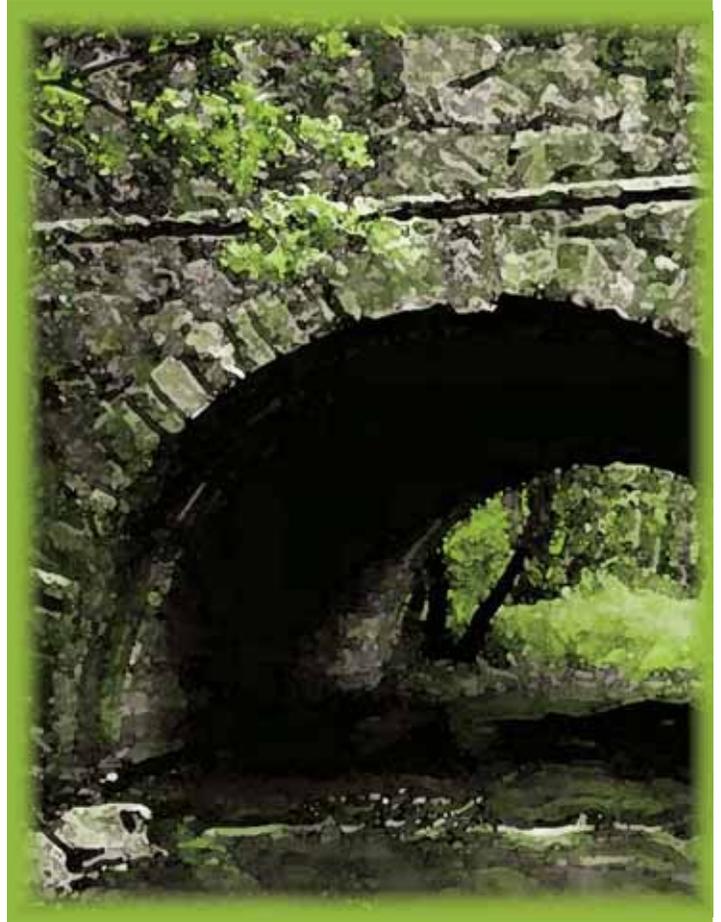


CHAPTER 5  
**Guidelines for New Residential Construction**





## Chapter 5: Guidelines for New Residential Construction

The residential buildings of Manitou Springs embody those picturesque qualities that contribute to the unique identity of the community. The Guidelines for new residential construction seek to protect the unique characteristics of historic subdistricts and encourage individualism that is equally a part of the city’s tradition. Designing a new building to fit within an historic context requires three primary components:

1. An analysis of existing development patterns along the street
2. An understanding of key attributes of the historic subdistrict in which the parcel is located
3. Identification of the fundamental components of historic structures: building orientation, building mass and scale, building form and façade composition

New construction within an historic context should reinforce existing development patterns between the front façade of the building and the street edge/curb. Imitating historic styles and construction in order to make a new building appear to be an historic building is inappropriate and can result in a “theme” that many people refer to as a “Disneyland” approach to design and construction - meaning that what is being constructed is not “real”. The age of a structure should be readily apparent by its style, detailing, materials and construction; contemporary interpretations of historic architectural styles are encouraged and should respect and respond to established development patterns within the Historic District.

### Key Features of Historic Context

By analyzing existing development patterns within an historic subdistrict, it is possible to identify a series of features that contribute to the character of a neighborhood. They include the mass and scale of a building, front setbacks, side setbacks, location of the front door and entry features such as front porches, walkways and front yards. By analyzing the features of existing buildings and their relationship to one another, it is possible to orient a new building in a manner that is compatible with other buildings located on the same street and the historic context of the subdistrict.

