Old North End Neighborhood

Interpretive Guide

Supporting:
- North End Historic Preservation Overlay Zone Design Standards
- North End Historic District Design Guidelines
- North Weber/Wahsatch Historic District Design Guidelines
- The Secretary of the Interior's Standards for Rehabilitation

Colorado Springs, Colorado

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INTRODUCTION

1 INTRODUCTION

The Old North End neighborhood is a remarkably intact collection of architecturally and historically significant buildings located in a distinctive setting of mature trees and landscaped medians. These historic buildings serve as a tangible link to our shared heritage and help make the Old North End a unique place to live and visit. Because their replacement is impossible, it is important to preserve and protect the buildings and setting that comprise the neighborhood for future generations to enjoy.

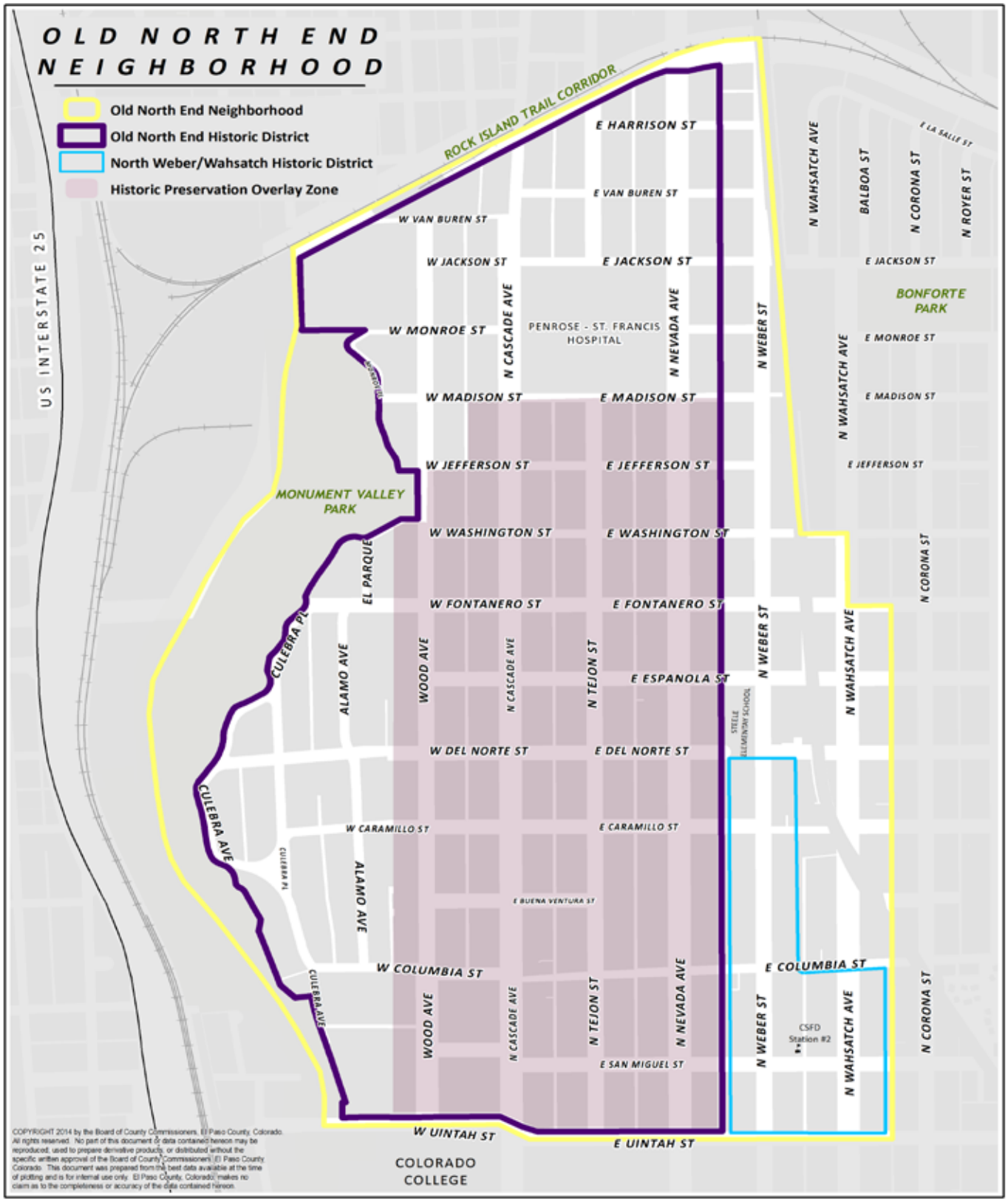
Property owners play an important role in the preservation of the Old North End. This guide is intended to support the efforts of residential and commercial property owners by providing them with building and site design guidance for appropriate and sympathetic maintenance, rehabilitation, additions, and new construction. Property owners are encouraged to review the guide when planning a maintenance or improvement project to assure that the contemplated work will help preserve the historic character of the Old North End. This document is also intended to serve as a guide for contractors and architects, as many property owners will place their confidence in them to know what is recommended.

This guide is planned as a support document for, and consistent with, the North End Historic District Guidelines and Standards, the North Weber/ Wahsatch Design Guidelines and The Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation. The guide pertains to historic buildings of all styles, materials, construction, types, sizes, occupancy, and use. Although interior space is not insignificant, the guide applies to exterior work only. Guidelines for building elements also make occasional reference to pre-war or post-war construction. In all instances, World War II is being referenced.

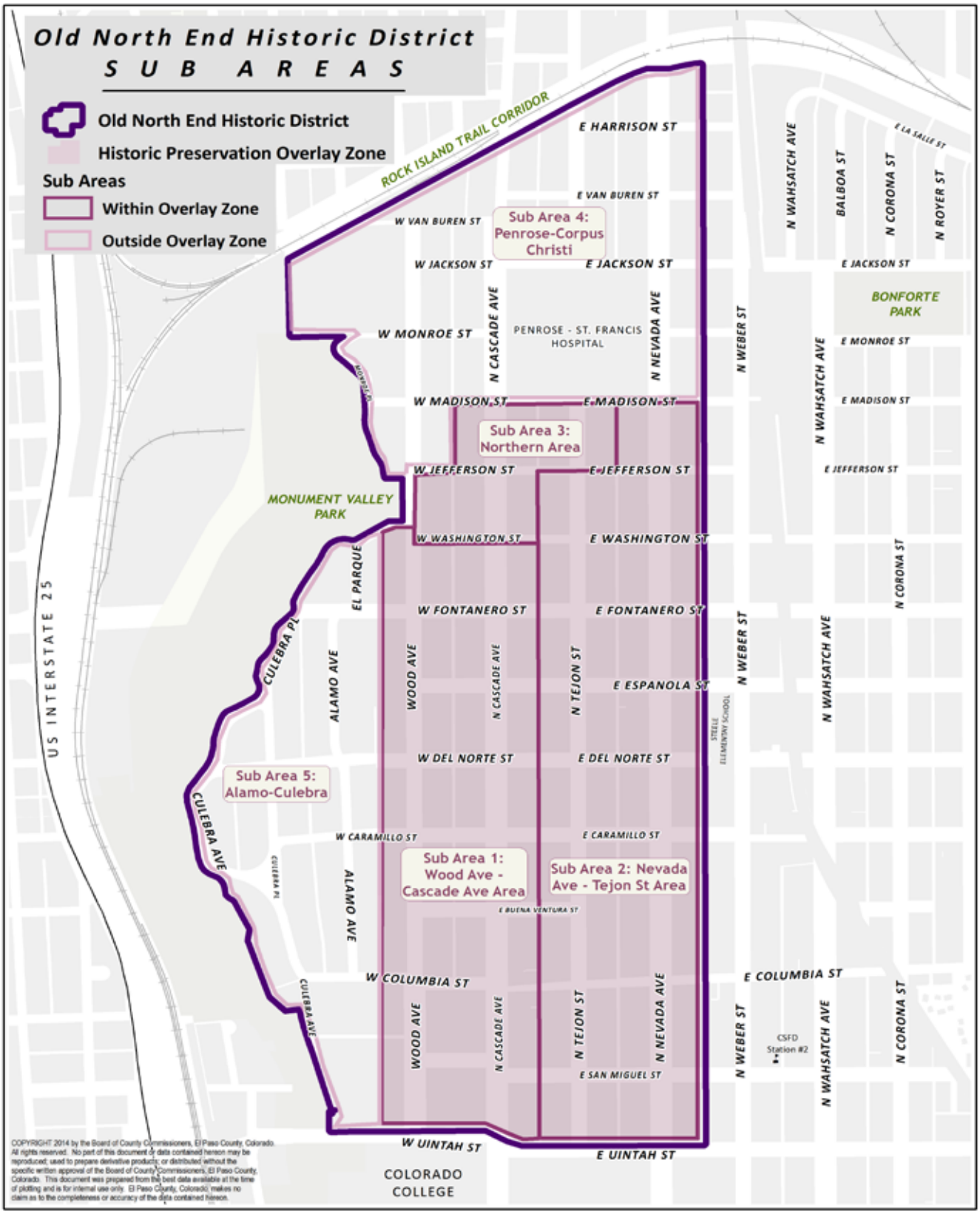
The application and adherence to the Interpretive Guide is voluntary on the part of the property owner. The guide is an information resource only and has no force of law. Some of the recommendations address actions which do not require building permits or any type of review. However, many physical changes to buildings and all additions, new construction, and demolition are subject to requirements of municipal ordinances and of the Pikes Peak Regional Building Department which reviews construction plans and issues building permits.

