



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Agenda

### Historical Preservation Board

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Monday, October 17, 2016

6:30 PM

Community Room

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#### Study Session

#### **1. Presentation of Louthan Heights Design Guidelines**

[ID# 16-250](#) Louthan Heights Design Guidelines - Draft

**Attachments:** [Louthan Heights Design Guidelines - DRAFT 09-19-16](#)

#### **2. Staff Updates and Other Project Updates**

MISSION STATEMENT: The Historical Preservation Board works to preserve the built environment that gives a unique sense of place and identity to our community. Further, the Historical Preservation Board encourages reinvestment and compatible growth which enhances Littleton's economic vitality.

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.



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2255 West Berry Avenue  
Littleton, CO 80120

## Staff Communication

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**File #:** ID# 16-250, **Version:** 1

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DRAFT

LOUTHAN  
HEIGHTS  
HISTORIC  
DISTRICT

DESIGN  
GUIDELINES

DRAFT



CITY OF LITTLETON, COLORADO

DRAFT



The City of Littleton and its Historical Preservation Board express their appreciation to the residents of the Louthan Heights Historic District and the following individuals for their commitment and assistance in drafting and supporting the publication of these guidelines:

Mark Rodman, History Colorado

Amy Unger, History Colorado

City of Littleton, 2255 W. Berry Ave.,  
Littleton, CO 80120 303-795-3700

CLG Grant #CO-15-018

June 2016

These design guidelines were prepared for the City of Littleton by Kore Architecture. Content developed by:

- Melanie Short, Architect AIA, NCARB, LEED AP,
- Abigail Christman, Architectural Historian

Photography by Abigail Christman

Historic illustrations from building catalogs in the public domain

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Project matching funds provided by the City of Littleton.

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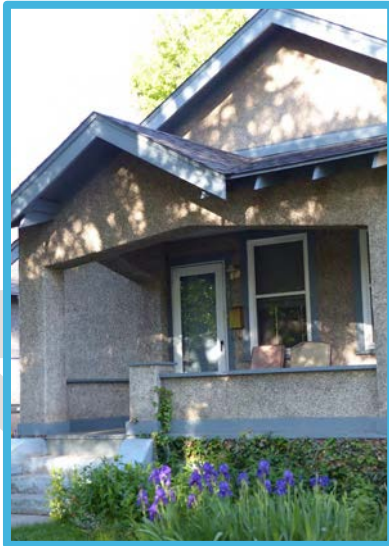
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# PROJECT BACKGROUND

The City of Littleton became a Certified Local Government (CLG) in 1994 and established the Historical Preservation Board (HPB) in 1997. The city currently has two local historic districts: the Louthan Heights and the Main Street Historic Districts. Neighborhood residents organized to form the Louthan Heights Historic District in 2002.

The Louthan Heights Historic District is a part of the Littleton Heights subdivision in the City of Littleton. The area is significant for its association with the development of the City of Littleton east of the railroad after the construction of the courthouse in 1908. Many of the City of Littleton's early leaders lived in the neighborhood, including Charles Louthan, for whom the street and the district are named. The district is also significant for its bungalow dwellings. The greater Littleton Heights subdivision also contains many bungalows along with popular early twentieth century house types. Overall, the buildings in this district maintain a high degree of historic integrity.

In 2014, in response to resident requests, the city applied for a CLG grant to develop a set of design guidelines for the district. In the years since the creation of the district, ownerships have changed and there has been an increasing demand to restore, renovate, and expand the houses. In turn, these changes have generated a growing recognition of the need for consistent and more specific design guidance.

Prior to the formation of the district and the introduction of design review, front porches were enclosed, front doors moved, and exposed rafters removed in order to install gutters. The most dramatic change was the addition of a second story to one of the houses. Since the creation of the district, the city and the HPB have been reviewing exterior modifications using the Secretary of the Interior's Standards for Rehabilitation. Although this general level of guidance has been successful in protecting the historic character of the district, it has not provided the optimal degree of consistency, predictability, and creativity. Nor has it provided the specificity of direction needed to address conditions that are unique to the district.

The city was awarded the CLG grant in 2015 and a Request for Proposals for a consultant to develop the guidelines was issued in early March 2016. The project was awarded to Kore Architecture in late March 2016. Working on the design guidelines were Melanie Short, principal and historic preservation architect, and Abigail Christman, architectural historian and planner.



Melanie and Abigail attended a meeting of the HPB on April 18th to discuss the project. During the meeting they presented a list of questions developed for district residents to learn more about their needs, concerns, and interests. Neighborhood responses were compiled by Eric Moore, district resident. A summary of the responses follows. Addressing all of the comments received was beyond the scope and timeframe of this project; however, the comments provided an important starting point for development of the guidelines and identified future needs for education and training. A summary of the responses follows.