### Key Features of Historic Structures

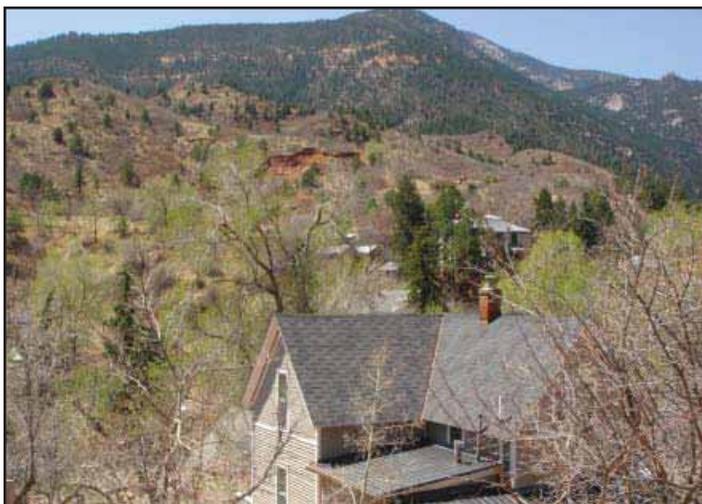
Historic structures located in residential neighborhoods include a palette of readily-identifiable architectural features: mass and scale, porches, windows, doors, eaves and roofs. When these design elements are integrated into a new structure, the overall composition should result in visual compatibility with other adjacent structures. Incorporation of these elements can result in a project that complements the neighborhood and enhances the historic context. Additional features include:



*Before beginning to design a new structure, inventory key features of historic structures of contributing buildings in your subdistrict: porches, windows, doors, eaves, roofs.  
Manitou Springs, CO*



Stone is durable and reflects a sense of permanence.  
Spencer Avenue, Manitou Springs, CO



When designing a new building, understand how your structure will respond to existing topography and how it will be viewed from across the valley. Manitou Springs, CO



Locate your new building in a manner that respects the alignment of existing contributing single family residences along the streets.

- **Materials For Residential Structures:** The primary exterior building material used in residential construction was and continues to be wood siding and wood shingles. Stone is often used as a secondary material in many foundations and tower structures. There are several stone structures; stone is durable and reflects the sense of permanence espoused by city founders and subsequent builders.
- **Site and Landscape:** Existing buildings are integrated into the topography of the hillsides, the system of meandering roads and the Fountain Creek drainage; site improvements and plant material typically complement the area's predominant red and green stone and the semi-arid mountain environment.
- **Architectural Details:** Buildings were constructed and detailed using craftsmanship that favored neatly cut and fitted wood siding and shingles and other attributes created by local artisans.
- **View Corridors:** There was and continues to be an appreciation of and respect for the vistas that give Manitou Springs its spectacular backdrop. While the city does not protect individual view corridors, there is overwhelming agreement that the view across the valley and to the mountains is one of the most treasured characteristics of the Historic District.

## Building Alignment

Alignments in residential neighborhoods are very specific to the topography and street patterns of each subdistrict. For example, many of the houses in the Midland Subdistrict observe uniform setbacks with full front yards. On Pilot Knob, on the other hand, a house may be located within feet of narrow streets on steep terrain.

### 5.1 New buildings shall match the alignment of adjacent existing structures.

- Analyze the front setback of existing buildings along the street and align the front setback of the new building to match the front setback of adjacent structures to maintain visual continuity along the street edge.

- Sheds and storage buildings should not be placed in the front yards.

### Building Orientation

The orientation of a structure refers to the relationship of the front entrance of a building to the street as well as the relationship of the primary building mass to the property lines. Undulating topography along the hillsides in many of the subdistricts often results in irregular shaped parcels. However, the front façade of the majority of residential structures typically parallels the street edge and results in consistent orientation of structures along the street.

#### 5.2 The relationship of the front entrance to the street shall be similar to other structures within the neighborhood.

- If the front door is perpendicular to the street, the front entry should be clearly defined by the front porch and walkway.