A large portion of the Old North End neighborhood is located within a Historic Preservation Overlay Zone (See map Page 6). Exterior changes or demolition of buildings located in this area must request a Report of Acceptability from the Historic Preservation Board prior to obtaining a building permit. The proposal will be reviewed for conformance to City Council-approved design standards. Requests for a Report of Acceptability must be made to the Land Use Review Office. 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.

OLD NORTH END NEIGHBORHOOD MAP



OLD NORTH END HISTORIC DISTRICT MAP



Section 2
INTERPRETIVE GUIDELINES

2 INTERPRETIVE GUIDELINES

Interpretations are provided at several levels: specific building and site features; general area-wide guidelines; building additions: and new construction.

Part 2a: Specific Building and Site Features
-Setting
-Roofs & Mechanical/Utility Equipment
-Siding, Trim & Decorative Features
-Windows & Doors
-Porches & Decks
-Outbuildings
-Storefronts
-Relocation & Demolition
-Foundations
-Stonework
-Fencing
-Paint Colors
-Landscaping

Part 2b: Area Wide Guidelines
-General Area Wide
-Building Additions
-New Construction

These Interpretations acknowledge the federal Secretary of the Interior's Standards for the Treatment of Historic Properties. 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 Guidelines presented here provide suggestions and options that are generally practical and feasible for the average homeowner.

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

Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

Interpretive Guide
PART 2a
Specific Building & Site Features

-Setting
-Roofs & Mechanical/ Utility Equipment
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Before: Residence undergoing renovations to replace porch that had been removed and exterior repairs.

After: Completed renovations exhibiting new porch, landscaping and exterior paint.

SETTING

The Old North End neighborhood is not only defined by its historic buildings and their properties, but also by its network of streets, sidewalks, medians, alleys, parkways, trees, and plantings. The maintenance and preservation of these elements is important, as they all play a role in establishing the neighborhood's historic character and provide for a safe and interesting environment for walking and biking. Traditional materials, fixtures, and design should be used for all public improvements and streetscape development.

Medians were added throughout the Old North End in the early 20th century, and are a character defining feature of the neighborhood.

The grid pattern of avenues, streets, medians, and rectangular blocks bisected by alleys should be maintained throughout the neighborhood. The majority of Old North End properties do not include driveways, as most garages and carriage houses are accessible from the alley. In order to maintain the consistency of the parkways and curbing, the addition of new driveways accessing the street should be avoided. Existing driveways, sidewalks, and walkways leading to buildings should be maintained and repaired as needed. If replacement is necessary, replace only the deteriorated portion in kind rather than the entire feature, and match the original section or element in design, dimension, texture, color, and material.

New driveways, sidewalks, or walkways should be located so that significant site features, such as mature trees, are retained. They should also be designed so that they are compatible in location, pattern, spacing, configuration, dimension, scale, material, and color with the historic building, site, and neighborhood. Parkways between the curb and sidewalk should be maintained. It is not appropriate to pave over existing planting areas.

Preservation and replenishment of street trees and plantings is critical to the historic character of the neighborhood. Street trees and plantings should be maintain and pruned appropriately, monitored for disease or damage, and protected from any nearby construction work.

A typical Old North End streetscape featuring mature trees and improved sidewalks.

ROOFS & MECHANICAL/ UTILITY EQUIPMENT

The roof serves as the cap of a building 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 building. When roof maintenance or replacement is 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 the most widely used traditional historic roofing material in the Old North End neighborhood. A small percentage were built with clay tile, slate, or metal. When replacement of the roofing material is necessary, original materials should be replaced in kind, or replaced with a compatible substitute material. 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. 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. Metal shingles, if considered, should be researched for a similar appearance to profiles available during the era of the building. Tee-lock shingles, a "T" shaped interlocking asphalt shingle, does not replicate a lapped appearance and is no longer manufactured or permitted for new roofs.

A small number of homes in the Old North End have asbestos shingle roofing. If an owner chooses to remove it, the product should be handled correctly so as to not release asbestos particles into the atmosphere. Look for asbestos information at the Colorado Department of Public Health website: https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos

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.

Colors:
Look for evidence of original roofing materials: historic photos and remnants of original roof materials that may be present. In the absence of evidence, building colors should be medium to dark and in subdued dark greys, browns or earthtones, deep red, or dark green. The intention is to replicate the historic appearance of weathered wood that might have originally been painted or stained in browns, dark reds, or greens.

Low-slope roofs:
Roll 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 (2:12). For such 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.

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. Historically appropriate 1/2 round gutters and round downspouts are available at additional expense. Gutters and downspouts should be painted within the exterior paint scheme to blend.

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

Avoid:
Avoid the use of shingles that are white, blue or bright red in color. Also avoid bright colored metal shingles in bright colors. Unless there is historical evidence of support, do not use roll roofing on moderate to steep pitches (3:12 or greater) where the roof surface is readily visible from the street.

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. A dormer may serve as upper level window, 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

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

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

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.

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.

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 that disturb existing trim.

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

Avoid adding a dormer to the front roof of a building unless other Old North End historically appropriate examples of this style can be found. For example, front dormers are typical on the hip roof form occurring on Classic Cottages.

Original stone masonry chimney.

ROOF ACCESSORIES:
Chimneys that are constructed of historic brick or stone masonry construction should be preserved and maintained, since they can be an important part of the historic character of the building. Liner flues can extend the life of a deteriorated chimney. Masonry should be maintained and repointed using a correct 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 Old North End 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 of the building. New chimneys should be of the same scale as those used historically. Brick was a common traditional chimney construction material and is a correct and preferred finish material where historically appropriate.

Roofing accessories include a variety of plumbing vents, furnace and other flue vents, attic vents, roof flashings and metal drip edge. Newly installed elements may have exposed bright galvanized materials that detract from the roof appearance.

Flashing behind siding

These elements can be primed and painted in a color similar to the primary roofing material in order to minimize their visibility.
When installing a new roof, roof to wall flashings will often need to be replaced. For buildings with wood clapboard or wood shingle siding, roof to wall flashings were originally installed behind the siding. When replacing the flashings, roofers should remove the bottom rows of wood siding at the roof line to accommodate new flashing and then replace and paint or stain the siding. This method provides the most historically accurate appearance.

Pre-painted surface mount roof to stucco wall flashing.

Stucco, stone, or brick wall surfaces may require surface mount roof to wall flashings. Surface mount flashings should be pre-painted or primed and painted following

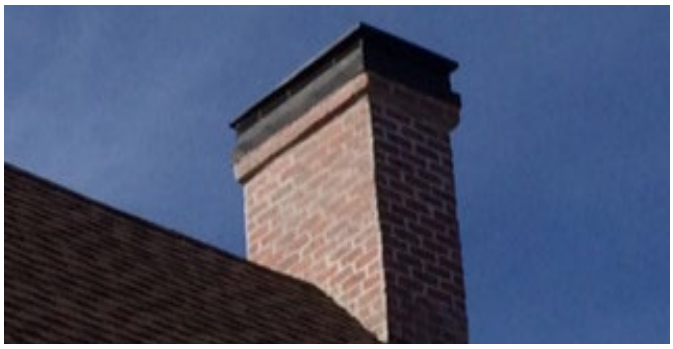
installation to match wall or roofing materials. Exposed unpainted galvanized flashing is not recommended.

MECHANICAL/UTILITY EQUIPMENT:
Roof-mounted fans, coolers, air conditioning units, antennas and satellite dishes should be located on roof slopes that are not visible from the street or 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.

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 roof slope that is not prominently visible from the street.

Solar Panels/Energy Devices:
Solar panels, solar shingles and other energy devices should be positioned on a roof below the roof ridgeline and as close to the underlying roof deck as possible. They should not be placed on tall stand-off support racking. Solar panels and energy devices should be located on rear areas that are not visible from the street. Ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure.

Ground and Wall Mounted Equipment:
Mechanical equipment and utilities, such as heating and air conditioning units, generators, meters, and exposed pipes should be located in the most inconspicuous area, ideally along a building's rear elevation, and screened from view. Window and wall air conditioning units should be located on the rear elevation or inconspicuous side elevations.