### **What do you love about your house?**

- Craftsman style
- Bungalow type
- Historic designation
- Uniqueness
- Connection to historical development of Littleton
- Flowerbeds
- Modest size
- Front porches
- Exposed rafter tails
- Hardwood floors
- Original built-ins

### **What do you love about your neighborhood?**

- My neighbors
- Location
- Proximity to downtown Littleton and light rail
- Symmetry of streetscape, lot size, uniform set back
- Large trees lining the street
- The lack of pop-ups, tin siding, solar panels, aluminum storm windows, Victorian lamp posts, scrape offs replaced with oversized modern homes, xeriscape, solar lights and other modern intrusions

### **What about your house frustrates you?**

- Size, lack of space
- Outgrowing home
- Small bathrooms
- Difficulty of using historic garages- size, doors
- Tiny size of the bathroom
- Maintenance needs
- Limited assistance or technical support from city inspectors when roofs had to be replaced due to a major hail storm
- Modifications to other homes in the district that do not fit the historic character of the district

### Are there things you would like to change about your house?

- Increase living space
- Larger basement, finished basement
- Create master bath
- More storage in kitchen
- Bigger garage
- Additional bathroom
- Sprinkler system
- Landscaping

### What issues do you have with the maintenance and/or materials of your house?

- Lack of knowledge of how to access skilled craftsmen sensitive to the need for historical preservation to complete stabilization/repairs
- Not sure who to hire to do what we need to have done and to stay with the look and feel of neighborhood
- Pebble dash maintenance and repair
- Wood deterioration repair and replacement
- Maintenance of wood windows
- Problems with deteriorating bricks in the chimney and spalling, crumbling, and moisture damage to mortar
- Updates to major electrical, plumbing, HVAC and other mechanical systems are complex and difficult to install without some guidance and help in preventing negative impacts to the historical elements of the exterior and interior of the house and streetscape.
- Exterior paint problems (peeling, chalking, cracked alligator surfaces, etc.)
- Concrete driveway cracking, sinking and deterioration



# BENEFITS OF LIVING IN THE DISTRICT

The owner of a property located within a historic district may apply for a refund of certain ad valorem taxes paid to the city, if any, which have been paid upon a historic landmark or any property located within a historic district during the year of designation and for all subsequent years that said property is so designated, provided that maintenance and rehabilitation activities as required by the council are completed and this property maintained. The amount of refund shall be computed by multiplying the mill levy imposed by the city for the current year on the assessed valuation of said property. The amount of refund for properties located within the Louthan Historic District will be 50% of the total property tax paid to the city.

Under the Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5), property owners in the Louthan Heights Historic District are eligible to apply for Colorado Historic Preservation Tax Credits. A tax credit is a dollar-for-dollar reduction in the amount of tax owed to the government. State tax laws offer tax credits for historic preservation projects that follow the Secretary of the Interior's Standards for Rehabilitation. Project costs must exceed \$5,000. The maximum tax credit for any one property owner is \$50,000 (resets after new ownership or after ten years). Property owners receive 20% tax credit on qualified expenditures (plus an additional 5% in counties that have been declared a disaster area). Credits can be used for up to ten years. The current act expires on December 19, 2019. After that date, consult state law or contact History Colorado for current terms and qualifications.

