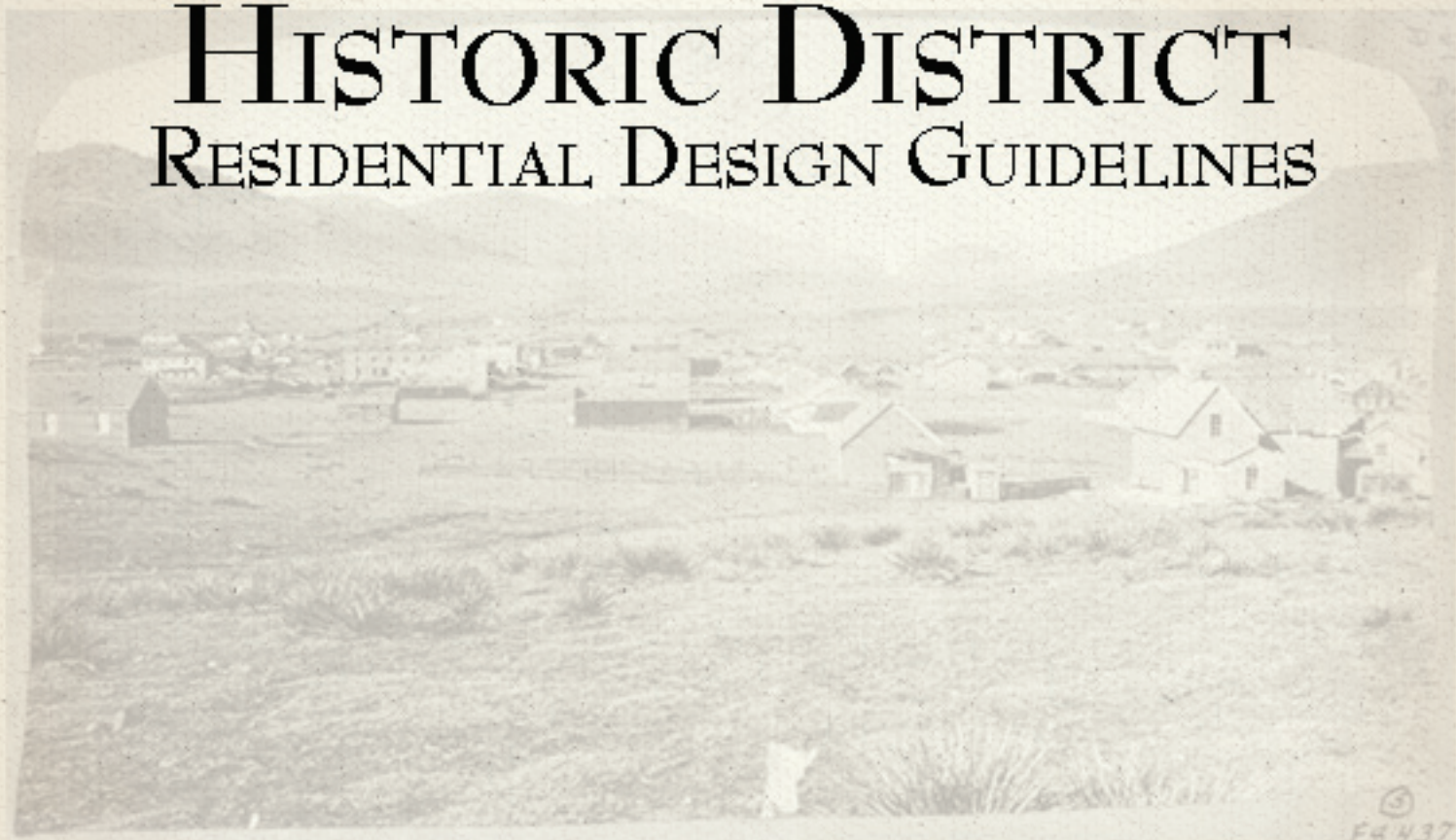




THE CITY OF GOLDEN

HISTORIC DISTRICT

RESIDENTIAL DESIGN GUIDELINES



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City of
Golden

Table of Contents

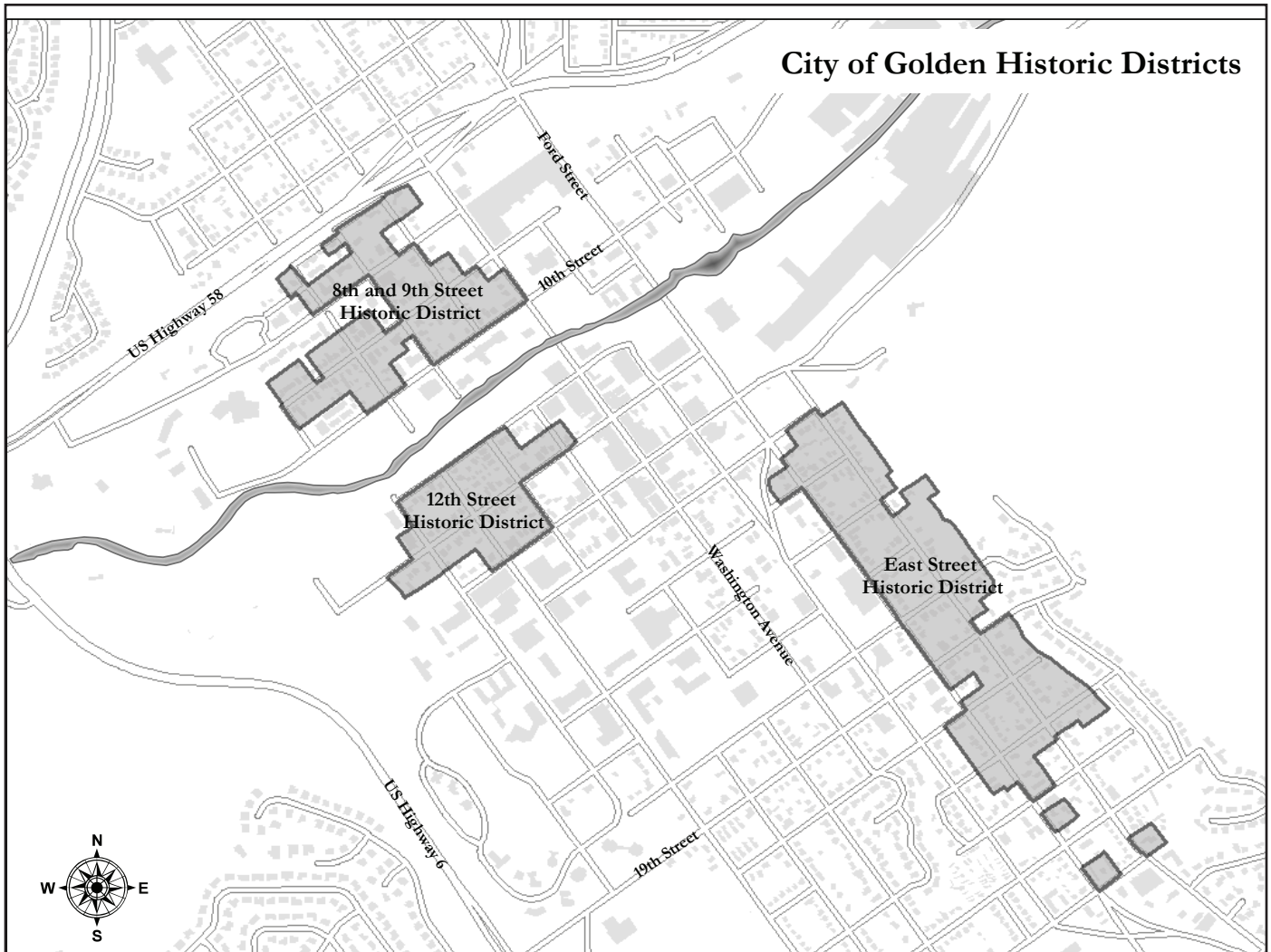
Chapter 1 - Introduction	5
1.1 Historic Districts Map	5
1.2 Introduction	5
1.3 Golden's Historic Preservation Program	6
1.4 Application and Review Process	6
1.4a New Construction	6
1.4b Non-Contracting Structures	7
1.4c Contributing Structures	7
1.4d Landmark Properties	7
1.4e Certificate of Appropriateness for Demolition	8
1.4f Building Permit Issuance	8
1.4g Application Process	8
1.4h Certificate of Appropriateness Application	9
1.4i Historic Residential Site Project Checklist	9
1.5 The History of Golden	9
 Chapter 2 - Architecture of Golden's Historic Neighborhoods	 13
2.1 Victorian Era	13
2.1a Edwardian	13
2.1b Folk Victorian	13
2.1c Italianate	14
2.1d Queen Anne	14
2.1e Gothic Revival	15
2.1f English - Norman Cottage	15
2.2 Colonial Revival Era	15
2.2a Foursquare	16
2.2b Classic Cottage	16
2.2c Dutch Colonial	16
2.2d Colonial Revival	17
2.3 Arts and Crafts Movement	17
2.3a Craftsman	17
2.3b Bungalow	18
2.3c Kit Houses	18
2.4 Modernist - Post War	18
2.5 Minimal Traditional	19
 Chapter 3 - Historic Guidelines	 21
3.1 Historic District/Neighborhood	21
3.2 Historic Design Guidelines for Additions and Alteration	21
3.2a Streetscape	21
3.2b Site	21
3.2c Spacing	21
3.2d Open Area & Landscaping	22
3.2e. Alleys	22
3.2f Building Variety	22
3.2g Historic Building Additions	22
3.2h Roof Forms	22
3.2i Windows	23
3.2j Entrances, Decks and Porches	23
3.2k Materials	24
3.2l Paint Color	24
3.2m Fences	24
3.2n Accessory Buildings and Garages	25

3.3 Historic Design Guidelines for New Construction	25
3.3a Streetscape	25
3.3b Site	26
3.3c Spacing	26
3.3d Open Area & Landscaping	26
3.3e Alleys	26
3.3f Building Variety	26
3.3g Massing	26
3.3h Roof Forms	26
3.3i Windows	27
3.3j Entrances, Decks and Porches	27
3.3k Materials	27
3.3l Paint Color	27
3.3m Fences	28
3.3n Accessory Buildings	28
3.3o Parking	28
 Chapter 4 - Historic Preservation Methods	29
4.1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings	29
4.2 Repointing Mortar Joints in Historic Masonry Buildings	29
4.3 Conserving Energy in Historic Buildings	29
4.4 Roofing for Historic Buildings	29
4.5 Dangers of Abrasive Cleaning to Historic Buildings	29
4.6 Aluminum and Vinyl Siding on Historic Buildings	30
4.7 The Repair of Historic Wooden Windows	30
4.8 Rehabilitating Historic Storefronts	30
4.9 The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)	30
4.10 The Repair and Thermal Upgrading of Historic Steel Windows	31
4.11 New Exterior Additions to Historic Buildings Preservations Concerns	31
4.12 The Use of Substitute Materials on Historic Building Exteriors	31
4.13 The Preservation of Historic Barns	31
4.14 Heating, Ventilating and Cooling Historic Buildings	31
4.15 Making Historic Properties Accessible	32
4.16 The Use of Awnings on Historic Buildings	32
 Appendix	33
A. The 8th and 9th Street District	33
b. The 12th Street District	35
C. The East Street District	37
D. Tax Credits and Grant Information	38

Chapter 1

Introduction

1.1 Historic Districts Map



1.2 Introduction

The City of Golden has designated areas as historic districts because it recognizes that preservation of the historic buildings and character of individual historic districts is important to give Golden citizens a tangible link with our heritage. Owning a home within one of Golden's historic districts comes with certain constraints, as well as opportunities. Most exterior alterations to a building within the established historic districts must have a Certificate of Appropriateness (COA) review before a building permit can be issued. This review is also required for some changes that do not require a building permit. The purpose of reviewing changes is to ensure that the historic character of a district is preserved, while encouraging property owners to make improvements to their properties. To help offset the effort incurred in this extra review, a variety of incentives may be available to owners of individually designated historic

buildings and buildings that have been found to be contributing to a historic district. These incentives may include federal and state tax credits and, in some cases, gaming funds grants.

This publication provides property owners, architects, engineers, developers, city officials and the general public with a common understanding of the principles and processes that will assist them in preserving Golden's historic resources. In addition to design guidance for appropriate changes to historic buildings, this publication includes other helpful information, such as the development of the historic districts, the review process required for a Certificate of Appropriateness, a description of Golden's historic preservation program, the incentives available to historic properties, definitions of useful historic preservation terms, and a list of publications that can provide more detailed information on historic preservation topics that may be of interest and assistance.

1.3 Golden's Historic Preservation Program

Golden is a Certified Local Government, which is a National Park Service program designation, aimed at improving the expertise of local preservation commissions and to promote certain kinds of historic preservation activities by providing pass-through funding to Certified Local Governments for such activities. Golden's Historic Preservation Board is appointed by the City Council to implement the City's historic preservation programs. This program includes the identification and designation of Golden's historic resources, their protection through the historic preservation ordinance, design guidelines upon which decisions of appropriateness of changes to designated historic resources are based, the incentives the City of Golden may make available to owners of designated historic resources, and education of Golden citizens on the advantages associated with historic preservation.

Historic preservation in Golden is regulated by Chapter 18.58 of the municipal code. Because code language can be difficult for citizens to understand, the following is a simple description of the program Golden has adopted to ensure preservation of its important historic resources.

The Historic Preservation Board is authorized to implement Golden's historic preservation goals such as historic design guidelines for the historic districts. The design guidelines are to be used in review of historic building designations, in rehabilitation of historic district buildings, and in review of building additions and new construction. The Certificate of Appropriateness review process for a historic site improves when design guidelines are used to make consistent and fair decisions on historic architectural styles. The Board's application process is not intended to stifle creativity or individual expression, but provide guidance on how the rehabilitation or construction project may be done without negative impact to the individual historic building or the neighborhood.

Any alteration to the exterior of a building or any new construction on the site in one of Golden's historic districts or to any historically designated building is first reviewed by the Planning and Development Department. Some projects will require review by the Historic Preservation Board. Such projects as repainting with the same color, landscaping projects and the addition of storm windows do not require a Certificate of Appropriateness review. If you are in doubt about whether a Certificate of Appropriateness is required, do not hesitate to call the Planning and Development Department at (303) 384-8097.

1.4 Application and Review Process

The level of review and outcome of the Certificate of Appropriateness review depends both on the nature of the changes proposed for the site and the classification of any existing structures on the site. For new construction on a vacant lot (often in conjunction with a request for demolition) or for an additional building on a lot, the review is intended to address the harmony and compatibility of the new construction with the character and historic integrity of surrounding properties and the neighborhood as a whole. For alterations or additions to an existing building, the level and nature of the review may depend on the status of the existing building as "contributing" or "non-

contributing" to the district.

Typically, the determination of whether a building is contributing to the district or not is made at the time of establishment of the district. Occasionally, however, there may be a need to consider a change in contributing status, either based upon alterations to the structure or other changed conditions. For purposes of the Certificate of Appropriateness review, the Historic Preservation Board has defined a contributing structure as:

- A structure that if considered individually would qualify for local historic site designation under the provisions of Chapter 18.58 of the Golden Municipal Code
- A structure that adds to the historic or architectural qualities of the district, was present during the period of significance, and retains its historic integrity.

