruce Streets Subareas.



## **COLORADO CITY RESIDENTIAL SUBAREA (A & B) DESCRIPTION**

The Colorado City Residential Subarea is defined by the platting pattern of the original Colorado City Subdivision, filed in February 1873. The area encompasses approximately 27 blocks and contains 524 principal structures. The subarea is divided into two clusters, separated by the Colorado City Commercial District and the hill north of the Commercial District. The Commercial District shares the same pattern of lots and blocks, but buildings are commercial in appearance and construction. The hill north of the Commercial District displays different sized lots and blocks, and most of the structures were constructed in the modern era.

The west cluster, between 27<sup>th</sup> and 30<sup>th</sup> Streets, contains 130 properties. Of these, 76% were determined to be contributing or somewhat contributing to the historic character of the Westside. The east cluster is larger, between 25<sup>th</sup> and 20<sup>th</sup> Streets, and contains 394 properties. Of these, 81% were determined to be contributing or somewhat contributing to the character of the Westside.

The Colorado City plat defined a block as composed of 32 lots divided by a 16' alley. Streets were platted at 60' in width. Individual lots were platted at 30' wide by 120' deep. Sidewalks are commonly 4' wide. Nearly 1/3 of the area (32.5%) is composed of street right-of-way (both streets and alleys).

Nearly all structures are single family dwellings of wood frame construction, and generally range from 1-to 2 stories in height. Structures are generally built with a narrow front and extend back into the lot, with their axis perpendicular to the street. About 1/3 of the properties occupy lots of 35' wide, creating a dense urban form with narrow spaces between many of the buildings. Other parcels combine a full lot with portions of other lots; 1 3/4 lots are common. Most front onto the named streets, with only a handful addressed off the numbered

streets. Early Sanborn maps show that dwellings were built on the numbered streets soon after development began.

The subarea is generally composed of a mixture of Late Victorian and Craftsman styles. The dwellings exhibit a rich range of detailing with decorative shingles, variety of windows and dormers. Nearly all properties have experienced some degree of alteration. Front porches are a dominant characteristic, but many have been enclosed, and others have had wood columns replaced with ironwork. Most residences were clad with shingle siding, but many were subsequently been re-sided.

Several properties contain a second principal dwelling, but these are located on the rear half of the lot. They are generally much smaller than the front structure, and commonly are offset to one side so the front door is visible from the front street,

Nearly all parcels have direct access to the alley (98%). Nearly all properties have front porches that extend beyond the structures' footprint (90%). Secondary dwellings on the parcels are set on the rear of the lot, frequently on the rear lot line.

It is uncommon for buildings on a block face to display similar front yard setbacks. Occasionally two or three adjacent properties will share the same setback, but the incidence is insufficient to establish a pattern.

Analysis of the target blocks within the subarea reveals the following patterns (ranges describe a minimum of 80% of properties):

Number of dwellings: 9-13 per half block, 10 units median

Net density: 6.8-9.8 dwellings per acre, 7.5 dwellings per acre median

Gross density: 4.6-6.6 dwellings per acre, 5.1 dwellings per acre median

Lot Size: range of 3,500 – 7,200 square feet, 5,000 square foot average, 4,680 square foot median  
 Lot Width – 35’ – 70’ range, 53’ average, 52.5’ median

Front Yard Setback – range of 11’ to 32’, 20.2’ average, 20’ median

Lot Coverage of Principal Structure– range of 13-30%, 18.7% average, 18.8% median

Side Yard Setbacks – Too variable to establish a pattern

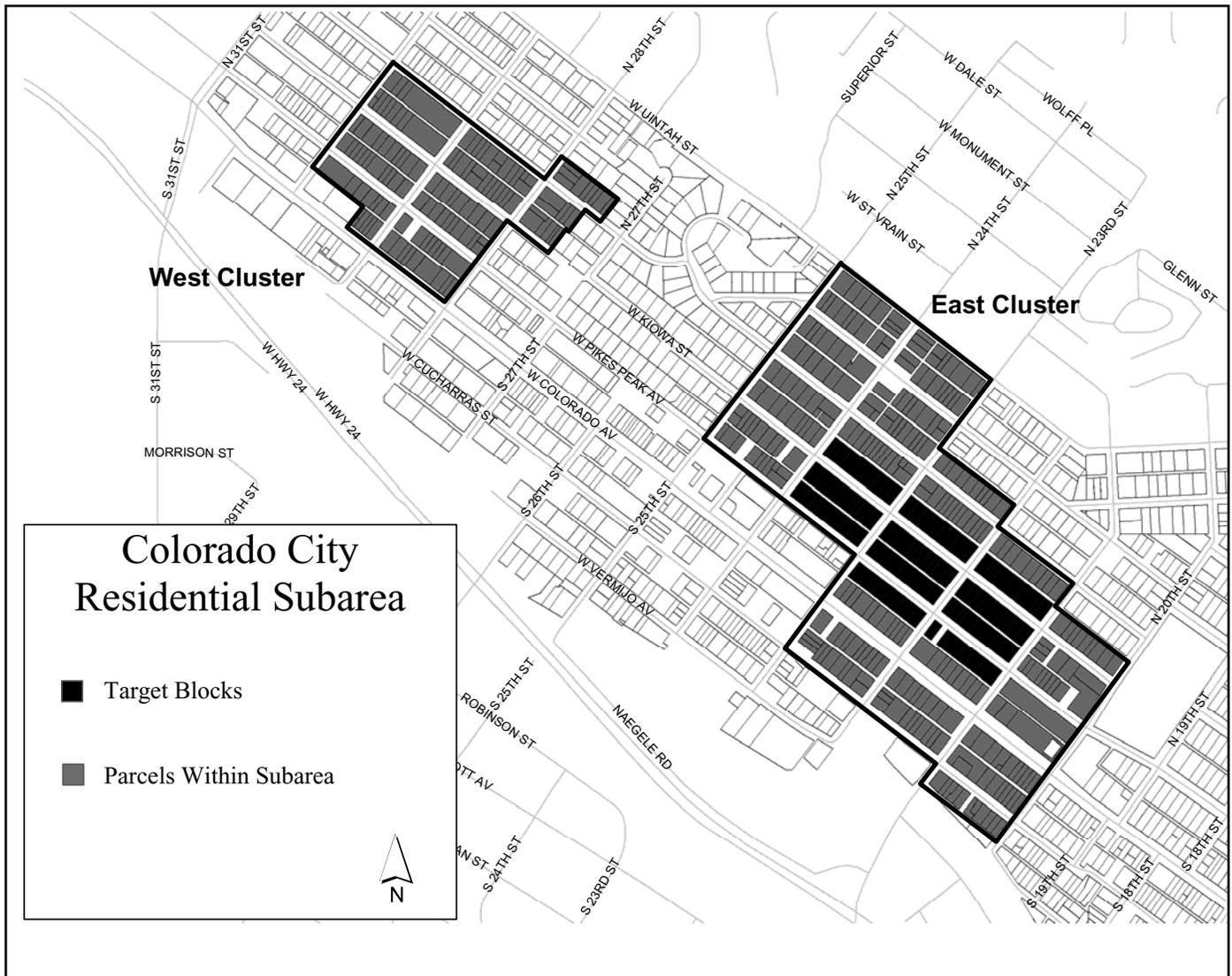
Number of Stories

- 1 story – 76%
- 1.5 stories – 11%
- 2 stories – 12%

Lot Width for properties facing on numbered streets – range of 60’ – 70’, 60’ average, 60’ median

Lot Width for properties facing on named streets – range of 35’-70’, 64.2’ average, 52.5’ median

Detached garages, stables and other outbuildings commonly are clustered at the rear lot line. Most are 1 story, but occasionally a 1 ½ story outbuilding remains.



## COLORADO CITY RESIDENTIAL SUBAREA (A & B) GUIDELINES:

### Rehabilitation

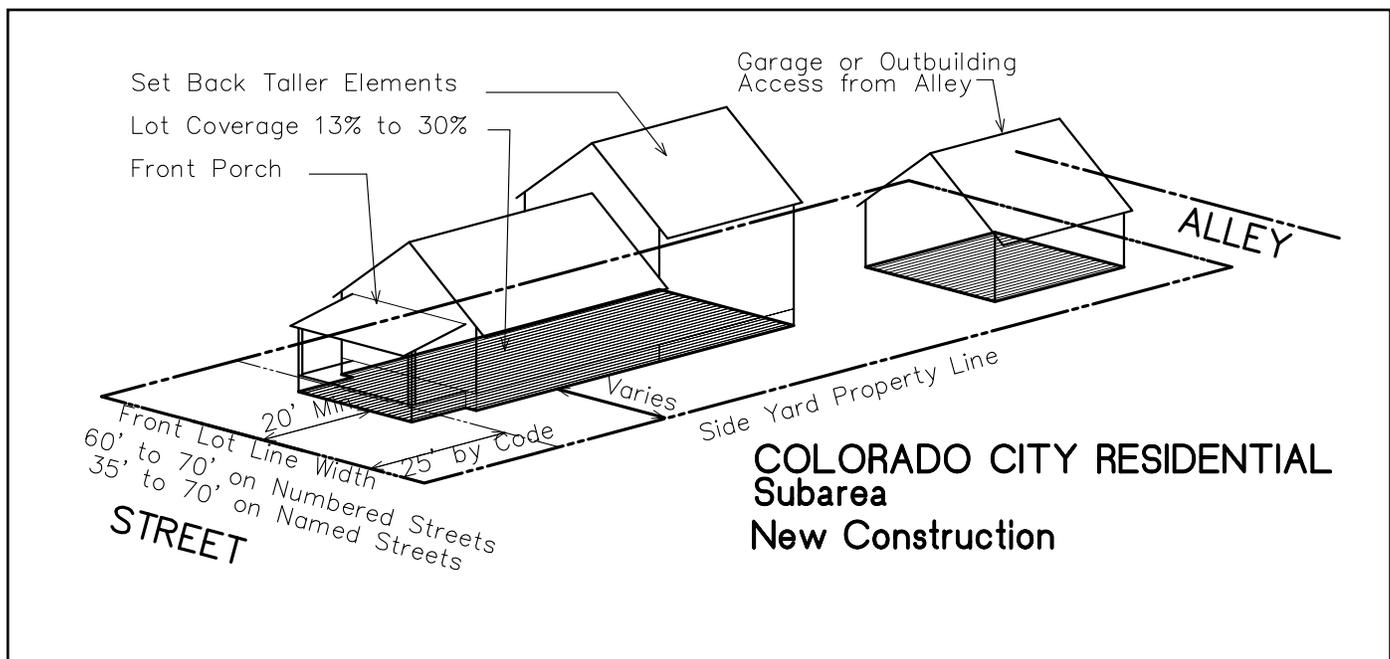
- Maintain existing front porches and discourage enclosure of front porches.
- Maintain the historic siding. Where feasible, remove applications of aluminum or vinyl siding.
- Encourage garage access from the alley.
- Discourage new curb cuts from the front street.
- Encourage reuse of historic outbuildings.
- Consider construction of firewalls when structures are too close to each other.