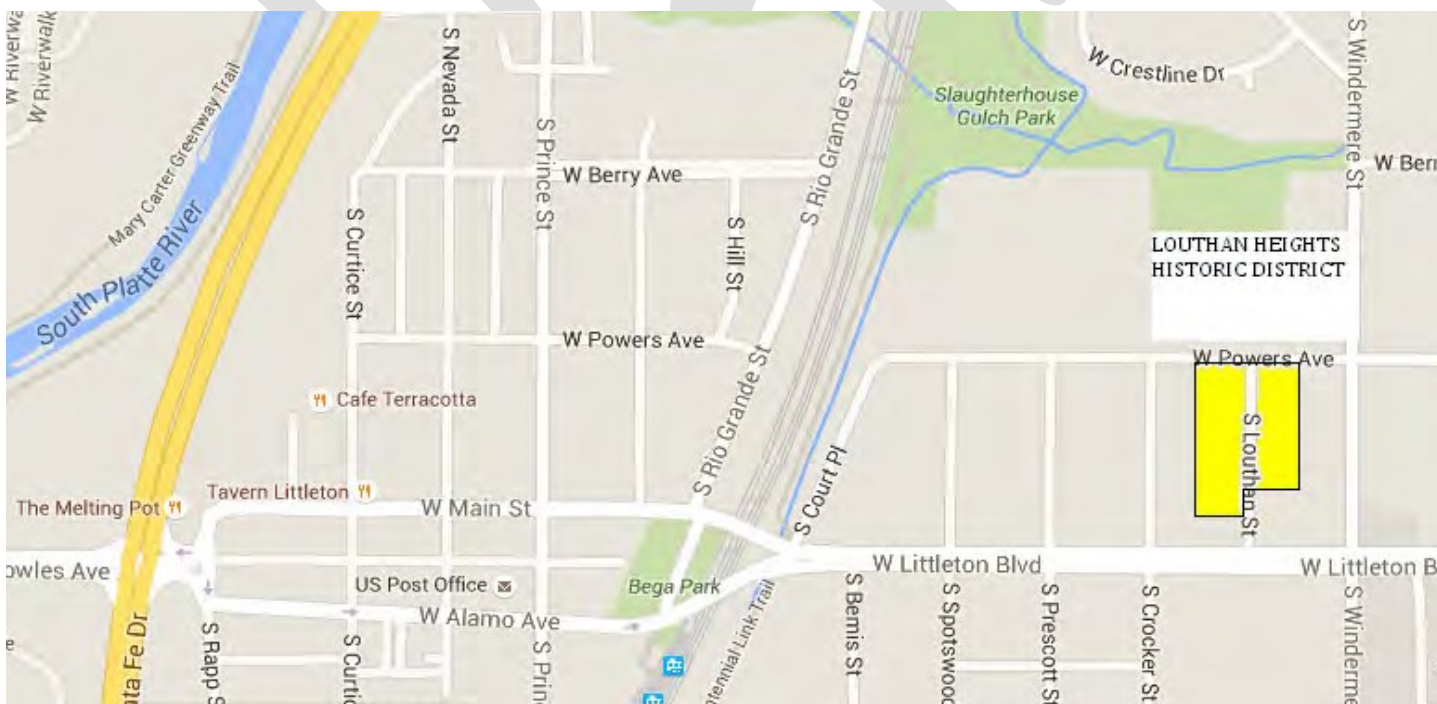
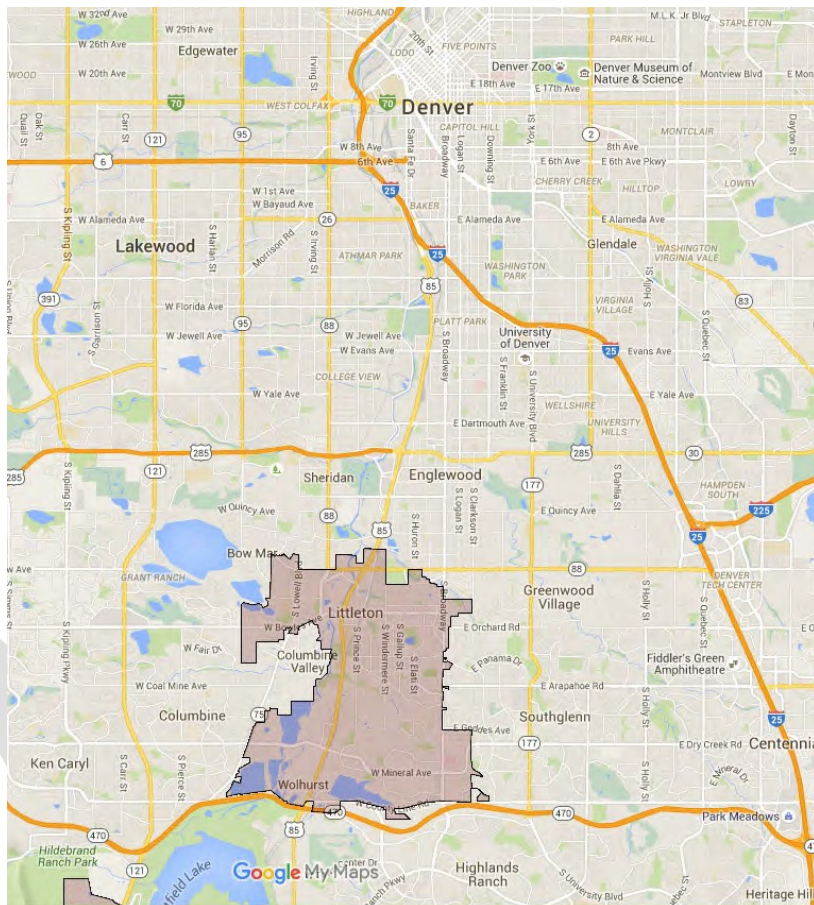
Qualified exterior work includes:

- Masonry
- Siding, woodwork and trim
- Foundations, including associated excavation work
- Roofs
- Windows and Doors

Qualified interior work includes:

- Interior historic walls and finishes, wood work and trim
- Historic floor materials
- Reconstruction of missing interior elements (with sufficient documentation)
- Insulation
- Electrical, plumbing, heating, ventilation and air conditioning repairs and upgrades

# Location and Boundaries of Littleton and the Louthan Heights Historic District



Louthan Heights Historic District

# Louthan Heights Historic District



- Louthan Heights Historic District
- e National Historic Landmark
- Local Historic Landmark

# WHAT ARE DESIGN GUIDELINES?

Design guidelines are a tool used in the design review process during which owners of designated properties must get approval from the Historical Preservation Board for alterations and/or additions to their property. Design guidelines can also be used by homeowners, potential buyers, architects, and contractors for guidance as they are considering or designing exterior projects within a historic district. The Louthan Heights Historic District Guidelines are mandatory for projects requiring a Certificate of Appropriateness (COA), but voluntary for other work.