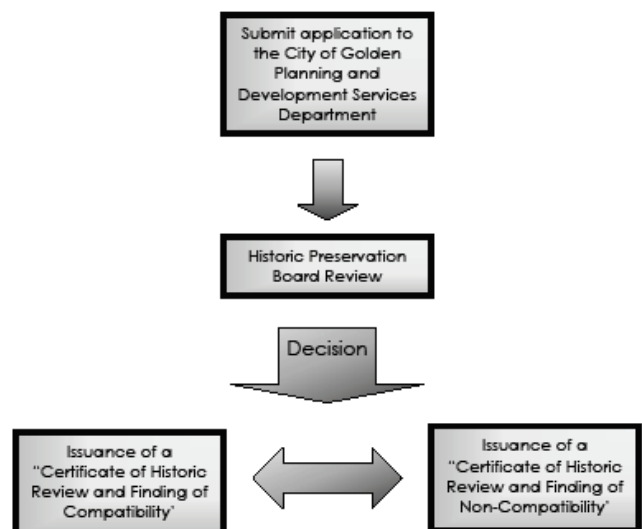
The rest of this section addresses the process and possible outcome of the Certificate of Appropriateness review based upon type of project, and includes application requirements.

1.4.a New Construction. For new construction in a historic district, HPB reviews projects according to specific design guidelines and according to the anticipated project impacts on the surrounding properties. However, since the new construction does not meet the definition of a contributing structure, HPB makes design suggestions and takes one of two actions. Neither action would involve approval of any state tax credits.

- Issuance of a "Certificate of Historic Review and Finding of Compatibility"
- Issuance of a "Certificate of Historic Review and Finding of Non-Compatibility"

The issuance of a "Certificate of Historic Review and Finding of Compatibility" is a significant approval of the proposed construction by the Board. The success in introducing new construction into a district with sensitivity and compatibility will

New Construction (Does not qualify for any state tax credits)



be one of the most important measures of the long-term success of a district. The district and neighborhood will change and evolve over time and its ability to retain character will be an important element of neighborhood feel. On the other hand, a finding of non-compatibility should indicate to the owner that a panel of Golden residents, sitting as the HPB finds that the proposed construction does not fit the neighborhood, and is therefore ill advised.

1.4.b Non-Contributing Structures. For additions or alterations to non-contributing structures, HPB reviews projects according to specific design guidelines and according to the anticipated project impacts on the surrounding properties. HPB makes design suggestions and takes one of three actions.

- Issuance of a “Certificate of Historic Review and Appropriateness” if the project will result in a change from non-contributing to contributing status. This action may be considered as equating to an approval of state tax credits for eligible expenses.
- Issuance of a “Certificate of Historic Review and Finding of Compatibility.” This action shows encouragement of the general design.
- Issuance of a “Certificate of Historic Review and Finding of Non-Compatibility.” This action registers HPB’s concerns about the project.

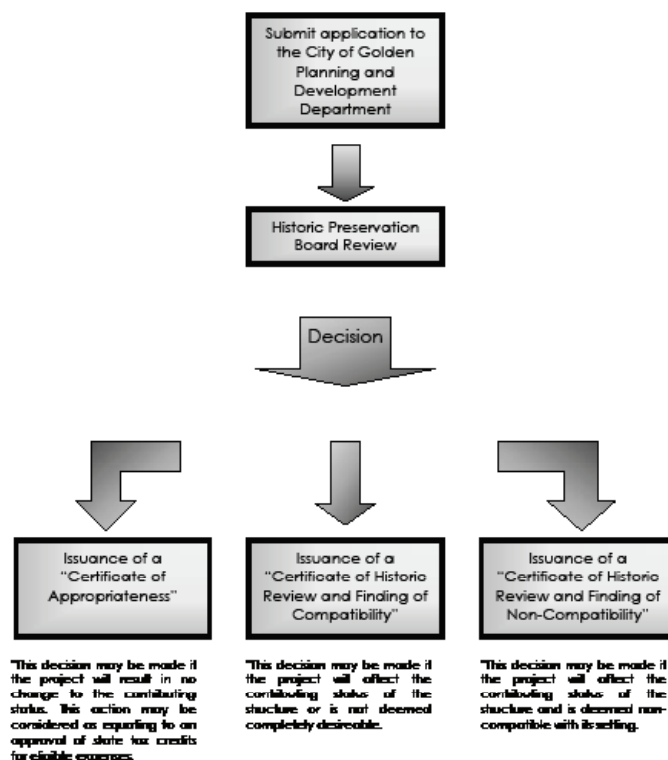
The issuance of a “Certificate of Historic Review and Appropriateness” to change the status of a non-contributing building is a major approval and would constitute a substantial benefit to the district. Similarly, a finding of compatibility is a vote of confidence for

the proposed addition or alteration by the Board. On the other hand, a finding of non-compatibility should indicate to the owner that a panel of Golden residents, sitting as the HPB finds that the proposed construction does not fit the neighborhood, and is therefore ill advised.

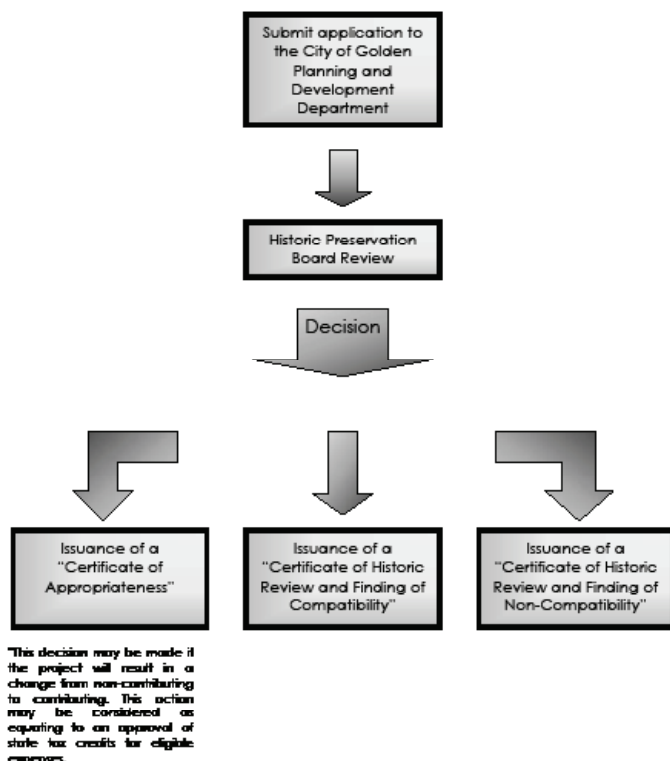
1.4.c Contributing structures. For alterations and additions to an existing contributing or individually designated structure, the range of actions depends on whether a change that is generally well designed and sensitive, but due to certain factors (typically the scale of the addition) may result in the loss of contributing status. The range of actions could be any of the following three options.

- Issuance of a “Certificate of Historic Review and Appropriateness” if the project is deemed to be desirable and will result in no change to the contributing status. This action may be considered as equating to an approval of state tax credits for eligible expenses.
- Issuance of a “Certificate of Historic Review and Finding of Compatibility.” This action shows encouragement of the general design.
- Issuance of a “Certificate of Historic Review and Finding of Non-Compatibility.” This action registers HPB’s opposition to the proposed project.

Alteration of Contributing Structures (May qualify for state tax credits)



Alteration of Non-Contributing Structures (May qualify for state tax credits)



1.4.d Landmark Properties. Chapter 18.58 of the Golden Municipal Code permits the owners of certain properties to voluntarily seek a higher level of historic designation and review than described above. In cases where alteration or demolition of

a Landmark Property is being considered, the owner should meet the Planning Development Department staff early in the design process to review the specific process and City authority.

1.4.e Certificate of appropriateness for demolition.

Golden's historic buildings are a valuable community asset and help define the city's unique character. For longtime residents, the older buildings may be part of their family history. For newer residents, historic structures are reminders of bygone eras which are fundamental in defining the sense of place and belonging. For visitors, the historic structures are integral to the city's charm that keeps them coming back. Without Golden's older structures, the city could look like one of a number of other more modern communities in Colorado without such historic roots.

The demolition of individual historic structures within the historic districts is occasionally proposed. However, the loss of structures important to local history is a loss of value to the entire community. The demolition of historic structures should be undertaken only when all options for repair, reconstruction, or relocation have been considered.

In its review, the Board considers the following elements during a Certificate of Appropriateness review for the demolition of historic structures:

- **Contributing Status** – If the Board agrees that a particular building being considered for demolition is not contributing, there is no reason to oppose the demolition. The Board will usually approve a demolition based upon this point.
- **Condition of the Building** – If HPB decides a particular building being considered for demolition is contributing; the second test is whether it can be repaired or restored.
- **Economic Infeasibility** – If a particular building being considered for demolition is both contributing and repairable, the appropriate evaluation is whether it is economically feasible to repair.

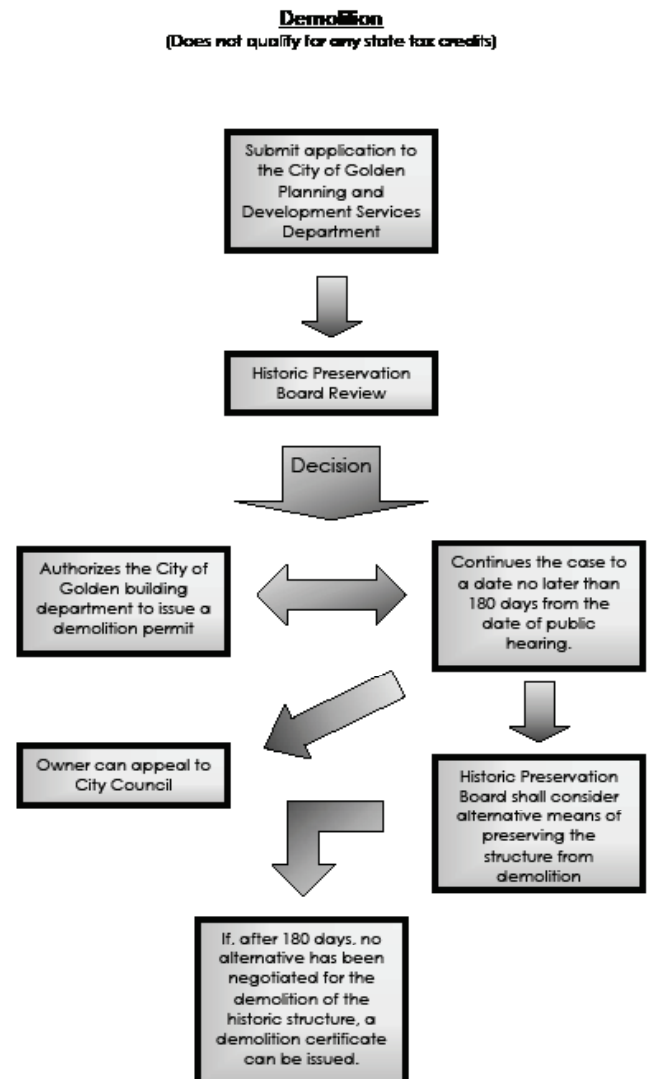
If the Historic Preservation Board finds that a proposed demolition is not in keeping with the criteria established in the Golden Municipal Code, the Board may further continue the case to a date no later than one hundred eighty (180) days from the date of the initial public hearing by the Historic Preservation Board. The applicant shall be provided with written notification of such continuance. Within that period of continuance, the Board shall act with due diligence, in cooperation with the owner, to study alternative means of preserving the structure from demolition. These studies shall involve contact with the applicant for the permit for demolition and shall include but not be limited to:

- Feasibility of plan modification to preserve the structure;
- Feasibility of alternative uses of the structure that would preserve the structure;
- Feasibility of relocation or public acquisition of the structure for preservation.

For more information regarding the demolition of structures

within historic districts, please see Chapter 18.58.075 of the City of Golden Municipal Code.

1.4.f Building Permit Issuance. Following the completion of the Board's Certificate of Appropriateness review, the findings of the Board shall be transmitted to the property owner and City Building Official. Any recommendations of the Board agreed to by the property owner in the official Certificate of Appropriateness review will become conditions of issuance of a building permit. Other findings or recommendations of the Board are advisory and non-binding on the owner.



1.4.g Application Process. To process a proposal for new construction or an addition or alteration to an existing historic structure, two sets of plans should be submitted to the Planning and Development Department. These plans should include:

Site Plan – The site plan should be drawn to scale on an 8 ½ x 11 inch page. The plan should show the property changes. It should also include a north arrow and the location of adjacent buildings, streets, and alleys.

Elevations – Elevations of all views of the alteration should be shown at a scale adequate to convey the building details. They should be accurately labeled, and the existing building should be included in the elevations with as much detail as necessary to show how the old and the new parts relate to each other.

Materials – Note the visible exterior materials and describe them as fully as possible. Samples of these materials are helpful.

Color – Describe the color and include a sample if the alteration will be painted or stained. A good way to show the color scheme is to color one or more of the elevations.

Photographs – Provide some photographs that show all the views of the existing building and include at least a portion of the neighboring properties in the photographs. The location and setting of the subject building relative to its neighbors is as important as the building itself.

Keep in mind that the information given to the Planning and Development Department is the only description of the design. It therefore must illustrate very precisely what changes are proposed. If it is not clear exactly how the alteration should appear, the Planning and Development Department will be happy to schedule a pre-submittal conference to discuss the project.

Review requests, as well as final design plans, should be submitted to the Planning and Development Department. The department will review the plans for approval or schedule a formal review by the Historic Preservation Board. The plans submitted for the design review may be used for the building permit application. When the building permit has been approved, the project may proceed.

1.4.h Certificate of Appropriateness Application.

See page 10.

1.4.i Historic Residential Site Project Checklist.