### New Construction

- Maintain a net density of 7 to 10 dwellings per net acre.
- New properties should be set back a minimum of 20' from the front yard property line.
- Lot widths on numbered streets should range from 60 to 70 feet wide.
- Lot widths on named streets should range from 35 to 70 feet wide.
- Side yard setbacks should vary from property to property.
- Lot coverage for new principal structures or for existing principal structures planned for additions should range from 13% for larger properties to 30%

for smaller properties.

- Include a front porch with new construction.
  - Buildings to be greater than one story should step back the taller elements to the rear if adjacent properties are predominantly one story.
  - Discourage new curb cuts from the front street.
  - New garages should be accessed from the alley.
  - Encourage garage access from the alley with the vehicular door not visible from the front street.
- Under the current zoning code, rear-facing garages are allowed to have a minimum rear setback of 10 feet.
- For properties with existing front curb cuts, locate front-accessed detached garages behind the principal structure. Under the current zoning code, garages which have doors that do not face the alley must have a minimum 25' setback from the alley property line unless a non-use variance is obtained.
  - Accessory buildings and other outbuildings should be smaller in height and mass than principal structures, and should be located toward the rear of the parcel. Under the current zoning code, outbuildings over 120 square feet must adhere to a 25' rear setback unless a non-use variance is obtained.



## THE TOWN OF WEST COLORADO SPRINGS SUBAREA (C) DESCRIPTION

The Town of West Colorado Springs Subarea is defined by patterns of the plats of the Town of West Colorado Springs (January, 1888) and the First Addition to the Town of West Colorado Springs (June, 1888). The area encompasses approximately 58 blocks and contains 981 principal structures.

This subarea is generally bound by the alley between Bijou and Kiowa Street to the north, 20<sup>th</sup> and 19<sup>th</sup> Streets to the west, Vermijo Street to the south and Limit and 7<sup>th</sup> Streets to the east. Within these boundaries, 79.5% of the properties are regarded as contributing or somewhat contributing to the historic character of the Westside.

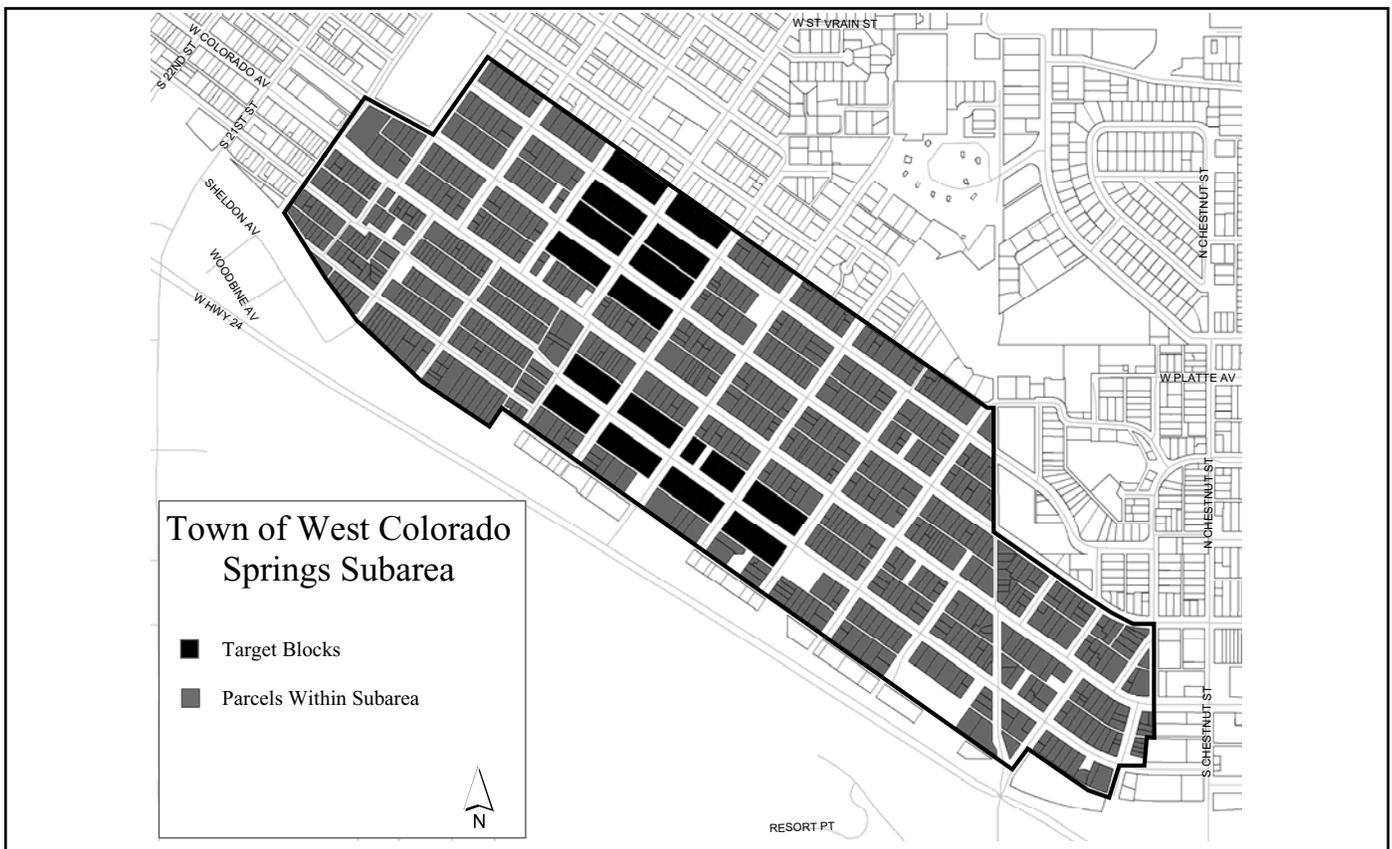
The subdivisions define a block of 16 lots divided between a 16' alley. Streets were generally platted at 80' in width. Individual lots were platted at 50' wide by 150' in depth. Sidewalks are commonly 5'-6' wide. Over 1/3 of the area (36.9%) is composed of street right-of-way (both streets and alleys).

Again, nearly all structures are single family dwellings of wood frame construction, but there are several examples of historic duplexes. Height ranges from 1 to 2 1/2 stories. There are a wide variety of architectural styles, with Late Victorian, Craftsman and Mission being the most common. Structures are generally built with narrow frontages and extend toward the rear of the lot, with their axis perpendicular to the street.

Houses generally are set above street grade, with several steps leading to the customary front porch. Shingle and lap siding are common, but there are several examples of masonry and brick dwellings. Decoration is added with a wide variety of decorative shingles, spindles, dentils and porch columns.

Additions are common, but generally are attached to the rear of the property. There are multiple instances of asbestos siding. Attached garages are rare, and generally appear on dwellings constructed in the modern era.

About half the properties have fences in the front



yard, with a combination of picket, chain link and historic ironwork. Large deciduous trees are widespread.

Several very large residential dwellings were constructed on Colorado Avenue, and many have been converted to multi-family use. Many other residential structures have been converted to commercial use but retain their residential appearance. However, most commercial buildings have been built in the modern era, and do not reflect historic character. Commercial uses generally rely on wall and window signs, but some low-profile signs appear.

Nearly 80% of the properties occupy parcels that are 50' in width. Occasionally two end lots were combined and then subdivided into three parcels that front onto a numbered street. More often, a single lot would be divided into two 75 foot widths, allowing two dwellings to front onto a numbered street.

Most parcels have direct access to the alley (86.9%). More have front porches that extend beyond the structure's footprint (89.2%). Secondary dwellings on the parcels are set midway back on the lot, and generally the principal structure is offset toward a side yard lot line permitting visibility of the rear dwelling.

There is general alignment of properties along a block face, particularly in examining the body of the house and not the front porch. Occasionally, nearly identical buildings sit adjacent to each other.

Differences exist between the parcels that front onto the named streets and those that front on numbered streets. Analysis of the target blocks within the subarea reveal the following patterns (ranges describe a minimum of 80% of the properties).