## Guidelines:

- Identify a district's character-defining features and provide information on how to respect and preserve these features
- Create a common understanding of what building alterations are allowed within a historic district
- Provide information on the appropriate treatment of homes that is specific to the district
- Provide additional guidance to property owners on how to follow the Secretary of the Interior's Standards for Rehabilitation
- Aid property owners and design professionals in planning projects and the City and the Historical Preservation Board in reviewing them

## What are Character-Defining Features?

A prominent or distinctive aspect, quality, or characteristic of a historic property, or collection of historic properties, that contributes significantly to its physical character

Features include both functional and decorative elements such as:

Site and setting

Form and style

Exterior building materials

Roofs, entrances, porches, and windows

# STANDARDS FOR REHABILITATION

The Louthan Heights guidelines are based on the **Secretary of the Interior's Standards for Rehabilitation**. The guidelines were developed to provide assistance in applying the Secretary's Standards to the Louthan Heights Historic District. The Secretary of the Interior's Standards were developed to provide regulatory guidance for the Historic Preservation Tax Incentives Program established in 1976. Providing a methodology for preserving a building's character-defining features, these standards now serve as the basis for most preservation practice. The goal of the Standards is to make possible an efficient contemporary use of a building, while preserving those portions and features of the building which are significant to its historical, architectural, and cultural values.

The Secretary of the Interior's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# REQUIREMENTS FOR PROPERTY OWNERS

According to Littleton city ordinance (HISTORIC PRESERVATION CODE Ord. 18, Series of 2012), property owners intending to reconstruct, improve, demolish or in any way significantly alter or change a designated building must first submit their plan for review to the Historical Preservation Board. A Certificate Appropriateness (COA) for the proposed project must be received before work can commence.

Criteria for receiving a Certificate of Appropriateness:

- the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historic designation
- the proposed work is visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height.
- the proposed work is visually compatible with the development on adjacent properties.
- in the case of partial demolitions, the board must also find that the partial demolition is required for the renovation, restoration or rehabilitation of the structure and impacts on the historic importance and architectural integrity of the structure(s) located on the property have been mitigated to the greatest extent possible.
- owners of contributing buildings in historic districts are also required to maintain their property. Owners are responsible for preventing the following: deterioration of exterior walls or other vertical supports; deterioration of roofs or other horizontal members; deterioration of external chimneys; deterioration or crumbling of exterior plasters, mortars, brick, stone or wood siding; ineffective waterproofing of exterior walls, roof, and foundations, including windows and doors; peeling of paint, rotting, holes and other forms of decay; lack of maintenance of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures and landscaping to produce a detrimental effect on a historic landmark; deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions

For additional information on the review process, see the community development department section of the City of Littleton website: [www.littletongov.org](http://www.littletongov.org)



# WHEN IS A COA REQUIRED?

## COAs are required for:

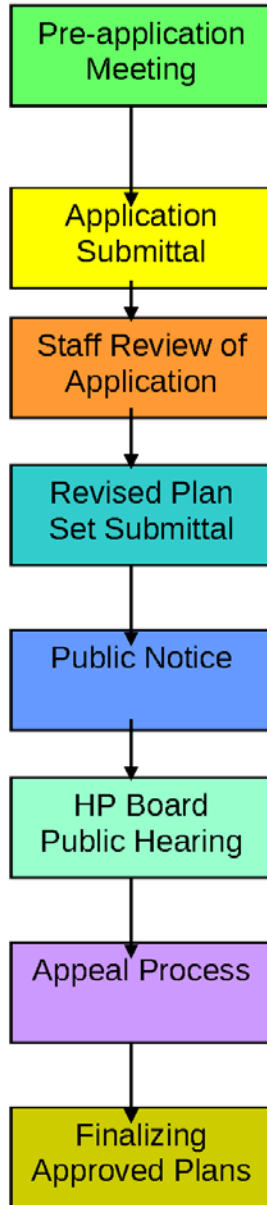
- Exterior demolition, new construction, addition, or modification of architectural features including but not limited to chimneys, doors, stoops and windows
- The demolition of existing accessory structures or construction of new accessory structures
- Changes in the exterior of accessory structures, to include garages, greenhouses, covered or closed decks, work or storage sheds and similar structures
- The addition or alteration of swimming pools, hot tubs or spas, air conditioning condensers, swamp coolers, HVAC units, antennas, satellite dishes, wing generators, exterior light fixtures or other mechanical equipment visible from any public street.
- The addition of or changes to architectural features, including, but not limited to, roofing materials, shutters, awnings, or cornices

## COAs are not required for:

- Changes in exterior paint color.
- Changes to exterior landscaping.
- Changes to exterior flatwork, such as patios, sidewalks, and driveways.
- Changes that are in the public right of way, such as sidewalks.



# COA PROCEDURE FLOW CHART



**Pre-application Meeting:** Applicant meets with historic preservation staff prior to submitting a Certificate of Appropriateness application. These meetings provide the applicant with an opportunity to learn about the application process and applicable criteria and design guidelines. Applicants should bring current photographs, historic photographs (if available), and conceptual project drawings.

**Application Submittal:** Applicant submits an application to the Community Development Department. City staff reviews the application for completeness. Incomplete applications will not be accepted.

**Staff Review of Application:** A planner will review the application for compliance with the applicable criteria and design guidelines. The planner will provide written comments on the application, including any requested changes to the plan and a deadline for re-submittal.

**Revised Plan Set Submittal:** Applicant submits revised plan set to the planner for final review and scheduling for Historical Preservation Board review. Planner prepares a report for the HP Board detailing how the application meets applicable criteria and design guidelines and will provide applicant with a copy prior to the meeting.

**Public Notice:** The city will post a sign on the property and send letters to adjacent property owners 10 days prior to the hearing with information on the hearing date and time. Applicants are encouraged to obtain input on the project from neighbors prior to the hearing.