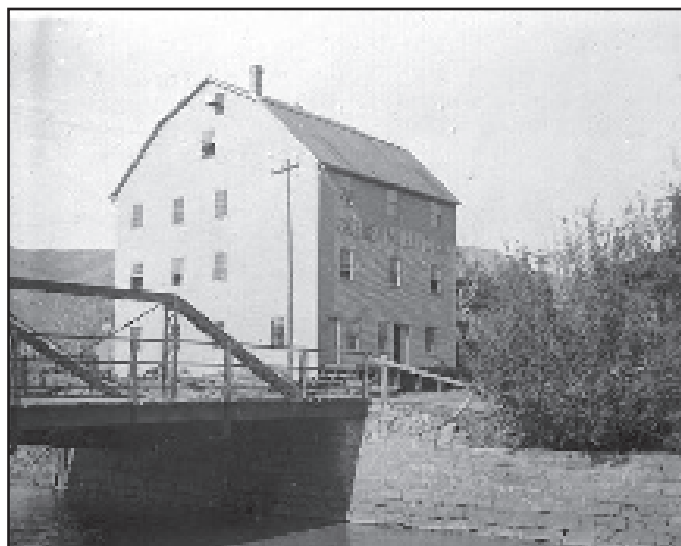
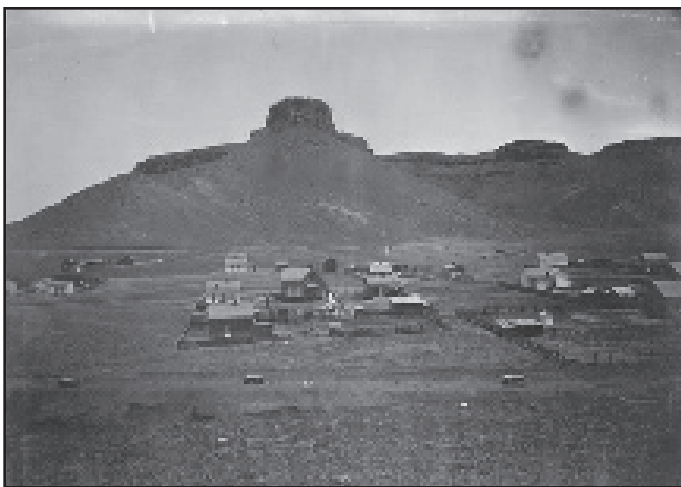
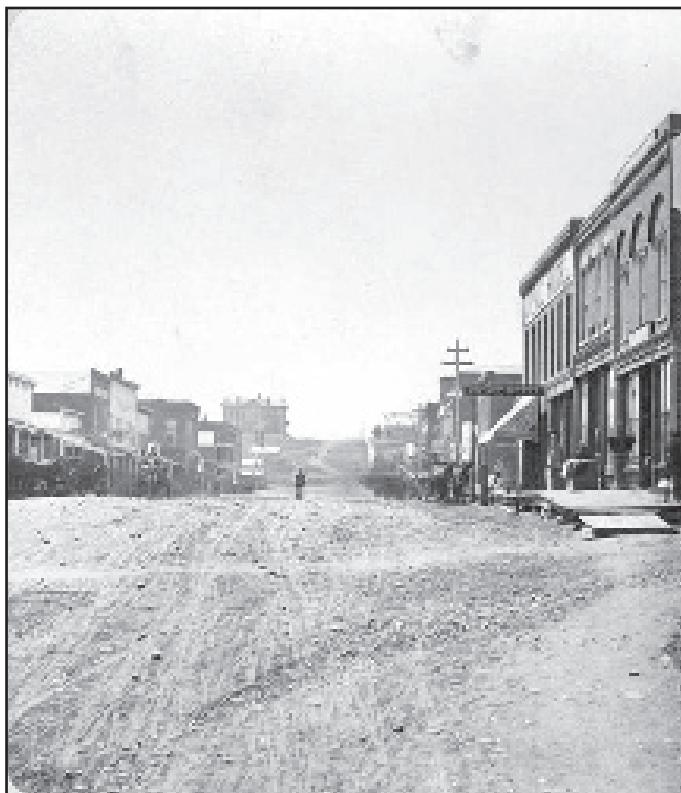
See page 11.

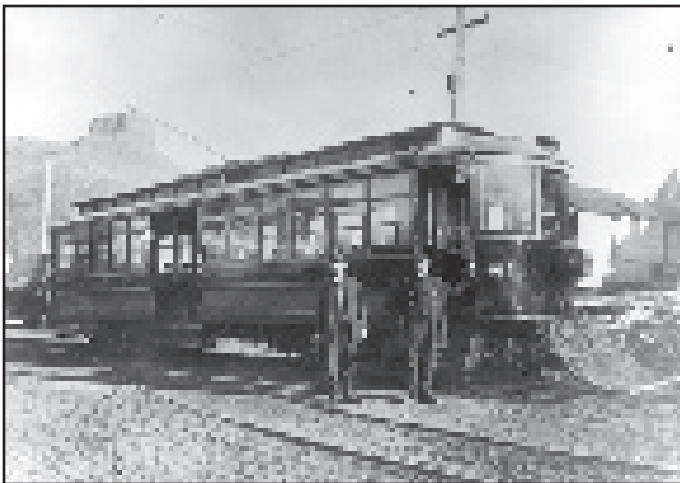
1.5 The History of Golden

Golden was founded during the gold rush of 1859, but gold seekers were not its first inhabitants. The area had been frequented by the Ute, Arapaho, and Cheyenne tribes, as well as early trappers Louis Vasquez and Rufus Sage. Most sources agree that the town was named for settler Tom Golden, one of the early gulch miners who panned gold in the valley of Clear Creek.

A toll bridge, two stores, and the county's first commercial garden were among the settlers' first endeavors. Golden's location at the mouth of Clear Creek Canyon furthered the town's aspirations as a supply center and aided its role as a transportation hub for freight wagons and, later, the railroad. "Our city is now full of energetic, go-ahead men en route to the gold mines," reported the Golden Mountaineer in 1860.

Although Golden was the site of the Territorial Capital from 1862 to 1867, it lost designation as the state capital to Denver when Colorado achieved statehood. Instead, the town grew slowly but steadily as a supply center for the mining districts





in the mountains to the west. Golden also grew as an industrial town. Clear Creek provided water for milling, smelting, manufacturing, and generating electricity. Local coal mines supplied early industry and employed many local residents. Early Golden industries also included a cigar factory, candy factory, paper mill, glass plant, three lime kilns, and several stone quarries.

Town building was aided by the clay deposits that supplied material for local brickmaking. Wood was used less frequently in construction because it had to be brought down from Clear Creek Canyon. However, cannonball-sized stones from the creek were used in foundations, retaining walls, and porches of many local buildings, as well as in the nationally recognized Army Building at Thirteenth and Arapahoe Streets.

Agriculture was a chief Golden industry, made possible by irrigation from Clear Creek. The crops planted by David K. Wall in 1859 became the county's first commercial garden, and by 1902 the town was "surrounded on all sides by farming and stockraising," according to *Illustrated Golden*. Wheat was a major crop and accounted for the three flour mills. At one time, the Rock Flour Mill produced 200 barrels of flour a day. Orchards and vineyards grew on North Table Mountain, while Clear Creek Valley was filled with fruit trees, fields of strawberries and raspberries, and vegetable gardens. Farmers from east Golden came to town selling produce from their horse-drawn wagons.

Toll roads were Golden's first means of transportation; several routes were built to the mining districts. In 1870 the railroad arrived in Golden. The Colorado Central Railroad (later the Colorado & Southern) was headquartered here and served Idaho Springs, Georgetown, Central City, and Black Hawk. The

railroad hauled supplies to the mining districts and returned with ore to be processed by local smelters. In the 1890s, interurban rail lines also brought visitors from Denver.

Although Golden lost the capital to Denver, it remained the Jefferson County seat and built a splendid brick courthouse that shared the hill with the Colorado School of Mines campus. This Victorian beauty was replaced in the 1960s by a boxy beige-brick building with an adjacent five story Hall of Justice. In 1990, Jefferson County began construction on a new courthouse – the gleaming building that dominates the ridge southeast of town, gazing down at the state capitol on the plains below.

Golden became the site of the Colorado School of Mines in the 1870s. After a church-financed schoolhouse on the eastern edge of Golden blew down in a windstorm, a brick classroom was constructed on the present-day campus. City fathers W. A. H. Loveland, Charles C. Welch, and Edward L. Berthoud helped establish the college, either by serving on the board of trustees or by contributing funds or land to the fledgling school. Today the world-class institution offers degree programs that include engineering, geology, and environmental sciences.

The Coors brewery is another early enterprise that has had a lasting influence in Golden. Founded by German immigrant Adolph Coors, the brewing company has grown from a small stone building near the foot of South Table Mountain to an industrial complex that expands eastward along the Clear Creek valley. Brewery tours have become a major attraction for visitors coming to Golden. In the early 1900s, Coors branched out into ceramics manufacturing, a sideline that later helped sustain the company during Prohibition. Today, Coors is the largest single-source brewery in the world, producing over twenty million barrels of beer per year.

In its second century, Golden is poised as one of Jefferson County's leading communities. Diversified local industry, the courthouse that graces the ridge south of town, a thriving downtown, and the Visitors Center represent the City's optimistic outlook for the future. Golden struggles with the challenge of retaining its small town identity in the face of Denver's metropolitan suburbs expanding ever westward. However, the diligent efforts of the Historic Preservation Board, dedicated local preservationists and the commitment of individual property owners are ensuring that Golden's heritage lives on for future generations to enjoy.

Source: Golden Old and New. Cathleen Norman. © 1996.

CERTIFICATE OF APPROPRIATENESS APPLICATION

INSTRUCTIONS: When planning a building project that requires review by the Historic Preservation Board (see "Project Checklist"), complete the Certificate of Appropriateness application and return it to the Planning and Development Department, 1445 10th Street, Golden, CO 80401, phone: 303-384-8097. Staff will determine if the application is complete. The complete application must be submitted 25 days prior to the regular Historic Preservation Board public hearing for review and processing to begin. The Historic Preservation Board meets the first Monday of each month. Please plan to attend the meeting or have your duly authorized representative present.

NAME(S): _____

ADDRESS: _____ **CITY/ZIP:** _____

PHONE NO. _____

ADDRESS OF PROJECT (IF DIFFERENT FROM ABOVE) _____

DESCRIPTION OF PROJECT: Attach building drawings and elevations, materials, dimensions, relationship to existing building, photos, brochures and/or whatever else will make the project clear to the Historic Preservation Board

Applicant(s) Signature and Date

Application accepted City Staff and Date

CERTIFICATE OF APPROPRIATENESS

HISTORIC RESIDENTIAL SITE PROJECT CHECKLIST

Proposed Project List	Owner's Discretion	Department Review Required	Board Review Required
Principal Building Improvements			
a. Building exterior demolition, remodel and new construction			X
b. Building interior	X		
c. Additions in material or changes			X
Accessory Building Improvements			
<i>Garage, greenhouse, covered or closed decks, work sheds</i>			
a. Demolition, remodel and new construction			X
b. Addition or changes in materials		X	
General Improvements			
Roofing			
a. Same materials	X		
b. Change materials		X	
Siding			
a. Same materials	X		
b. Change materials		X	
Chimney, vents, antennas, doors, windows, shutters, awnings, satellite dish, wind generator			
a. Additions or changes in character		X	
b. Visible from street			X
Exterior Paint			
a. Same color	X		
b. Color changes		X	
Yard Improvements			
Drives		X	
Sidewalks		X	
Patio, Deck			
a. Addition or changes in character		X	
b. Visible from street			X
Retaining walls			
a. Addition or changes in character		X	
b. Visible from street			X
Fences			
a. Addition or changes in character		X	
b. Visible from street			X
Landscape ponds, fountain, sculpture, barbecue grill, doghouse, trellis		X	
Swimming pool, spas/hot tub			
a. Addition or changes in character		X	
b. Visible from street			X
Landscape			
a. Removal or locate yard lighting	X		
b. Irrigation system	X		
c. Remove (dissemed) or locate ground cover, flowers, shrubs, hedges, trees	X		
d. Removal of healthy trees		X	

Architecture of Golden's Historic Neighborhoods

The history of a neighborhood is something of interest to most owners of historic properties. It heightens awareness of the individual owner's historic property and the importance of historic resources in the community. Development patterns between residential and business areas, architectural building character of the neighborhood, and the influences that shaped the historic building patterns are important in describing and understanding the significant elements of the historic neighborhood character.

Golden's evolution as a supply center for the mining towns during the Victorian era has as its counterpart an evolution in architecture that reflected the changing styles of the age. The period of the 1860s was characterized by the construction of simple log cabins that served as more or less temporary shelters.

Much of the beauty of Golden's historic districts lie not with specific historic sites, but in the many well-maintained buildings that serve as examples of wide-ranging architectural styles reflecting several distinct periods of in Golden's development.

Throughout the early and mid-1800s, much of American architecture was derived from classic European forms. The post Civil War era from 1865 to 1900 saw many styles of architecture battling it out for national prominence. The result was a visual hodgepodge that reflected the nation's own unsettled culture. Often, features of several different styles were incorporated into one structure. The culmination of this practice became known as Queen Anne Victorian style emphasis on strong visual contrasts and ornamentation.

By the mid-1880s, the Arts & Crafts Movement, a more 'natural' architecture that evolved from the Queen Anne, was beginning to gain popularity in the United States. New England's shingle style was a first step toward achieving the Arts & Crafts architectural ideal. Shingle style was, for the most part, limited to New England, but its design was felt in other parts of the country. For instance, in the Mid-Atlantic and Midwestern states, where wooden shingles were not appropriate because of harsher weather conditions, simple square homes constructed entirely of brick instead of shingles were introduced. As the 1890s advanced, these homes, known as American Foursquare, became quite popular.

The United States took the lead in the development of advanced building technologies in the second half of the 19th century. The technical innovations of this era included the use of cast iron, steel and reinforced concrete in construction. The trend toward functional design, which had been steadily growing, reached its greatest expression in the works of the so-called Chicago School of Architecture led by Louis Henry Sullivan. Sullivan broke completely with historical eclecticism and used modern materials in such a way as to emphasize their function. This all set the stage for the birth of 'Modernism.'

2.1 Victorian Era. The Victorian era dates from about 1840 to 1900. During this time, industrialization brought many

innovations in architecture. There are a variety of Victorian styles, each with its own distinctive features. The most popular Victorian styles spread quickly through widely published pattern books. Builders often borrowed characteristics from several different styles, creating unique and sometimes quirky mixes. Buildings constructed during the Victorian times usually have characteristics of one or more styles.

2.1.a Edwardian. Edwardian buildings are basically post-Victorian residences similar to the Queen Anne style in form and massing but lacking ornamentation. Sometimes called Princess Anne, these buildings feature multi-gabled roofs, asymmetrical massing, simple surfaces, and occasionally wrap-around porches, a short tower, and classical detailing.



Common elements:

1. multi-gabled roof
2. asymmetrical massing
3. simple surfaces
4. wrap-around porch
5. short tower
6. classical details

2.1.b Folk Victorian. The spread of Folk Victorian (and other late 19th century styles) was made possible by railroads expanding into smaller towns and cities. Mass-produced wood features could be transported quickly and cheaply almost anywhere. Also, smaller towns could now obtain sophisticated woodworking machinery. Home builders often simply added trim and ornament to traditional folk houses. Older folk homes were often updated with new ornamentation, now available everywhere due to pattern books and mass production and sale of wood features. Folk Victorian was a very common style found in

turn-of-the-century western towns settled during that time. With their spindles and porches, some Folk Victorian homes may suggest Queen Anne architecture. But unlike the Queen Anne, these are orderly, symmetrical houses. They do not have towers, bay windows or elaborate moldings. Behind the trim, a Folk Victorian is still a simple house: solid, practical and enduring.



Common elements:

1. unadorned
2. gabled 'L' or simple gabled design
3. porches with spindle-work detailing
4. one exterior material
5. steeply pitched roof

2.1.c Italianate. Like many Victorian-era styles, Italianate emphasized vertical proportions and richly decorative detailing. Designers and builders used the style on residential, commercial and industrial structures throughout Colorado from about 1870 up until the turn of the century. Italianate is characterized by a low-pitched hip roof, wide overhangs, bracketed cornice, a variety of fenestration (usually very tall, narrow, double-hung, one-over-one windows), molded window surrounds, and occasionally a cupola or balustrated balcony. Simple Italianate structures have a hip roof, bracketed eaves, and molded window surrounds. A more elaborate or high style example may feature



arcaded porches, quoins, tower, and ornate detailing.