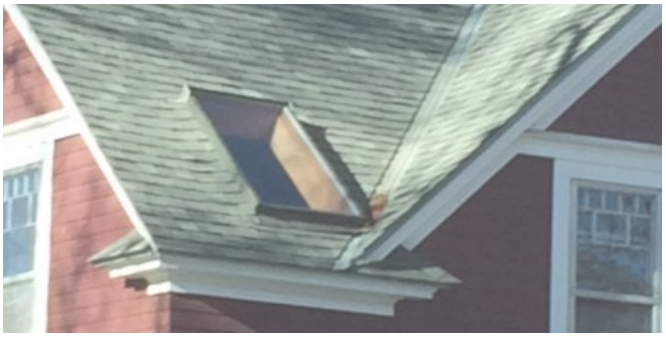


RECOMMEND that new masonry or frame chimneys utilize brick or stone masonry or brick veneer.

AVOID installing chimneys that do not use brick, stone or a wall finish material found on the building 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.

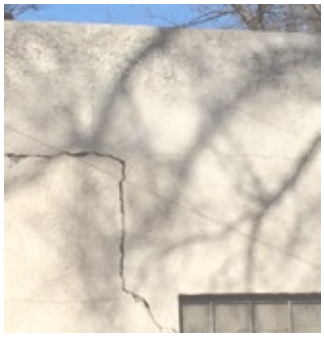
SIDING, TRIM & DECORATIVE FEATURES

SIDING

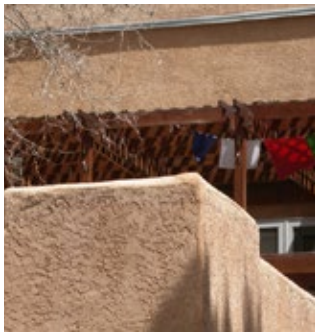
Walls provide the background texture of a building upon which all other elements are applied. Most pre-war historic residential buildings in the Old North End were sided with horizontally-installed bevelled lap siding, also referred to as clapboard, with a typical exposure of boards from four to six

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

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 Edwardian style homes. Shingle siding was also 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, Mission style, Modern style, and other period revival styles and forms. Stucco continued to be used in the post-war years on Minimal Traditional, Ranch, and other house forms. 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 Old North End buildings and, more commonly, on post-war construction.



Example of previously painted stucco with cracking deterioration.



New colored stucco exterior wall finish.

Repair and replacement:

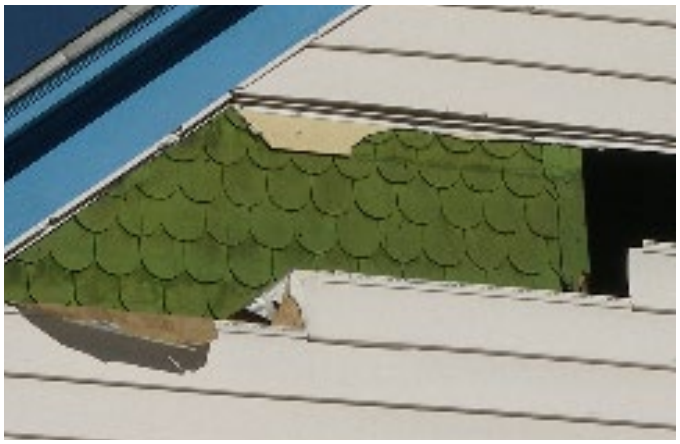
When deterioration has occurred, repair of historic deteriorated material is preferred to replacement. It is important to recognize that all materials weather over time and that the natural weathering blemishes do not reflect an inferior condition, but simply reflects the history of the building. Where damage is beyond repair, new material of the same type and appearance should be utilized whenever possible and only in areas 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. It may have to be special ordered by lumber retailers. 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 that has 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 that match the main stucture or use similar appearing hardboard or cement board products that replicate the same look. Avoid using stucco board, brick and/or stone panel boards or fiber cement board that is detailed to resemble wood grain. Synthetic vinyl or metal siding should be avoided.

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

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

RECOMMEND retaining original decorative siding pattern areas.

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



AVOID whenever possible replacing or obscuring repairable existing siding with new siding. 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 singles and an attic window, obscuring the characater of the building.

AVOID covering original decorative siding pattern areas with plain siding.

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

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

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

with stucco or another siding product, it may be possible to furr the wall and re-side over the existing incorrect siding. 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 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. Look for asbestos information at the Colorado Department of Public Health website: https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos

Trim and Decorative Features

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 building. Other decorative features such as cornices, brackets, pediments, shutters, columns and decorative moldings are also important in defining the architectural character of a building. These features should be maintained and repaired or replaced with materials, patterns, and dimensions that match the originals. The removal or obscuring of trim or decorative features dramatically alters the appearance of the building.

Maintenance:

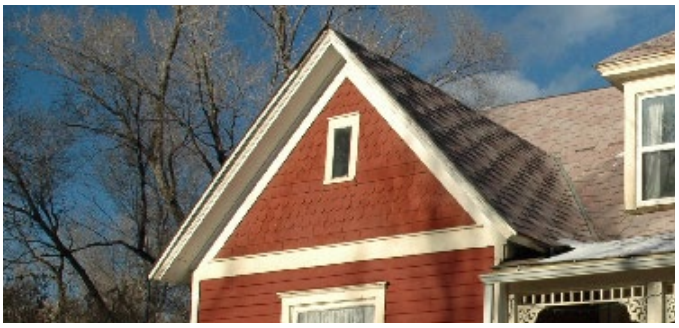
Before embarking on renovations of exterior painted surfaces an owner should be familiar with federal lead laws and regulations found on the website: http://www.epa.gov/lead/lead-laws-and-regulations Any siding requires periodic maintenance to preserve the appearance and reduce the weathering effects of exposure to moisture. Some exterior wall areas have greater weather exposure and require more frequent repairs. Inspection and spot repair that includes scraping, re-priming, and re-painting, should be an ongoing maintenance program. 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 siding, and metal lap siding. Avoid covering 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 building.

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 building 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 & 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 multiple 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". It is important to maintain and repair existing windows, as they are an important

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

part of the historic character of both the exterior and interior of a building. Existing wood and metal windows should be maintained through appropriate surface treatments, such as cleaning, painting, caulking, and replacing or installing weatherstripping. Where appropriate, window frames and sash should be repaired by patching, splicing, consolidating or otherwise reinforcing the use of in kind materials or compatible substitute materials. Peeling paint, sticking sash, high air infiltration, or broken panes are all repairable

Grouped bungalow windows with triple pane upper sash.

conditions that do not necessitate replacement. When an existing window is too deteriorated to repair, replacement in kind, with the same material or compatible substitute material is recommended. The size, sash, pane configuration, and other design details should match the original windows. Serviceable window hardware, such as sash lifts and sash locks should be reused when possible. 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 (storm sashes) 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 primary window sashes exist, it is preferred that they be preserved and repaired and weather-stripping 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 provide an acceptable, durable replacement, provided they have a pre-finished color or a primed and painted finish. Brightly finished unpainted aluminum detracts from the historic appearance of a building.

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.

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

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

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 era buildings. Aluminum products were introduced after the war in a variety of building products. Avoid mismatched 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 construction that is period to the building and are in good or repairable condition should be retained and maintained. Retain and restore historic door hardware when possible. If repair of the existing door is not

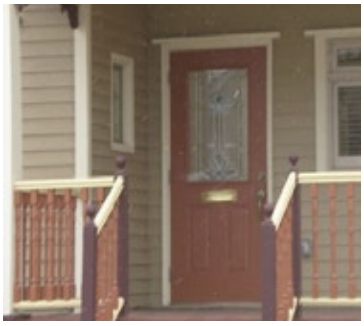
Preserved historic front door with arched top lites. Window above door is a transom lite.

possible, a replacement door should replicate the design, dimensions and detailing of the door 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 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.

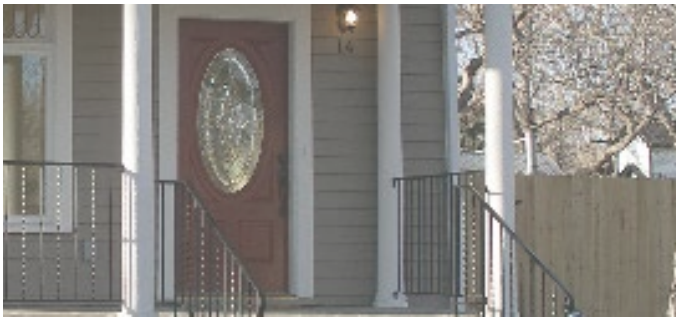
Avoid:
Avoid enclosure of existing historic side lites or transom lites. Avoid using smooth slab exterior doors unless there is evidence the style is correct to the historic construction. Avoid overly ornate door styles on simple building styles unless there is evidence that a similar door was used historically. 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.

