

North End Historic District Design Guidelines

**Prepared for
the City of
Colorado
Springs by:**

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*First Edition -
August 1989
Second
Edition -
April 1995*



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1995

This project was partially funded by a State Historical Fund Grant from the Colorado Historical Society. Additional funding was provided by the North End Homeowners Association and the City of Colorado Springs.



PREFACE

Historic preservation is a dynamic field which is becoming increasingly important to communities across the nation that are seeking to maintain or improve their quality of life. No longer viewed as the domain of those who "just want to keep everything the same", preservation has been demonstrated to be an effective community development tool to accommodate growth and transition, while maintaining those things that have meaning or add to the diversity and attractiveness of our cities.

The process of design review is a key component of historic preservation. In many ways, it is the culmination of the varied undertakings, which are part of the professional work of the field. Design guidelines are based upon the information collected during historic surveys and the process of evaluating and designating historic resources. This information, which documents those factors which distinguish or make a historic building or area significant, is used to develop recommendations for actions which might affect historic properties. It is important to note that this process recognizes that change is inevitable for historic buildings, neighborhoods or commercial areas that are used and remain as vital parts of a community. Within this context, design guidelines and review procedures simply attempt to guide and direct that change so as to minimize its adverse impact upon the features

that make a historic property or area special.

Education is the primary goal of this document. Understanding just what makes the North End Historic District significant and sets it apart from other neighborhoods in Colorado Springs is critical to its preservation. These guidelines attempt to summarize the many influences which have shaped the area and created its distinctive character. Also provided is an analysis of the physical features of the neighborhood and buildings, both collectively and individually, which manifest those historic influences and contribute to the North End's identity today. Finally, recommendations are made for ways to preserve the character-defining elements that have been identified.

It is the hope of the authors that this document will help the North End property owners, the City and the community-at-large in gaining a better understanding of why and, specifically, what about the historic North End is unique and important. Our desire is that this knowledge will encourage and assist in the preservation of one of the community's most valuable assets.

User Guide to Design Guidelines

The North End Historic District Design Guidelines primary purpose is to provide a better understanding of why the North End and its individual properties are historically unique and important and how to preserve that character. Hence, Part I of this book traces the background and historical development of the area and then identifies the character defining elements of the historic features which are still present.

Part I also provides the reader an understanding of both the differences and commonalities that historic houses in the North End have. The classification of building types into Mansions/Estates, Grand Homes, and Cottages/Bungalows and the identification of three subareas of predominantly one of those three building types will help property owners to classify and focus on the type that best describes their house.

Part II provides specific guidelines to follow in order to best preserve individual properties as well as the historic neighborhood as a whole. Many of the guidelines for preserving the overall historic area will be applicable to individual properties. The district-wide development and building guidelines apply to all structures, but the user needs to also examine the more specific guidelines which best apply to the subarea the property is in and the building type that it is.

In order to better understand and be able to communicate about the architecture in the North End, photographs of selected North End houses are used to depict a ***Glossary of Terms***.

The ***Bibliography*** is provided for direction of more in-depth research about the history of the North End and preservation in general.

Other Resources includes names, organizations, and materials available for assistance in a North End preservation project.

Finally, it should be said that the guidelines in this book do not dictate what features or characteristics

of a property are absolutely most important and must be preserved. In the absence of city approved standards, this can be determined only by each property owner's best judgment. Nor does this book specify in detail what processes or methods should be used in a rehabilitation project in the North End. Qualified professional assistance is available to aid individuals in their decisions. Architects, historians, public and government staff personnel and others who have experience and skill in preservation, restoration and rehabilitation are resources to help make a project successful.

Part I

Introduction

BACKGROUND

In November of 1988, the Colorado Springs City Council passed an ordinance establishing a historic preservation program which includes:

- * A local designation system to officially recognize the significant historic buildings and areas of the community;
- * A historic preservation overlay zone that requires a review of exterior work that is visible from public rights-of-ways and requires a building permit;
- * A Historic Preservation Board, a Council appointed, body of citizens with experience or interest in fields relevant to historic preservation, to oversee the review procedures and other activities associated with the historic preservation program; and
- * Special consideration for historic resources in the application of City requirements and standards where strict application would result in an adverse effect upon a designated resource.