Common elements:

1. low-pitched hip roof
2. bracketed cornice
3. tall, narrow windows
4. molded window surrounds
5. balustrade balcony
6. arcaded porch
7. towers
8. wide overhanging eaves
9. paired brackets
10. cupola

2.1.d Queen Anne. Queen Anne is perhaps the most ornate style of the Victorian period found in Colorado. Popular between 1880 and 1910, the style varies from the highly decorative to a more restrained version found in many residential neighborhoods. General characteristics include a vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, particularly brick and wood.

The degree of ornamentation usually distinguishes the high style. Ornamentation is emphasized on a high-style Queen Anne through the use of scalloped and painted shingles in the gables, decorative bargeboards, sunburst detailing, and turned spindles on porches and balconies. The corner tower is prominent, but not always found on a high-style building, nor is it always located on the corner.

Simpler Queen Anne buildings are less ornate, but usually feature shingled gables, asymmetrical massing, and some decorative detailing. These examples have enough decoration to distinguish them as members of the stylistic category.

Common elements:

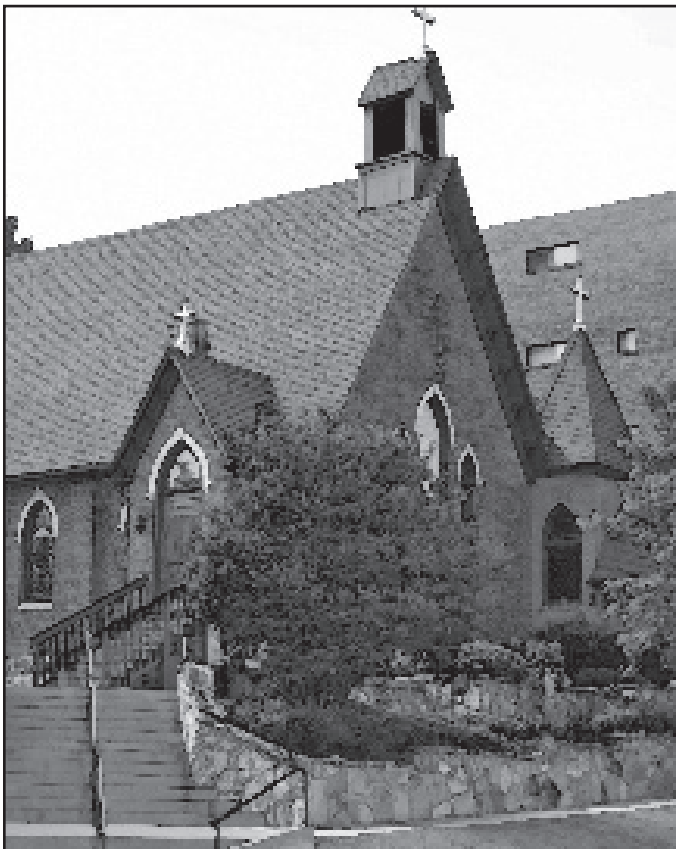
1. corner tower
2. dormers
3. scalloped and shaped shingles



4. iron roof cresting
5. sunburst detailing
6. turned spindles
7. porch
8. conical roof
9. multiple gables
10. bargeboard

2.1.e Gothic Revival. Gothic Revival is best characterized by the pointed-arched window, steeply pitched roof, and picturesque composition.

The English/French examples are predominately ecclesiastical and are vernacular versions of late Medieval churches. Characteristic elements include massive towers, either flat or topped by a spire, stepped and flying buttresses, deeply recessed openings, steeply pitched roofs, pointed arches, and masonry construction.



Common elements:

1. massive towers
2. flying buttress
3. stepped buttress
4. pointed arched window
5. steeply pitched roof
6. deeply recessed entrance

2.1.f English - Norman Cottage. The English or Norman Cottage is the modest, very simplified version of the Tudor or Jacobean/Elizabethan styles of residential architecture. It is a one-story structure generally composed of brick, stucco or occasionally stone. The most distinguishing feature is the steeply pitched roof and steeply pitched projecting front entrance. Many cottages have arched or straight-headed picture windows on the facade, but other fenestration are limited. Windows are occasionally casements divided by heavy metal mullions. Decorative brickwork, arched entrances, and multi-light windows are also characteristic. Popular during the 1920s and 1930s, these small one-story homes were considered an alternative to the Bungalow.



Common elements:

1. steeply pitched roof
2. steeply pitched gable entrance
3. decorative brickwork
4. arched entrance
5. stucco exterior
6. casement windows
7. large front picture window
8. multi-light windows

2.2 Colonial Revival Era. America's colonial period encompassed a number of housing types and styles, including Cape Cod, Saltbox, Georgian, and Dutch Colonial. However, when we speak of the Colonial style, we often are referring to a rectangular, symmetrical home with bedrooms on the second floor. The double-hung windows usually have many small, equally sized square panes. During the late 1800s and throughout the 20th century, builders borrowed Colonial ideas to create refined Colonial Revival homes with elegant central hallways and elaborate cornices. Unlike the original Colonials, Colonial Revival homes are often sided in white clapboard and trimmed with black or green shutters.

2.2.a Foursquare. One of the most commonly found forms in Colorado residential buildings after 1900, the Foursquare is easily recognized by its square plan, two-story height and overall simplicity. The majority of these houses were built during the first three decades of the 20th century.

The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves with brackets or modillions, classical frieze with dentils, and a porch, usually full-width with a hipped roof supported by Doric or Tuscan columns or by square posts. Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. In each case, the basic square plan is predominant.

The Foursquare is a basic residential form adaptable to many stylistic treatments. Classical, Mission and Mediterranean elements may all be found on Foursquare residences.



Common elements:

1. residential
2. square plan
3. front porch
4. two or more stories
5. unadorned exterior
6. hipped roof
7. shaped gable
8. side bays
9. Doric or Tuscan columns
10. brackets
11. square porch posts
12. dentils
13. classical frieze
14. modillions
15. roof overhang

2.2.b Classic Cottage. The Classic Cottage is basically a one-story version of the Foursquare. It features an elongated hipped roof with central dormer, and front porch with thick porch posts

or round, simplified Doric columns supporting the porch roof. Popular between 1910 and 1930, the style was most commonly used in residential architecture, although occasionally seen on schoolhouses, train depots, or small institutional buildings. Building materials were almost always masonry, particularly brick, with a few rare wood frame examples. Ornamentation is generally limited to window surrounds and flared eaves on the dormer.



Common characteristics:

1. central dormer
2. hipped roof
3. thick porch posts
4. flared eaves
5. simplified Doric columns
6. belt course

2.2.c Dutch Colonial. The gambrel roof is the distinguishing feature of the Dutch Colonial Revival. Primarily a residential style, it was popular in Colorado between 1900 and 1925. Other characteristic elements included wide overhangs, dormers, small oval windows in the gable ends, and a porch under the overhanging eaves of the gambrel roof, supported by columns. The building may be side-gabled, front-gabled, or form intersecting gables. A



steep, stepped gable, reminiscent of Flemish architecture, is also seen on occasion.

Common elements:

1. gambrel roof
2. wide overhangs
3. gable end chimneys
4. round windows in gable end
5. steep stepped gable
6. porch under overhanging eaves
7. 8-over-8 windows
8. dormers

2.2.d Colonial Revival. There are three types of Colonial Revival buildings in Colorado: “historically accurate” reproductions of the 17th century Georgian and Federal style; Colonial or Classical elements applied to basically Victorian or Post-Victorian buildings; and very simple houses with a few Colonial details. Colonial Revival residential buildings are simple gabled houses with several Colonial elements, such as broken pediments, 8-over-8 sash windows, fanlights and sidelights, and shutters.



Common elements:

1. broken pediments
2. 8-over-8 sash windows
3. portico
4. fluted columns
5. Doric columns
6. Corinthian columns
7. pediments
8. fanlight
9. sidelight
10. shutters
11. dormer
12. eyebrow dormer

2.3 Arts & Crafts Movement. The Arts & Crafts style architecture dominated the early 20th century in the City of Golden. This style was popular because of its affordability and efficient use of interior space. Homes from this era are generally small by present-day standards. The unique handcraftsmanship exhibited by the Arts & Crafts style demonstrates design and construction principles respectful of nature that acknowledge the continued significance of pride and human spirit in the art of building.

The typical floorplan includes a main entry directly into the living room without benefit of an entry hall or vestibule. The double-front gabled bungalow initially made its appearance around 1912.

The Boettcher Mansion west of Golden is a prime example of the Arts & Crafts style. Built in 1917, the estate served as the hunting lodge and summer home of Charles Boettcher, famous Colorado Entrepreneur. The mansion is on the National Register of Historic Places.

2.3.a Craftsman. The Craftsman style structure emerged from the Arts & Crafts movement of the early 20th century, a philosophy that stressed comfort and utility through the use of natural materials and a lack of pretension.

Exposed rafter ends, overhanging eaves, clipped gables, and large porch columns replaced the more delicate and intricate detailing of the Victorian period. In addition to these characteristics, windows consisted of divided lights in the upper sash and a single light in the lower sash. Some Craftsman houses display a small amount of false half-timbering (not to be mistaken for the Tudor Revival style, which has significant amounts of half-timbering).

Confusion may result between the Craftsman style and the Bungalow form. Bungalows are one to one-and-one-half story houses which most often employ the elements of the Craftsman style. The Craftsman style may be utilized on any size building and is often found on apartment buildings as well as houses.



Common elements:

1. exposed rafter ends
2. clipped gable
3. false half-timbering

4. knee braces at eaves
5. divided upper window lights
6. large porch columns
7. battered porch columns
8. overhanging eaves

2.3.b Bungalow. Following closely the philosophy of utility and simplicity that characterized the Arts & Crafts movement, the Bungalow became its physical manifestation. As the most common expression of Craftsman style architecture, the residential Bungalow spread quickly across the country during the early 20th century. In Colorado, this type of architecture was popular from 1900 to around 1930 and is evident in practically every city and town statewide.

The typical Bungalow is a one or one-and-one-half story, clapboard wood or masonry structure with a gently pitched, front or side gable roof, overhanging eaves, broad porch, and simple horizontal lines. An additional gable occasionally covers an open porch and the overhang is usually supported by battered porch piers or thick columns. Some Bungalows have clipped gables, shed dormers, or exposed rafter ends, but almost all have a front porch.

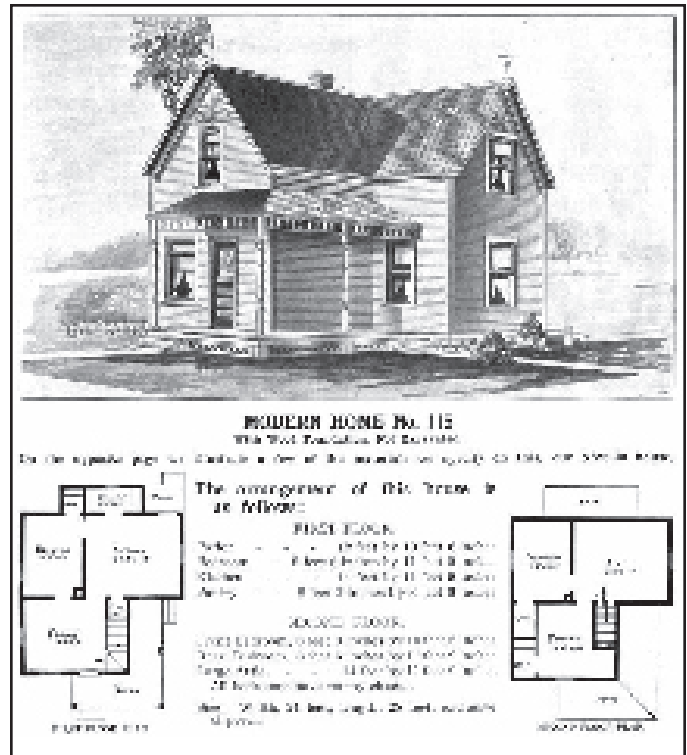
While the vast majority of Bungalows incorporate the Craftsman style, examples may be found in Mission, Pueblo Revival, and Mediterranean styles.



Common elements:

1. front gable roof
2. side gable
3. exposed rafter ends
4. large front porch with battered piers
5. pent-roofed bay
6. clipped gable
7. overhanging eaves

2.3.c Kit Houses. Kit houses were produced in the United States beginning in the first decade of the 20th century. More than 75,000



Sears kit homes were built in the United States between 1908 and 1940. Their popularity lasted into the 1950s, but their heyday was in the 1910s and 1920s. To meet growth demand after World War I, companies started expanding in the residential building industry. Kit houses were purchased through mail-order and allowed new homeowners to be a part of the design and building process, giving the option of buying the home in stages, an important consideration given long-term mortgages did not exist at the time. Kit homes, while less specifically an architectural style, were simple, frame built, pre-cut models that were popularly used as summer cottages or affordable new homes.

2.4 Modernist - Post War. The unornamented, machine-inspired aesthetic of European modernism was introduced to the United States during the 1920s. Later dubbed the International style, this functionalist mode of architecture became preeminent in the United States after World War II. In the mid-20th Century, the newly invigorated economy led to a rush to build new housing. The chief characteristics of the International style are smooth unornamented surfaces, flat roofs, usually without a ledge or coping, bands of windows, often set flush with the exterior wall, and asymmetrical composition. A complete lack of ornamentation distinguishes the International style. Horizontality, particularly on commercial buildings, is employed through alternating bands of windows and solid planes created a horizontal effect. Wood or metal casement windows are common. The style, which dates primarily from the 1930s through the 1950s, with a revival in the 1970s, also emphasizes light and shadow as opposed to color.

Common elements:

1. smooth, untextured surfaces
2. cantilevers
3. bands of windows
4. solid plane



5. casement windows

6. flat roof

2.5 Minimal Traditional. These simple homes were built in large numbers immediately preceding and following World War II; this form represented an economical choice for large tract-housing developments because they were inexpensive to construct. The Minimal Traditional was more a building type than a true style. Minimal Traditional properties emerged as a transition from established bungalow and period cottage forms to early ranch homes. In the Minimal Traditional form, the narrow deep footprint of the bungalow or period cottage was transformed to a square, boxy plan with small rooms situated around a core. The Minimal Traditional was a somewhat larger version of the 1940s Federal Housing Authority (FHA) minimum house, a standardized plan that resembled a small (750 square feet) box.

The Minimal Traditional was very loosely based on the Tudor Revival style of the 1920s and 1930s. It was a relatively small, one-story building often with a predominant front facing gable section or gabled covered entry, echoing Tudor features. Rather than the steeply pitched roof of its Tudor predecessor, the Minimal Traditional roof pitch was low or intermediate with closed eaves and rake. The simplified façade features few architectural details other than decorative shutters. Typical wall

materials include cement asbestos shingles in an assortment of colors, brick (usually striated), wood, or metal siding (a replacement material).



Common elements:

1. Boxy appearance with minimal architectural or decorative details
2. Small, usually one story
3. Rectangular plan on a concrete slab
4. Low or intermediate pitched roof
5. Simple roof, typically side-gabled (occasionally hipped)
6. Closed eaves (little or no overhang)
7. Front-facing gable section or gabled projection over front entry
8. Usually a central main entry with flanking windows
9. Both asbestos shingle and aluminum siding common
10. Later examples in brick (usually striated)

Chapter 3

Historic Standards and Guidelines

The intent of the historic design guidelines is to foster awareness of past architectural and landscape elements that create the character of the historic neighborhood or district. The property owners of historic buildings should consider incorporating these guidelines into any repair, replacement or additions they may want to make to their property. There are several types of historic residential buildings in the Golden Historic Districts, and the variety of possible changes means that not all guidelines will be relevant to all projects. The guidelines are not intended to be used as a checklist for compliance. However, conformance with standards and substantial compliance with applicable guidelines will be a requirement of approval for state tax credits and financial incentives for designated sites.