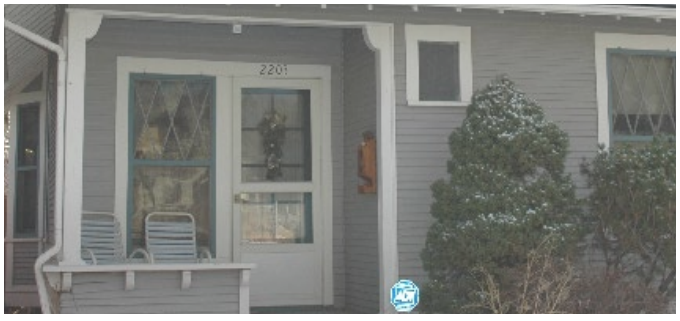


AVOID new ornate doors unless there is historic documentation of their use on the house.

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 & DECKS

A key characteristic of historic Old North End homes is raised porches. Porches are a nearly universal feature of historic homes of pre-war era 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 in the Old North End. 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 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 local building codes. Historic porch railings were often constructed at a lower height, although a variance may be required to replicate this appearnace. If elements of the porch have been lost to replacement, seek out homes of a similar style that have original porches and aim to replicate those details. Elaborate add-on bracket and spindle ornamentation is unnecessary unless there is evidence that it was present historically and is compatible with the existing elements. Screening lattice elements should be constructed of wood of sufficient thickness to be durable under weather exposure.

Example of the back porch of house pictured below left. Porch balustrade and column features provide recommended unity with front porch of house.

Example of restored porch, railings, and columns to historical accuracy.

Enclosure of open porches:
Avoid permanent enclosure of existing porches whenever possible. If an enclosure is necessary, it should be constructed to visually preserve the full opening size to the extent possible. Use divided sash glass areas and support columns that remain visible. Solid wall elements and infilled sill areas should be surfaced with a siding material that matches the primary structure.

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 ornamentation 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.

Porch foundation screening:
Wood lattice is a traditional screening material that is often used beneath porches to close open crawlspace areas. Wood lattice allows for ventilation while preventing 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 Polyvinyl chloride (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 inappropriate architectural elements. Example: Victorian features on a bungalow home. 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 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.

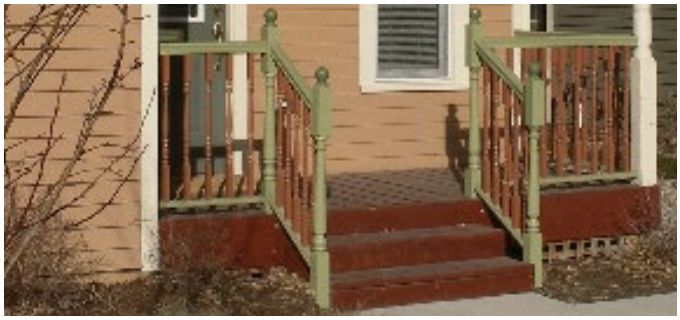
Fire escapes should be located on the rear or sidewall to minimize the visual impact. Their railings and landing guardrails should replicate other railing elements on the structure, such as the porch. Elements should be painted to match the primary structure paint scheme. Fire escapes should be constructed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

DECKS
Decks are contemporary exterior features that are typically not seen in historic building construction. More appropriate outdoor sitting areas for historic properties are covered porches, stone or brick terraces or patios, gazebos, or pergolas.

When considering a deck, the proposed location and design should not detract from the overall historic character of the building, site, or district. Decks should be located unobtrusively on the rear elevation of the building and be inset from the side elevations so that no portion of the deck is visible from the street. Construction of a deck should not destroy, damage, or diminish character-defining features of the building or significant site features, such as a porch or a mature tree. Decks should also be structurally self-supporting, so that future removal will not damage the historic building. The design of the deck and associated railings and steps should be compatible with and reflect the features of the building in style, materials, scale, and proportion. The size of the deck should not overpower the building or significantly change the proportion of built area to open space on the property. Decks should be generally aligned with or lower than the height of the building's first floor level, and framing should be screened with compatible materials such as skirtboards or lattice. A roof deck should not be incorporated on a historic residential structure.

RECOMMEND that new porch railings and balusters replicate historic patterns and materials. Balusters are enclosed at the top and open at the bottom.

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.

OUTBUILDINGS

Many historic garages, carriage houses, sheds, servant's quarters, and utility/storage buildings exist in the Old North End Neighborhood. These outbuildings contribute greatly to the historic character of individual sites, and to the neighborhood as a whole. Outbuildings often reflect the architectural style of the principal building, while others are more modest, vernacular structures. Garages and carriage houses are typically located in the rear yard as detached structures, often built to the rear lot line near the alleys. Historic garages and outbuildings may exhibit windows, siding, 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.

RECOMMEND maintaining and preserving historic outbuildings as shown in the example above. Avoid using modern materials such as vertical grooved sheet siding that covers historic siding. Avoid removal of existing windows and architectural elements that add character to both the building and the neighborhood.

RECOMMEND new outbuildings subordinate in height, scale, and mass, and located to allow focus on the principal building as shown in this example.

RECOMMEND preserving existing historic outbuildings, including historic materials and detailing.

AVOID allowing deteriorated conditions and the use of non-historic replacement materials for outbuildings.

RECOMMEND new structures be designed to replicate forms of primary structures including roof pitch.

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. Garage has metal roof.

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

STOREFRONTS

There are a small number of commercial buildings within the boundaries of the Old North End that have historically served the neighborhood and surrounding communities. For most historic commercial buildings, the storefront is the most prominent architectural feature. The loss of distinctive storefront elements can compromise the architectural integrity of the entire building, and therefore should be retained, maintained, and repaired as necessary. Typical features of a storefront can include display windows, doors, transoms, signs, awnings, columns, and pilasters.

Original storefront openings should not be reduced or infilled, and wooden storefront materials should not be replaced or covered with contemporary substitute materials such as aluminum or vinyl. Introducing new features or details to a historic storefront in an attempt to create a false historical appearance is also not recommended. When previous modifications have concealed original storefront features, such as transoms or display windows, their removal should be considered.

Historic Storefront is compatible with both the building and the surrounding neighborhood.

If replacement of a deteriorated element of a storefront is necessary, replace only the deteriorated element rather than the entire feature. Replacement of any element or feature should be in kind, and should match the original in design, dimension, color and material. If a storefront element or feature is missing, replace it with a new element or feature based on accurate documentation. If documentation is not available, utilize a design that is compatible with the building and the surrounding neighborhood in scale, size, material, and color.

New signage should be compatible with the storefront in materials, scale, and color. Avoid installing signage that damages, obscures, or diminishes the character-defining features of the storefront.

RELOCATION

Relocation of a building should only be considered if a building is threatened with demolition. Although a relocation can preserve a building from demolition, it can damage the building or significant site features, cause a loss of the building's historic context, and diminish the character of the neighborhood. Therefore, relocation should not be undertaken until every aspect of the project has been considered.

It should first be determined that relocation is the only alternative to demolition, that the building is sound enough to survive a move, and that the building can be adapted to a new site. If a relocation is deemed appropriate, historic buildings should then be documented using photographs, site plans, or other graphic or written statements to record the original site conditions.

The proposed relocation site should allow for an appropriate and practical new use for the building, and the building should be compatible with the new surrounding area in style, materials, size, scale, and setback. The new foundation should match the design, height, and facing materials of the original.

DEMOLITION

Demolition of a historic building, structure, site, object, or tree is irreversible. The loss of a building both disrupts the streetscape and diminishes the neighborhood's overall historic character. The demolition of historic Old North End buildings, outbuildings, and ancillary structures should be avoided and should only be considered when all possible alternatives for preserving the structure have been exhausted. Partial demolitions, such as the removal of a porch or other significant building feature, should also be avoided.

Demolition of the Stearman House, formerly located on the campus of Penrose Hospital, 2011.

FOUNDATIONS

Most Old North End buildings are constructed with a crawl space or basement beneath the main level. As a result, the buildings have a raised appearance with exposed foundation walls. Sound foundations are important to both the structural integrity and the visual character of historic buildings. Therefore, existing foundations should be preserved and repaired whenever possible.

Historic foundations 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. Additionally, the presence of excess moisture immediately adjacent to buildings can aggravate soil movement and result in stresses on foundations and structures. Foundation problems are generally visible by evidence of deteriorated or separated mortar joints, uneven wall settlement, or distortion of the overlying structure.

Historic foundation materials, such as stone, brick, concrete, and cement block should be protected and maintained. Regularly inspect surfaces for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units. Provide adequate drainage to prevent water from standing on flat surfaces or collecting near foundation walls. Clean foundations only when necessary, using the gentlest means possible. Repoint masonry foundations if the mortar is cracked, crumbling, or missing. It is not appropriate to paint, parge coat, stucco, or otherwise cover historically uncoated foundations.

When masonry foundations are structurally unsound and a new foundation is required, new foundations should be designed to retain the existing building height above grade. The new foundation should match the original in design, detail, dimension, color, texture, pattern, and material. Existing masonry materials can often be salvaged for re-use in the new foundation, either structurally or as a veneer application over new structural foundation walls of poured concrete or reinforced concrete masonry units.