As part of the first step in the creation of the historic preservation program, the City Community Development Department recommended that design guidelines be developed for the North End Historic District. The North End was selected because of the importance of its historic character to the image of the city and the long history of individual efforts to preserve the early neighborhood and its notable buildings. Additionally, the area was deemed appropriate for the pilot program because of the architectural diversity of the district and the opportunity to analyze a number of complex preservation issues which would assist in the development of the design review process. Furthermore, it was thought that the project would complement and enhance the residents' efforts to develop a Master Plan for the larger neighborhood.

Design guidelines are policy statements which are intended to inform property owners and public bodies of the historic characteristics suitable for preservation and the techniques, approaches and materials appropriate to achieve that goal. Guidelines, through explanatory text, graphic renderings and/or photographs, define and quantify those features of a district, subarea or building that distinguish it and contribute to its visual cohesiveness. The guidelines are intended to guide physical changes within the historic district, including new construction, so that these changes are visually compatible with the significant features of the buildings in their immediate vicinity and the surrounding historic neighborhood.

An important distinction should be recognized between design guidelines, as presented here, and standards for the review of applications by the Historic Preservation Board. These guidelines are an information resource only and they have no force of law. As part of the education goals for this undertaking, information has been presented on a wide range of topics and different kinds of improvements. Some of the guidelines address actions which do not require building permits or any type of review. Standards, on the other hand, are policies officially adopted by City Council, as part of the creation of a historic preservation overlay zone.

LOCATION AND DISTRICT BOUNDARIES

Located in the heart of Colorado Springs, about one mile north of the Downtown, the North End Historic District is situated within a well-maintained residential area that is one of the community's oldest and most distinctive neighborhoods. To the west of the North End is Monument Valley Park, a linear park along the banks of Monument Creek. The park was donated to the town by its founder, General William Jackson Palmer, in 1906. Running the length of the North End neighborhood and extending south to the downtown, the park's open space historically has allowed for dramatic, unobstructed views from the district westward to the foothills and mountains of the Front Range.

The historic district was listed on the National Register of Historic Places on December 17, 1982 because it contained the best intact collection of turn-of-the-century residential architecture within Colorado Springs. The district contained 657 properties, exclusive of outbuildings, that are primarily houses dating from the late nineteenth and early twentieth century. The district boundaries are Madison Street to the north, Uintah Street to the south, the alley behind Nevada Avenue on the east and on the west the properties fronting along the western side of Wood Avenue. Visually the district is defined by a notable change in the scale and form of residential building which occurs to the west and east and north of the district. The massive presence of Penrose Hospital further defines the northern border of the district. Colorado College, which contains a mix of historic and modern buildings, demarcates its southern edge.

SUBDIVISION AND EARLY BUILDING

Much of the form and the physical character of the North End neighborhood today is the result of the original town planning and development by General William Jackson Palmer and his town company, the Colorado Springs Company. The lay-out of the streets, which included the broad avenues of Cascade and Nevada, was part of the planned boulevard and parkway system for the town. A number of parks also were planned to give the settlement a resort-like setting and appearance. In 1902 with the rapid growth of the community resulting from the Cripple Creek gold boom, Palmer dedicated over 1600 acres of improved park land, including Monument Valley Park, to help insure accessibility of open space for all residents.

Located north of the original town site, the area encompassing the North End neighborhood today had little in the way of building in the early decades of the community's history. The area south of Columbia and east of Cascade Avenue was the first to be developed as part of the Colorado Springs Company's 1873 "Addition No. 1 to the Town of Colorado Springs." This addition, which wrapped around the original town site extending its boundaries in all directions, had a range of lot sizes. North and east of the twenty acre site that had been set aside for a college campus, blocks were subdivided or platted into four 200 x 190 foot lots. Henry McAllister, the director of the Colorado Springs Town Company, owned Block 213 of Addition No. 1 and in 1875 subdivided it into twenty lots.

In the 1880s, with the growth of Palmer's resort community and the establishment of Colorado College, seven additions were recorded within the area which extended the town's northern boundary up to and beyond Jackson Street. The Colorado Springs Company with Edward Tenney, then President of Colorado College, platted the "Ensign Addition to the Town of Colorado Springs" in 1881. The "D. Russ Wood Addition to the City of Colorado Springs," recorded in 1882, also was a part of Tenney's short-lived 820 acre land speculation venture north of the college.