Number of dwellings: 9-12 per half block, 10 units median

Net density: 5-10 dwellings per acre, 9 dwellings

per acre median

Gross density: 3.2-6.4 dwellings per acre, 5.4 dwellings per acre median

Principal Structures fronting on named streets

Lot Size: range of 5,000 – 7,500 square feet, 6,630 square foot average, median of 7,500 square feet

Lot Width – range of 33.3' – 100', 50.4' average, 50' median

Front Yard Setback – range of 14'-25', 23.1' average, 22' median

Lot Coverage of Principal Structure – range of 10-25%, 14.0% average, 13.6% median

Northwest Side Yard Setbacks – range of 4' – 15', 9.3' average, 10' median

Southeast Side Yard Setbacks – range of 6'-25', 11.8' average, 14' median

Number of Stories

1 story – 68%

1.5 stories – 23%

2 stories – 8%

Principal Structures fronting on numbered streets

Lot Size: range of 3,000 to 6,500 square feet, 4,167 square foot average, median of 4,200 square feet

Lot Width – range of 50' – 75', 57.7' average, 55' median

Front Yard Setback – range of 4'-16', 11.4' average, 9' median

Lot Coverage of Principal Structure – range of 11.2-22.5%, 18.8% average, 19.5% median

Southwest Side Yard Setback – range of 3'-26', 14.4' average, 14' median

Northeast Side yard Setback – range of 3'-31', 14.1' average, 11' median

Number of Stories

1 story – 84%

1.5 stories – 16%

Detached garages, stables and other outbuildings were commonly clustered at the rear of the lot, but close to half were set back a few feet from the rear property line.

**TOWN OF WEST COLORADO SPRINGS (C)  
GUIDELINES:**

**Rehabilitation**

- Maintain existing front porches and discourage enclosure of front porches.
- Maintain the historic siding. Where feasible, remove applications of aluminum or vinyl siding.
- Encourage reuse of historic outbuildings.

**New Construction**

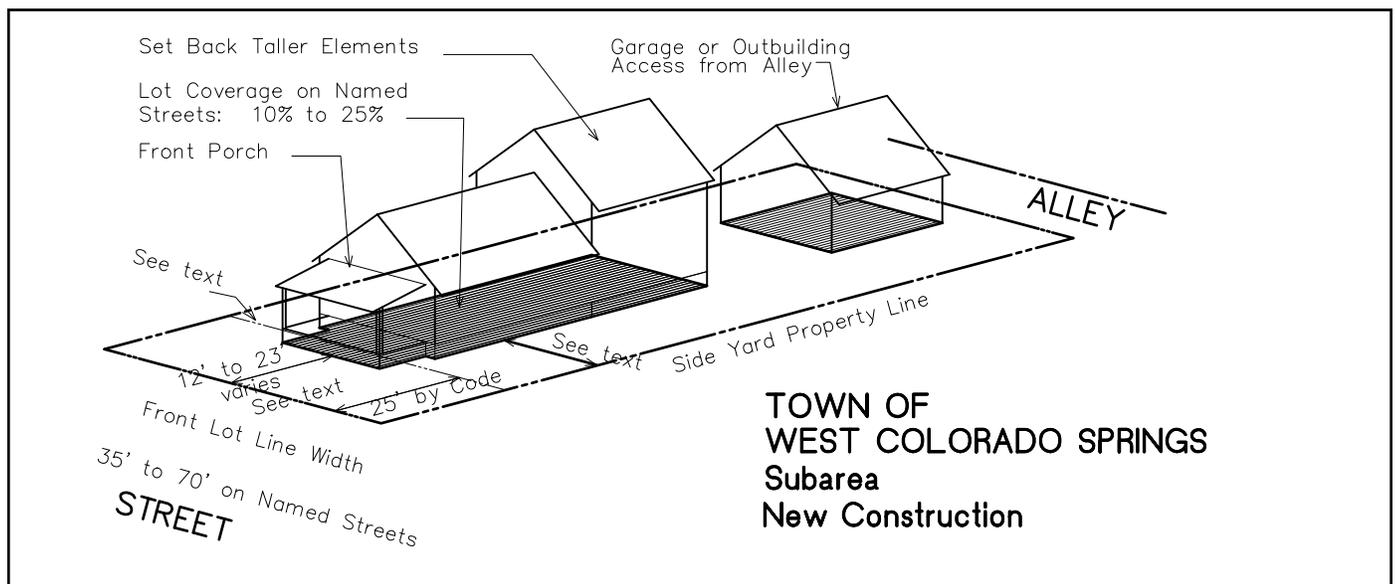
- Maintain a net density of 6 to 8 dwellings per net acre.
- Encourage similar yard setbacks to nearby properties.
- Lot coverage for new principal structures or for additions to existing principal structures should vary according to street orientation. Refer to the following sections for Named Streets and Numbered Streets for the range that applies to each of the two orientations.
- Include a front porch with new construction.
- Buildings to be greater than one story should step back the taller elements to the rear if adjacent properties are predominantly one story.
- Discourage new curb cuts from the front street.
- New garages should be accessed from the alley.
- Encourage garage access from the alley with the vehicular door not visible from the front street.

Under the current zoning code, rear-facing garages are allowed to have a minimum rear setback of 10 feet.

- For properties with existing front curb cuts, locate front-accessed detached garages behind the principal structure. Under the current zoning code, garages which have doors that do not face the alley must have a minimum 25' setback from the alley property line unless a non-use variance is obtained.
- Accessory buildings and other outbuildings should be smaller in height and mass than principal structures, and should be located toward the rear of the parcel. Under the current zoning code, outbuildings over 120 square feet must adhere to a 25' rear setback unless a non-use variance is obtained.

**Named Streets:**

- Lots should range between 5,000 to 7,500 square feet.
- Front yard setbacks should be a minimum of 23' from the front property line.
- Lot widths on named streets should range from 35' to 70' wide.
- Principal structures should be shifted toward the west; west side yard setbacks should be a minimum of 9' and east side yard setbacks should be a minimum of 12'.
- Lot coverage for new principal structures or for existing principal structures anticipating



new additions should range from 10% for larger properties to 25% for smaller properties.

Numbered Streets:

- Lots should range from 3,000 square feet to 6,500 square feet.
- Front yard setbacks should be a minimum of 12' from the front property line.
- Lot widths should range from 50' to 75' wide.
- Principal structures should be placed in the middle of the parcel with equal side yard setbacks.
- Lot coverage for new principal structures or existing principal structures anticipating new additions should range from 11% for larger properties to 23% for smaller properties.

## **GATEWAY SUBAREA (D) DESCRIPTION**

The Gateway District Subarea is the portion of the Westside that most closely relates to the Colorado Springs Townsite. It consists largely of the Parrish Addition to Colorado Springs (May 1874). It is located west of and adjacent to the Bijou Street and Colorado Avenue bridges that crossed Monument Creek, connecting to the original Colorado Springs Townsite.

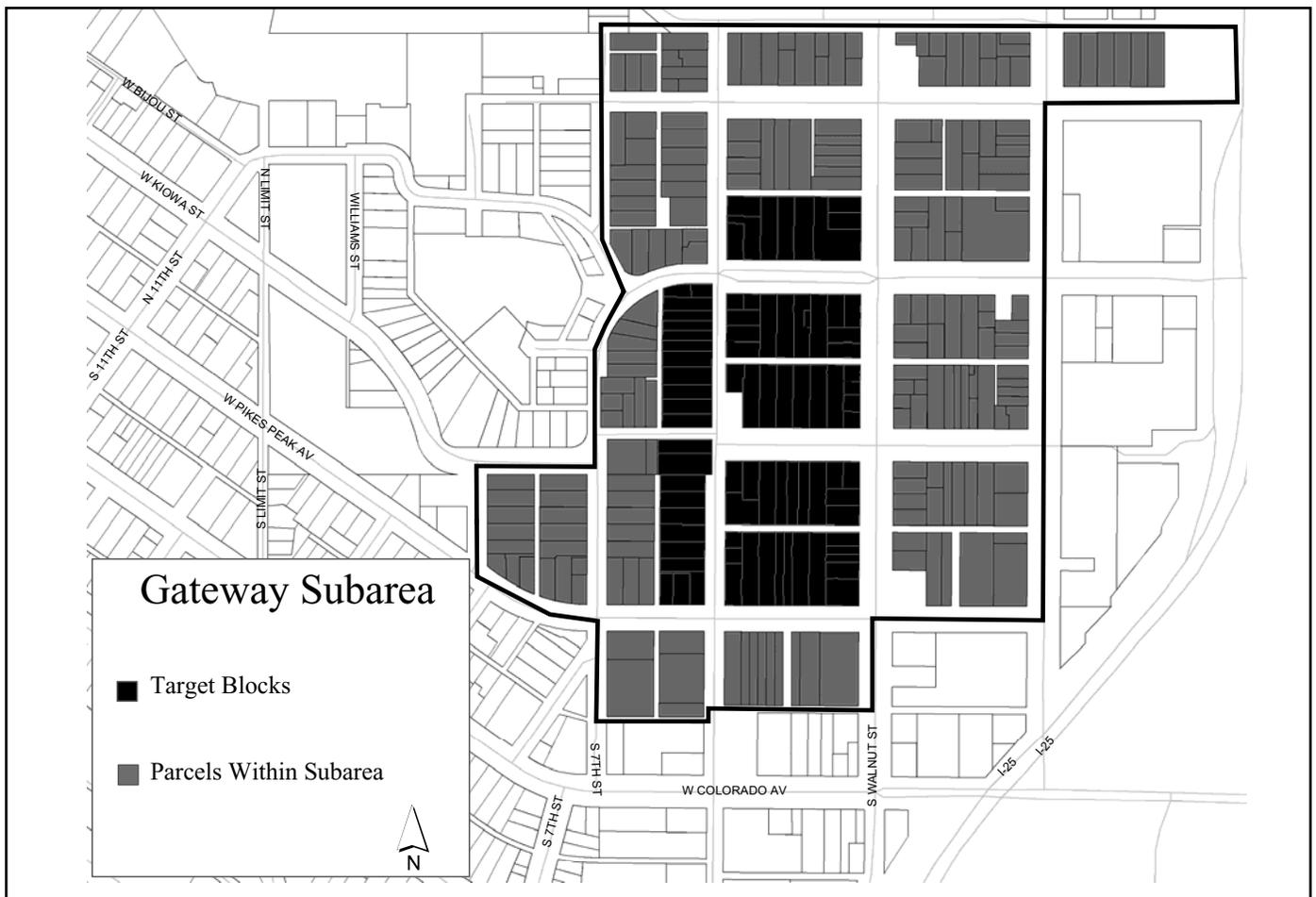
There are 278 properties in this subarea on 275 parcels. Uses display a mix of residential, ecclesiastic, retail and office uses, with few contributing or somewhat contributing properties east of Spruce Street. Approximately 77% of the properties are regarded as contributing or somewhat contributing to the character of the Westside.