**HP Board Hearing:** At the hearing, the chair of the HP Board will request a presentation of the application. The applicant may also be called upon to answer questions from the Board and provide additional information. The HP Board will vote to approve, approve with conditions, deny or continue the hearing.

**Appeal Process:** An appeal process is available for applicants who are aggrieved by the decision by the HP Board. A written appeal must be submitted to the Community Development Department within 30 days of the hearing decision. The planner will schedule the appeal for review by the City Council.

**Finalizing Approved Plan Set:** Two copies of the final plan set must be submitted with property owner's signature. The planner will obtain required city signatures. After final sign-off of the plans, the applicant may submit for a building permit to the Codes and Inspections Department.

# APPLICATION SUBMITTALS

Applications should contain information to assure full presentation of pertinent facts for proper consideration of the application, including:

- Cover letter describing the proposed project and signed by property owner.
- Plans and specifications showing the proposed exterior appearance, architectural design and detail, dimensions, materials, and colors. Samples of materials may also be required.
- Drawings and/or photographs showing the property in the context of its surroundings are also required.

Additional information may be needed depending on project type. Examples include:

#### *New Building or Addition*

- Scaled and dimensioned site plan showing existing conditions, adjacent streets, alleys, buildings and proposed new construction.
- Scaled and dimensioned floor plans indicating existing and proposed features.
- For principal buildings, a 3D color rendering showing reveals and adjacent structures. Adjacent structures may be in block form.

#### *Deck, Stairs, and Stoop*

- Scaled and dimensioned site plan showing existing conditions and proposed new construction, including railings and steps
- Proposed materials shall be identified

#### *Re-Roofing (change in materials or roofline)*

- Picture of existing roof material with dimensions of tiles/shingles
- Type of proposed material with dimensions (sample or cut sheet)
- Plan showing flashing locations and flashing detail

#### *Windows*

- For replacement of original or historically significant windows the applicant must demonstrate the need to replace windows. In some cases, photographs and a written statement may suffice to demonstrate the need for replacement. In other cases, a window assessment completed by an individual with knowledge and experience with historic window repair may be necessary.
- Manufacturers/catalog “tear” sheets or construction detail. Details must include materials, dimensions, muntins, profile and cross section design.

# HISTORIC CONTEXT

## THE ARTS & CRAFTS MOVEMENT

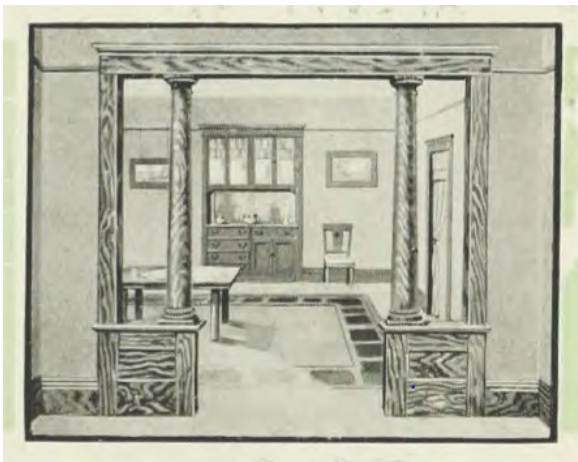
What was the Arts and Crafts Movement? In the United States this term generally refers to the late nineteenth and early twentieth century artistic movement that encompassed architecture, interior design, furniture, furnishings, jewelry, printing, and landscape architecture. However, in Britain, where the movement originated, the Arts & Crafts Movement was broader, a social reform movement, a labor movement and a Utopian ideal. The movement emerged during the mid-19th century as a reaction against industrialization and the poor quality of mass produced goods. With many of the early proponents also involved with the Gothic Revival and Pre-Raphaelite Brotherhood, the movement looked to the medieval past for inspiration. The Arts & Crafts Movement was formed on the belief that a visibly hand-made object had beauty because its irregularities represented the individuality of the artisan who made it. Guilds were established to recreate the working environment of medieval crafts guilds. The movement was led by William Morris, a designer, socialist, historic preservationist, and poet. In 1861, Morris established Morris & Company to put his reform ideas into practice. The company produced well-designed, and largely handmade, textiles, wall-papers, stained glass, and furniture.

Goals of the Arts and Crafts Movement in England:

- Celebrate the role of the craftsman; restore the dignity of labor
- Elevate craft to a fine art
- Restore creativity destroyed by industrialization
- Replace Victorian aesthetics with more rational, simpler, and honest designs
- Make art and beauty an integral part of life
- Improve society through good design



Gustav Stickley popularized the movement in the United States through his magazine, *The Craftsman*, published from 1901-1916. Stickley combined the roles of furniture designer and manufacturer, architect, publisher, philosopher and social critic. He became best known for his Craftsman furniture, which was functional, sturdy, and clean-lined. Stickley advocated rational, unified design in domestic architecture and a simplified life. In the United States, the Arts & Crafts Movement lost much of the idealism which had characterized it in Britain. Proponents saw that the price of handcraftsmanship was too high to make it available to the masses and focused on the aesthetics rather than the conditions of production. The designs suggested laborious craftsmanship, but were often mass produced. Since there was no medieval tradition in the United States, the Arts & Crafts Movement incorporated other regional design influences including log cabins, Spanish missions, and Native American dwellings.