In 1883 the "Edwards Addition" was platted which included a distinctive circular park at the intersection of Nevada Avenue and Espanola Street. The park was removed in 1889 with the recording of an amended plat. William Earle and Albert Davis originally platted the area west of Cascade Avenue between San Rafael and Columbia Streets as the "Mayfair Addition." It was recorded in 1887 with lots 100 by 190 feet and had a road paralleling Cascade that was named Earle's Court. In February of 1889 Jerome Wheeler of Manitou Springs with J. A. Hayes and Louis Ehrich recorded the "North End Addition to the City of Colorado Springs." Extending north of Fontanero, this addition contained lots with twenty-five foot frontage, considerably smaller in size than those found to the south or to the

east in G. Seavey's Addition which was also platted that year. "Ensign Addition No. 2," which was recorded by Edgar Ensign and Frederick Rowe in March of 1889, continued the development pattern of the first Ensign Addition westward across the street for one block along Tejon Street.

During the 1890s only two small additions were made within the North End area. Both the 1892 "Mayfair Addition No. 2" and the 1897 "Connell's Addition" consisted of the platting of two and four lots, respectively, at the ends of blocks of previously subdivided areas. In 1901 the last major development to occur within the North End Historic District boundaries was recorded. The Wood Avenue Addition to the City of Colorado Springs was recorded by William Palmer for the Colorado Springs Company. Adjacent to the northernmost portion of Monument Valley Park, the ten block addition had large 100 by 190 foot lots.

BUILDING PERIODS FOR THE NORTH END

Prior to 1885, building in Colorado Springs was concentrated in and around the downtown. The early structures north of Colorado College were few and scattered. While little remains within the historic district from this period some evidence indicates that building in the area was primarily large frame houses with some stylistic treatment. Improvements to properties included fencing and planting of trees and shrubbery. In the early 1870's the El Paso Canal, an irrigation system, was constructed through the area, making water available for landscaping.

By the end of the 1880s, as a result of the promotion of the area as a health and tourist resort and the business development associated with the coming of the railroads, Colorado Springs grew to be a bustling city with over ten thousand residents. With the construction of Glocker Sanitarium in 1888 and the 1891 discovery of Cripple Creek gold, the North End became established as the community's most fashionable place to live. To transform the rural land into a modern city neighborhood of its day, a hierarchy of streets, ranging in sizes, and rectangular blocks, bisected by alleys, were laid out on the gently rolling terrain. Street and sidewalk improvements were made throughout the area. Electricity and telephone service brought utility poles early to the neighborhood.

Over four hundred new homes were built in the North End district during the turn-of-the-century. Many of these residences for the growing number of local millionaires, top officials of mining and railroad companies and the city's elite, were designed by leading architects and built with the finest materials. Even houses less sumptuous were substantial and all were testimony to the prosperity made possible by the wealth of Cripple Creek.

Historical Development

HISTORIC TWENTIETH CENTURY DEVELOPMENT AND BUILDING

The rapid building which occurred in the North End, as a result of the Cripple Creek gold boom, followed many of the traditions which distinguish the Victorian culture. Typical for the era, the homes were set back some distance from the street to create a deep front yard and a formal entrance to the house. Reflecting popular practices of the period and region, most North End homes were built with large porches. The porch and front yard was the center of social life during the turn-of-the-century, particularly for the comfortable middle class. Commonly, the porch's design included decorative detailing and trim. Shrubby and shade trees were planted around the porch to frame and cool it. Front yards were landscaped with flower beds, hedges and enclosed with low wood, stone and metal fencing. As Colorado Springs was home to Hassell Iron Works, a national producer of decorative iron goods, many of the yards in the North End had ornamental iron fences made by this local company.

Diversity, individuality and eclecticism were the hallmarks of Victorian era construction, locally and

across the nation. Advances in America's building technology in the late 1800's resulted in the mechanization of many tools as well as the mass production of a wide variety of building products and architectural forms. This allowed for greater creativity in the design, construction and detailing for building during that time. In Colorado Springs, the railroads made it possible to obtain manufactured building parts, even entire house kits, from all parts of the country. Pattern books, trade periodicals and mail order design services gave local architects and builders a profusion of plans and designs from which to work. Accordingly, homes were built within the North End in the wide range of styles popular at that time. These stylistic influences included: Italianate, Colonial Revival, Georgian Revival, Tudor, Shingle, Queen Anne, Dutch Colonial Revival and early Craftsman.