Dwellings are generally set 2-3 steps above the street level. There are numerous 1 ½ story Late Victorian homes with steep roofs, generally with a gable end facing the front street. There are also multiple examples of classic cottages. Several of the properties have incorporated stone into the foundations and porch supports. Lap siding is most common, but there are multiple examples of stucco applications.

Sidewalks are present throughout the area. Most properties have front fences, with chain link dominating, but there are also several examples of picket and historic ironwork.

Garages are most often detached and accessed from the alley. Front-loaded garages are rare and generally associated with dwellings constructed in the modern era.

Several of the blocks reflect the platting pattern of 190' deep lots with very wide streets. This emulates the platting pattern of the Colorado Springs townsite. Most alleys are 20' wide. The regular pattern is less evident to the west, but the lots and blocks retain the grid pattern. Right-of-way widths are sometimes irregular; Chestnut Street, for



example, is 60' in width just north of Pikes Peak Avenue, but narrows to 48' north of Kiowa Street.

Lots facing east-west streets are commonly larger than those facing north-south streets. Structures were generally set in the middle of the lots. Just over 80% of the historic properties have direct access to alleys, and 70% displayed detached garages. Front yard setbacks were fairly even at 20' from the right-of-way. Nearly all (95.5%) of the historic properties displayed protruding front porches.

Analysis of the target blocks within the subarea reveal the following patterns (ranges describe a minimum of 80% of the properties).

Number of dwellings: 9-16 per half block, 14 units median

Net density: 6-8 dwellings per acre, 7 dwellings per

acre median

Gross density: 3.8-5.3 dwellings per acre, 4.5 dwellings per acre median

Principal Structures

Lot Size: range of 4,455 – 9,500 square feet, 6,113 square foot average, median of 6,375 square feet

Lot Width – range of 40' – 64', 48' average, 50' median

Front Yard Setback – range of 11' -28', 19.7' average, 18' median

Lot Coverage of Principal Structure– range of 10-26%, 14.4% average, 13.6% median

Side Yard Setbacks – range of 3' – 25', 10.2' average, 8' median

Number of Stories

1 story – 66%

1.5 stories – 28%

2 stories – 6%

## GATEWAY SUBAREA (D) GUIDELINES:

### Rehabilitation

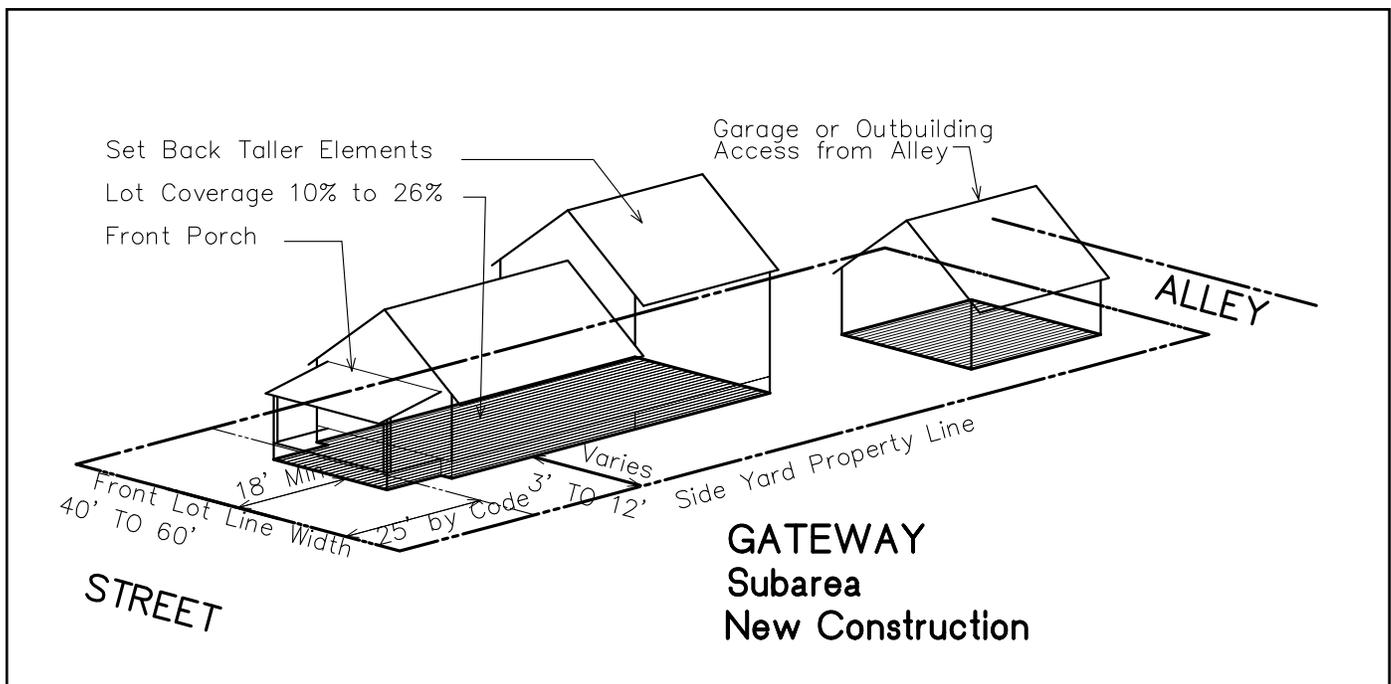
- Maintain existing front porches and discourage enclosure of front porches.
- Maintain the historic siding. Where feasible, remove applications of aluminum or vinyl siding.
- Maintain and repair historic ironwork fencing.
- Encourage garage access from the alley.
- Discourage new curb cuts from the front street.
- Encourage reuse of historic outbuildings.

### New Construction

- Maintain a net density of 6 to 8 dwellings per net acre.
- New properties should be set back a minimum of 18' from the front yard property line.
- Lot widths should range from 40'-60' wide.
- Side yard setbacks should range from 3'-12'.
- Lot coverage for new principal structures or for existing principal structures planned for additions should range from 10% for larger properties to 26% for smaller properties.
- Include a front porch with new construction.
- Buildings designed to be taller than one story should locate taller elements to the rear when

located between one story properties.

- Discourage new curb cuts from the front street.
  - New garages should be accessed from the alley.
  - Encourage garage access from the alley with the vehicular door not visible from the front street.
- Under the current zoning code, rear-facing garages are allowed to have a minimum rear setback of 10 feet.
- For properties with existing front curb cuts, locate front-accessed detached garages behind the principal structure. Under the current zoning code, garages which have doors that do not face the alley must have a minimum 25' setback from the alley property line unless a non-use variance is obtained.
  - Accessory buildings and other outbuildings should be smaller in height and mass than principal structures, and should be located toward the rear of the parcel. Under the current zoning code, outbuildings over 120 square feet must adhere to a 25' rear setback unless a non-use variance is obtained.



