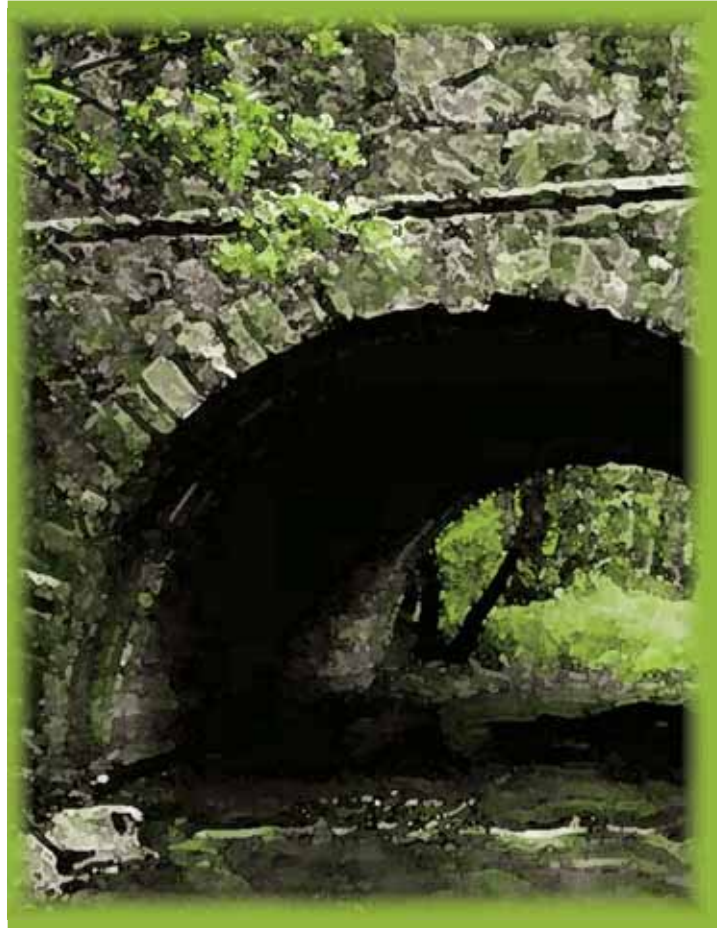


CHAPTER 6
**Guidelines for Additions and Alterations
to Non-Contributing Structures**



Chapter 6: Additions and Alterations to Non-Contributing Structures

Architectural diversity is a critical component to the eclectic character of Manitou Springs. Individual subdistricts contain non-contributing structures that represent a variety of specific architectural styles and time periods. Non-contributing structures are buildings that are either less than 50 years old, or older structures that have withstood significant alterations resulting in overall loss of architectural style, character and/or historic significance. While improvements to these structures do not warrant extensive regulation, it is important that additions respect and contribute to the character of the subdistrict. Additions and/or alterations to non-contributing structures create an opportunity to enhance the existing neighborhood and improve compatibility with adjacent historic, contributing buildings.

Building Orientation

A critical component to a residential neighborhood is the depth of “public space” that exists along the street edge. This is often a direct result of established, historic front setbacks (the distance between the front building façade and the front property line, which is typically a sidewalk or curb). The alignment of front building façades along the front property line creates a specific character and results in visual continuity. It is important that any improvement within the Historic District respect the established front setbacks.

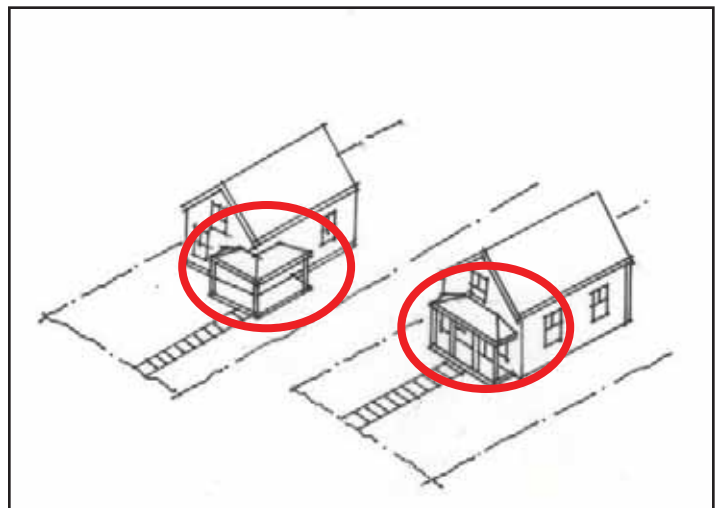
Most homes constructed in higher density residential neighborhoods include a primary entrance that is oriented to the street. The front door is both visible and accessible from the public right-of-way and includes specific attributes, such as a front porch and/or a paved walkway.

