NORTH END HISTORIC PRESERVATION OVERLAY ZONE DESIGN STANDARDS

PREAMBLE: The following preservation standards are intended to guide the decisions of the Colorado Springs Historic Preservation Board in the implementation of the Historic Preservation Overlay Zone for the North End Historic District, under the terms of the Colorado Springs Historic Preservation Ordinance. The Old North End Neighborhood is one of the best preserved historically and architecturally significant residential areas in the state and its historic integrity should be preserved for its current and future residents.

It is desirable that certain issues are clarified so their intent is easily understood. The following are presented to accomplish that clarification.

- The design standards apply only to work affecting the exterior of the properties that requires a permit issued by the Pikes Peak Regional Building Department.

- Maintenance of historic structures is preferable to repair, and repair is preferable to replacement, both for individual features and the entire structure.

- When replacement is unavoidable, the replacement features should reflect the material being replaced with regard to composition, design, texture, features, size, scale, and proportions that convey the visual appearance of the original.

- Principal structures and outbuildings that contribute to the historic character of the district should not be demolished except where loss of significant portions of the structure, resulting from such incidents as fire or natural disaster, has occurred.

- It is preferable that large lots, historically associated with an individual property, should not be subdivided. Should subdivision occur, new structures would be subject to these design standards.

- Original materials should be preserved. For example, new siding, either of vinyl or aluminum, should not be applied over original wood shingles or clapboard. Similarly, original siding should not be covered by stucco. Unpainted brick should remain unpainted. Painted brick, however, should not be subjected to methods of paint removal, such as sandblasting, that are destructive to masonry.

- Traditional designs, practices and materials should be used for both repair and new construction. Where traditional designs, practices and materials are unfeasible, modern design, practices and materials may be used. For example, certain types of asphalt shingles may be an appropriate alternative to a wood roof that needs replacement.

- Original windows that are inefficient are better addressed by low-profile, ventilating interior storm windows than by replacement of the windows.

- Repair or replacement of non-original elements will not trigger a requirement that the elements be returned to their original appearance.

- Rehabilitation of one portion of a structure will not trigger a requirement that separate portions be returned to their original appearance.

- Additions to a property should be located to the rear of the principal structure. If limited by lot size, rooftop additions may be appropriate, and should be designed to minimize the visual impact from the street.

- Construction of new buildings should be compatible in terms of materials, detailing and design with the surrounding buildings that contribute to the historic character of the North End Historic District.

- Preserving vacant lots which historically have been linked by ownership and landscaping to the adjacent house and lot is strongly preferred; however, if they are to be developed, new structures on these lots will be subject to these standards in keeping with the size and style of the architecture of neighboring structures.

DESIGN STANDARDS

A. Areawide Standards:

1. Maintain the concentration of late nineteenth and early twentieth century buildings with a similarity in use, scale, character and setting which visually defines the historic district. (Please refer to the North End Historic District Design Guidelines, by Deborah Edge Abele and J. Mark Nelson.)

2. Maintain the visual integrity of the North End Historic District.

3. Maintain the distribution of housing types, and their associated physical characteristics that divide the district into visually distinct subareas. (see Figure 1.)

4. Preserve the views of the mountains to the west, which traditionally have been visible from public right-of-ways within the district.

5. The historic pattern of the grid of avenues, streets and rectangular blocks, bisected by alleys and including landscaped center medians, should be maintained throughout the district.

6. Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entrances.

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

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

9. Preserve the historically significant housing types, including the estates, mansions and grand homes, which distinguish the North End from other neighborhoods of the community. Housing contributing to the historic character of the District should not be

demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

10. Preserve the historic outbuildings that retain integrity and contribute to the district's character as a historic neighborhood. Outbuildings contributing to the historic character of the District should not be demolished except in cases where health and safety is at risk or where loss of significant portions of the structure due to natural disaster or fire has occurred.

B. District Standards:

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

2. Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that used historically. These include, for example, plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and undereave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.

3. Mixes and proportions of building materials, such as exterior siding, window glass and decorative trim, should coincide with the building's style of architecture.

4. Preserve the original roofline visible from the front street. The roofline of new additions should reflect the original roofline. New skylights and rooftop mechanical or service equipment, such as solar collectors or air conditioners, should not be visible from the front street.

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

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

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

8. Maintain the historic pattern of automobile uses to the rear of the lot. Utilize access from the front of the lots only when access to the rear is impossible.

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

10. Maintain the pattern of distinctive, formal entrances that distinguishes historic buildings within the district.

11. Maintain the prominence of the front facade relative to the rest of the building elevation of the houses.

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

13. Preserve significant windows, including those with such features as stained, beveled or leaded glass, distinctive patterns or curves.

14. Minimize the impact of new additions to buildings. Additions and alterations should be compatible in size, scale and appearance with the main building and neighboring buildings.

C. Subarea Standards

1. Wood - Cascade Subarea:

   a. Maintain the lot widths of 50 + feet that create the wide and distinctive spacing between buildings in this subarea.

   b. Maintain the deep front yard setbacks of 20 to 30 feet for the houses on the north/south streets and the varied front yard setbacks of 10 to 20 feet for the east/west streets.

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

   d. Where established, maintain the existing pattern of wide building widths relative to building depths, which distinguish the estates of the subarea.