In the event that a designated home does not meet the City's health and safety codes, preservation objectives may need to be adjusted so that the property could be efficiently brought up to code.

Because of the need to address the energy efficiency of all buildings, there will be opportunities to improve the overall energy efficiency of individually designated homes or contributing homes within districts when renovations are planned. Consideration will be given to energy efficiency improvements that are not in keeping with the traditional materials of the original home if the appearance is consistent with or similar to the original materials and that of neighboring historic structures.

3.1 Historic District/Neighborhood. The relationship between historic buildings and landscape elements within a historic district or neighborhood helps define the historic character and therefore should always be a part of the rehabilitation plans. Historic buildings, streetscapes, and landscape elements that are important in identifying the overall neighborhood character should be identified and maintained. Such elements can include streets, alleys, walkways, street lights, signs, gardens and trees.

3.2 Historic Design Guidelines for Additions and Alteration.

3.2.a Streetscape: In the past, the appearance of a historic residential building from the street was more important than creating privacy in the front yard. For this reason, fences in front of the home were generally low and open in character. Privacy fences were reserved for the back yard. Traditionally, landscaping was concentrated near the building with street trees in the planting strip, and shrubs and trees were used sparingly in other locations as focal points.



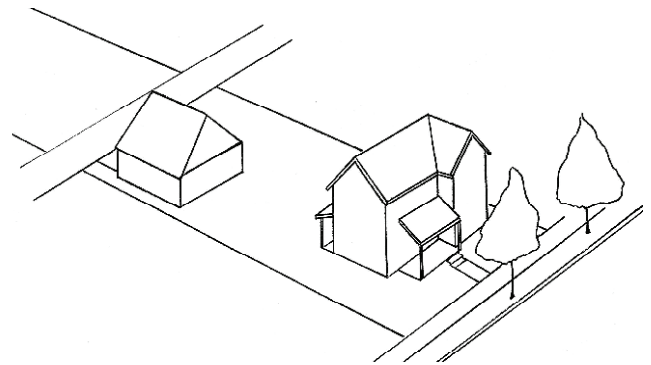
Standards:

- Maintain existing sidewalk and tree lawn treatment.

Guidelines:

- Landscaping should be limited to street trees, specimen trees as focal points, and massing of shrubbery near the building.

3.2.b Site: The development pattern is of lot sizes that are typically 7,000-square-feet in area with 50-feet of street frontage in the Historic Districts. Building setbacks and front building elevations create a predominant visual characteristic. Individual sidewalks lead from the street to the front building entry. Accessory buildings such as garages are at the rear of the lot and typically access from an alley. Contemporary use of accessory buildings as rental units has encouraged the addition of front drives; this contemporary pattern is damaging to the historic integrity of the district.



Standards:

- Locate accessory buildings such as sheds and garages at the rear of the lot, as is traditional. Adding them between existing buildings changes the spacing pattern along the street.

Guidelines:

- Sidewalks should be rectilinear and should maintain traditional patterns paralleling the streets.
- Repair of building, landscape and streetscape elements should reinforce the historic character. Repair will also generally include replacement with a similar or compatible material.
- Physical evidence and/or photos should be used as a guide when replacing an entire feature of the building, landscape or streetscape that is too deteriorated to repair.

3.2.c Spacing: Building lots were generally platted to be equal in size, and the residential lots had buildings centered from each side. This creates a sense of regular spacing between buildings along the street.

Standards:

- Locate additions to existing houses back from the front facade so the visual quality of spacing is preserved.

Guidelines:

- Preserve the existing setback characteristic of the block. Porches, decks, solid fences, or other similar additions should not intrude into this space, and are more appropriate at the rear of the building.
- Additions to a building should maintain the overall sense of size of the building.

3.2.d Open Area & Landscape: The area between the street and the building is open, and most frequently lawn. Historic fences were low and open in character, and landscaping was limited. This preserved the open character of the streetscape.



Standards:

- Maintain openness between the street and the house.

Guidelines:

- Limit front yard landscaping to street and specimen trees and massing of shrubbery near the building.
- Preserve the landscape entry on the street frontage, even if internal layout requires an alternative or secondary entry location.

3.2.e Alleys: Alleys were an important characteristic of early residential areas and they fulfilled many service functions, such as car storage, trash pick-up and deliveries.

Standards:

- Preserve the use of alleys to provide access to the rear of properties.

Guidelines:

- Efforts should be made to protect the variety of shape, size, and alignment of buildings along the alleys.

3.2.f Building Variety: There are many representations of late 19th and early 20th century architectural styles in

Golden's historic districts. Most times these architectural styles are known by specific detailing, although the most important character of the style is the massing of building forms. This lack of uniformity of architectural styles along streets with the historic district is an important characteristic of the districts and should be maintained

Guidelines:

- Any addition to a building should preserve the existing symmetry or asymmetry.
- The vertical or horizontal proportions of the building mass should be preserved.

3.2.g Historic Building Additions: An exterior addition to a historic building may expand the building mass and create a new profile. Because expansions may create a radical change in the historic appearance, an exterior addition should only be considered after determining that the new design will maintain the historic character of the building.

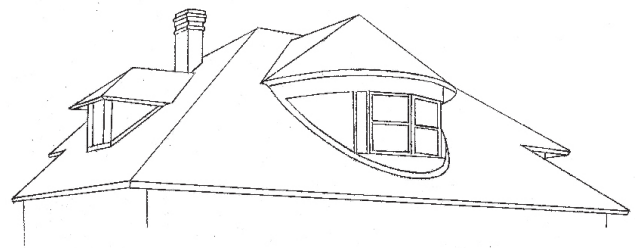
Standards:

- To the extent practicable, locate the new addition at the rear or on an inconspicuous side of the historic building.
- Limit the size and scale of the addition(s) in relationship to the historic building.
- Comply with applicable City-wide height, bulk and lot coverage standards.

Guidelines:

- New additions should be constructed so that there is the least possible loss of historic materials and that historically characteristic features of the home are not obscured, damaged, or destroyed.
- Any addition to a historic structure should be designed to architecturally compliment the existing historic structure and the neighborhood for which it is within.
- Design additional stories that are as inconspicuous as possible when viewed from the street.
- Where matching historic materials is impractical, consider contrasting materials, colors and textures.

3.2.h Roof Forms: The roof profile and roof features such as dormers, cupolas, and chimneys to include the size, color, and patterning of materials can be extremely important in defining the building's overall historic character. Identifying and retaining a variety of roof forms preserves the general character of the historic neighborhood. Roof repair is a critical aspect of every rehabilitation project. In water-proofing a roof, it is important to preserve the structure and form of the roof.



Contemporary solar additions to the roof have no visual historic counterpart and make a strong impact to existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other.

Standards:

- Use the roof form of the original structure or, as a second choice, a historically compatible roof form found in the district for to a building structure. An example of this might be a shed roof addition to a gable roofed original building or a gable or shed roof dormers on a hip roof.
- Roof lines interrupted by solar panels, skylights, and roof decks should not be visible from the street.
- Solar greenhouses on the street façade are inappropriate.

Guidelines:

- Solar panels should be mounted flat on the roof or flat against the pitch of the roof and out of sight if possible or on the ground in an inconspicuous position. Skylights should be flat and not the bubble type.
- Porch enclosures designed to be passive solar elements should observe the guidelines for porches. Any metal should be finished to blend with surrounding building material.

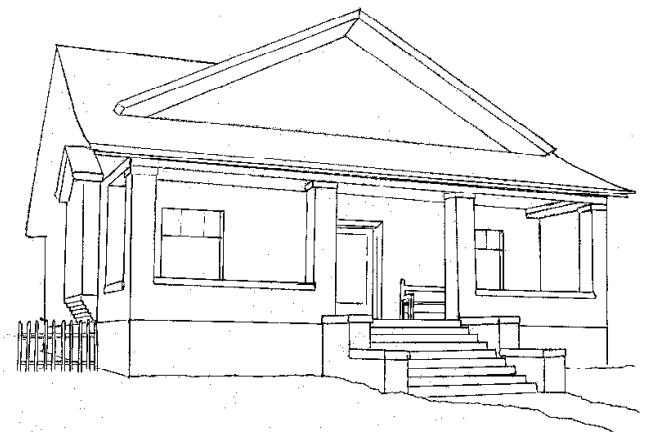
3.2.i Windows: The rehabilitation of windows frequently includes a proposal to replace the sash, or even the entire window to improve thermal efficiency or to create a new appearance. Since windows are an essential part of the overall character of

an historic building their contribution to the appearance of the building needs to be assessed along with their physical condition before specific repair or replacement plans are finalized. The windows that are typical of the late nineteenth century are vertical in proportion and double hung in type. These are very important visual characteristics. Historically, window openings occur at floor levels, not between floor levels, or as clerestories.

Guidelines:

- Every effort should be made to repair original windows rather than replace them.
- When replacement of deteriorated windows is required, or new ones must be added, the original windows should be matched in size and type.
- Metal window frames may not be left as bright unfinished metal but should be anodized or painted as recommended by the manufacturer.
- Storm windows and screens should match the original windows as nearly as possible. Bright aluminum frames and screens are inappropriate.
- The renovation of existing buildings should reflect the pattern of window openings that exist in other buildings of the District. Openings should indicate floor levels, and should reflect the symmetry or asymmetry of the building.

3.2.j Entrances, Decks and Porches: Entrances, porches and decks are often the focus of historic buildings, particularly when they occur in the front of the house. Together with their function and decorative features, such doors, steps, balustrades, pilasters and roofs can be important in defining the historic character. Their protection and maintenance should always be considered when planning rehabilitation. Porches are a predominant element in the Historic Districts and are critical to the historic character of the areas. There are various forms and details that create different porches, but the one important aspect of these porches is that they usually are open rather than enclosed. Decks are a modern architectural element and have no visual counterpart in historic buildings. They require great care in their design to make them fit the historic character of the building. Special attention should be given to the size of the deck, the area it covers, railing details and the impact of intruding into spaces that otherwise would be open.



Standards (Porches and Entrances):

- Solid walls should not be added where none originally existed.
- The size and location of new porches should be typical to the historical architectural form of the home.

Guidelines (Porches and Entrances):

- When repairing porches, the open visual character should be preserved.
- Deteriorated porches should be repaired rather than demolished.
- Creating an enclosed porch may be desirable for the renovation of buildings, but such enclosures have a significant impact on the visual character of both the individual house and the streetscape. The greatest care needs to be taken in the design of the enclosure to maintain the sense of transparency and separation from the structure of the house.
- Glazing should be transparent with as little visible framing as possible.
- The design and materials should be kept as simple as possible rather than trying to match the building facade. This approach will be more effective in maintaining the transparency and original character of the porch.
- Porch materials treatments should be historically compatible.



Standards (Decks):

- Decks should be at the rear of the home.

Guidelines (Decks):

- Decks should be as unobtrusive as possible.
- Unpainted redwood is a material of modern use and is inappropriate in the Historic District.
- Rooftop decks are highly visible and are not common to the styles found in the residential architecture of historic Golden.
- Railings should incorporate details from existing balustrades. Contemporary building codes require details that change the height of railings. This height change is a visual impact in the historic character of

the building and district. This is an area where building officials across the country have been willing to consider exemptions to code which lead to the preservation of historic character of both existing and new railings on designated historic buildings.

3.2.k Materials: A building's exterior materials, such as masonry, wood and architectural metals, both functional and decorative, are important in defining the historic character of a building, therefore their retention, protection and repair are also very important in rehabilitation. The most important characteristic of historic materials is their scale. Historic brick was smaller, joints were narrower, lap siding had less exposure, roof and gable shingles were smaller. Such features created distinctive textures that characterize historic buildings.

Standards:

- Siding materials such as wood, brick, and stone are most appropriate.
- For additions or repairs, use materials similar in type and scale to those of the existing building. Where similar materials are not practical, use contrasting materials.

Guidelines:

- Finish new materials to match the existing materials.
- Highly reflective materials are inappropriate in the historic area.
- Protect and maintain building exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate next to or on building materials or in a curved decorative feature.
- Repair or replace exterior building materials that are too deteriorated, by using the physical evidence or past photos as a guide in applying the new materials.

3.2.l Paint Color: Generally, muted, natural hues are appropriate as base colors for new or renovated buildings in Golden's historic areas. Trim and other details may be painted in a bright accent color, adding vitality and interest to the building.

Standards:

- Paint or repaint with colors that are appropriate to the historic building and district.

Guidelines:

- Some pigments are more unstable than others due to Colorado's high levels of ultra-violet light.
- Colors that are muted will be most appropriate.
- It is recommended that a chosen color be tested on a section of the structure because large areas of paint will look different than the small one inch by one inch paint chip. A painted cardboard mock-up of the structure may also be considered to evaluate a paint scheme.
- Remove damaged or deteriorating paint only to the next sound layer using the gentlest method possible before repainting.

3.2.m Fences: Historically, the visibility of a house has been more important than creating privacy fence in the front yard. For this reason, front fences were open in character, frequently of wood or metal pickets and usually low. Solid wood fences were not used at the front of a house, and the present day addition of such a fence interrupts the visual character of the strong setback alignment.



Standards:

- Solid and chain link fences should not be used in front of the house, but may be appropriate for fencing areas to the rear.

Guidelines:

- A durable material in an open design should be used for fences in front of the building setback line.
- Iron and wood pickets are appropriate and may be used in conjunction with a low masonry wall.
- Low privet hedges are appropriate but require more ongoing maintenance.
- Chain link fences are inappropriate.
- Fences and walls on in the rear of corner lots are essentially placed in the front yard of the side street frontage. As such, they have a much greater exposure to neighborhood view and should be subject to a higher level of review and evaluation.

3.2.n Accessory Buildings and Garages: There was a variety of accessory buildings, such as sheds, barns, carriage houses, and small garages, located at the rear of residential lots. The character of these buildings is plain and utilitarian, and they are an important visual element in a historic district. Care should be given to preserve this character if they are converted to contemporary use as garages.

Accommodating automobiles in historic areas can create significant impacts to the character of the area because automobiles were not part of the original development pattern.

Standards:

- Garages shall be at the side or rear of residential structures. Garages should not become a dominant feature in front of the house or in any location.
- Garage doors shall not be forward of the front façade of the residence.



Guidelines:

- New garages shall be located in a manner that retains the size and character of accessory buildings found in the area of the new construction.
- Garage doors should be made of wood or similar materials.
- For longer garage facades, two small doors may be more appropriate than one long door.
- When making a carport addition, existing materials should not be covered.
- Free standing carports are difficult to fit into the historic character of the district and other options should be used. A shed roof addition to another structure, with a low knee wall to give definition to its form is one example.
- Site details shall highlight and provide a sense of pedestrian scale at building entries, and help offset the prominence of cars, garages and driveways.
- On-site parking should be limited to the rear of the lot and not be allowed in the front setback.
- Access to parking should be from the alley where applicable.