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

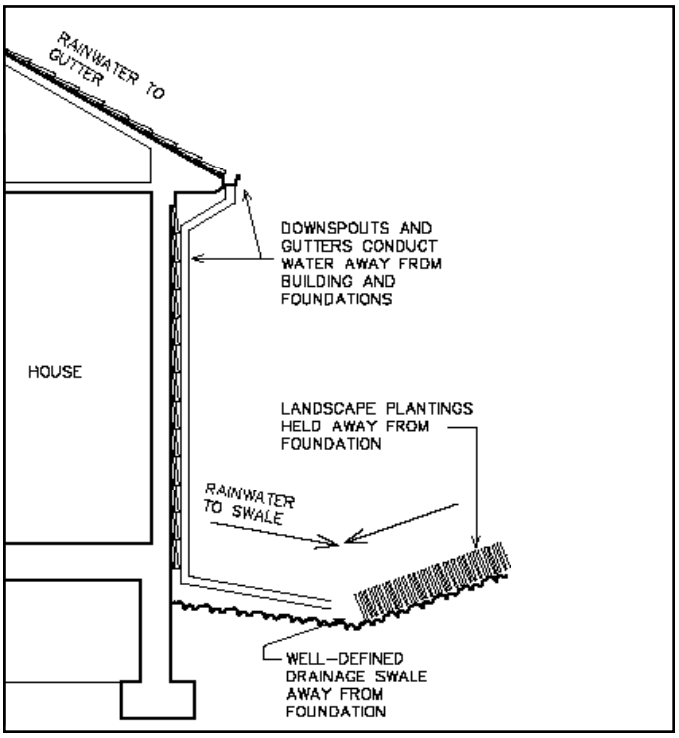
Example of a building that sits low to the ground and lacks the raised appearance typical of historic residences.

The assistance of a geotechnical engineer consultant or a structural engineer consultant is recommended for determining the causes and solutions to foundation problems.

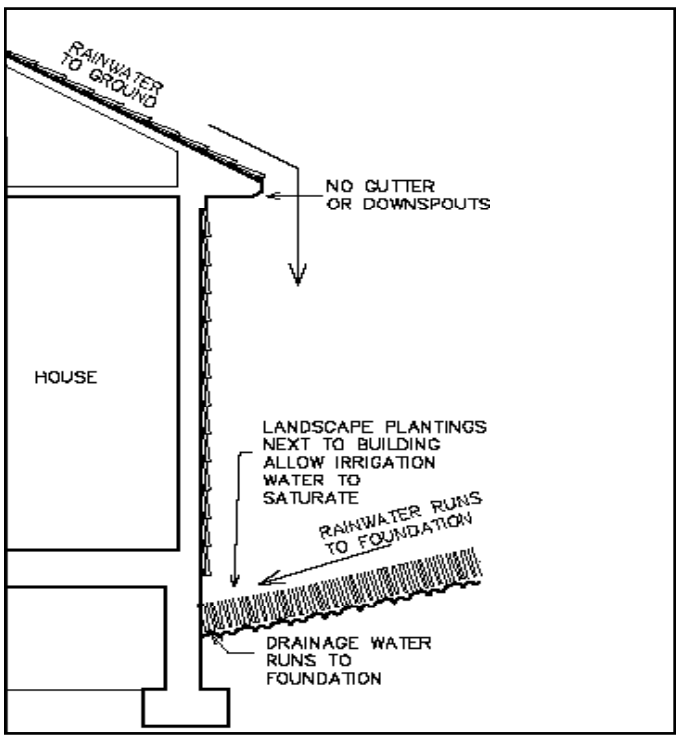
RECOMMEND maintaining existing historic foundations.

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 a building; conduct roof water away from a building for positive drainage.



AVOID collecting drainage or irrigation water adjacent to a building.

STONEWORK

Stone features are an often irreplaceable historic resource that should be preserved and maintained. Stone masonry was used infrequently as a primary wall material on Old North End homes, but it was commonly used for foundations, stone porches, chimneys, fences, and retaining walls. The most common types of stone seen in Old North End construction are Manitou greenstone and uncut brown Dawson Arkose stone. Local quarries also provided a source for red, buff, and pink cut stone.

Existing stonework should be regularly maintained and repaired as needed. Inspect stonework for signs of moisture damage, vegetation growth, cracks or settlement, and loose or missing masonry units. When necessary, stonework should be cleaned using the gentlest means possible, such as low-pressure water and mild detergents. It is not appropriate to sandblast stone or brick surfaces, as this method of cleaning permanently erodes the surface and accelerates deterioration.

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 avoid damaging the masonry. Preserve the existing coursing, bond patterns, and mortar joint color and 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. Remove deteriorated mortar by carefully hand-raking the joints. Mortar joints should duplicate the existing joints in width and profile. It is not appropriate to paint, parge, stucco, coat, or cover stone features that have been historically unpainted or uncoated.

If replacement of a deteriorated portion of existing stonework is necessary, replace it in kind, matching the original in material, design, detail, dimension, color, and texture. 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 Old North End and are a treasured feature to be retained whenever possible.

Manitou greenstone masonry porch wall with slab stone stairway.

Repairs should be done in a manner to preserve the original appearance of the masonry. Joint repointing and repair materials should 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 Old North End homes. Avoid installing concrete masonry that is left exposed, unless a color and texture are used that replicates stone used in the Old North End.

RECOMMEND preserving and maintaining existing stone building and site features.

AVOID deferring maintenance on crumbling masonry. Maintain to prevent further deterioration.

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

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

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 designs in the Old North End included an open wood picket fencing, iron fencing, or stone walls. In front yards, fencing and walls were typically constructed at a low height, so as not to obscure the house and front garden from the street.

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 low height openly-spaced vertical picket-style painted wood fencing. Open iron fencing that replicates the various historic styles used in the Old North End 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 be confined to use in side and rear yards. Solid fencing should be finished with paint or tinted stain for improved appearance and weathering. It should be constructed and maintained with consistent panel heights and materials.

Decorative historic iron fences add period character to a streetscape. Several variations are found in the Old North End.

Metal gate and stone wall enhance the front yard of an historic residence. Stone fence walls are found throughout the Old North End Neighborhood.

Low solid wall fencing constructed of brick 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.

A chain link fence should not be used in an exposed condition in front yards. When chain link fencing is necessary, it should be in a dark finish rather than brightly galvanized and be screened or softened by shrubbery or plants of similar height.

If replacement of a deteriorated detail or element of a fence or wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, material, and color.

If replacement of an entire fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Wood, metal, and masonry elements of fences should be protected and maintained through

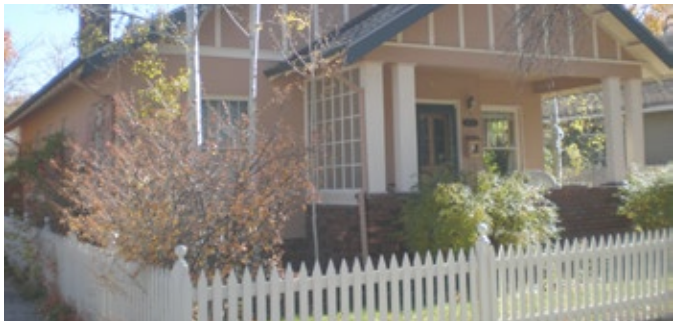
appropriate surface treatments. Inspect fences regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, fungal, or insect infestation. Adequate drainage should be provided so that water does not stand on flat horizontal surfaces. Protective surface coatings, such as paint on wood fences, should be maintained to prevent rot or corrosion. It is not appropriate to paint or coat historically unpainted iron fences or stone or brick walls. Please see the section of this guide entitled "Stonework" for further recommendations on the treatment of stone walls.

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

A well maintained and appropriate iron fencing.

RECOMMEND preserving historic fence materials.

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

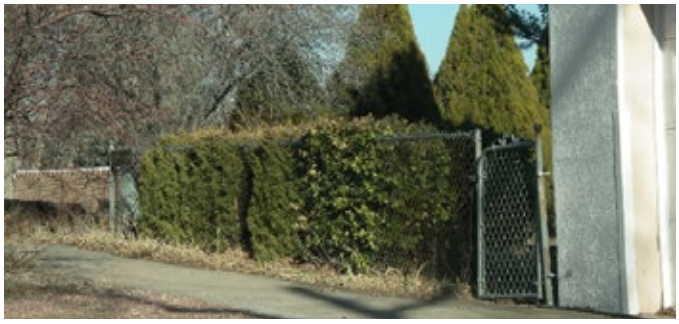


RECOMMEND painted low-height open picket or iron fencing.

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, when necessary, a chain link fence be screened with shrubbery.

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

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. Using multiple colors or values will highlight and enhance the existing detailing and ornamentation of a building.

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 earth tone colors is appropriate. Bright colors and strong pastels were not typical of historic era homes and should be avoided. A color palette 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. Architectural features and trim can be accentuated by the use of contrasting colors.