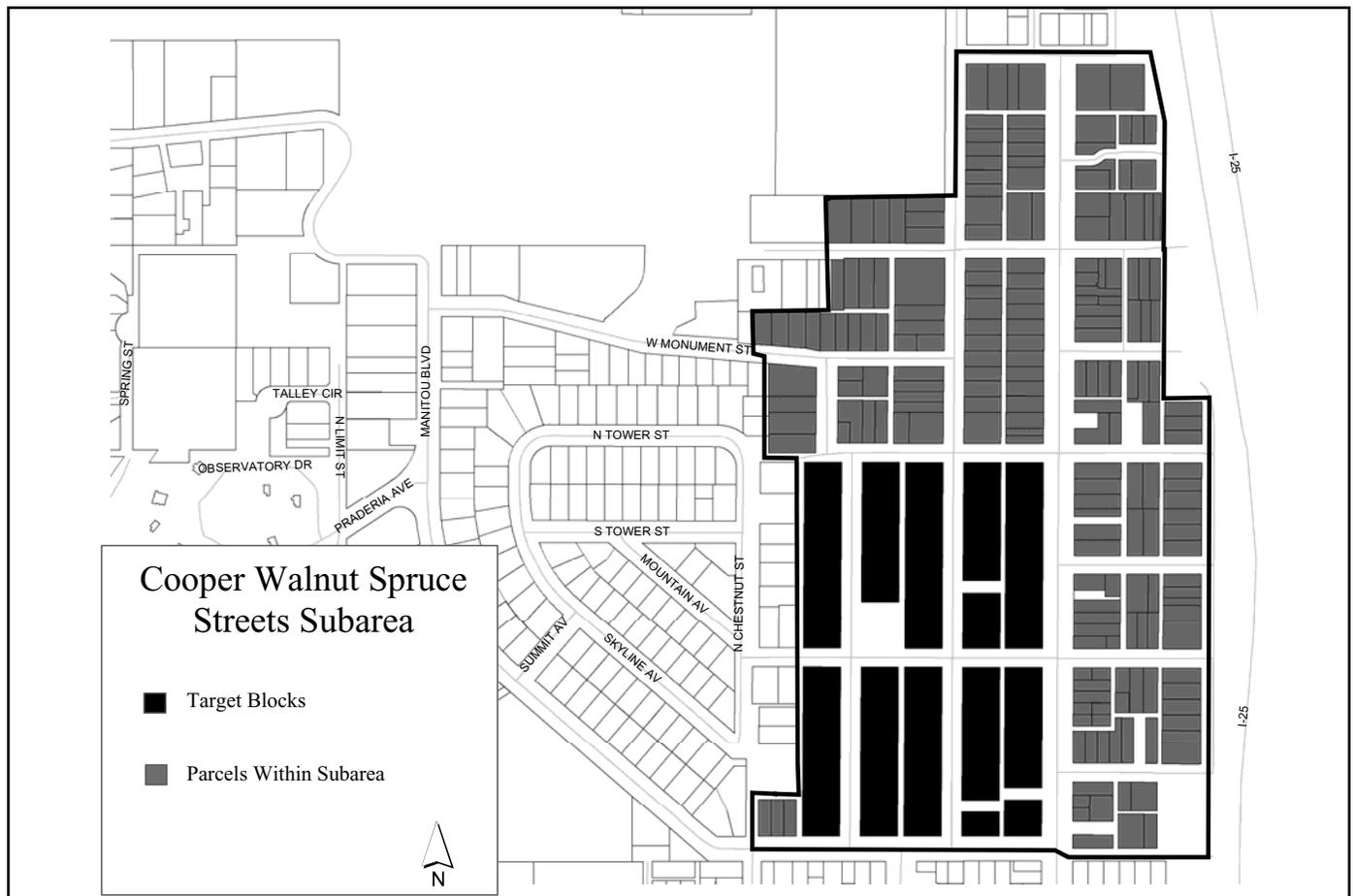
## COOPER/WALNUT/SPRUCE STREETS SUBAREA (E) DESCRIPTION

This subarea contains much of the near Westside neighborhood. Nearly all properties are used for residential purposes. It displays a variety of platting patterns, reflecting the incremental subdivisions from the late 1880s through the early 1900s. “T” shaped intersections are common, with a wide variety of alley patterns. Block lengths are mixed, with many very long blocks. Street widths vary also. There are 318 properties on 309 parcels.

Contributing or somewhat contributing properties (76%) are interspersed with more modern structures. Historic buildings are most commonly one story tall, but several large structures, dating to the late 1800s, are two stories and more. A streetcar line extended north from the Colorado Avenue line on Walnut and Spruce Streets, which may have prompted much of the early development of this area.

Most properties are residential in use, but some churches also appear. This subarea exhibits a mixture of modern and historic construction, with the older properties having their axis perpendicular to the street and the more modern properties parallel to the street. Late Victorian era properties are mixed with Craftsman style, and numerous Minimal Traditional style and wood-sided ranch homes are present. There are frequent displays of indented front porches. Many of the protruding front porches have been enclosed.

The taller structures have steeply pitched roofs. The Late Victorian structures often display a wide variety of decorative shingles. Siding alterations commonly involve stucco, or less frequently, the application of vinyl or aluminum siding. Sidewalks are present. There are multiple examples of chain-link fencing in the front yards, but some historic ironwork fences remain.



Subdivisions dedicated streets in a disjointed pattern. Right-of-ways varied between 60'-100'. The most typical blocks were 700' in length, bisected by a 16' alley, with 14 lots on each side. They were 150' deep. The majority of lots (94%) faced north-south streets. Nearly all properties (96%) had direct access to alleys, but many (40%) did not have detached garages.

Placement of structures on the lot varied. Some block faces display even front yard setbacks while side yard setbacks varied greatly. In other areas, there was no front yard pattern while the side yards were nearly even. Generally, houses were placed toward the north property line, perhaps to maximize exposure to the southern sun.

Number of dwellings: 10-16 per half block, 12 units median

Net density: 6-10 dwellings per acre, 8 dwellings per acre median

Gross density: 3.5-5.6 dwellings per acre, 4.2 dwellings per acre median

#### Principal Structures

Lot Size: range of 4,500 – 7,200 square feet, 5,430 square foot average, median of 5,850 square feet

Lot Width – range of 39' – 60', 45' average, 45' median

Front Yard Setback – range of 14'-27', 19.3' average, 18' median

Lot Coverage of Principal Structure– range of 12 – 22.6%, 16.1% average, 16% median

Side Yard Setbacks – range of 3' – 25', 8.8' average, 6' median

#### Number of Stories

1 story – 83%

1.5 stories – 16%

2 stories – 2%

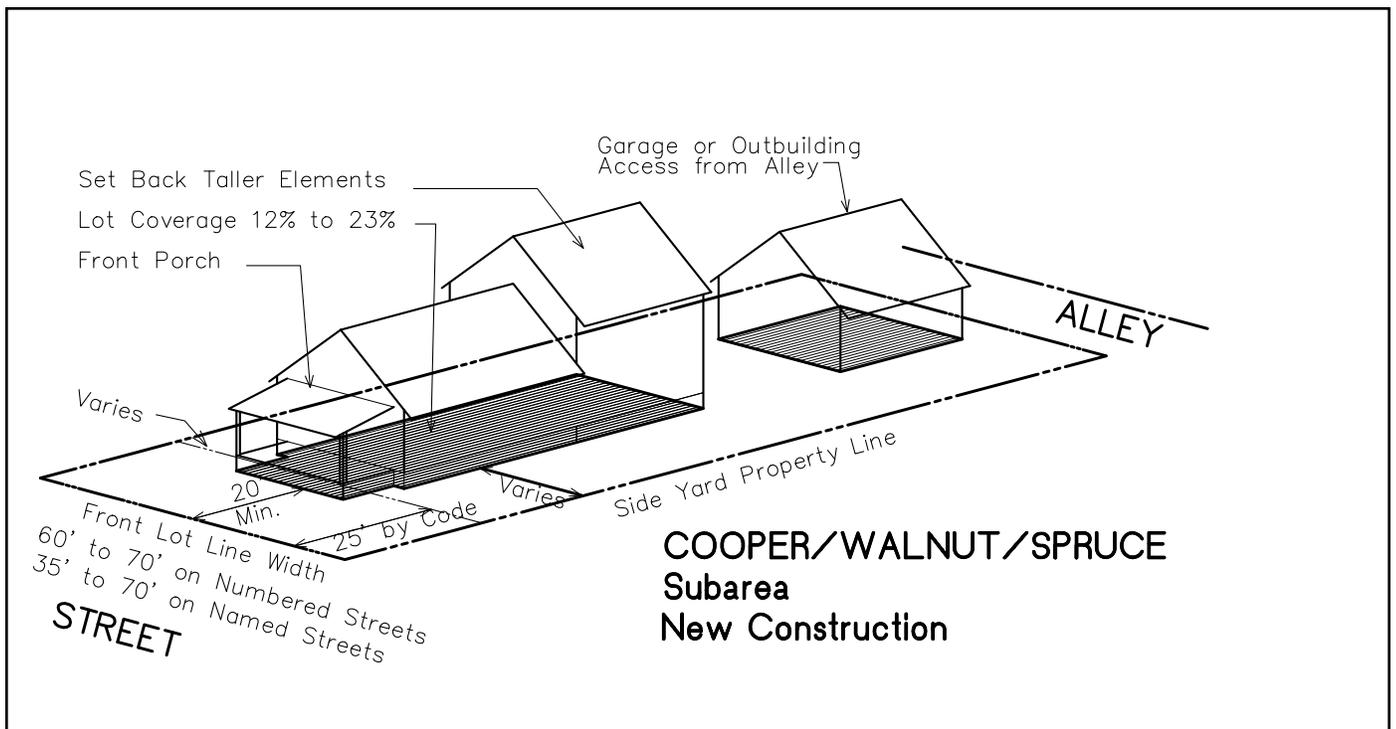
## COOPER/WALNUT/SPRUCE STREETS SUBAREA (E) GUIDELINES:

### Rehabilitation

- Maintain existing front porches and discourage enclosure of front porches.
- Maintain the historic siding. Where feasible, remove applications of aluminum or vinyl siding.
- Encourage garage access from the alley.
- Discourage new curb cuts from the front street.
- Encourage reuse of historic outbuildings.
- Consider construction of firewalls when structures are too close to each other.

### New Construction

- Maintain a net density of 6 to 10 dwellings per net acre.
- New properties should be set back a minimum of 20' from the front yard property line.
- Lot widths on numbered streets should range from 60'-70' wide.
- Lot widths on named streets should range from 35'-70' wide.
- Side yard setbacks should vary from property to property.
- Lot coverage for new principal structures or for existing principal structures planned for additions should range from 12% for larger properties to 23% for smaller properties.
- Include a front porch.
- Buildings to be greater than one story should step back the taller elements to the rear if adjacent properties are predominantly one story.
- Accessory buildings should be smaller in height and mass than principal structures, and should be located toward the rear of the parcel.
- For properties with existing front yard curb cuts, locate new detached garages behind the principal structure.
- New garages should be accessed from the alley, and the vehicular door should not be visible from the front street. Note that alley-facing garages must have a minimum 10' setback from the alley property line unless a non-use variance is obtained.