3.3 Historic Design Guidelines for New Construction

3.3.a Streetscape: New residential construction within the historic districts should follow and maintain the streetscape character found with existing homes. The appearance of a new residential building from the street is more important than creating privacy in the front yard. For this reason, fences in front of the home should be low and open in character. Privacy fences were reserved for the back yard. Traditionally, landscaping was concentrated near the building with street trees in the planting strip, and shrubs and trees were used sparingly in other locations as focal points.

Guidelines:

- Maintain the openness between the street and the house.
- Fences should be open in character and appropriate in materials. Wrought iron and wood pickets are

traditional materials.

- Landscaping should be limited to street trees, specimen trees as focal points, and massing of shrubbery near the building.

3.3.b Site: The development pattern is of lot sizes that are typically 7,000 square feet in area with 50 feet of street frontage in the Historic District. Building setbacks and front building elevations create a predominant visual characteristic. Individual sidewalks lead from the street to the front building entry. Accessory buildings such as garages are at the rear of the lot and access from an alley. Contemporary use of accessory buildings as rental units has encouraged the addition of front drives; this contemporary pattern is damaging to the historic integrity of the district.

Guidelines:

- Match the predominate front setback that exists on the block,
- Accessory buildings such as sheds and garages should be located at the rear of the lot, as is traditional. Adding them between existing buildings changes the spacing pattern along the street.
- Driveways from the street to accessory buildings at the rear of the lot are inappropriate unless they are original to the period of development of the district.
- Sidewalks should be rectilinear and should maintain traditional patterns paralleling the streets.
- Repair of landscape and streetscape elements should reinforce the historic character. Repair will also generally include the replacement with a similar or compatible material.
- When replacing an entire feature of the landscape or streetscape that is too deteriorated to repair, the physical evidence and or photos should be used as a guide.

3.3.c Spacing: When choosing the placement of a new building maintain the historical pattern of building placement on the lot. Building lots were generally platted to be equal in size, and the residential lots had buildings centered from each side. This creates a sense of regular spacing between buildings along the street.

Guidelines:

- New buildings should have the same setback as neighboring buildings and maintain the spacing pattern between buildings that is typical along the street. Additions to existing houses should be setback from the front façade so the visual quality of spacing is preserved.
- Preserve the existing setback characteristic of the block. Porches, decks, solid fences, or other similar additions should not intrude into this space, and are more appropriate at the rear of the building.
- Additions to a building should maintain the overall sense of size of the building.
- A building entry on the street front should be provided, even if internal layout requires an alternative or secondary entry location.

3.3.d Open Area & Landscape: The area between the street and the building is open, and most frequently lawn. Historic fences were low and open in character, and landscaping was limited. This preserved the open character of the streetscape.

Guidelines:

- Preserve the existing setback characteristic of the block. Porches, decks, solid fences, or other similar additions should not intrude into this space, and are more appropriate at the rear of the building.
- Front yard landscaping should be limited to street trees, specimen trees as focal points, and massing of shrubbery near the building.
- The landscape entry on the street front should be preserved, even if internal layout requires an alternative or secondary entry location.

3.3.e Alleys: Alleys were an important characteristic of early residential areas and they fulfilled many service functions, such as car storage, trash pick-up, delivery, etc.

Guidelines:

- The use of alleys to provide access to the rear of properties should be preserved.
- Efforts should be made to protect the variety of shape, size, and alignment of buildings along the alleys.

3.3.f Building Variety: There are many representations of late 19th and early 20th century architectural styles in the districts. Although many times these styles are known by relevant detailing, the most important character of the style is the massing of building forms. The size and building elements of individual residences are varied. This lack of uniformity of buildings along the street is an important characteristic of the district.

Guidelines:

- Any new construction within a district should preserve the existing symmetrical or asymmetrical diversity with the neighborhood.
- The vertical or horizontal proportions of the building mass should conform to the other structures within the district.

3.3.g Massing: Visual continuity of the historic districts is created by the repetition of similarly-sized building elements. New construction should appear similar in mass and scale to nearby historic structures.

Guidelines:

- Residential additions should create a smaller scale and size toward the front portion of the lot, with the majority of bulk being predominantly sited toward the rear of the lot.
- Heights and bulk of new buildings and additions should be similar to the established range of the block.

3.3.h Roof Forms: The roof profile and shape features such as cresting, dormers, cupolas, and chimneys, and size, color, and patterning of materials can be extremely important in defining the building's overall character. Identifying and retaining a variety of roof forms preserves the general character of the historic neighborhood. Contemporary solar panels on the roof have no visual historic counterpart and make a strong impact to new and existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other.

Guidelines:

- New construction should use the traditional roof forms found in the district.
- Roof lines interrupted by solar panels, skylights, and roof decks should be as unobtrusive as possible.
- Solar panels should be mounted flat on the roof or flat against the pitch of the roof and out of sight if possible or on the ground in an inconspicuous position. Skylights should be flat and not the bubble type.
- Solar greenhouses on the street façade are inappropriate.
- Porch enclosures designed to be passive solar elements should observe the guidelines for porches. Any metal should be finished to blend with surrounding building material.

3.3.i Windows: The windows that are typical of late nineteenth century development are vertical in proportion and double hung in type. These are very important visual characteristics. Historically, window openings occur at floor levels, not between floor levels, or as clerestories.

Guidelines:

- In new construction, vertically proportioned, double hung windows are most appropriate. Horizontally proportioned sliding windows are generally inappropriate.
- Metal window frames may not be left as bright unfinished metal but should be anodized or painted as recommended by the manufacturer.
- Bright aluminum frames and screens are inappropriate.
- New construction should reflect the pattern of window openings that exist in other buildings of the District. Openings should indicate floor levels, and should reflect the symmetry or asymmetry of the building.

3.3.j Entrances, Decks and Porches: Entrances, porches and decks are often the focus of historic buildings, particularly when they occur in the front of the house. Together with their function and decorative features, such doors, steps, balustrades, pilasters and roofs can be important in defining the historic character. There are various forms and details that create different porches, but the one important aspect of these porches is that they usually are open rather than enclosed. Decks are a modern architectural element and have no visual counterpart in historic buildings. They require great care in their design to make them fit the historic character of the building. Special attention should be given

to the size of the deck, the area it covers, railing details and the impact of intruding into spaces that otherwise would be open.

Guidelines (Entrances and Porches):

- Creating an enclosed porch may be desirable for new construction, but such enclosures have a significant impact on the visual character of both the individual house and the streetscape. The greatest care needs to be taken in the design of the enclosure to maintain the sense of transparency and separation from the structure of the house.
- Glazing should be transparent with as little visible framing as possible.
- The design and materials should be kept as simple as possible. This approach will be more effective in maintaining the transparency and character of historic porches.

Guidelines (Decks):

- Decks should be as unobtrusive as possible.
- Unpainted redwood is a material of modern use and is inappropriate in the Historic District.
- Wrought iron supports are not appropriate.
- Rooftop decks are highly visible and are not common to the styles found in the residential architecture of historic Golden. New construction in the historic districts should not have roof decks.
- Railings should incorporate details from existing balustrades. Contemporary building codes require details that change the height of railings. This height change is a visual impact in the historic character of the building and district.

3.3.k Materials: A building's exterior materials, such as masonry, wood and architectural metals, both functional and decorative, are important in defining the character of buildings in historic districts. The most important characteristic of historic materials is their scale. Historic brick was smaller, joints were narrower, lap siding had less exposure, roof and gable shingles were smaller. Such features created distinctive textures that characterize historic buildings.

Guidelines:

- Siding materials such as wood, brick, and stone are most appropriate.
- Finish new materials to match the existing materials with the historic district. Highly reflective materials are inappropriate in the historic area.
- In new construction, it is not necessary to replicate the historic materials of surrounding buildings, but the type, scale, and detail of historic materials should be used.
- Protect and maintain building exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate next to or on building materials or in a curved decorative feature.

3.3.l Paint Color: Generally, muted, natural hues are appropriate as base colors for new buildings in the historic districts. Trim and other details may be painted in a bright accent color, adding vitality and interest to the building.

Guidelines:

- Some pigments are more unstable than others due to Colorado's high levels of ultra-violet light.
- Colors that are muted will be most appropriate.
- Paint with colors that are appropriate to the historic district.

3.3.m Fences: Historically, the visibility of a house has been more important than creating privacy fence in the front yard. For this reason, front fences were open in character, frequently of wood or metal pickets and usually low. Solid wood fences were not used at the front of a house, and the present day addition of such a fence interrupts the visual character of the strong setback alignment.

Guidelines:

- A durable material in an open design should be used for fences in front of the property line.
- Metal and wood pickets are appropriate and may be used in conjunction with a low masonry wall.
- Low privet hedges are appropriate but require more ongoing maintenance.
- Chain link fences are inappropriate.
- Fences and walls on in the rear of corner lots are essentially placed in the front yard of the side street frontage. As such, they have a much greater exposure to neighborhood view and should be subject to a higher level of review and evaluation.

3.3.n Accessory Buildings: There was a variety of accessory buildings, such as sheds, barns, carriage houses, and small garages, located at the rear of residential lots. The character of these buildings is plain and utilitarian, and they are an important visual element in a historic district.

Guidelines:

- New garages shall be located in a manner that retains the size and character of accessory buildings found in the area of the new construction. Garages should not become a dominant feature in front of the house or in any location.
- Garages shall be located at the rear of the lot.
- Garage doors should be made of wood or similar materials.
- For longer garage facades, two small doors may be more appropriate than one long door.
- Free standing carports are difficult to fit into the historic character of the district and other options should be used.

3.3.o Parking: Accommodating automobiles in historic areas can create significant impacts to the character of the area because automobiles were not part of the original development pattern.

Guidelines:

- On-site parking should be limited to the rear of the lot and not be allowed in the front setback.
- Access to parking should be from the alley.
- Parallel parking along the street maintains a strong visual edge and will be encouraged. Angle parking should be discouraged.

Chapter 4

Historic Preservation Methods

(All information in this chapter is from the National Park Service – Technical Preservation Services Preservation Briefs.)

4.1 Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

A well-planned cleaning project is an essential step in preserving, rehabilitating or restoring a historic masonry building. Proper cleaning methods and coating treatments, when determined necessary for the preservation of the masonry, can enhance the aesthetic character as well as the structural stability of a historic building. Removing years of accumulated dirt, pollutant crusts, stains, graffiti or paint, if done with appropriate caution, can extend the life and longevity of the historic resource. Cleaning that is carelessly or insensitively prescribed or carried out by inexperienced workers can have the opposite of the intended effect. It may scar the masonry permanently, and may actually result in hastening deterioration by introducing harmful residual chemicals and salts into the masonry or causing surface loss. Using the wrong cleaning method or using the right method incorrectly, applying the wrong kind of coating or applying a coating that is not needed can result in serious damage, both physically and aesthetically, to a historic masonry building. Cleaning a historic masonry building should always be done using the gentlest means possible that will clean, but not damage the building. It should always be taken into consideration before applying a water-repellent coating or a waterproof coating to a historic masonry building whether it is really necessary and whether it is in the best interest of preserving the building.

4.2 Repointing Mortar Joints in Historic Masonry Buildings.

A good repointing job is meant to last, at least 30 years, and preferably 50 to 100 years. Shortcuts and poor craftsmanship result not only in diminishing the historic character of a building, but also in a job that looks bad, and will require future repointing sooner than if the work had been done correctly. The mortar joint in a historic masonry building has often been called a wall's "first line of defense." Good repointing practices guarantee the long life of the mortar joint, the wall, and the historic structure. Although careful maintenance will help preserve the freshly repointed mortar joints, it is important to remember that mortar joints are intended to be sacrificial and will probably require repointing some time in the future. Nevertheless, if the historic mortar joints proved durable for many years, then careful repointing should have an equally long life, ultimately contributing to the preservation of the entire building.

4.3 Conserving Energy in Historic Buildings.

The primary focus of this topic is to describe ways to achieve the maximum energy savings in historic buildings without jeopardizing the architectural, cultural and historical qualities for which the properties have been recognized. This can be accomplished through undertaking the passive measures and the "recommended" preservation retrofitting.

Secondly, we should emphasize the benefits of undertaking

the retrofitting measures in phases so that the actual energy savings anticipated from each retrofitting measure can be realized. Thus, the "not recommended" retrofitting measures, with potential for damage or alteration of historic building materials, would not have to be undertaken, because the maximum feasible savings would have already been accomplished.

Lastly, and perhaps most important, we must recognize that the technologies of retrofitting and weatherization are relatively new. Unfortunately, most current research and product development is directed toward new construction. It is hoped that reports such as this, and the realization that fully 30% of all construction in the United States now involves work on existing buildings, will stimulate the development of new products that can be used with little hesitation in historic buildings. Until that time, owners of historic buildings can undertake the preservation retrofitting measures recommended here and greatly reduce the energy used for heating and cooling, without destroying those historic and architectural qualities that make the building worthy of preservation.

4.4 Roofing for Historic Buildings.

A weather-tight roof is basic in the preservation of a structure, regardless of its age, size, or design. In the system that allows a building to work as a shelter, the roof sheds the rain, shades from the sun, and buffers the weather.

During some periods in the history of architecture, the roof imparts much of the architectural character. It defines the style and contributes to the building's aesthetics. The hipped roofs of Georgian architecture, the turrets of Queen Anne, the Mansard roofs, and the graceful slopes of the Shingle Style and Bungalow designs are examples of the use of roofing as a major design feature.

But no matter how decorative the patterning or how compelling the form, the roof is a highly vulnerable element of a shelter that will inevitably fail. A poor roof will permit the accelerated deterioration of historic building materials-- masonry, wood, plaster, paint--and will cause general disintegration of the basic structure. Furthermore, there is an urgency involved in repairing a leaky roof since such repair costs will quickly become prohibitive. Although such action is desirable as soon as a failure is discovered, temporary patching methods should be carefully chosen to prevent inadvertent damage to sound or historic roofing materials and related features. Before any repair work is performed, the historic value of the materials used on the roof should be understood. Then a complete internal and external inspection of the roof should be planned to determine all the causes of failure and to identify the alternatives for repair or replacement of the roofing.

4.5 Dangers of Abrasive Cleaning to Historic Buildings.

Sandblasting or other abrasive methods of cleaning or paint removal are by their nature destructive to historic building materials and should not be used on historic buildings except in a few well-monitored instances. There are exceptions when

certain types of abrasive cleaning may be permissible, but only if conducted by a trained conservator, and if cleaning is necessary for the preservation of the historic structure.

There is no one formula that will be suitable for cleaning all historic building surfaces. Although there are many commercial cleaning products and methods available, it is impossible to state definitively which of these will be the most effective without causing harm to the building fabric. It is often difficult to identify ingredients or their proportions contained in cleaning products; consequently it is hard to predict how a product will react to the building materials to be cleaned. Similar uncertainties affect the outcome of other cleaning methods as they are applied to historic building materials. Further advances in understanding the complex nature of the many variables of the cleaning techniques may someday provide a better and simpler solution to the problems. But until that time, the process of cleaning historic buildings must be approached with caution through trial and error.

It is important to remember that historic building materials are neither indestructible, nor are they renewable. They must be treated in a responsible manner, which may mean little or no cleaning at all if they are to be preserved for future generations to enjoy. If it is in the best interest of the building to clean it, then it should be done "using the gentlest means possible."