Maintain a sound paint film to protect painted surfaces. Inspect painted surfaces regularly for signs of discoloration, moisture damage, peeling, mildew, and dirt buildup. Clean painted surfaces regularly, using the gentlest means possible to avoid unnecessary repainting. Destructive cleaning and paint removal methods such as sandblasting, waterblasting, or using propane or butane torches are not appropriate for historic buildings because they can irreversibly damage historic woodwork, soft metals, and masonry. It is not appropriate to strip wooden surfaces that were historically painted down to bare wood in order to create a natural wood appearance.

When repainting is necessary, remove deteriorated and peeling paint films down to the first sound paint layer by hand scraping and hand sanding. Before repainting, ensure that the surfaces to be repainted are clean and dry, and that any exposed wood or metal surface has been primed so that the new paint will bond properly. It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.

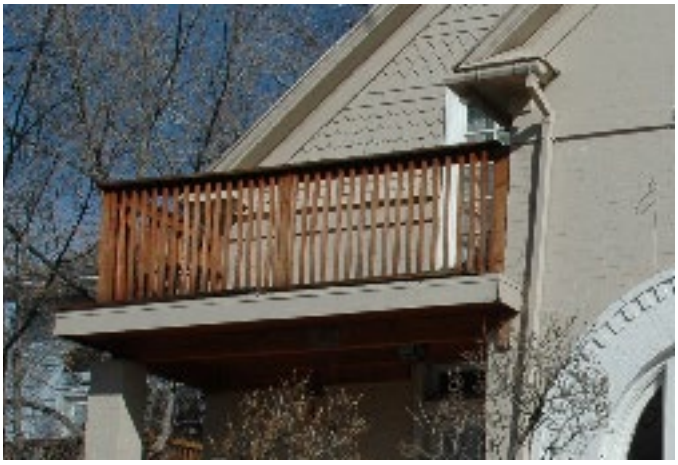
The "Information & Resources" section of these guidelines list books and other sources of information that provide guidance when developing a color scheme. Also, most paint companies offer historically accurate paint color palettes for consideration, and their retail store staff can assist with coordination 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.

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

RECOMMEND simple paint schemes on houses that have simple trim treatments.

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



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

AVOID exaggerating patterns or using bright contrasting colors.

LANDSCAPING

Overview:
Typical landscaping during the historic era of construction would have been done in a simple informal manner and would have featured curved lines, natural materials, and compatibility with nature. However, some of the mansions and grand homes in the Old North End, photos or existing treatments may show evidence of an historic formal planting scheme that features more linear, angular, and hard surface design elements.

The microclimate of the Old North End has changed significantly since the homes were built. Now that the deciduous trees are mature, there is much more shade, more shelter from prevailing winds, and more competition for moisture and nutrients from tree roots. The overall design, as well as plant selection and location, should take these elements into consideration.

Grass should be maintained as the predominant ground cover in front yards and parkways. When using less water is desired, consider having a smaller lawn, but using proper maintenance and watering practices that will reduce the amount of water a bluegrass lawn often requires.

Some online resources:
General lawn care: http://extension.colostate.edu/topic-areas/yard-garden/lawn-care-7-202/

Lawn renovation: http://extension.colostate.edu/topic-areas/yard-garden/renovating-the-home-lawn-7-241/

Proper watering for turf: http://extension.colostate.edu/topic-areas/yard-garden/watering-established-lawns-7-199/

If needed, there are also good shade-tolerant turf grass species that may be used, for example, under trees. Chewings fescue and fine fescue are two. (See Sustaining Landscaping section for more detail.)

Rock mulch areas should generally 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 create 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 not to aggravate potential soil movement.

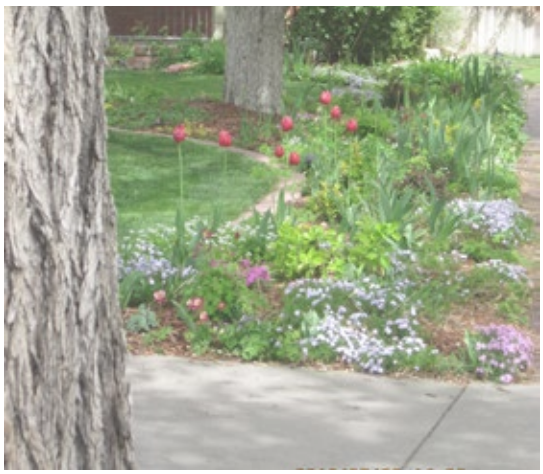
Historic home readily visible from the street. Deciduous trees, low foreground shrubs, and sod provide a traditional yard to enhance the property appearance.

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 with carefully designed flower beds.

AVOID rock mulch ground covers in front yards and parkways.

PLANNING YOUR DESIGN

In any landscaping effort, good design can be achieved by following a few basic principles: scale, line, balance, repetition, contrast, color and seasonality. In addition to these principles, there are various ways to incorporate sustainability into a landscape. These principles are courtesy of the Chicago Bungalow Association Design Guidelines.

Scale:
The key to landscaping is scale. Many homes in the Old North End occupy a major part of the lot with smaller front yards and large back yards. This feature imposes clear limits on height and spread, which affect plant selection, location and layout.

Scale goes beyond the boundaries of the individual lot. Consider the effect of your front landscaping will have on the streetscape as a whole.

RECOMMEND
• Select properly sized plants and shrubs that will accent the architectural features of your home
• Trim or remove overgrown or overcrowded shrubs and trees
• Consider smaller trees, pergolas, or arbors as an alternative to large shade trees for the backyard.

AVOID
• Plantings that hide the approach to your door.
• Large plantings that conceal the architectural features of your home.
• Planting more than one large shade tree in the backyard.

Line:
Lines in a landscape are created by hardscape or plantings. They can be straight or curved, horizontal or vertical, and each gives a different feel. Straight lines convey a feeling of formality, while curved lines feel more natural. Strong vertical lines suggest power and dominance and may overwhelm a small garden.

RECOMMEND
• Limit hardscape in the front yard to necessary walkways.
• Keep backyard fencing in scale with the yard and house.

AVOID
• Using only strong straight lines when planning your beds and walkways.
• Using decorative planting borders such as plastic fencing, which are not in character.
• Removing a front lawn and filling the area with concrete or other pavement.
• Using chain link fencing or other uncharacteristic fencing in front yards.

Balance & Repetition:
Balance refers to the distribution of plants in a landscape. For example, two or three smaller shrubs on one side of a door can balance one medium sized shrub on the other side.

Design of a landscape becomes stronger and more unified when a plan is repeated periodically; repetition creates a sense of order and rhythm. These become more important, as too many plants in a small space can quickly look jumbled.

RECOMMEND
• Create a natural balance with groupings of large and small plantings.
• Create multiple groupings of a few kinds of plants to create a stronger more unified effect.

AVOID
• Using too many different kinds of plants, or plant too many varieties in one area.

Contrast:
When different forms or colors are placed together, the element of contrast is created, which creates a much more interesting look. An upright evergreen such as a juniper, for example, rising out of a series of low rounded shrubs like spireas creates a pleasing contrast in the landscape.

RECOMMEND
• Using tall and short plantings for special accents.
• Placing contrasting colored and textured plantings next to each other.
• Considering the color of the house when choosing flowering plants.
• Choosing plants and trees based on the overall style of the landscape. The design should respond to the architectural style and time period of the home.

AVOID
• Using plantings that are all one height or similarly shaped.
• Using plantings that are all similarly colored or plants with flowers that will be lost against the color of the house.

Color & Seasonality:
Color in landscaping is usually associated with flowers, but it also comes from foliage, berries, and even bark. In small yards, repeating a few colors rather than introducing many tends to be more effective. Color has a powerful emotional impact. Reds, yellows, and oranges (warm colors) tend to be stimulating. Blues, greens, and violets (cool colors) can help small places seem larger and calmer.

Although many homes are planted with only one or two seasons in mind, well-chosen plantings can make your landscape as interesting in winter as it is in spring or summer. Evergreens, bark, and berries offer winter interest, as do many perennials which, once spent, present attractive silhouettes.

RECOMMEND
• Use garden-cool plant colors to set the mood for a calming environment and warm colors for a stimulating one.
• Utilize plants, shrubs, and trees with interesting and colorful foliage, berries, or bark.
• Choose a mixture of plants that will be attractive and colorful.

AVOID
• Using too many colors in a small area.
• Limiting your garden to only one type of plant.

Plants for consideration:
Old-fashioned plants: Catmint; Bridal-Wreath Spirea; Goldflame Spirea, Viburnum; Forsythia; Skyrocket Juniper; Globe Blue Sprue; Purple Elderberry; all roses, including Blaze Climbing Rose, Abraham Darby Rose, and Escapade Rose.

Perennials: Lavender; Jupiter's Beard; Iris; Daylily; Deadnettle; Candytuft; Catmint: Shasta Daisy; Blazing Star; Baby's Breath; Artemisia; Korean and Canadian Lilacs; Kinnikinnick; Peking Cotoneaster

Ornamental Grasses: Indian Grass; Blond Ambition Grass; Muhly Regal Mist; Little Bluestem; Pine Dropseed; Prairie Dropseed. All of these are native and require full sun. A good selection (non-native) for part shade is Korean Feather Reed Grass. The use of ornamental grasses in the landscape is a fairly recent trend, judicious use of them incorporated into shrub beds may be acceptable, as they provide textural contrast, and winter interest, and offer a subtle reference to our native habitat.