### Terminology: Arts & Crafts vs. Craftsman vs. Bungalow

#### Arts & Crafts

- high style architecture inspired by the Arts and Crafts movement
- unique, typically architect designed and artisan constructed

#### Craftsman

- a building with architectural features associated with the Arts and Crafts Movement
- may be a kit house or mass produced by a developer; same stylistic elements as high style Arts & Crafts but may lack handcrafted quality

#### Bungalow

- commonly defined as a low house, with a broad front porch, having either no upper floor or upper rooms set in the roof, typically with dormer windows
- promoted as an ideal housing type by the Arts & Crafts Movement in the United States
- many (but not all) bungalows have Craftsman features

In the United States, the Arts & Crafts Movement was influenced by and incorporated into other contemporary movements and trends. These included:

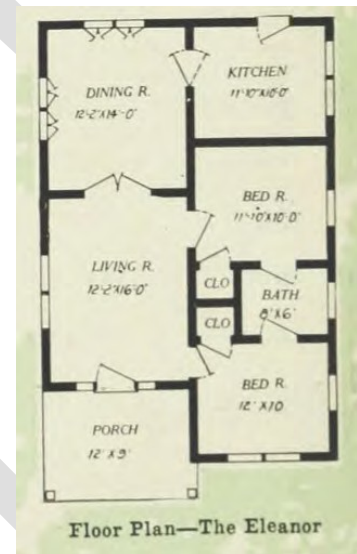
- the Progressive Movement, which called for a more rational approach to government, education, and homemaking
- a belief in “Modernization,” including science and technology
- a belief in planning and design as a means of reform
- a push for improved living standards (urban and rural)
- debate over women’s role in and out of the home, including the Home Economics Movement which advocated women being knowledgeable about home design in order to play a more active role in the management of the home

Early 20th Century housing trends:

- promotion of architecture and decoration that was practical and comfortable
- Victorian decoration (including ornate carvings, draperies, upholstery, and carpets) criticized as unhealthy because it could collect dust and dirt and was difficult to keep clean
- promotion of smooth surfaces, easy to clean materials (washable tiles, enameled paint), lack of dust-catching surfaces as more healthy
- built-in conveniences popular
- sleeping porches and sun parlors for fresh air and sunshine
- white popular as sanitary color
- houses smaller since larger percentage of cost (@ 25 percent) went into modern technology for the house
- average family size declining and fewer households hiring help



Widely associated with the Arts & Crafts Movement, the term bungalow lacks a consistent, precise, and universally-consistent definition. While commonly used for describing Craftsman influenced houses, a bungalow is not so much a design style as a building form. In the first half of the twentieth century the term was often used to describe any small house, especially ones with an efficient, open-plan interior and a prominent front porch. The term was also used to describe vacation architecture, associating it with leisure and informality. The word originally derived from the Indian word “bangla,” which was a small thatched hut for wayfarers. During the British colonial occupation of India, the English adapted the concept to their needs by designing one-story houses with wide, covered verandas and an open floor plan to facilitate cross-ventilation in the hot Indian climate. Pattern books and mail order catalogs helped the bungalow become very popular in the developing suburbs of the early 20th century.



Key bungalow features:

- one or one and a half stories
- dormers on one and a half story houses
- low to medium pitched roofs with exposed rafter tails
- bedrooms small and intended only for sleeping
- combination living/dining rooms
- a central fireplace
- a large front porch that creates an outdoor room
- an open floor plan that maximizes efficiency and the flow from room to room with minimal space wasted on hallways
- a reliance on built-ins for organization and efficient use of small spaces

# BUILDING GLOSSARY



Cross Gable

Bargeboard

Clipped Gable

Raised foundation

Stringcourse

Exposed rafter tails

Wood window surround



Tripartite window





Front gable

Bracket

Deep eave overhang

Battered columns



Bargeboard

Shed roof

Exposed rafter tails

Low wall enclosing porch

Stringcourse

Battered posts

# DISTRICT RESOURCES

## 5608 S Louthan Street (1921)

Single-storied, front-gabled, frame bungalow sheathed in wood shingles. Key features include: front-gabled porch supported by battered wood columns resting on a low shingled wall, central entrance, deep eave overhang, triangular wood brackets on gable ends, wood window surrounds, three-over-one wood sash windows on north side, tripartite windows on south side, raised foundation, and matching garage with sliding doors. Alterations include: enclosed porch, boxed eaves, and solid driveway.



## 5618 S Louthan Street (1929)

Single-storied, cross-gabled bungalow sheathed in stucco. Key features include: front-gabled porch supported by full-height square columns and enclosed by a low wall, side porch entrance, deep eave overhang, exposed rafter tails, string-course, tripartite windows on south side, wood window surrounds, raised foundation, and ribbon driveway. Alterations include: stucco wall covering, side entrance to basement, door and window replacements, and modern overhead garage door.



### 5628 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in pebble-dash. Key features include: clipped-gable porch supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance with angled stairs, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, and single-car garage with wood drop siding. Alterations include: front door, metal stair railing, and solid driveway.