4.6 Aluminum and Vinyl Siding on Historic Buildings.

Many property owners are faced with decisions weighing the historic value of their building and its maintenance cost against the possible benefit of aluminum and vinyl siding materials.

The application of aluminum and vinyl siding is frequently considered as an alternative to the maintenance of the original historic material. The implication is that the new material is an economical and long-lasting alternative and therefore somehow superior to the historic material. In reality, historic building materials such as wood, brick and stone, when properly maintained, are generally durable and serviceable materials. Their widespread existence on tens of thousands of old buildings after many decades in serviceable condition is proof that they are the original economic and long-lasting alternatives. All materials, including aluminum and vinyl siding can fall into disrepair if abused or neglected; however, the maintenance, repair and retention of historic materials are always the most architecturally appropriate and usually the most economically sound measures when the objective is to preserve the unique qualities of historic buildings.

The appropriate preservation decision on the use of a substitute material in the rehabilitation of a historic building must always center on two principal concerns: the possible damage or destruction of historic building materials; and, the possible negative impact on the historic character of the building and the historic district or setting in which the building is located. Because applications of substitute materials such as aluminum and vinyl siding can either destroy or conceal historic building material and features and, in consequence, result in the loss of a building's historic character, they are not recommended by the National Park Service. Such destruction or concealment of historic materials and features confuses the public perception of that which is truly historic and that which is imitative.

4.7 The Repair of Historic Wooden Windows. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer.

We recommend the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

4.8 Rehabilitating Historic Storefronts. A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself. Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved--either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.

4.9 The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass). The preservation of pigmented structural glass remains more a materials issue than a detailing problem. The glass panels were and are extremely susceptible to breakage due to accident or vandalism. In addition, many of the historic installation materials such as the

mastic adhesive and joint cement did not possess a long lifespan. Periodic maintenance, inspection, careful repair, and selective replacement--in like kind--are essential for the longevity of any historic pigmented structural glass veneer.

Even though the architectural glass industry has continued to expand its production of different types of glazing, the imaginative innovations of Carrara Glass, Sani Onyx, and Vitrolite in the early part of this century have not been surpassed. New technology, combined with human artistry, produced exteriors and interiors alive with color and dimension. Glittering movie palaces, sparkling restaurants, and streamlined storefronts as well as the more mundane kitchens, restrooms, and laboratories exemplified the extensive variety and potential of pigmented structural glass. Carrara Glass, Sani Onyx, and Vitrolite were integrally linked to the architecture and interior design of the 1930s and 1940s and helped to define what was “modern.” Thus, every effort should be made to preserve this significant historic material in both the innovative buildings of the Art Deco, Streamline, and Modern styles as well as the “modernization” of earlier structures.

4.10 The Repair and Thermal Upgrading of Historic Steel Windows. The retention of significant historic metal windows is recommended whenever possible. Such windows, which can be a character-defining feature of a historic building, are too often replaced with inappropriate units that impair rather than complement the overall historic appearance. The repair and thermal upgrading of historic steel windows is more practicable than most people realize. Repaired and properly maintained metal windows have greatly extended service lives. They can be made energy efficient while maintaining their contribution to the historic character of the building.

4.11 New Exterior Additions to Historic Buildings Preservation Concerns. A new addition must be “compatible with the size, scale, color, material, and character” of the building to which it is attached or its particular neighborhood or district. A new addition will always change the size or actual bulk of the historic building. But an addition that bears no relationship to the proportions and massing of the historic building — in other words, one that overpowers the historic form and changes the scale — will usually compromise the historic character, as well.

Constructing the new addition on a secondary side or rear elevation — in addition to material preservation — will address preservation of the historic character. Primarily, such placement will help to preserve the building’s historic form and relationship to its site and setting. Historic landscape features, including distinctive grade variations, need to be respected; and any new landscape features such as plants and trees kept at a scale and density that would not interfere with appreciation of the historic resource itself.

4.12 The Use of Substitute Materials on Historic Building Exteriors. Substitute materials — those products used to imitate historic materials — should be used only after all other options for repair and replacement in kind have been ruled out. Because there are so many unknowns regarding the long-term performance of substitute materials, their use should not be considered without a

thorough investigation into the proposed materials, the fabricator, the installer, the availability of specifications, and the use of that material in a similar situation in a similar environment.

Substitute materials are normally used when the historic materials or craftsmanship are no longer available, if the original materials are of a poor quality or are causing damage to adjacent materials, or if there are specific code requirements that preclude the use of historic materials. Use of these materials should be limited, since replacement of historic materials on a large scale may jeopardize the integrity of a historic resource. Every means of repairing deteriorating historic materials or replacing them with identical materials should be examined before turning to substitute materials.

The importance of matching the appearance and physical properties of historic materials and, thus, of finding a successful longterm solution cannot be overstated. The successful solutions illustrated in this Brief were from historic preservation projects involving professional teams of architects, engineers, fabricators, and other specialists. Cost was not necessarily a factor, and all agreed that whenever possible, the historic materials should be used. When substitute materials were selected, the solutions were often expensive and were reached only after careful consideration of all options, and with the assistance of expert professionals.

4.13 The Preservation of Historic Barns. Some barns have served the same uses for generations, and need only periodic repairs and routine maintenance. Others have become obsolete and need extensive updating for modern farming methods. (To house livestock, for example, a barn may need new feeding, watering, waste removal, electrical, plumbing and ventilation systems.) Similarly, barns that can no longer be used for agriculture at all normally require changes to adapt them for commercial, office, or residential use. In such cases barns need more extensive work than the maintenance and repair treatments outlined above. However, when rehabilitating a historic barn for a new farming operation or a new use entirely, care must be taken to preserve its historic character while making needed changes.

4.14 Heating, Ventilating, and Cooling Historic Buildings. The successful integration of new systems in historic buildings can be challenging. Meeting modern HVAC requirements for human comfort or installing controlled climates for museum collections or for the operation of complex computer equipment can result in both visual and physical damage to historic resources. Owners of historic buildings must be aware that the final result will involve balancing multiple needs; no perfect heating, ventilating, and air conditioning system exists. In undertaking changes to historic buildings, it is best to have the advice and input of trained professionals who can:

- assess the condition of the historic building,
- evaluate the significant elements that should be preserved or reused,
- prioritize the preservation objectives,
- understand the impact of new interior climate conditions on historic materials

- integrate preservation with mechanical and code requirements,
- maximize the advantages of various new or upgraded mechanical systems,
- understand the visual and physical impact of various installations,
- identify maintenance and monitoring requirements for new or upgraded systems, and
- plan for the future removal or replacement of the system.

Too often the presumed climate needs of the occupants or collections can be detrimental to the long-term preservation of the building. With a careful balance between the preservation needs of the building and the interior temperature and humidity needs of the occupants, a successful project can result.

4.15 Making Historic Properties Accessible. Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is now a civil right, and owners of historic properties must evaluate existing buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.

4.16 The Use of Awnings on Historic Buildings. Like all exterior building features that are subjected to snow, rain, sunlight, wind and pollution, awnings need regular attention. Covered even with modern materials, they require maintenance, repair and eventually replacement. Awnings are often the first feature to be altered when historic buildings change owners or uses. They often have a significant role in contributing to the historic character of a building. It is important that owners, architects, engineers, historians, and others consider this when planning work on a historic building.

Although their effectiveness can be affected by many factors including location, climate, window size, and glass type, the energy efficiency advantages of awnings are clear. According to the Department of Energy, awnings can reduce heat gain up to 65% in south facing windows and up to 77% on windows facing east. Awnings reduce stress on existing air conditioning systems, and make it possible to install new HVAC systems with smaller capacity, thus saving purchasing and operating costs. Air conditioners need to work less hard, less often. When used with air conditioners, awnings can lower the cost of cooling a building by up to 25%.

Awnings offer a number of benefits to owners of historic buildings. Awnings can make unnecessary a host of other alterations made to buildings in the name of energy efficiency. Awnings provide nearly comparable glare reduction and reduced heat-gain as tinted windows or window films, yet are in keeping with the historic appearance of a building facade. They help protect historic windows and storefronts, and allow windows to remain open, and cool air to circulate, even during inclement weather. In warm climates, they reduce the need to replace existing windows with new units with insulating glass for the purpose of energy conservation.

Appendix



A. The 8th and 9th Street District

The 1871 photo view (next page) overlooking the northwest area of Golden shows the beginnings of urban settlement within the historic neighborhood. Downtown, Clear Creek and Washington Avenue can be seen in the foreground creating the south and east limits of the neighborhood. At a distance, the Black Diamond Coal Mine can be seen at the base of the foothills. The Colorado Central Mountain Division Railroad had just finished constructing a rail line along Wall (8th) Street through the north area of the neighborhood and up Clear Creek Canyon to Blackhawk.

While Clear Creek itself contributed to local industry, it also divided the town geographically and socially. As the town began to grow, rivalry and competition started between the Boston Company (north of Clear Creek) and W.H. Loveland (south of Clear Creek). The competition was based on who would be the first to finish the first major downtown building. Loveland won only because he reportedly borrowed roof shingles from the competitor. This rivalry between people north and south of Clear Creek for downtown's focus continued until the 1920s when

the Golden High School was built at the corner of Washington Avenue and 10th Street. The new school location encouraged more "Northside" neighborhood residential development.

The "Northside" neighborhood area was a major part of the city's industrial and residential development during the late 1800s and the early 1900s. The neighborhood was formed by the homes west of Washington Avenue clustered along Garrison Street (9th Street), Platt Street (10th Street), Russell Street (Arapahoe Street) and Camp Street (Cheyenne Street). Many of the homes were constructed of wood frame or brick, in a simple architectural style. The mining, milling and railroading industries relied on employees that lived in this neighborhood. After the Civil War, industrial development along Wall Street (8th Street) began to grow. Northside neighborhood development contributed strong support to Golden's economy. The Northside entrepreneurs were:

- Jonas Barber, founder of the Rock Flower Mill Warehouse, had the building built in 1887 at the 800 block of Wall



1871 Photo of North Golden

Street south of the railroad. Jonas also built a house on Cheyenne Street across from the mill in 1871. The flower mill was powered by water diverted from Clear Creek until 1937. The warehouse and house remain today. He also owned and subdivided most of the land north of Clear Creek and west of Washington Avenue.

- John Bush constructed the Golden Paper Mill with the assistance of Jonas Barber in 1867 at the 1000 block north of Garrison Street. R. C. Wells later bought Jonas Barber's share of the paper mill. The paper mill was the only one west of the Missouri River at that time. The paper mill burned down in 1900 and was never replaced.
- In 1867, C. W. Wannemaker started a blacksmith shop in the 900 block of Washington Avenue and later developed the Wannamaker Agricultural Ditch.
- The Black Diamond Coal Mine opened in 1872 soon after the completion of the Colorado Central Railroad line in

1871, along Wall Street (8th Street) to Clear Creek Canyon. The Trenton Smelting Works opened in 1875 across the railroad from the Coal mine. This industrial development furthered the growth of the Northside neighborhood.

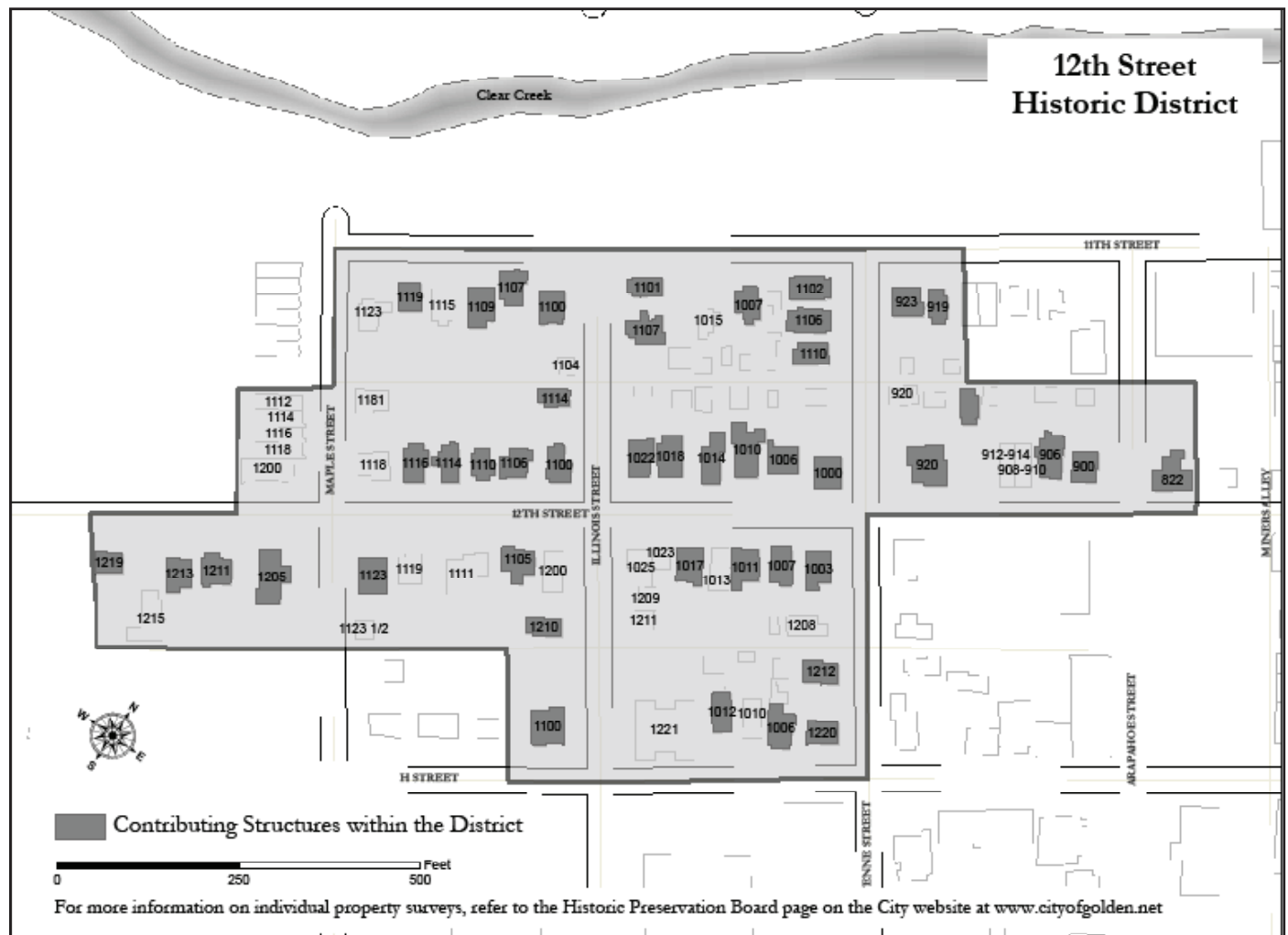
- During 1892 James Nankivell and Robert Jones built a two story commercial building at the northwest corner of Washington Avenue and Platt Street (10th Street). The following year, C. E. Parfet purchased the building and grocery stock. Parfet and E. E. Stewart became partners in the grocery business in 1898. Stewart and family lived on Platt Street (822 10th Street) and continued to operate the grocery for forty years.
- Frank Fischer and Rudolph Koenig established the Golden Pressed Brick Works east of the Black Diamond coal mine and north of Wall Street (8th Street). The Brick Works was constructed in 1880 and manufactured brick until a fire in 1895.