Individualism also distinguished Victorian era construction in general and particularly for the North End. The asymmetrical houses were laid out in various floor plans which were customized by projecting bays and wings and the inclusion of alcoves, turrets and towers. A number of roof shapes including gable, hipped and gambrel were used to cap the different building forms and massing of the Victorian homes. Windows, often with leaded, stained and flashed glass were installed in a multitude of sizes and shapes. Exterior facades were individualized with embellishments like decorative barge boards, carved brackets, turned woodwork, scalloped and other ornamental shingling, half timbering, sunburst reliefs, denials, garlands and festoons.

HISTORIC TWENTIETH CENTURY DEVELOPMENT AND BUILDING

The growth Colorado Springs experienced during the turn-of-the-century declined as the gold mining boom subsided and the decades of the twentieth century progressed. Concerned, however, with the detrimental effects of the population gain and the physical expansion of the city, an influential citizen group, the Civic League, successfully lobbied the City Council to prepare a comprehensive plan for Colorado Springs. Noted town planner, Charles Mulford Robinson, was retained in 1912 to prepare this plan.

Robinson's plan, Colorado Springs, The City Beautiful, focused primarily on the city's transportation system and street lay-out, its parks and recreation system and needed "spot improvements." Noting that "Colorado Springs ...its two great possessions are its air and scenery," Robinson's work included many recommendations for maintaining the beauty of the natural setting and the attractiveness of the built environment. To improve the appearance of the residential boulevards, Robinson recommended building lines or uniform setbacks, so that neighbors did not interfere with one another's views. Perhaps most important for the North End, was Robinson's proposal for the construction of raised medians in the center and/or sides of the wide boulevards so as to reduce the roadway's size and to add landscaping. Although Robinson's plan was formally adopted by the City Council in January, 1913, few of the recommendations were acted upon except the plan for center-parking. Beginning with Cascade Avenue, landscaped median strips were constructed in the center of all the one hundred and forty foot streets of the original town site. During the late teens and 1920's when the center parkways were constructed, most of the streets of the community were paved as well.

The Twenties and Thirties were quiet times for Colorado Springs. Little development or building occurred as the health industry waned and then the Depression set in. The city's first zoning ordinance and plan was adopted in 1926. The original zoning for the North End designated it as an "A Residence Zone" which permitted one-family dwellings with minimum lots of 4500 square feet and building setback requirements. Other uses allowed in the neighborhood included: Churches, libraries, public schools, telephone exchanges, private garages or stables and offices of a physician, surgeon, dentist, musician or artist, when located in a dwelling, and Glockner Hospital.

Although limited building occurred in the community between World War I and II, the established North End, one of the most desirable residential areas of the city, was able to attract a sizable portion of the construction which did occur during this time. In the Twenties some sixty homes were constructed within the historic district including several large estates along Cascade Avenue. These large and lovely homes with their landscaped grounds and complexes of outbuildings in combination with the mansions of the Cripple Creek millionaires reinforced the North End's identity as a neighborhood of distinctive and landmark homes.

In contrast to the large estates, the majority of the twentieth century building in the North End consisted primarily of bungalows and cottages in period revival styles. These homes were considerably smaller than the turn-of-the-century houses constructed in the North End. However, the twentieth century building continued with the area's tradition of high quality design and material and the size of North End bungalows and cottages generally were more substantial than those found in other areas of the community .

Many of the North End's Twenties and Thirties dwellings were in-fill construction, built on lots carved out of the expansive grounds of earlier mansions and grand homes. Other buildings of this type and period were built on the undeveloped small lots platted as part, of the North End Addition above Fontanero.

Significant Historic Features of the North End

PROCESS

Design guidelines are one of the many outgrowths of preservation planning. Preservation planning is the process that organizes preservation activities into a logical sequence of identification, evaluation, registration and treatment of historic properties. The purpose of design review is to guide the treatment of historic properties so that their significant features are maintained.

The preparation of the ***North End Historic District Design Guidelines*** has been undertaken to assist the City of Colorado Springs in their preservation planning for the historic neighborhoods of the community.

To meet the current academic and professional requirements for work in the field of preservation planning, the preparation of the North End Design Guidelines has been done according to the ***Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation***. Consequently, project personnel meet the education and experience requirements set forth in the "Professional Qualifications Standards." The methods used incorporate the approach, concepts and processes established by the ***Standards*** for preservation planning activities. The guidelines also reflect an understanding of the relevant historic context and associated property types which historically developed in the North End. The specific recommendations for treatment adhere to the principles set forth in the ***General Standards for Historic Preservation Projects*** and the ***Specific Standards for Protection, Stabilization, Preservation and Rehabilitation***.