Trees*: Some trees that require less water include Northern Catalpa; Serviceberry; Black Locust; Honey Locust; Flowering Hawthorn; Kentucky Coffeetree; Gambel (Scrub Oak) is best used in a group planting as a shield.
*Trees which require too much water for the dry climate in Colorado include Linden; Paperbark Birch; Norway Maple. An excellent resource for tree selection has been published by the Colorado Tree Coalition's, "Front Range Tree Recommendation List." It may be accessed at: http://www.coloradotrees.org/find.php

Sustaining Landscaping:
There are a number of ways to help make your yard and garden more sustainable.

RECOMMEND
• Using permeable paving materials, such as natural stone, gravel and repurposed bricks, where posible as these help to reduce storm water run-off and replenish groundwater. Stone (flagstone) and brick are only functionally permeable if there are visible spaces between the units, which are filled with a permeable material such as road-base or sand. There are many new permeable paver systems available which are visually compatible with historic styles.
• Using plants that are native to the region, as they are well-adapted to our soils and climate and often require less care and water to thrive.
• Incorporating edible plants into a landscape. For example, grapevines can screen outdoor seating areas, can become part of the cooling system, and can also provide food.

AVOID
• Using large expanses of rock mulch ground cover in front yards.
• Paving large sections of your front or backyard with concrete or asphalt, as it prevents rainwater from infiltrating the ground and can cause run-off into drains and sewers.

Idea Sources:
To aid in planning your landscape design, look for historical photos at the Pioneer's Museum, History Colorado, and other regional libraries and museums. Walk the neighborhood with your camera and take photos of design ideas that you like. Look at magazines that feature homes of the same period as the Old North End. Gathering your photos and articles into a portfolio will allow you to more easily assess which features hold the greatest appeal for you and determine whether they are appropriate for your site. Whether informal or formal, adopt a landscape plan that honors the past while still allowing the best use for today's needs.

ENVIRONMENTALLY RESPONSIBLE LANDSCAPING

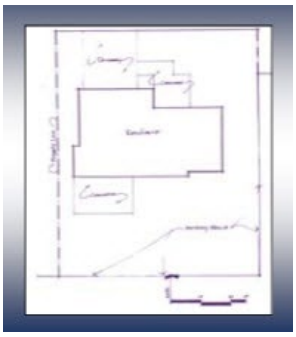
Responsible landscaping promotes water efficiency by using plants that are native and adaptable to Colorado's semi-arid climate. Denver Water is credited with the following seven principles.

Principle # 1 Plan and design for water conservation

It is a good idea to develop a plan before lifting a shovel or purchasing a plant. Beautiful landscapes – whether new or renovated – each began with a homeowner or landscape professional with a plan.

• Create a base plan:

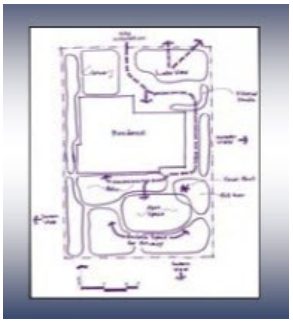
Draw a simple scaled drawing of your property. Include all exterior building dimensions, driveways, walkways and existing plants, trees and shrubs. A manageable paper size is one that has a scale of eight or ten squares per inch.



Create a base plan

• Make a bubble diagram:

Use the diagram to identify site amenities and constraints. The diagram should also define water requirements, sun exposure, area functions and themes. Use tracing paper over the basic map to experiment with alternative schemes.



Make a Bubble Diagram

• Finalize the landscape plan:

Convert the bubble diagram into a well-designed landscape plan to scale, identifying specific site details, planting scheme and hardscape layout.

Finalize the Landscape Plan

Principle #5 will provide more information about selecting plants.

Principle # 2 Improve the soil

Good soil is the basis of any successful landscape. Soils in the semi-arid high plains range from heavy clay to very sandy and are low in organic matter and nitrogen. Clay absorbs water very slowly, while sandy soil does not absorb water well and dries out quickly. If water is applied to clay soil too quickly, it will run off. To enable your soil to better absorb water and allow for deeper roots, you will need to add organic matter before planting. This will help change the soil structure and increase water holiday capacity. Add organic amendments, such as peat moss or compost in the amount of three cubic yards per 1, 000 square feet (this is usually the addition of one inch of organic matter on top of soil). The organic matter should be worked into the soil and mixed to a minimum of six inches deep. However, many native plants actually prefer soil that is low in organic matter. These plants will need no more than 1.5 cubic yards of organic matter per 1,000 square feet. See also soil testing from CSU: http://www.soiltestinglab.colostate.edu/documents/soilsample_horticulture.pdf

Principle # 3 Limit turf area or select alternatives

The use of Kentucky Bluegrass turf is prevalent in landscaping, but it requires substantial amounts of supplemental water. Bluegrass has its place in a low-water landscape when it provides a functional benefit, but in general, its use should be kept to a minimum. There are many alternatives to an entire lawn of bluegrass. Consider using walkways, porches, decks, or patios in place of turf in high-foot traffic areas. Substitute groundcovers or other low-water plants for bluegrass turf in areas where bluegrass is difficult to establish or maintain, such as shade, narrow strips or, steep slopes. Where turf is appropriate, the use of a low-water turf grass is often recommended. Buffalo grass, for example, is 60 percent to 80 percent more water-efficient than bluegrass, although it requires special growing conditions.

Principle # 4 Irrigate efficiently
A landscape can be irrigated efficiently by hose or with an automatic sprinkler system. If installing a sprinkler system, it's a good idea to plan its layout at the same time the landscape is designed. Zone turf areas separately from other plantings and use the irrigation method that waters the plants in each area most efficiently. Low-pressure, low-angle sprinklers are best used to irrigate turf areas. Drip, micro-spray, or bubbler emitters are most efficient for watering trees, shrubs, flowers, and groundcovers.

If watering by hose, avoid oscillating sprinklers that throw water high in the air and those that produce a fine mist. The most efficient sprinklers emit large drops of water that are kept close to the ground. Water deeply and infrequently to develop deep root systems. To reduce water loss due to evaporation, water late in the evening or early in the morning. If using an automatic sprinkler system, adjust the controller regularly to meet seasonal needs and weather conditions.

Principle # 5 Select appropriate plans and hydrozone plants
There are many beautiful, low-water-use plants that grow well in our climate. Use a variety of plants of differing heights, colors, and textures to create interest and beauty. Make a practice of hydro zoning, grouping plants according to water need. Place high-water-use plants in low lying drainage areas, near downspouts, or in the shade of other plants. If there are no areas where water naturally collects, place the high-water-use plantings or lawns where it's easy to water. Dry, sunny areas or areas far from a hose are perfect for low-water-use plants. Grouping plants according to water and sunlight requirements will help ensure that plants flourish. Plus, the likelihood of overwatering drought-tolerant plants or under watering moisture-loving plants is greatly diminished.

Principle # 6 Mulch to reduce evaporation
Mulches cover the soil and are used to minimize evaporation, reduce weed growth, cool the root zone, and slow erosion. Mulches also give beds a finished look, increasing a garden's visual appeal. Apply mulch directly to the soil surface or over a landscape fabric. Don't use black plastic; it prevents air and water from reaching plant roots.

Organic mulches, such as bark chips, pole peelings or wood shavings should be applied in a layer four inches deep. Organic mulches decompose and improve soil texture, but they must be replenished periodically. Other mulches such as rocks or gravel should also be applied in a two-inch layer. They rarely need replacement and are good in windy spots, but they tend to retain and radiate heat and may be difficult to maintain. Choose their locations carefully. Mulches are most effective when the landscape is new and has large spaces between small plants. As the landscape matures, the coverage provided by the spreading plant branches serves the same purpose as mulch. The branches also extend the useful life of organic mulch and can reduce heat absorption by rock mulches.

Principle # 7 Maintaining a Landscape
No garden is maintenance-free. Landscapes need regular, seasonal maintenance to preserve their beauty.

• **Winter** - Prune deciduous trees and late-blooming deciduous shrubs; water root zones of plants if there is no precipitation.

• **Spring** - Aerate lawns and mow to a height of three inches, check sprinkler systems, prune evergreen shrubs, work compost into the soil, and plant trees and shrubs.

• **Summer** - Plant annuals, control pests, and weed and trim dead flower heads.

• **Fall** - Apply lawn fertilizer, compost leaves and green plant matter, and water new plants.

INTERPRETIVE GUIDE
PART 2b
Area Wide Guidelines

-General Area Wide
-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 on the left side of the house.

GENERAL AREA WIDE 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 through mid-20th Century neighborhood.