### Building Height

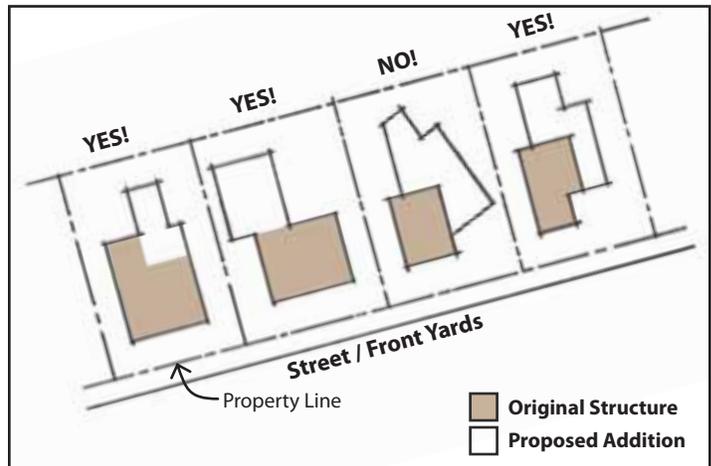
Views to downtown and to the surrounding mountains are a unique and cherished quality of Manitou Springs’ natural setting. New buildings located in the Historic District should not be significantly different in height from other structures in the subdistrict.

#### 5.3 New buildings shall be similar in height to adjacent structures.

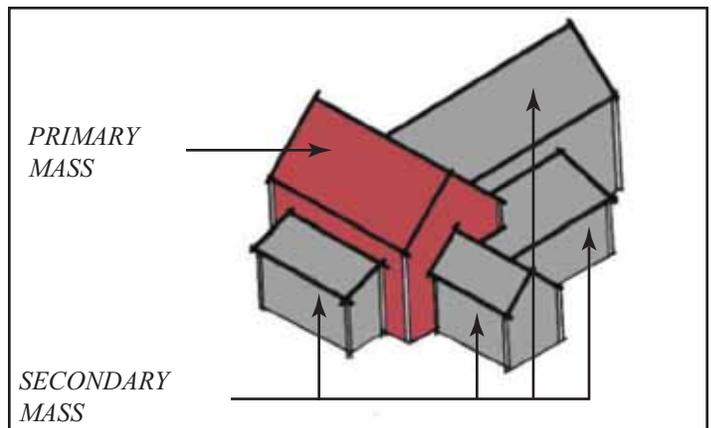
- If the proposed height of a new building is taller than adjacent structures, the new building should step down to match the height of adjacent structures.
- Design the front façade of a new building to be similar in height and width to adjacent historic structures.
- The front façade should not appear taller than adjacent historic structures or historic structures located in the same historic subdistrict.



*This is an example of new residential infill development that reflects existing development patterns along the street edge; the front façade of the new building aligns with the front façade of the building next door. The distance between the street edge and the front façade of the new structure is the same as the distance between the street edge and adjacent, existing contributing structures. Lincoln Avenue, Manitou Springs, CO*



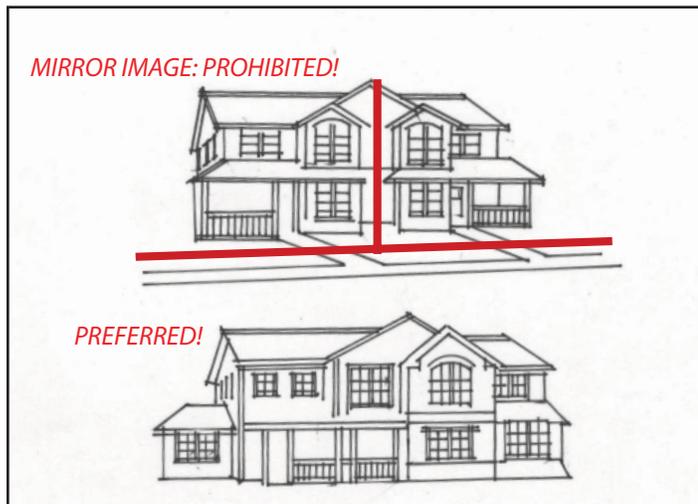
*New additions and alterations shall maintain the orientation of the original structure.*



*Subdivide large masses into subcomponents.*



The cascading of cookie-cutter shaped structures detracts from the unique attributes of the Historic District.



Mirror imaging of duplexes and triplexes is discouraged.



The mass and scale of a new building shall be similar to existing historic structures in the subdistrict.  
Capitol Hill Avenue, Manitou Springs, CO

## Mass and Scale

The size of a building is expressed by its mass and scale. In analyzing large historic houses, monumentality in mass is fragmented by multiple roof forms, undulating building footprints and combinations of one- and multi-story components and porches.