During 1865, W.H. Loveland organized the Colorado and Clear Creek Railroad Company later known as the Colorado Central and Pacific Railroad Company. During January 1868, construction began on a railroad line east from Golden's depot station; it finished in Denver by September 1870. The Colorado Central's "Mountain Division" railroad line west was completed to Blackhawk in 1872 and continued to Silver Plume in 1884. This was followed by the first regular passenger train from Denver through Golden to Silver Plume. Over the following years, sections of the Mountain Division railroad line were abandoned after several changes in ownership. During 1931, the last regularly scheduled train to operate in Clear Creek Canyon returned from Idaho Springs and Blackhawk to Golden.

In 1904, the Golden City Council was faced with problems of community growth and inconsistent street names and addresses.

In anticipation of future city growth the Council passed Ordinance No. 43 changing many street names throughout the city. The Northside neighborhood street name changes were as follows:

- King Street became Seventh Street
- Wall Street became Eighth Street
- Garrison Street became Ninth Street
- Platt Street became Tenth Street
- Russell Street became Arapahoe Street
- Camp Street became Cheyenne Street



B. The 12th Street District

The Twelfth Street Historic District is the city's best preserved historic residential area, and is a locally-designated historic district, as well as being listed on the National Register of Historic Places. The district is composed primarily of residential buildings that are generally constructed of frame or brick, in a simple vernacular style dating from the late 1800s and the early 1900s.

Large elm and maple trees line the streets of the district and visually distinguish it from the surrounding commercial area and

School of Mines campus. Many of the people important to the Golden area, as well as Colorado as a whole, lived in the Twelfth Street Historic District, such as George West, the founder of the Colorado Transcript newspaper; E. L. Berthoud, who platted most of Golden and surveyed train routes through the Rockies; and A.H. DeFrance, who was one of the youngest legislators in the Territorial Legislature.

Several of the early houses in the district are associated with well-known Golden citizens. The residence at 1018 Twelfth Street was built for George West in 1872. West arrived in Golden on June 12, 1858, with eight other members of the



In this 1885 view of Golden, looking east, the White Ash Coal Mine appears in the foreground, which was the west end of Twelfth Street. The dwellings of today's Twelfth Street Historic District are seen in the center of this photograph.

Boston Company, and by November of that year had established Golden's first newspaper, *The Western Mountaineer*, on the second floor of the first building erected on the north side of Clear Creek. After only one year of publication, this newspaper was sold in the fall of 1860. After serving in the army during the War Between the States, George and his wife returned to Golden where he began publication of the *Colorado Transcript* in November of 1866. West and his wife, Eliza, built their first house in the Twelfth Street Historic District in 1872 at a cost of \$3,500.

The house at 1105 12th Street was the residence of Charles Clark Welch, who arrived in Golden in 1868, where, in conjunction with William A. H. Loveland, Henry M. Teller, Edward L. Berthoud and others, he undertook the completion of the Colorado Central Railroad from Golden to Denver. Welch was elected to the Colorado Territorial Legislature from Jefferson County in 1872, where he introduced the bill to establish the Colorado School of Mines, and later donated the ground upon which the first building was erected.

The residence at 1123 12th Street is associated with George K. Kimball, who arrived in Golden in 1870, where he was associated with the Colorado Central Railroad as freight agent and passenger conductor. In 1873, he was appointed Postmaster of Golden by President Grant. The Kimball residence, built in 1876, remained with this prominent Golden family for more than 45 years.

The residence at 920 12th Street is the best example of the Italianate style of architecture in the District. Built in 1879 for Dr. James Kelly, this house cost \$8,000. It is characterized by a low-pitched hipped roof, widely overhanging eaves with decorative brackets, one story porches with square supports and beveled edges, and balustrade balconies. This two story house

still features a paneled cornice, paired brackets, and tall, narrow segmental arched double hung windows crowned with curved stone lintels and stone sills.

The residence at 1010 12th Street is a good example of the Edwardian style of architecture in the District. This house has a full width front gable, with a gable end which displays a variety of decorative crown with dentils. A two story gabled projection houses a one story bay window with angled corners and is located on the eastern elevation.

The residence at 1022 12th Street is a good example of the Classic Cottage style in the District. Built in 1903 for Ella Felt, this two story low pitched hipped roof residence has a one story full width porch; and the eaves, cornices and façade detailing emphasize horizontal lines. A one story rectangular bay window is seen on the western elevation.

One residence, located at 1114 Illinois Street, was converted from a barn. This stable was originally built between 1894 and 1900 and was associated with the residence at 1100 12th Street. George W. Knowles converted this stable into a six room dwelling at a cost of \$1,000 in 1904 for rental purposes.

One other residence in the District was also converted. The dwelling located at 1111 Cheyenne Street was originally built between June 1911 and July 1919 as an automobile garage for Dr. John P. Kelly for his residence at 920 12th Street. By 1929, this garage had been extensively remodeled and converted into a residence.

Many of the original single family residences in the District were converted into multi-family dwellings sometime during their lifetime. The structure at 1109 11th Street now houses at least four apartments. By the mid 1950s, the dwelling at 920 12th Street also had been converted into four apartments. By 1941, 1014 12th Street had been converted into at least two apartments.

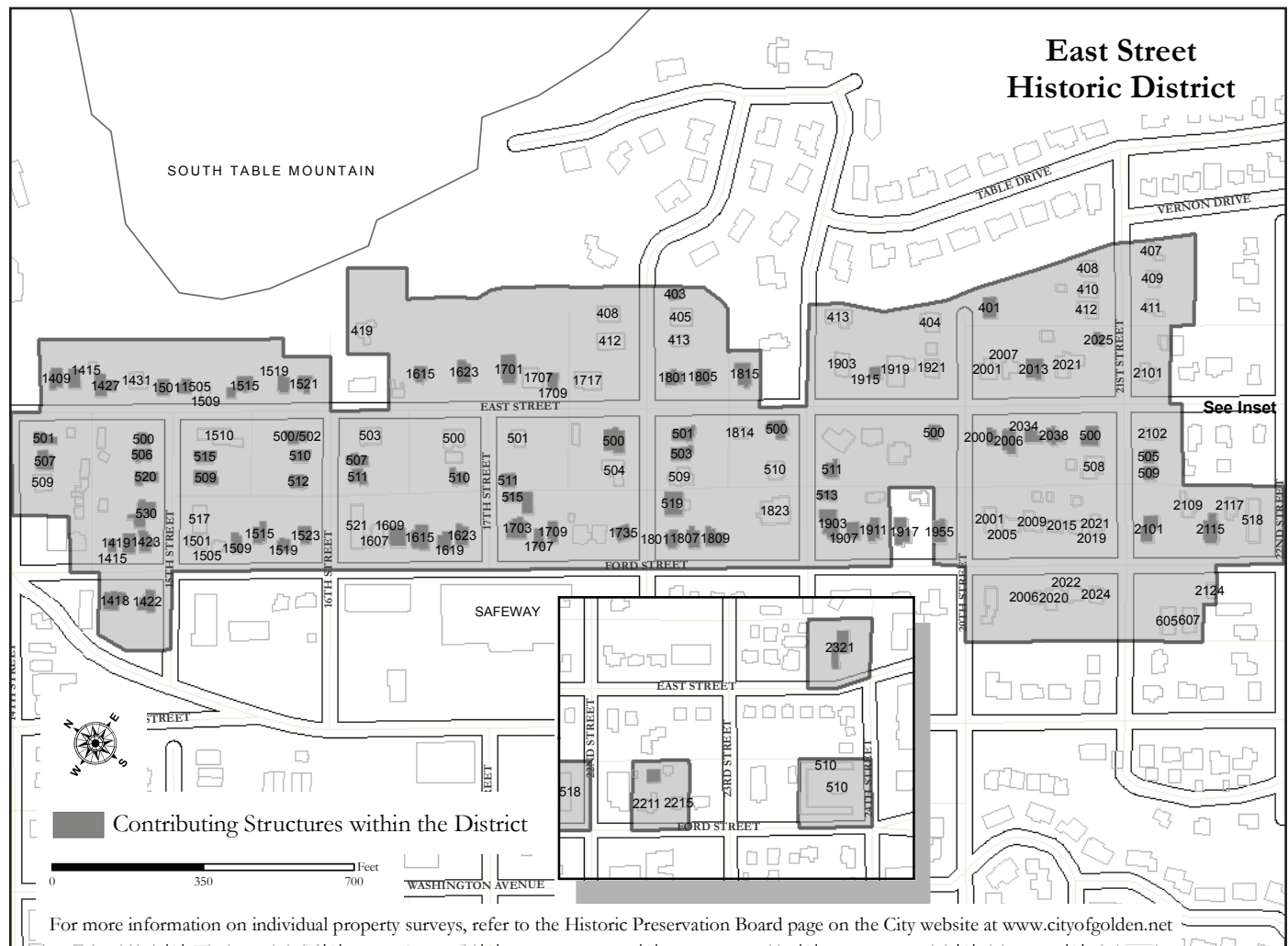
In 1932, the residence at 1011 12th Street had been converted into what was then known as the Fenwick Apartments. In 1942, three apartments were listed at 1017 12th Street, as well as 1105 12th Street. The large structure at 1111 12th Street housed many roomers and boarders by 1941. At 1123 12th Street by 1941 at least one upstairs apartment existed. The large structure at 1205 12th Street apparently housed as many as six apartments as early as 1900.

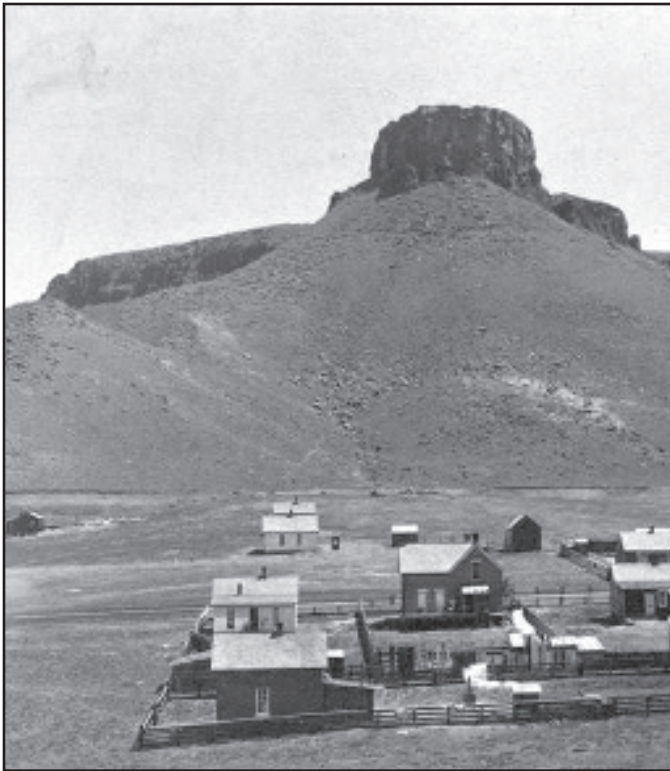
Many of the residences in the District were associated with the Colorado School of Mines. Several of the dwellings were the homes of faculty members. The house at 1114 Illinois Street was the home of Professor Ralph R. Knowles between 1912 and 1915. Harlan J. Johnson, assistant professor of Geology, resided at 1220 Cheyenne Street between 1932 and 1941. In September 1917, Professor M. F. Coolbaugh and family lived at 1003 12th Street. In an apartment associated with the residence at 1200 12th Street, Stanley A. McCosh resided with his wife. McCosh at the time was an assistant professor of Civil Engineering. Irving A. Palmer, a professor of Metallurgy, lived in the residence at 1022 12th Street in 1932; while at the same address in 1941, Professor William C. Aitkenhead resided with his family. Professor Hartment lived in the house at 1014 12th Street from 1902 through 1911.

C. The East Street District

Commercial development arrived here in 1920 when the Oasis Service Station was built at the southern gateway to this neighborhood and to Golden, at 24th and East Streets. It was soon joined in the 1920s and 1930s by the Lookout Service Station at the northwest corner of 22nd and Ford, the Oriental Service Station at the northeast corner of 23rd and Ford, Golden Tourist Park Grocery 2101 Ford Street and the Golden Tourist Cabins at 403 23rd Street, established to take advantage of the rapidly growing automobile tourism industry in Golden. Thus early commercial development here was facilitated by auto tourism, and these establishments also served area residents as well.

When World War II ended developer Charles W. Martin and his Martin Construction Company changed the face of this neighborhood and ushered it into the modern age. Acquiring the great number of lots in this neighborhood owned by the Quaintance Estate in 1946, Martin built many new places to alleviate the great housing shortage of the city and promote further commercial development. The majority of Martin's developments consisted of frame single family homes south of 20th Street, but he also built the Golden Motel (also catering to auto tourists) at 24th and Ford and the Goldendale Dairy at 23rd and Ford. With full development of the neighborhood blossoming southward, more businesses were





Golden East Street neighborhood looking toward Castle Rock. 1877.

established to serve the neighborhood including beauty salons in several houses and laundries built in the 2100 block of Ford Street. In 1958-1959 Ford and Jackson Streets were converted into one-way thoroughfares, switching the main southern access to Golden from East to Ford, and after many years Ford resumed being the primary thoroughfare through this neighborhood. Thus south of 21st Street Ford quickly became a largely commercial area to serve this neighborhood and the thoroughfare, including the new Bay Service Station at the old Lookout site and the new Standard Service Station on the corner across from it.

Since that time the East Street neighborhood's development has largely consisted of individual infill residential and commercial places. It has retained a great degree of its historic character, which becomes younger and more modern in design as the neighborhood progresses southward. The neighborhood is likewise home to many buildings of historical significance, and for these reasons it was designated Golden's third historic district on September 9, 2004. It is Golden's largest historic district, encompassing well over 100 properties, and is the first historic district comprised of mostly additions to the original town.

Source: East Street Historic District Survey Update. Gardner History & Preservation. 2004

D. Tax Credits and Grant Information

Preservation Tax Credits. Federal and state tax laws provide tax incentives for historic preservation projects which follow the Secretary of the Interior's Standards for Rehabilitation. The federal government offers a 20% investment tax credit for the approved rehabilitation of certified historic buildings used for income-producing purposes as well as a 10% credit for certain other older buildings. The state offers a similar 20% state income tax credit based on \$5,000 or more of approved preservation work on designated properties. Applicants are urged to contact Office of Archaeology and Historic Preservation (OAHP) staff as early as possible when considering an application for either federal or state tax credits. There is a \$50,000 maximum credit per qualified property. OAHP provides advice to property owners, developers, and architects concerning appropriate preservation and rehabilitation measures. OAHP staff review applications for tax incentives and make recommendations for approval. Contact the Colorado Historical Society for more information.

Colorado Historical Society
Office of Archaeology and Historic Preservation
1300 Broadway, Denver CO 80203
Phone: 303.866.3395
Fax: 303.866.2711
email: oa hp@chs.state.co.us

State Historical Fund. The State Historical Fund was created by the constitutional amendment allowing limited gaming in the towns of Cripple Creek, Central City, and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. Approximately \$15 million is available for distribution annually, and funds are distributed through a competitive process. All projects must demonstrate strong public benefit and community support. Grants vary in size, from a few hundred dollars to amounts in excess of \$100,000. The Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies, and education and training programs. Contact the State Historical Fund for more information regarding this program.

State Historical Fund
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