Finally, it should be noted that these design guidelines are but one element of a larger planning process for the preservation of the North End Historic District. A number of efforts are being made to preserve its character by the North End Homeowners Association. Information gathered as part of the development of these guidelines and other study efforts will be integrated into the City and State cultural resource management programs.

METHODOLOGY

The first step of the development of the North End Design Guidelines was to identify the physical characteristics that distinguish the area and contribute to its significance as a historic district. As with any identification activities undertaken by the aforementioned ***Standards***, a research design for the survey was prepared before any work was performed. The objective was to clearly identify the

particular features, their range and frequency, that give the North End its distinct visual identity. As the emphasis of the project was on the visual form and identity, background research was planned to focus on historic photographs, maps and archival materials that provided insight into the physical appearance of the area and its evolution through time.

In conjunction with the archival research, an intensive field survey was made of all the buildings within the North End Historic District. On a block-by-block basis, the buildings and streetscapes of the district were photographed to document their physical features and later serve as reference materials. Each building was individually reviewed and the incidence of the following characteristics were tabulated:

- Size/Scale
- Number of Stories
- Roof Shape
- Porch Configuration
- Front and Side Yard Setbacks
- Visually Dominant Architectural Elements
- Noteworthy Detailing
- Distinctive Materials

Historic Sanborn Insurance maps also were studied to gather information about the form and pattern of building in the area. From these maps, data was collected about the arrangements of the structures upon the lots, the distribution of building types and the similarities and differences among the various historic additions and subdivisions.

ANALYSIS OF CHARACTER: AREA CHARACTERISTICS

The North End Historic District is a visually coherent area due to the concentration of historic buildings with a similarity in use, scale, character and setting. The large number of intact single-family residences within the district, individually and collectively, reflect the building and development practices of the late 1800's and early 1900's that initially set Colorado Springs apart as a community of wealth, cultural sophistication and modern conveniences. Built up primarily during the turn-of-the-century following the 1891 Cripple Creek gold discovery, the district contains all the hallmarks of development which distinguished this era, both locally and nationally, including: the use of high quality materials, professional design, distinctive craftsmanship, a diversity of styles that employed a variety of architectural forms and ornament and a scale of building oriented to the pedestrian or slow vehicular traffic.

Scattered throughout the district are a number of large estates and mansions, historic building forms that proliferated in Colorado Springs early in its history. These substantial structures make an important contribution to the historic residential character of the North End and serve as visual landmarks for the area. Numerous historic outbuildings, such as carriage houses, servants quarters, garages and sheds, still remain within the district and also contribute to the area's historic identity.

Reinforcing the distinctive character of the early homes of the North End Historic District are the intact surroundings of the buildings. No change has been made to the original pattern and hierarchy of streets, alleys and rectangular blocks which were laid out as part of the initial development of the area. The historic arrangement of buildings upon their lots and the corresponding front and side yards still remain relatively intact, as does the pattern for placement of outbuildings. Mature vegetation, a

feature of all the historic neighborhoods of Colorado Springs including the North End, greatly contributes to the character of the district. Large trees, planted during the city's early history at regular intervals along the street and, later, along the center medians, provide visual continuity for the area. Early landscape practices, many reflecting the influences of the Victorian era, remain in evidence throughout the district and contribute to its historic fabric.

BUILDING CHARACTERISTICS

Although there is considerable diversity among the individual structures found in the North End historic District, there are a number of building features that appear time and again throughout the area. These common attributes often are interpreted differently according to a building's age, scale, design and style. However, despite the variations, these features are discernible and contribute to the visual coherency and identity of the area. The following is a brief summary of the key shared characteristics:

- Distinctive roof shapes
- Main elevation orientation and prominence
- Facade alignment patterns
- Formal treatment of building entrances
- Front porches
- Horizontal alignment patterns created by architectural elements
- Dormer windows
- Traditional building materials

SUBAREAS

As noted, there are several distinct subareas within the North End Historic District defined by the predominance of certain housing types and their associated features. These historic residential property types have been categorized as follows: the Estate/Mansion, Grand Home and Cottage/Bungalow. While there are no completely uniform subareas and, to some degree, a mixing of the housing types is found throughout the district, three general subareas have been identified. The Wood/Cascade Corridor is primarily Estates, Mansions and Grand Homes. The Tejon/Nevada Corridor is predominantly Grand and Large Homes and north of Fontanero the majority of the houses are Cottages and Bungalows. In and between the subareas there are transitional zones which contain a wider assortment of the predominant housing types. In all subareas, larger houses line the broad north/south streets and smaller houses are found on the narrower cross streets. Scattered throughout the district, with no concentration in one particular subarea are a limited number of modern residences. Additionally there are approximately a half of a dozen historic outbuildings that have been converted to residences which are found almost exclusively in the Wood/Cascade Corridor.