- Preserve 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 mass 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.

ADDITIONS

A new addition to a historic building has the potential to damage and destroy significant historic material and to change its historic character. Additions should only be considered after determining that the new use cannot be met by changes to historically non-significant primary and/or secondary interior spaces. 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 significant historic materials and features. New additions should be constructed in locations where material loss will be minimized.

-Preserve the original proportions of the front façade. New additions should be constructed on secondary side elevations or rear elevations to preserve the building's historic form.

-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.

-The massing of new additions should not overpower the bulk of the original structure or significantly change the proportion of built mass to open space on the individual lot.

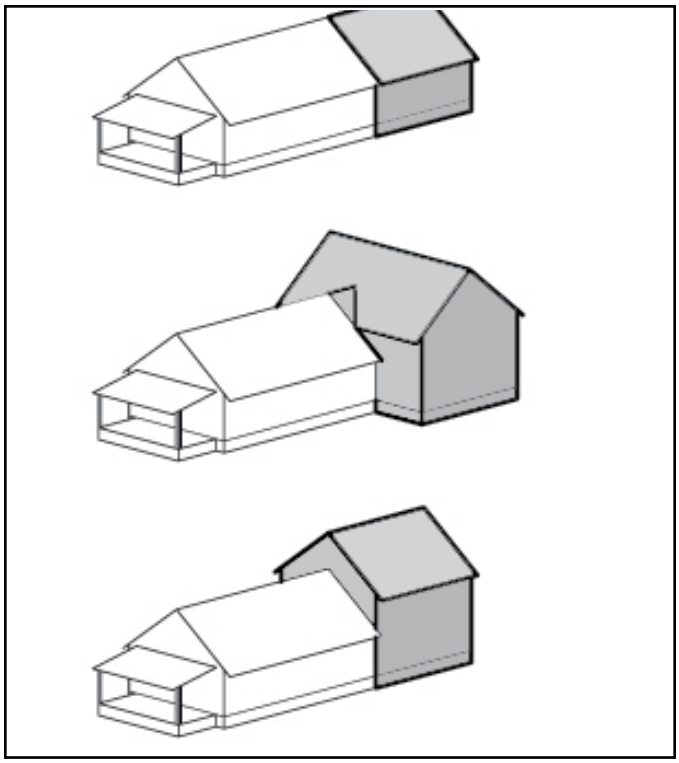
-Additions should be designed and located so that significant site features, such as mature trees, are not damaged or lost and significant district vistas and views are maintained.

-Utilize materials that are similar in appearance and composition to the original building.

-Replicate the shapes and proportions of existing window openings and trim.

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.

Additions 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.

AVOID
-Size and massing of new addition (under construction) visually dominates the original portion of the house.
-Irregularly shaped windows in addition are not compatible with historic window forms.

RECOMMEND
-Addition at right is set back from original roofline so as to preserve the original hipped roofline.
-Hip roof with wide eaves replicate existing roof form.
-Siding and trim matches the original.

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, looks out of place and is not recommended.

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.

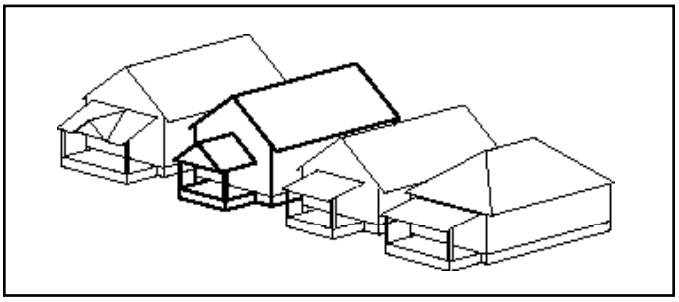
AVOID
-Second story addition was created by extending existing 1 1/2 story roof line over front porch, resulting in increased bulk at the front edge of historic roof form.
-Vertical grooved siding was introduced over one-story walls having shingle siding.
-New front window forms are of different shapes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

NEW CONSTRUCTION

New construction in the Old North End 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 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 historic front yard alignment throughout the block, the owner may consider seeking a non-use variance from the City.

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



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.

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

-Materials should be used that are common to the area, appropriate to historic styles and 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 materials are appropriate for new structures.

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

-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. Driveways detract from the prominence of continuous uninterrupted lawns typical of many historic streetscapes.

-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.

-Mature trees and other significant site features should be preserved and protected during construction.

Avoid: This recently constructed residence design allows garages to dominate visually. Large driveway results in a deeper front setback and interrupts continuity of front lawn with large paved area.

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 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.

-A 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 is not to scale with neighborhood height patterns of one to two-and-one-half stories.

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

COMMENT
New wide building utilizing partial width porch and multiple dormers to break up width into smaller modules is appropriate. 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 in the Old North End. 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 with curb cut interrupts visual continuity of the front lawn. Front yard parking lot is out of neighborhood character and detracts from streetscape.

Section 3
APPENDICES

3a Glossary of Architectural Terms

COMMON ARCHITECTURAL ELEMENTS
The following illustrations show typical architectural elements that are referred to in the descriptions of Architctural 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.

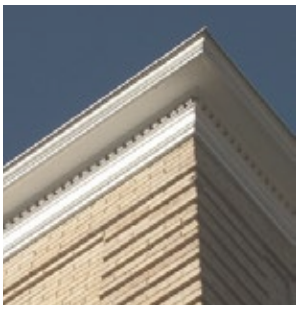
Column, battered:
A tapered wood or stucco porch support found on Craftsman style and Bungalow form houses. Columns with a greatly exaggerated taper may be referred to as elephantine columns.

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 ornamemtal Classical column styles are called Ionic or Corinthian.

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.

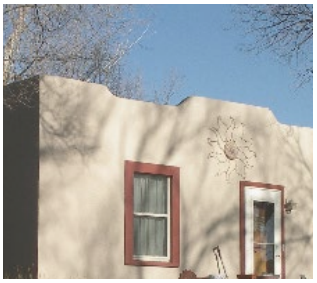
Lap siding: Horizontally-applied wood siding, typically thicker at the exposed bottom edge than the upper edge which is covered by the next board below. Also referred to as beveled siding or clapboard.

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

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

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

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.



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.

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

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.

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

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.

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.

Sash window, triple lite:
An upper sash having three vertical division bars, typically found on the Bungalow form or Craftsman 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.

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

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

Water table trim:
A horizontal board and drip cap installed horizontally under the lowest course of siding.

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.

3b Information & Resources

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

FEDERAL GUIDELINES:
NATIONAL PARK SERVICES
SECTRETARY OF INTERIOR STANDARDS AND GUIDELINES: Standards for Rehabilitation are listed along with a series of links to sources of technical information. http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
NATIONAL PARK SERVICE BRIEFS: Briefs that guide & inform people on preserving, rehabilitating, and restoring. http://www.nps.gov/tps/how-to-preserve/briefs.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.historycolorado.org/archaeologists/colorados-historic-architecture-engineering-web-guide

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 Homes: The Illustrated Encyclopedia of Domestic Architecture." Walker. Black Dog & Leventhal, Publishers.
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. Schweitzer. 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

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

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

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

RESTORATION/REPRODUCTION CATALOGS:
Van Dyke's Restorers: Antique Cabinet and Door Hardware, Vintage Plumbing and Wooden Architectural Elements. www.vandykes.com

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

Rejuvenation Resource Guide: Lighting and House Parts. www.rejuvenation.com

3c Selected Bibliography

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City of Colorado Springs. Design Guidelines for the North Weber/Wahsatch Historic District, December 1990 https://coloradosprings.gov/sites/default/files/planning/norwebdesplan.pdf

City of Colorado Springs. North End Historic District Design Guidelines, August 1989 https://coloradosprings.gov/sites/default/files/planning/northend.pdf

City of Colorado Springs. North End Historic Preservation Overlay Zone Design Standards https://coloradosprings.gov/sites/default/files/planning/design_standards_nend.pdf

City of Colorado Springs. Historic Westside Design Guidelines, December 2009 https://coloradosprings.gov/sites/default/files/planning/histwestsidedesignguide.pdf

City of Colorado Springs. Urban Preservation Plan. Colorado Springs, Colorado: Community Development Department, 1982.

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Colorado Historical Society. Good Neighbors: Building Next to History. Colorado Historical Society, 1980.

Colorado Springs, Colorado City and Manitou City Directories, 1894-1958

Duchscherer, Paul and Keister, Douglas
The Bungalow: America's Arts and Crafts Home

Duchscherer, Paul and Keister, Douglas
Inside the Bungalow: America's Arts and Crafts Interior

Duchscherer, Paul and Keister, Douglas
Outside the Bungalow: America's Arts and Crafts Garden

Lovell, Jennifer Wendler and Loevy, Robert D. Exploring the Old North End Neighborhood of Colorado Springs – A Guide to its History and Architecture.

Ormes, Manly Dayton and Eleanor R. The Book of Colorado Springs, Colorado Springs, Colorado: Dentan Printing Company, 1933.

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.