### 5638 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in pebble-dash. Key features include: a shed-roof porch with a decorative front gable supported by full-height columns and enclosed by a low wall, battered posts framing porch entrance, arched porch opening, central entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, raised foundation, tripartite window on south side, and decorative bargeboards with cut outs. This house features an exceptionally high degree of integrity. The only significant alterations appear to be to the garage, which is two-bays wide with an overhead garage door and solid concrete driveway.



### 5648 S Louthan Street (1924)

Single-storied, front-gabled bungalow sheathed in pebbledash. Key features include: a front-gable off-center porch supported by battered full-height columns and enclosed by a low wall, stepped porch opening, side porch entrance, stringcourse, wood window surrounds, deep eave overhang, exposed rafter tails, and raised basement. Alterations include the front door, storm door, window openings, replacement windows, glass block, awning, and a two-car garage with an overhead garage door with a solid concrete driveway.



### 5658 S Louthan Street (1924)

Single-storied, cross-gabled bungalow sheathed in pebbledash. Key features include: a front-gable porch supported by full-height squared posts and enclosed by a low wall, central porch entrance, rectangular porch opening, stringcourse, wood window surrounds, decorative nine-over-one wood sash windows, deep eave overhang, raised basement, and wood drop siding garage with paneled wood doors. Alterations include: exposed rafter tails covered by gutters and a storm door.



### 5668 S Louthan Street (1924)

Two-storied, front-gabled house sheathed in pebbledash and stucco. Key features include: an off-center front gable porch with an arched opening, stringcourse, wood window surrounds, a deep eave overhang, bargeboard with sculpted ends, wood window surrounds, stringcourse, and raised foundation. This house has lost its traditional bungalow form due to the addition of a second story. Other alterations include an enclosed porch and gutters covering the exposed rafter tails.



### 5678 S Louthan Street (1923)

Single-storied, clipped-gable frame bungalow sheathed in narrow wood horizontal siding. Key features include: an off-center front gable porch supported by battered wood columns resting on a low wall, square posts at porch entrance, decorative stickwork and projecting beams on the gable end, exposed rafter tails, deep eave overhang, bargeboard with sculpted ends, wood window surrounds, attic window, and raised foundation. Alterations include a stucco rear addition. The bungalow also includes wood shutters, which are not characteristic of the bungalow style.



### 5687 S Louthan Street (1922)

Single-storied, side-gabled bungalow sheathed in brick. Key features include: a shed-roof porch supported by square columns resting on a low brick wall, a raised basement, stone sills, exposed beams, deep eave overhang, and a raised basement. Alterations include: the covering of the dormer with composition shingles and the closing of the dormer window, enclosed porch, gutters obscuring the exposed rafter tails, replacement windows, a rear addition, and an air conditioner attached to the south wall.



### 5677 S Louthan Street (unknown)

Single-storied, front-gabled house sheathed in pebbledash, stucco, and horizontal siding. Extensively altered, the only remaining Craftsman features are the exposed beams and deep eave overhang. Alterations include converting the front porch to a fully-enclosed room, replacing pebbledash with stucco, obscuring the rafter tails by fascia board, building a raised deck along the south side, replacing the concrete sidewalk with stone pavers, and replacing the front lawn with plantings that obscure the house.



### 5667 S Louthan Street (1922)

Single-storied, front-gabled bungalow sheathed in pebbledash. Key features include: off-center, front-gable porch supported by full-height squared columns and enclosed by a low wall, raised foundation, stringcourse at foundation and attic, deep eave overhang, wood window surrounds, and bargeboard with sculpted ends. Alterations include gutters covering the rafter tails, metal stair railing, storm door, and Victorian-style lamp post.



### 5657 S Louthan Street (1921)

Single-storied, front-gabled bungalow sheathed in pebbledash. Key features include: front-gable porch supported by squared full-height columns and enclosed by a low wall, deep eave overhang, raised foundation, stringcourse, wood window surrounds, multi-light wood windows, bargeboard with sculpted ends, exposed rafter tails, and a ribbon driveway. The significant alteration is the enclosing of the porch.



### 5647 S Louthan Street (1922)

Single-storied, clipped-gable bungalow sheathed in pebbledash. Key features include: clipped gable porch supported by full-height columns and enclosed by a low wall, arched porch opening, side porch entrance, deep eave overhang, bargeboard with sculpted ends, stringcourses at foundation and attic, and raised foundation. Alterations include: enclosed porch, metal stair railing, exterior chimney, and solid driveway.



### 5637 S Louthan Street (1923)

Single-storied, front-gable bungalow sheathed in pebbledash. Key features include an off-center front gable porch supported by full-height squared columns and enclosed by a low wall, peaked porch opening, stringcourses at foundation and attic, wood window surrounds, deep eave overhang, raised foundation, and tripartite window. Alterations include gutters obscuring rafter tails, storm door, replacement windows, shutters at front window, and a solid driveway.



### 5627 S Louthan Street (1924)

Single-storied, clipped-gable bungalow sheathed in pebbledash. Key features include: clipped-gable porch supported by full-height squared columns and enclosed by low wall, stepped porch opening, side porch entrance, stringcourse at foundation and attic, exposed rafter tails, deep eave overhang, raised basement, wood window surrounds, and single-car pebbledash garage. Alterations include: removing ribbon driveway and storm door.