-Encourage other outbuildings to be located toward the rear lot line. Note that outbuildings over 120 square feet must adhere to a 25' setback unless a non-use variance is obtained.

## REMAINING SUBAREA DESCRIPTIONS

The three remaining Subareas are described below:

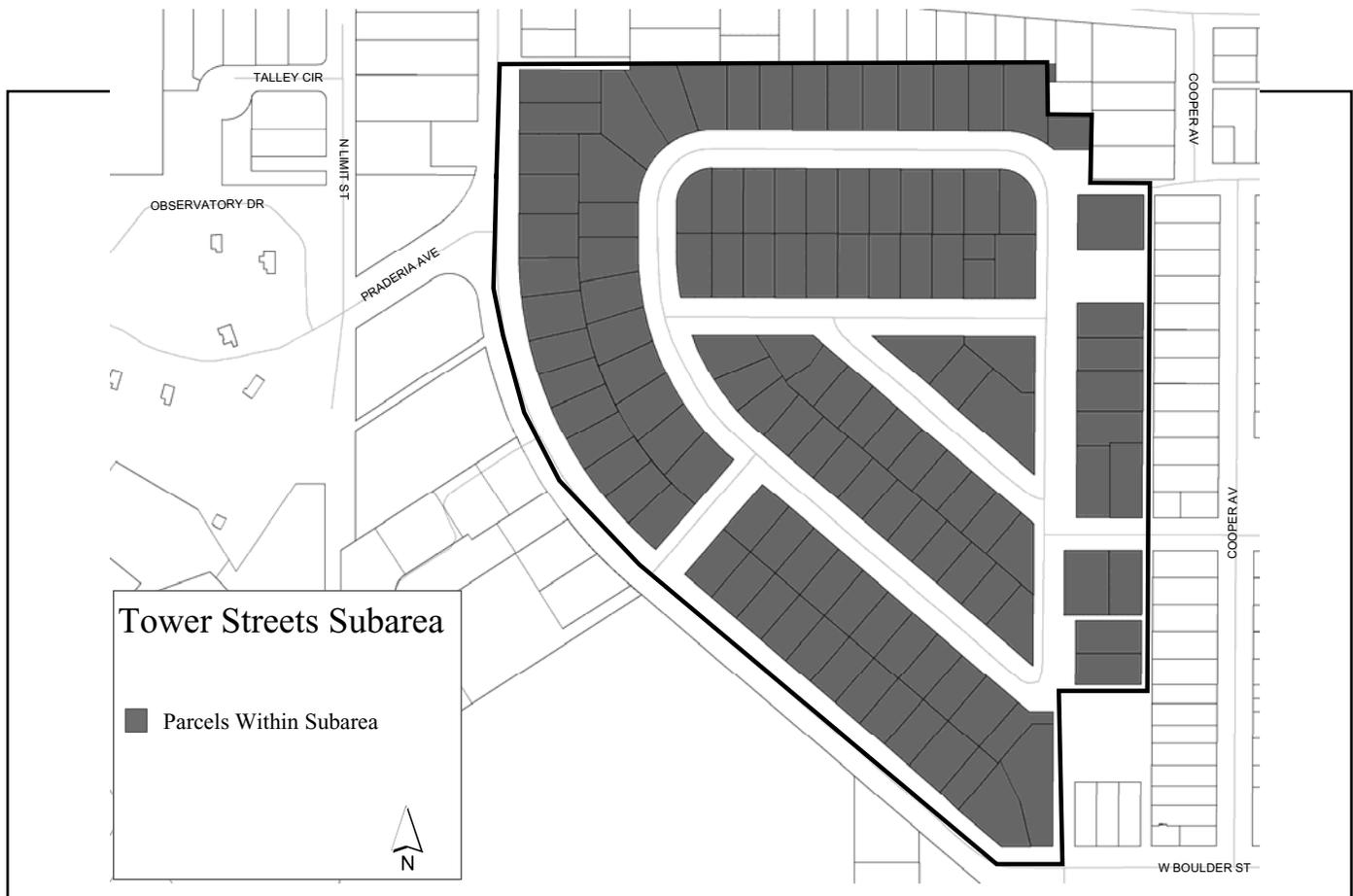
### Tower Streets Subarea (F)

The Tower Streets Subarea is a residential subdivision located on the shoulder of the hill north of Limit Street. Largely composed of wood-sided and brick-exterior ranch homes, there are also a handful of split-level and bi-level dwellings. They were built in the 1950s and 1960s. Generally the axis of the structure sits parallel to the front street.

The subarea features both curvilinear and straight streets. This is the lone subarea where no alleys are present. Instead, the buildings display an attached garage fronting on the street. Due to the hilly terrain, garages are frequently at street grade with steps or terraces leading up to the first floor. Many display wood front decks. As to be expected when

development occurs in a relatively short period of time, both front and side yard setbacks are regular. Sidewalks, and curbs and gutters are present. Front yard fencing is rare.

There are 121 resources located on 120 parcels. Nearly all are simple one story residences. Few were regarded as contributing to the historic character of the Westside, as the architectural character of the area does not relate to the Late Victorian era. However, as this district continues to age, it will fall within the 50 year threshold commonly used to identify historic significance.



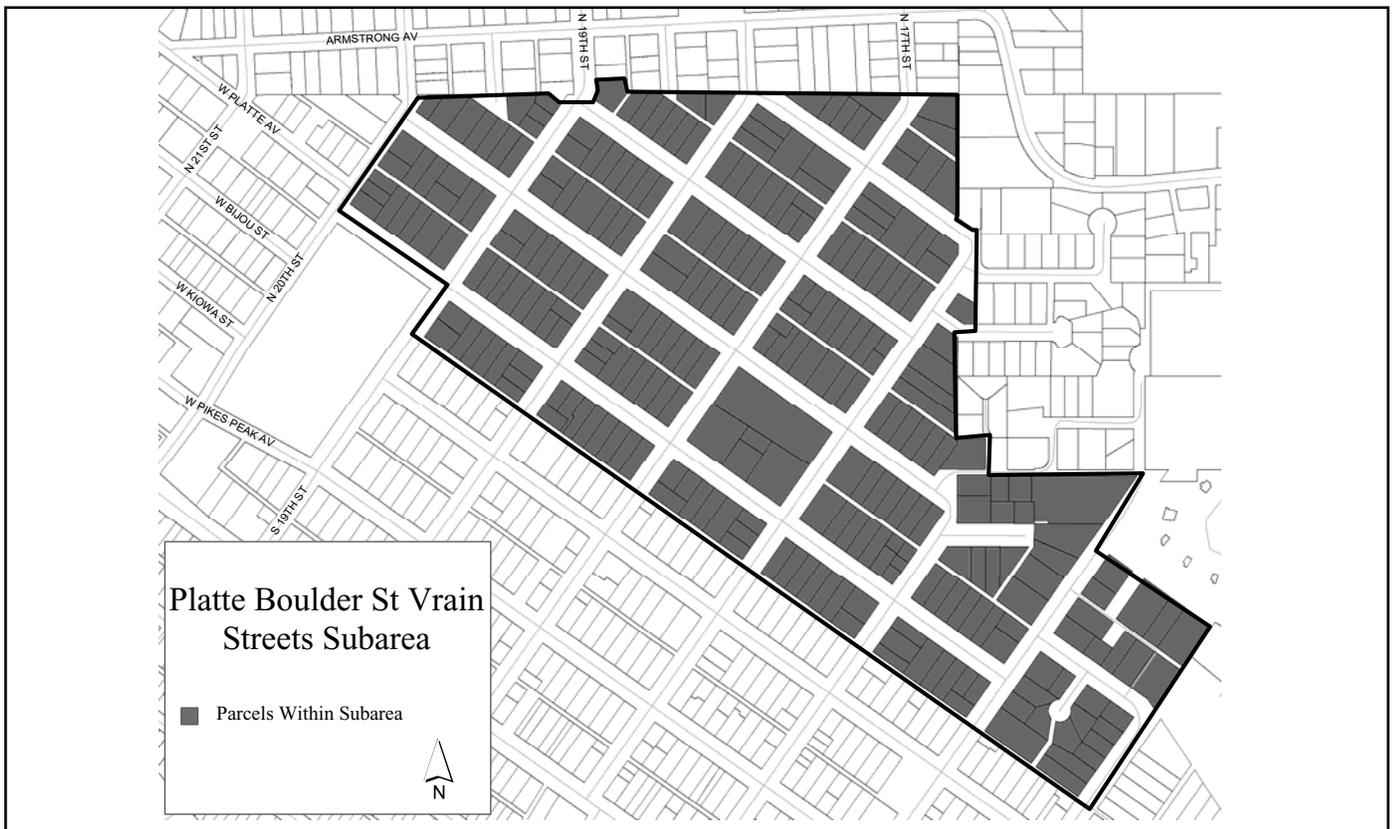
## Platte/Boulder/St. Vrain Subarea (G)

This area is located north of the alley between Bijou and Kiowa Streets and south of the properties that front onto Armstrong Street. The western boundary is 20<sup>th</sup> Street, and it extends to 13<sup>th</sup> Street on the east. This area contains many of the features of the Town of West Colorado Springs Subarea, with the same platting pattern and similar streets and alleys. It contains 284 resources, and while nearly all are single-family, one-story residences, some duplexes appear.