The physical characteristics that distinguish one subarea from another include:

Size of the lot

- Degree of formal landscaping
- Number and type of outbuildings
- Number of stories
- Square footage
- Building width relative to building depth
- Front and side yard setbacks

- Architect/custom design vs. Builder/pattern book design
- Variety of materials utilized on single building
- Number and type of architectural features incorporated in individual buildings
- Type and degree of detailing and ornamentation

MANSIONS/ESTATES

Lot Size and Building Placement

- Very large lot size (1/4 acre up to 1 1/2 acres)
- Deep front yard setback (20 - 30+ feet)
- Varied side yard setbacks (5 - 20+ feet)
- Front facade oriented toward north/south street

Size and Shape of House

- 2 and 2 1/2 stories
- Typical range in size 5,000 - 10,000 S.F.
- Irregular plans
- Different massing according to stories
- Distinctive projection of bays and other architectural elements

Design

- Custom design by Architect
- Predominant architectural styles -
- Colonial Revival
- Tudor/Elizabethan/Jacobean Queen Anne Mediterranean
- Spanish Colonial Revival/Mission
- Shingle

Materials

- Diverse assortment of wood construction in combination with other materials
- Traditional finishes -
- Painted
- Natural stain (limited occurrence)
- Natural and finished stone
- Trim and secondary materials -
- Stone, brick, stucco

Grounds

- Large grass lawns
- Assortment of traditional mature vegetation throughout property
- Perimeter fencing in styles and materials complementing house
- Flower beds and other cultivated planting

Multiple Outbuildings including

- Garages

- Carriage houses, stables, barns
- Sheds
- Secondary living quarters

Wide Assortment of Detailing and Distinctive Architectural Features and Ornamentation. Most Notable and Distinguishing Features -

- Unusual porch design and elements
- Massive front doors Ornamental windows
- Facade detailing

Additional Characteristics of Estates

- Extensive grounds
- Formal landscape features
- Large expansive lawns
- Gazebos/pergolas
- Outbuildings in similar design and materials
- Wide facades relative to building depths

GRAND HOMES

Lot Size and Building Placement

- Medium 9,000 square foot lots
- Uniform building alignment along blocks
- Front yard setbacks (15 - 25 feet)
- Varied side yard setback (0 - 15 feet)

Size and Shape of House

- 1 1/2 - 2 1/2 stories
- 2,000 - 6,000 square feet
- Regular plans with minor variations
- Narrow facade relative to building depth
- Relief to building elevations

Design

- Range in design from high style and custom to pattern book and builder design
- Predominant architectural styles
 - - Foursquare
 - Colonial
 - Revival
 - Queen Anne
 - Spanish/Mediterranean influenced
 - English influenced Vernacular

Materials

- Wood: predominant exterior material
- Traditional finishes
- Masonry porches occur

Grounds

- Definition of property line by fencing or vegetation
- Medium size grass lawns
- Assortment of mature vegetation
- Fencing and walls
 - - Decorative front yard fencing
 - Historic fencing 2-4 feet tall
 - 6 foot fencing in rear yards
 - Low stone walls

Outbuildings

- Garages and small sheds: Predominant historic type
- Typical number: 1-2 per property
- Functional design and materials

COTTAGES/BUNGALOWS

Lot Size and Building Placement

- Medium size lots 9,000 square feet
- Uniform building alignment along blocks
- Front yard setbacks (5 - 30 feet)
- Narrow side yard setback (0 - 10 feet)

Size and Shape of House

- 1 and 1 1/2 story
- 1,000 - 2,500 square feet
- Rectangular or square plan with minor variations
- Narrow facade relative to building depth
- Porches - main projection/relief for facade
- Pattern book and builder design

Design

- Diverse Architectural Stylistic Influences
 - - Bungalow
 - Period Revivals
 - Craftsman
 - Victorian
 - Cottage
 - Vernacular

Materials

- Stucco and wood predominant materials
- Traditional finishes
- Distinctive trim: tile, brick, wood rafters
- Grounds
- Small to medium grass lawns in front and side yards
- Mature vegetation
- Some landscaping, primarily flower beds
- Fencing limited to rear yard