### 5.4 The mass and scale of a new building shall be similar to existing historic structures located in the historic subdistrict.

- Subdivide large masses into small components that are similar in size and form to historic buildings by changing planes in the facades.
- The mass and scale of new buildings should match the mass and scale of adjacent structures from the street edge.

### 5.5 Cascading of multi-family residential developments is prohibited. The design of individual units shall not be repeated.

- Traditional mountain communities include small-scale buildings whose orientation and location respond to topography.
- Large building masses that include repetitive architectural elements create monotony and appear intrusive on the landscape.
- Any residential structure that contains more than one housing unit should not be comprised of repetitive forms that result in a “cookie-cutter” appearance from the street edge and when viewed from the surrounding hillsides.
- Multi-family structures should be designed to appear as a single family structure and should not be designed in a manner that results in each half of the structure appearing as a mirror image of the other.

## Building Materials

A variety of building materials were used to construct buildings through Manitou Springs. There are wooden structures and there are also homes constructed of masonry. Also evident are homes that combine both

wood and masonry in diverse patterns that result in the distinct character of the Historic District.

**5.6 New buildings should employ materials and finishes that complement existing historic resources contained in the subdistrict.**

- Use of highly reflective materials is discouraged.
- Building materials should complement the existing character of the neighborhood.
- New buildings should use materials that contribute to the traditional sense of human scale as viewed from the street



*The materials used in the construction of this new garage complement the existing character of the neighborhood and sub-district. Grand Avenue, Manitou Springs, CO*

**Roof Form**

Historic structures are often composed of simple forms. The juxtapositioning of repeated forms along a street or hillside influences the character of a neighborhood. Roof forms impact the overall character of a building, whether viewed from a distance or at close range. Each roof form contributes to the character of the neighborhood and this is critical in an area with both localized and distanced view corridors. It is important to recognize that new roof forms will be visible from opposite sides of the valley and new structures should not call undue attention to themselves.

**5.7 Integrate roof forms that are similar to those forms seen on historic structures within the historic subdistrict where the new construction is proposed.**

- New roof forms should not overwhelm adjacent buildings.
- Existing roof forms include gable and hip roofs that appear as simple triangles and/or rectangles from the street. Exotic roof forms such as A-frames and geodesic domes are not permitted.
- Flat roofs are not a traditional form in the residential subdistricts.



*The building materials used on this new single family residence complement the existing character of the neighborhood and other adjacent, historic masonry residences, Denver, CO*



*Integrate roof forms that are similar to those that are seen on historic structures. Denver, CO*



Locate porches on the front façade of a building to create visual interest from the street. Denver, CO



The architectural trim on this new residence reflects the character of existing historic structures in the subdistrict. Capitol Hill Avenue, Manitou Springs, CO



Large expanses of stucco are not a traditional material in residential subdistricts. Denver, CO

## Roof Materials

**5.8 Roof materials shall appear similar in scale and texture to those materials used on historic structures.**

- New buildings should use roof materials and textures that simulate historic roofing materials (i.e., wood shingles), such as dimensional asphalt or fiberglass shingles.
- Roof materials should be dark tones and have a matte, non-reflective finish.

## Porches

Front entrances and porch projections have a primary impact on building character and are important components to established development patterns in historic subdistricts and also to historic structures.

**5.9 Locate porches on the front façade of a new structure to maintain the historic orientation of the front entrance of a building toward the street.**

- New buildings should integrate an open, covered porch element that is visible from the street.

## Architectural Details

Architectural detailing adds visual interest to building façades. Front door proportions, window patterns and trim contribute to the overall appearance of a building. Replication of historic detailing can create confusion as to authenticity and impact the integrity of the historic subdistrict.

An important architectural detail that contributes to the overall character of the structure is an exposed foundation. The extreme topography present in most of the subdistricts creates the need for excavations and foundations that can be visible from the street and sideyards. The integration of a new building into the existing topography exhibited in most of the historic subdistricts will likely result in some or part of an exposed foundation, which impacts a building's perceived mass, scale and height.