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

   f. To maintain the historic pattern of building that distinguishes this subarea, buildings on large lots should be two and two and a half stories in height and up to 40 feet high.

   g. Maintain the visual pattern created by the irregular plans and massing of houses in the subarea.

   h. The rich pattern and assortment of exterior ornamentation should be preserved and continued as part of the building tradition of the subarea.

   j. Maintain the distinctive types and collections of outbuildings that distinguish estates and mansions of the subarea.

2. Nevada - Tejon Subarea:

   a. Maintain the wide lot widths of 50 feet and uniform pattern of spacing between buildings in this subarea.

b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 22 feet on the east/west streets within this subarea.

c. Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet, and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of the houses.

d. Maintain the pattern of narrow facade width relative to building depths.

e. Maintain the typical range of building sizes of the houses from 2,000 to 6,000 square feet.

f. Maintain building heights of one and a half to two and half stories and up to 40 feet high.

3. Northern Area:

a. Maintain the typical lot widths of 50 feet along the north and south streets and the uniform spacing of buildings that occur along blocks.

b. Maintain the uniform front setbacks of buildings and the alignment of facades, which occurs on the north/south streets and the varied front yard setbacks of 7 to 18 feet on the east/west streets within this subarea.

c. Maintain the relatively narrow spacing that occurs between buildings, ranging from 0 to 10 feet, and the patterns of smaller setbacks on the northern side of structures and larger setbacks/yards on the southern side of houses.

d. Maintain the typical range of building house sizes of 1,000 to 2,500 square feet.

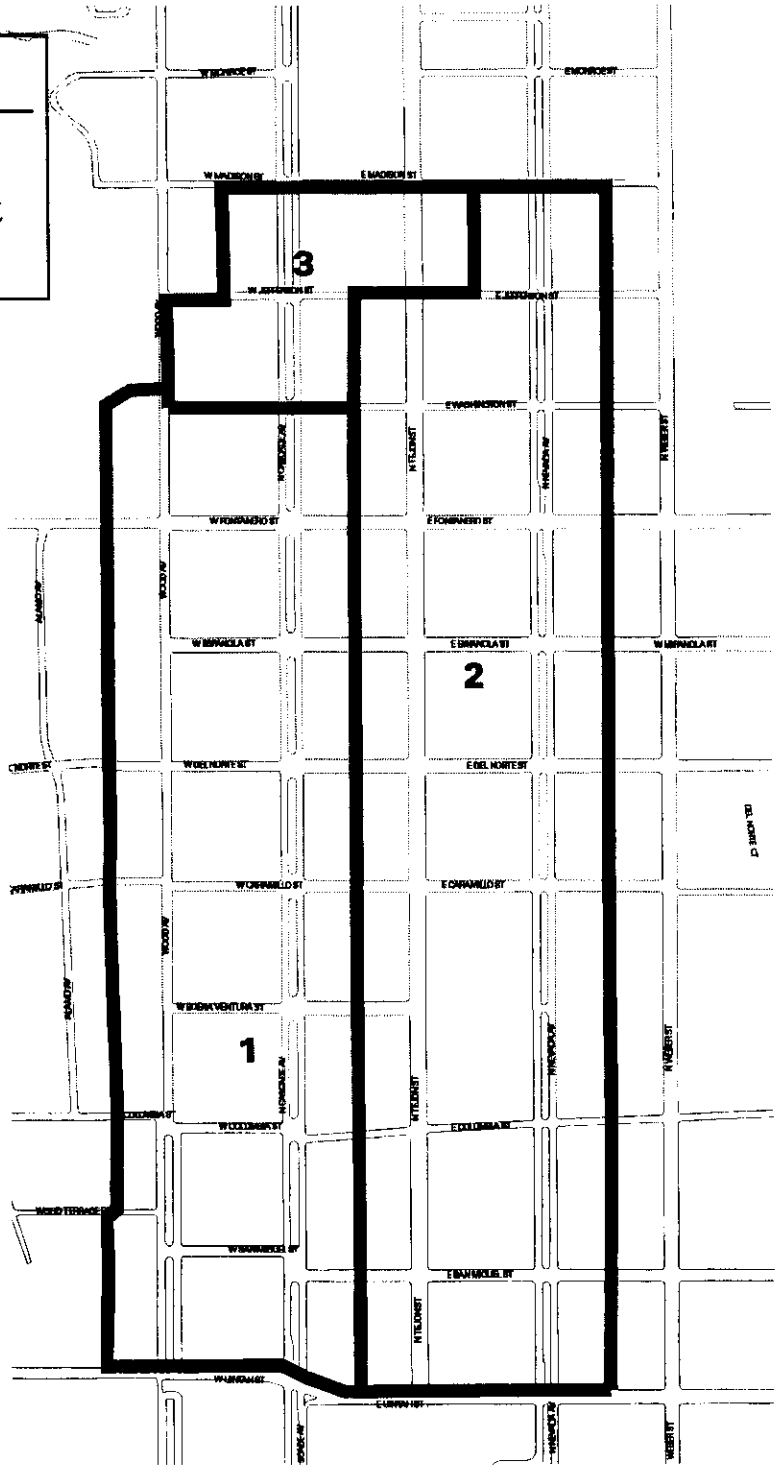
e. Maintain building heights of one and one and a half stories and up to 30 feet high.

f. Maintain the predominance of cottages and bungalows and the distinctive detailing and architectural features of these styles of historic homes in the area.

NORTH END

Historic Preservation Overlay Zone District District Subareas

1 Cascade/ Wood Corridor

2 Nevada/Tejon Corridor

3 Northern Area