OUTBUILDINGS

Building Placement

- Located to rear of lot
- Usually abutting one property line and close to alley

Size and Shape

- Size much smaller than main house, but proportionately sized to house type, i.e. estate outbuildings large, cottage outbuildings, small
- Shape similar or related to main house, i.e. one and a half story gambrel roofed carriage house with two and a half story gambrel roofed house

Design and Materials

- Similar but simpler styles and materials and detailing as main house

Grounds

- Access to garages and carriage houses usually from alley, narrow split driveways from the front occur

HISTORIC COMMERCIAL

Lot Size and Building Placement

- Similar lot size as surrounding subarea residences
- Similar placement on lot as surrounding residences, except occasionally set closer to front sidewalk

Size and Shape

- Similar in size and shape to surrounding subarea residences

Design

- Overall appearance is similar to other historic residential structures in the subarea

Materials

- Wood: predominant exterior material
- Glass used more extensively on "storefronts", but moderated with trim, mullions and surface ornament

Grounds

Similar to surrounding residential but accommodating customer access

Part 2

Design Guidelines

DISTINCTIVE HISTORIC DISTRICT AND NEIGHBORHOOD BOUNDARIES AND ZONES

A.1 Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district.

.2 Protect the visual integrity of the district from encroachment from any changing land uses within and near its borders.

.3 New construction or rehabilitation that occurs in the North End neighborhood surrounding the Historic District should consider the recommendations set forth in these guidelines because of the visual impact of these actions upon the district's historic character.

I. HISTORIC AREA

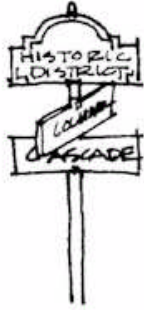
.4 Maintain the distribution of housing types, and their associated physical characteristics, that divide the district into visually distinct subareas.

.5 Maintain the open space and natural features of Monument Valley Park, which has historically defined the west boundary of the neighborhood.

PRESERVATION GUIDELINES

.6 Preserve the views of the mountains to the west which traditionally have been visible from public rights-of-ways within the district.

.7 Enhance the character of the historic district by providing markers or a design feature which identifies and unifies the district.



Sign Art

INTACT HISTORIC SETTING

B.1 The historic pattern of the grid of boulevard, streets and rectangular blocks, bisected by alleys should be maintained throughout the district.

.2 The distinctive street medians and side parkways should be preserved throughout the district.

.3 Maintain and enhance the formal entrances to individual property created by the front sidewalks, flanked by lawns and plantings and steps to the raised porches and entrances.

.4 Traditional materials, fixtures and designs should be used for all public improvements and streetscape development within the district. Contemporary designs and modern materials are inappropriate for the district.

.5 Pedestrian and bicycle access should be facilitated by sidewalk maintenance and the provision of safe street crossings.

MATURE VEGETATION AND LANDSCAPING

C.1 Mature vegetation that distinguishes the North End and visually links it with other historic areas of the community should be protected and maintained.

.2 The historic lay-out and spacing of central and side parkway trees in rows should be maintained and restored.



Tree spacing art

.3 Parkway should be landscaped with materials used historically including grass, trees and

ornamental plantings.

INTACT HISTORIC URBAN RESIDENTIAL AREA

D. 1 Maintain the visual appearance of the district as a neighborhood of historic single family homes.

.2 Maintain the high quality of construction, materials and design which has historically distinguished the area.

.3 Preserve the historically significant housing types, including the estates, mansions and grand homes which distinguish the North End from other neighborhoods of the community.



Drawing of Shove Home

.4 Preserve the historic outbuildings that possess integrity and contribute to the district's character as a historic neighborhood.



Drawing of Historic Residential Home

.5 The historic pedestrian character of the district should be maintained and restored through improved traffic management and reduced on street parking.

BUILDING AND DEVELOPMENT

A.1 The physical features common to the historic buildings of the district shall be the main guide for appropriate new construction, alteration and rehabilitation within the historic district.

.2 Traditional building materials, similar in size and appearance to that used historically, should be used on new construction and rehabilitation of existing buildings within the district.

II DISTRICT-WIDE DEVELOPMENT & BUILDING GUIDELINES

.3 Traditional mixes and proportions of building materials, such as exterior siding, window glass, and decorative trim should be maintained.

.4 A variety of traditional roof shapes are appropriate within the historic district, providing the roof slope is medium to high. Roofs with a rise of less than 6:12 are inappropriate for the district.

