

# Old North End Neighborhood Interpretive Guide

Supporting:

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



Colorado Springs, Colorado

February 12, 2016

Revision 1, Published Feb 12, 2016

67 pages

## Excerpt from Introduction:

- The Old North End neighborhood is a remarkably intact collection of architecturally and historically significant buildings located in a distinctive setting of mature trees and landscaped medians. These historic buildings serve as a tangible link to our shared heritage and help make the Old North End a unique place to live and visit. Because their replacement is impossible, it is important to preserve and protect the buildings and setting that comprise the neighborhood for future generations to enjoy.
- Property owners play an important role in the preservation of the Old North End. This guide is intended to support the efforts of residential and commercial property owners by providing them with building and site design guidance for appropriate and sympathetic maintenance, rehabilitation, additions, and new construction. Property owners are encouraged to review the guide when planning a maintenance or improvement project to assure that the contemplated work will help preserve the historic character of the Old North End. This document is also intended to serve as a guide for contractors and architects, as many property owners will place their confidence in them to know what is recommended.

- This guide is planned as a support document for, and consistent with, the North End Historic District Guidelines and Standards, the North Weber/Wahsatch Design Guidelines and The Secretary of Interior's Standards for the Treatment of Historic Properties for Rehabilitation. The guide pertains to historic buildings of all styles, materials, construction, types, sizes, occupancy, and use. Although interior space is not insignificant, this guide applies to exterior work only. Guidelines for building elements also make occasional reference to pre-war or post-war construction. In all instances, World War II is being referenced.
- The application and adherence to the Interpretive Guide is voluntary on the part of the property owner. The guide is an information resource only and has no force of law. Some of the recommendations address actions which do not require building permits or any type of review. However, many physical changes to buildings and all additions, new construction, and demolition are subject to requirements of municipal ordinances and of the Pikes Peak Regional Building Department which reviews construction plans and issues building permits.
- **A large portion of the Old North End neighborhood is located within a Historic Preservation Overlay Zone.** Exterior changes or demolition of buildings located in this area must request a Report of Acceptability from the Historic Preservation Board prior to obtaining a building permit. The proposal will be reviewed for conformance to City Council-approved design standards. Requests for a Report of Acceptability must be made to the Land Use Review Office. It is not the intent of this document to identify how or which regulatory requirements apply to a specific project or improvement. Property owners are responsible for compliance with all applicable ordinances and can seek information from the City Planning offices, the Pikes Peak Regional Building Department or from a design professional who can assist in answering regulatory questions.