It is distinguished from the West Colorado Springs subareas in the concentration of residential structures built in the later years of the historic era. Nearly half of the properties were constructed in the 1950s; other properties built in the Settlement era and the Cripple Creek era are scattered throughout the area. The largest categories of dwellings include the Minimal Traditional and Ranch, but examples of Mission and Bungalow homes are found. Thus, most properties display a shallow roof pitch. Front porches appear on the Craftsman style dwellings,

but more often the homes display a covered front stoop. Ironwork appears on porch supports, especially with the properties built in the post-war era. Alterations frequently include the application of stucco and aluminum or vinyl siding.

Alleys are present on nearly all blocks enabling access to the detached garages. However, many of the properties also have driveways from the front street. In several instances, previous garages have been converted to living space. Occasionally the front yards are fenced with chain link being the most popular material. Due to the change in topography, some terracing of yards occurred. Retaining walls, composed of either concrete, stone or landscaping timbers, often occur behind the sidewalks.

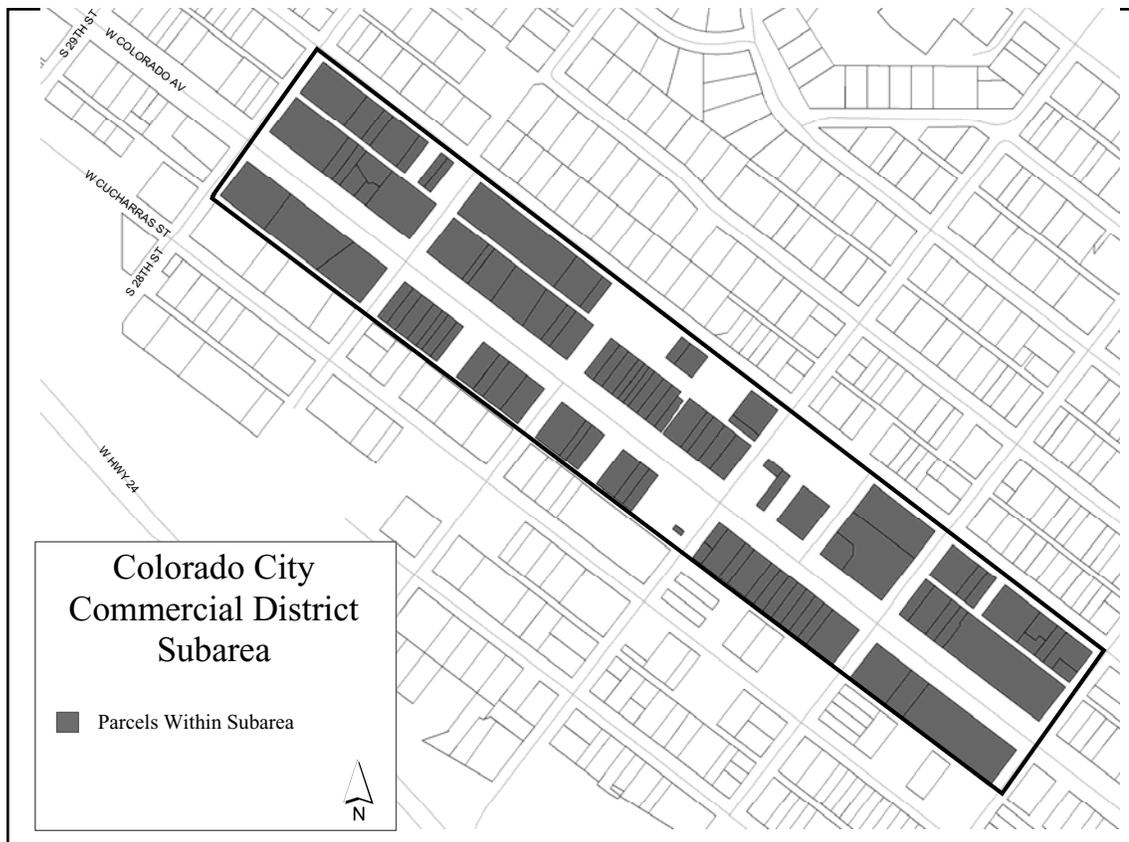


## Colorado City Commercial (H) Subarea

This subarea is the only commercial subarea identified in the project. It contains many of the iconic buildings associated with the Westside, including Dr. Garvin's cabin (the oldest structure in the neighborhood), the Colorado City Carnegie Library (2418 W. Pikes Peak), the Templeton building (2502-04 W. Colorado Avenue), the Waycott Opera House (2432 W. Colorado Avenue), and the First Baptist Church of Colorado City (now the home of the Old Colorado City Historical Society). It extends from 28<sup>th</sup> Street to 23<sup>rd</sup> Street, and contains both sides of Colorado Avenue and the south side of Pikes Peak Avenue. There are 98 properties in this subarea.

This district retains the platting pattern of Colorado City, but as the buildings are constructed without front or side yard setbacks, it exhibits a totally different character from the adjacent residential neighborhood.

A small portion of this subarea is listed in the National Register of Historic Places, and outside that district, several buildings retain excellent integrity. The historic public buildings are masonry in construction. Commonly, the historic commercial buildings are one to three stories tall and constructed of brick. Retail storefronts with display windows and indented entries appear at the street level and offices are found on the upper floors. Building sizes vary widely, ranging from building widths of 18' - 60'. Buildings are long and narrow, frequently extending more than halfway to the rear alley. Signage appears as wall or window signs, and frequently the name of the building is carved in stone below an ornate cornice line. Several residential-type buildings have been converted to restaurant or retail use. Street furniture – benches, planters and decorative streetlights – compliments the sidewalks. Parking is available on-street, with many of the spaces displaying parking meters or behind several buildings in publicly-owned parking lots. Few buildings remain unaltered, but many retain their historic integrity.



HISTORIC WESTSIDE  
DESIGN GUIDELINES

# Section 6

# APPENDICES



# 6 APPENDICES

## 6a Criteria for Determining Contribution to Historic Character

These criteria were prepared by municipal staff and used, beginning in April and May 2008, by OWN volunteers to identify the degree of contribution of properties to the historic character of the project area.

### 1. CONTRIBUTING

- a. Building is of an historic era – up to 1958; and
- b. The building has experienced minimal disturbance; and
  - Retains original roofline; and
  - Retains original siding; and
  - Any additions are subordinate in size and are complimentary to the structure; and
  - Any alterations are minimal and have not removed and/or damaged character-defining elements: and
  - Building has been maintained.

### 2. SOMEWHAT CONTRIBUTING

- a. Building is of an historic era – up to 1958; and
- b. The building has experienced changes but has not disturbed its overall character, such as
  - The original roofline has been changed; and/or
  - The siding has been replaced; and/or
  - Additions dilute but do not eliminate historic character; and/or
  - Building is deteriorated but not dilapidated.

### 3. NEUTRAL

- a. Building is more recent than the historic era; and
- b. Building is similar in scale, mass and height as surrounding properties; and
- c. Building materials are complimentary to surrounding properties.

### 4. INTRUSION

- a. Building is of an historic era; and
  - Alterations and/or additions have substantially disturbed or erased historic character, or
  - Building is structurally deteriorating or is dilapidated.or
- b. Building is more recent than the historic era; and
  - Displays scale, mass and/or height that is out of character with surrounding properties, or
  - Displays building materials that are out of character with surrounding properties, or
  - Building placement is out of character with surrounding properties.

Although pictures of properties built up to 1958 were initially reviewed, after further analysis and deliberation, OWN determined that Contributing and Somewhat Contributing styles of properties were predominantly built in 1930 or earlier and some shortly thereafter. This determination supports the Historic Preservation Board’s guidance to OWN to “Leave out newer properties that just don’t have the historic fabric that fits with the historic architecture and the historic nature of the neighborhood,” and to “keep the focus of this project on overlaying properties that are really contributing”... “to the historic fabric” of the Westside.



# 6b Glossary of Architectural Terms

## COMMON ARCHITECTURAL ELEMENTS

The following illustrations show typical architectural elements that are referred to in the descriptions of Architectural Styles and Forms and also within the Design Guidelines.

### Baluster:

The vertical pickets present within a porch or stair guardrail or handrail assembly, usually spaced uniformly, to form a safety barrier at the edge of the structure. A section of railing composed of multiple railings and a top and bottom rail is referred to as a balustrade.



### Bargeboard:

Heavy fascia board applied to the edge of a roof overhang, and having ornamental relief or carving or applied ornament.



### Bay window:

A structural element containing a group of windows, usually having angled walls, that projects out from the building wall face, and including the supporting floor beneath. Often also has additional ornamentation applied.



### Bracket:

A supporting element found on porches or beneath roof overhangs, usually more decorative than functional.



### Column, battered:

A tapered wood or stucco porch support found on Craftsman style and Bungalow form houses. Columns with a greatly exaggerated taper may be referred to as elephantine columns.



### Column, Classical:

A round porch support column constructed of wood, straight or slightly tapered. Typically has a simple molding at top and bottom. This group of columns are of a style called Doric. Other more ornamental Classical column styles are called Ionic or Corinthian style but those are uncommon on the Westside.



### Column, turned:

A supporting element found on porches, constructed of solid wood; may be shaped by turning in a lathe to create decorative forms or may be simple round or square form.



### Corbel:

Decorative brick pattern formed by the staggering or offsetting of bricks out from the face of the wall to form shadow lines.



**Cornice:**

A decorative horizontal element applied at the top edge of a building facade, using moldings or a change of materials to impart a shadow or design relief. Often has additional ornament applied.



**Dentils:**

Small “teeth” repeated in an ornamental pattern that are typically applied in a horizontal band beneath moldings or cornices.



**Dormer:**

A secondary roof structure applied to the primary roof, having a window. A dormer may be functional and serve an occupied space or an attic or be purely decorative.



**Eave:**

The projecting overhang at the lower edge of a roof.