6.1 For additions and/or alterations to the primary building façade, orient the primary building entrance to the street.

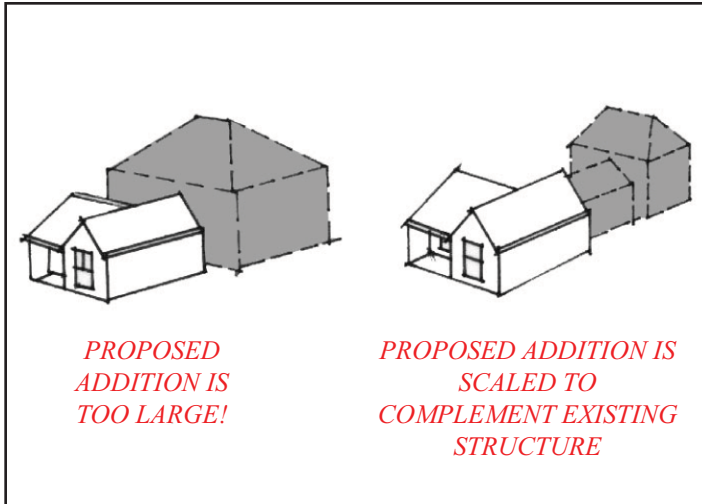
- Building entrances should be accessible and visible from the street.
- If the front door is perpendicular to the street, the front entrance should be defined by a walkway and front porch that is visible from the street.

Mass and Scale

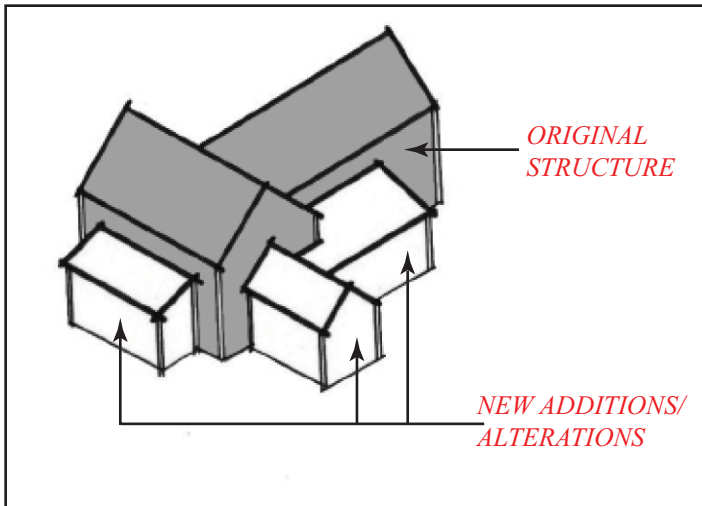
New construction should not overwhelm existing structures. If an addition is too big, it detracts from the overall character of the original structure and



Building entrances should be accessible and visible from the street.



Additions and/or alterations should not overwhelm existing structures.



New additions shall be divided into smaller components.



The new roof on this building is not in keeping with the scale and massing of other buildings on the same block and overwhelms the original structure. Denver, CO

draws undue attention to itself. A larger structure casts larger, longer shadows, can block important view corridors and impact adjacent homeowners' privacy along side and rear setbacks.

New additions and/or site improvements to non-contributing structures and/or properties shall be compatible with the existing historic context of the neighborhood.

6.2 Larger additions shall be divided into smaller components that are similar in scale to the original structure.

- Building forms should be similar in shape to those seen in the neighborhood and not detract from the visual continuity of the neighborhood.

Building Materials

Repetition of patterns generated by building materials contributes to the visual continuity of the Historic District. Materials frequently used include clapboard, shingles and stone.

6.3 Materials shall appear similar in scale and finish to those seen on historic resources.

- Highly reflective materials are inappropriate and are not allowed.

Roof Forms

Roof form is one of the most prominent features of a home and contributes to the character of a building. The slope of a roof, materials and orientation of the roof plane also help to define the architectural style of a building. Gabled and hip roofs are prevalent throughout the Historic District, although there are also shed roofs and flat roofs that are integral components to several architectural styles.

6.4 Use roof forms that are similar to those roof forms exhibited on other structures in the neighborhood.

- Pitched roofs, such as gable and hip roofs,

are appropriate primary roof forms.

- Flat roofs should only be used on new additions to structures that already include flat roofs.
- Eave depths should match those traditionally seen along the street.
- A-Frame roofs and geodesic domes are discouraged.

Architectural Details

Architectural details are indicative of a building's style as well as the time period in which the building was constructed.

6.5 Use building components that are similar in shape and size to those seen on historic resources.

- Roof forms, eave depths, window proportions, doors, porches are traditional building components whose dimensions can impact the scale and character of new construction.
- Imitation of historic styles is discouraged.
- Architectural features should be arranged to create visual compatibility.



The architectural detailing on this new single family home includes features that are visually compatible with adjacent historic structures. Denver, CO



The architectural detailing of this porch is overly ornate and not in keeping with the architectural style of the house. Denver, CO