.5 Maintain the horizontal alignment patterns created by the repetition of common building elements including front gable roofs, front dormer windows and first floor porch roofs.

.6 Outbuildings should be subordinate in size and appearance to the main house and located on the rear portions of lots.

A.7 Maintain the historic pattern of automobile uses to the rear of the lot. Minimize the visual impact of modern driveways and access from the front of lots.

.8 Non-traditional finishes of the materials, such as unpainted wood, is inappropriate for the district.

.9 Traditional and muted color schemes are encouraged.

.10 Maintain the orientation of the front facade facing the main street on which it sits.

.11 Maintain the pattern of distinctive, formal entrances that distinguishes historic building within the district.

.12 Maintain the prominence of the front facade relative to the rest of the building.

.13 Maintain the pattern of raised, first floor porches that visually dominate the main elevation of the houses.

.14 Maintain the important components of historic porch construction including a first floor porch roof, supported by single or groups of columns, posts or piers, with a perimeter railing. Three dimensional balusters, moldings and decorative trim should be preserved or restored.

III. SUBAREA GUIDELINES

A. CASCADE/WOOD CORRIDOR

A.1 Maintain the lot widths of 50 feet plus that create the wide and distinctive spacing between buildings in this subarea.

.2 Maintain the deep front yard setbacks of 20 to 30 feet for the houses.

.3 Maintain the pattern of varying side yard setbacks of buildings that range from 5 to 20+ feet and differ in size from one another.

.4 Maintain the pattern of wide building widths relative to building depths which distinguish the estates of the subarea.

.5 Preserve the large 5,000 to 10,000 square foot houses that are unique to this subarea

.6 To maintain the historic pattern of building that distinguishes this subarea, buildings should be two

and two and a half stories in height and up to 40 feet high.



Drawing of Existing Houses



Drawing of Corridor

- .7 Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.
- .8 Custom design, as historically occurred within the subarea, should be encouraged.
- .9 A variety of building and trim materials in combination are appropriate for houses of this subarea.
- .10 The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.
- .11 Maintain the distinctive grounds and their components of large grass lawns, perimeter fencing and formal landscaping.
- .12 Maintain the distinctive types and collections of outbuildings that distinguish estates and mansions of the subarea.

B. NEVADA/TEJON CORRIDOR

- B.1 Maintain the wide lot widths of fifty feet and uniform pattern of spacing between buildings in this subarea.
- .2 Maintain the uniform front setbacks of buildings and the alignment of facades which occurs on blocks within this subarea.
- .3 Maintain the variety of side yard setbacks of buildings, ranging from under five to fifteen feet, and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of houses.
- .4 Maintain the pattern of narrow facade widths relative to building depth.

- .5 Maintain the typical range of building sizes of the houses from 2,000 to 6,000 square feet.
- .6 Maintain building heights of one and a half to two and a half stories and up to 40 feet high
- .7 Maintain the practice of defining property lines with low fencing and vegetation.
- .8 Maintain the pattern of front yard grass of lawns and low decorative fencing.



Drawing of Existing Houses



Drawing of Corridor

C. NORTHERN AREA

- C.1 Maintain the typical lot widths of 50 feet along the north and south streets and the uniform spacing of buildings that occur along blocks.
- .2 Maintain the uniform front setbacks of buildings and the alignment of facades which occurs on blocks within this subarea.
- .3 Maintain the relatively narrow spacing that occurs between buildings, ranging from 0 to 10 feet, and the pattern of smaller setbacks on the northern side of structures and larger setbacks/yards on the southern side of houses.



Drawing of Existing Houses



Drawing of Corridor

- .4 Maintain the typical range of building house sizes of 1,000 to 2,500 square feet.
- .5 Maintain building heights of one and one and a half stories.
- .6 Maintain the predominance of cottages and bungalows and the distinctive detailing and architectural features of these styles of historic homes in the area.

Bibliography and Acknowledgments

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ACKNOWLEDGMENTS

Tim Scanlon, Project Manager

City of Colorado Springs Development Services and Comprehensive Planning Division

Graphic Assistance: Gloria L. Nelson

Desktop Publishing and Design: Denise A. Sherwood, City of Colorado Springs, Parks and Recreation Department

Historic Map, page 10, source: Special Collections, Tutt Library, Colorado College

Maps, pages 4, 6, & 16: Alma Baker

Maps, Pages ????: Mike Maloney