**Fascia:**

A flat vertical-face board that forms the horizontal lower edge of a roof.



**Gable roof:**

A triangular wall segment that occurs at the end wall of a building beneath a double-pitch roof form; as opposed to a shed roof where the roof slope descends toward the wall and a horizontal eave line.



**Gambrel roof:**

A ridged roof having two slopes on each side, transitioning from the shallower slopes of the upper portion to a steeper pitch for the lower portion.



**Half-timbering:**

Wall design treatment at a gable endwall utilizing trim boards spaced in a pattern and having stucco applied as the finish material between the trim pieces.



**Hip roof:**

A roof shape with four uniformly sloped sides converging at a point or ridgeline. Hip dormer shown with this example.



**Knee Brace:**

An ornamental feature of timber applied beneath the roof overhang of Craftsman style homes.



**Lap siding:** Horizontally-applied wood siding, typically thicker at the exposed bottom edge than the upper edge which is covered by the next board below. Also referred to as bevelled siding.



**Pediment:** The triangular space formed by the two slopes of a gable roof. On Edwardian style, the bottom of the triangle is formed or closed with a horizontal projecting roof detail.



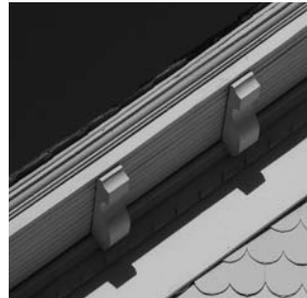
**Leaded glass:** A window unit composed of multiple small pieces of glass assembled in a decorative pattern and held in place with lead dividers.



**Pediment, broken:** A broken pediment differs from a pediment only in that the horizontal bottom closure is interrupted, usually by window openings.



**Modillions:** Roof brackets spaced evenly beneath the roof overhang on Classical or Colonial Revival styles.



**Pilaster corner board trim:** Corner board detailed to have ornamental molding and /or relief or decorative carving applied, typically wider dimension than standard corner trim and having thickness to project out from the wall surface.



**Muntins:** Narrow wood frames dividing multiple panes of glass within a sash unit.



**Quoins:** Masonry treatment used to accentuate building corners or openings by changing color, size, or offset of a pattern of alternating corner stones.



**Parapet:** A wall that projects above an adjacent roof which occurs behind it, typically applied on a residence to impart a stylistic appearance such as a curved form that mimics adobe or plastered masonry.

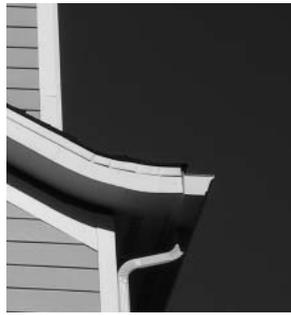


**Rain cap or window cap:** A projecting horizontal moulding or similar trim detail at the top edge of a window or group of windows used as ornament and to divert water away from the window. Often capped with sheet metal flashing.



**Roof edge, flared:**

A change in roof slope from steep to shallower occurring along the lower roof edge where the roof overhangs the building wall line. A flared roof edge may also be referred to as a scalloped edge.



**String course:**

Horizontal banding on a building facade created by a change of material or a change in the wall plane.



**Sash window:**

A window with two stacked sash elements, constructed to slide vertically for ventilation. Upper sash may be divided into multiple panes for style effect.



**Transom window:**

A window stacked directly above a door or another window and divided by a horizontal crossmember.



**Sash window, triple lite:**

An upper sash having three vertical division bars, typically found on the Bungalow form or Craftsman Style.



**Window hood:**

A crown detail applied at the top portion of a window which turns down to wrap both sides of the opening. Typically found on Italianate Style.



**Shed roof:**

A single-slope roof falling toward the front draining edge. Shed Roof dormer shown with this example.



**Spindle:**

A delicate decorative element created by turning wood members in a lathe to create round shaped surfaces for ornamental purposes; applied repetitively to form a pattern.



# 6c Information & Resources

The following resources provide additional information on the rehabilitation of historic properties.

## **FEDERAL GUIDELINES:**

NATIONAL PARK SERVICES  
SECRETARY OF INTERIOR STANDARDS AND  
GUIDELINES:

Standards for Rehabilitation are listed along with a series of links to sources of technical information that may be useful.

[www.nps.gov/history/local-law/arch\\_stnds\\_4\\_2.htm](http://www.nps.gov/history/local-law/arch_stnds_4_2.htm)

## **COLORADO STYLES GUIDE:**

COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
Field Guide to Colorado's Historic Architecture & Engineering July 2008

A downloadable or on-line guide to Colorado's architectural styles and building forms.

<http://www.coloradohistory-oahp.org/guides/architecture/archindex.htm>

## **AMERICAN ARCHITECTURAL STYLES AND FORMS:**

A Field Guide to American Houses. McAlester. Alfred A. Knoff, Inc.

A Field Guide to American Architecture. Rifkind. A Plume Book.

American House Styles: A Concise Guide. Baker. W.W. Norton and Co.

Bungalow: American Restoration Style. Cigliano, Jan. Gibbs Smith, Publisher.

Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement. Gustav Stickley. Dover Publications.

The Victorian Express. Holmes and Watersun. Beautiful America Publishing Co.

Arts & Crafts. Turgeon and Rust. Friedman/Fairfax, Publishers.

## **PAINTING OF HISTORIC PROPERTIES:**

Authentic Color Schemes for Victorian Houses:  
Comstock's Modern House Painting 1883. Rossiter and Wright. Dover Publications.

Bungalow Colors: Exteriors. Schwitzer. Gibbs Smith, Publisher.

The Victorian House Book. Guild. Rizzoli Int'l Publications.

Victorian Exterior Decoration: How to Paint Your 19th Century American House. Moss and Winkler. Henry Holt and Co.

## **RESIDENTIAL PUBLICATIONS:**

American Bungalow: A quarterly magazine publication dedicated to bungalows. Classified advertising includes a wide variety of restoration and accessory products.

[www.ambungalow.com](http://www.ambungalow.com)

Arts and Crafts Homes and the Revival: A quarterly magazine offering expert advice and perspective for those building, renovating, or furnishing a home in the Arts and Crafts (aka Craftsman) spirit.

[www.artsandcraftshomes.com](http://www.artsandcraftshomes.com)

Fine Homebuilding: A bimonthly magazine publication of Taunton Press. Advertisers feature a variety of sources for restoration products.

[www.taunton.com](http://www.taunton.com)

Old House Journal: A magazine publication offering guidance for renovation and restoration of historic homes.

[www.oldhousejournal.com](http://www.oldhousejournal.com)

This Old House: A monthly magazine providing ideas, tool and product information, how to and repair guidance, and advice for do-it-yourselfers and contractors doing restoration and remodeling.

[www.thisoldhouse.com](http://www.thisoldhouse.com)

## **RESTORATION/REPRODUCTION SUPPLY CATALOGS:**

Van Dyke's Restorers: Antique Cabinet and Door Hardware, Vintage Plumbing and Wooden Architectural Elements.

[www.vandykes.com](http://www.vandykes.com)

Renovator's Supply, Inc.: Reproduction Antique Hardware and Restoration Hardware, Plumbing and Lighting.

[www.rensup.com](http://www.rensup.com)

Rejuvenation Resource Guide: Lighting and House Parts.

[www.rejuvenation.com](http://www.rejuvenation.com)

# 6d Selected Bibliography

- Abele, Deborah. *The Westside: An Introduction to its History and Architecture*. Colorado Springs, Colorado: Community Development Department, n.d.
- Bock, John G. *In Red Rock Canyon Land*. Colorado Springs, Colorado: R & R Printing, n.d.
- Cafky, Morris and Haney, John. *Pikes Peak Trolleys*. Century One Press, Colorado Springs, Colorado, 1983.
- City of Colorado Springs. *Old Colorado City Historic Inventory*. Colorado Springs, Colorado: City Planning Department, 1976
- City of Colorado Springs. *Urban Preservation Plan*. Colorado Springs, Colorado: Community Development Department, 1982.
- City of Colorado Springs. *The Westside Plan*. Colorado Springs, Colorado: Community Development Department, 1980.
- Colorado Historical Society. *Colorado Urbanization and Planning Context*. Denver, Colorado: Office of Archaeology and Historic Preservation, 1984.
- Colorado Historical Society. *Good Neighbors: Building Next to History*. Colorado Historical Society, 1980.
- Colorado Springs, Colorado City and Manitou City Directories, 1894-1958
- Fosdick Plat, image obtained 12/29/2008: [http://history.oldcolo.com/oldtown/maps/Fosdick\\_map.html](http://history.oldcolo.com/oldtown/maps/Fosdick_map.html)
- Ordinances of Colorado City, 1889, 1891 and 1896
- Ormes, Manly Dayton and Eleanor R. *The Book of Colorado Springs*, Colorado Springs, Colorado: Dentan Printing Company, 1933.
- Sanborn Map, image obtained 12/19/2008: <http://sanborn.umi.com/co/0976/dateid-000004.htm?CCSI=2555n>
- Seibel, Harriet. *A History of the Colorado Springs Schools, District No. 11*. Colorado Springs, Colorado: Century One Press, 1975
- Sprague, Marshall. *Newport in the Rockies; The Life and Good Times of Colorado Springs*. Chicago Illinois: Swallow Press, 1961.
- Stoehr, C. Eric. *Bonanza Victorian: Architecture and Society in Colorado Mining Towns*. University of New Mexico Press, Albuquerque, New Mexico, 1975.
- Taylor, Ralph C. *Colorado South of the Border*. Denver, Colorado: Sage Books, 1963.