### 5617 S Louthan Street (1923)

Single-storied, front-gabled bungalow sheathed in pebbledash. Key features include: side-gable porch with a decorative front gable supported by squared full-height columns enclosed by a low porch wall, deep eave overhang, raised foundation, exposed rafter tails, stringcourse, and wood window surrounds. Alterations include: storm door, replacement windows, raised section of roof, and solid driveway.



### 5607 S Louthan Street (1925)

Single-storied, clipped-gabled bungalow sheathed in non-original horizontal siding. Key features include: a clipped-gable porch supported by full-height squared columns and enclosed by a low wall, wood window surrounds, exposed rafter tails, deep eave overhangs, and raised foundation. Alterations include the siding (which has obscured some original features), metal stair railing, replacement window, and front yard wood fence.



# DESIGN GUIDELINES

The following guidelines have been developed to preserve the Louthan Heights Historic District's distinctive character. The first step in any project is to consider whether the proposed changes are consistent with the district's character-defining features. Any changes or alterations to buildings, landscapes, or other features within the district should reinforce and complement the historic character of the district. This section identifies character-defining features of the district, followed by guidelines to preserve them.

Guidelines apply to exterior work that requires a building or zoning permit. Compliance with the design guidelines is mandatory for projects that require a Certificate of Appropriateness (COA). Guidelines will be applied on a case-by-case basis to allow for flexible, context-sensitive solutions that consider the unique circumstances of each project. Some additional guidelines are also provided for work that does not require a COA such as painting and landscaping; these additional guidelines are suggestions and not requirements.

Guidelines apply to new work only. Previously completed projects inconsistent with the guidelines will not be required to meet the guidelines. However, property owners are encouraged to restore original features and appearance whenever possible, including redoing previously completed projects in a manner that is consistent with the design guidelines. If a property owner is replacing a non-compliant feature, they may be required to select a more compliant replacement. For example, a property owner replacing vinyl windows in a visible location would be required to replace them with more appropriate wood windows, but if replacing windows on the rear, wood windows may not be required.





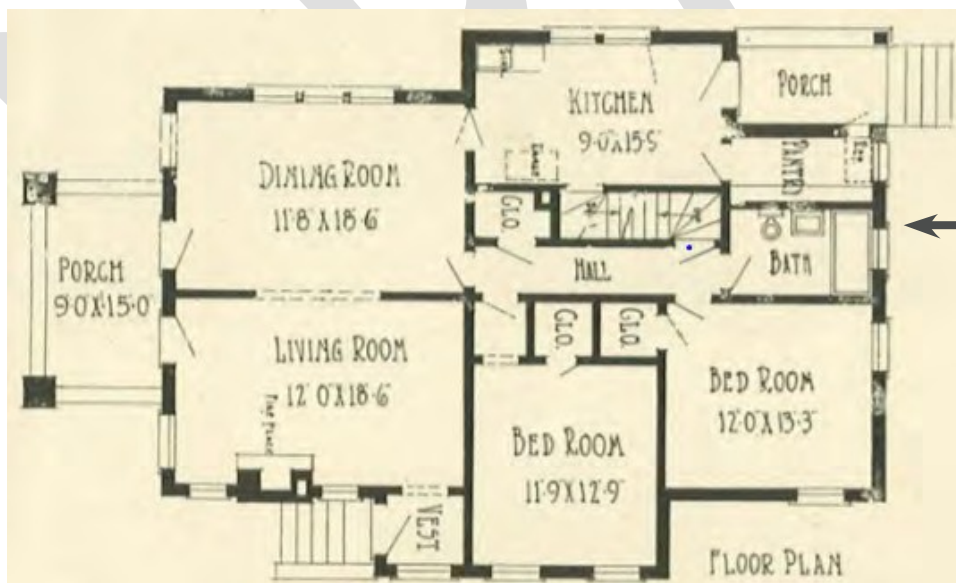
### Recommended sequence of treatments for character-defining features

- Preserve: Preserve intact features with regular maintenance
- Repair: Repair damaged or deteriorated features to return them to their original appearance
- Replace: Replace features beyond repair with in-kind replacements (match materials, details, and finish)
- Reconstruct: Reconstruct missing features based on appropriate evidence such as historical photographs
- Add compatible features: If an addition or other alteration is needed, design it to minimize impact on the original building and features. New features should be distinguished from historic features

### Key factors to when considering exterior building changes:

- Potential impact on the character-defining features of a building or district
- Impact on a building's overall form and mass
- Visibility of changes from public vantage points

Greater flexibility in project approach is appropriate on portions of a building not visible from the street. Alterations and additions are most likely to be acceptable when they have minimal impact on character-defining features. Examples of project types with more flexibility: rear window and door replacement, new or altered rear deck, rear awning, rear dormer, and rear addition.



Place additions, enclosed porches, decks, and other alterations on the rear.



## CHARACTER-DEFINING FEATURES: DISTRICT PATTERNS

- Relatively uniform scale and massing
- Rectangular massed-plan, mostly single story, raised basements
- Building setbacks from the street relatively uniform (approximately 40 feet)
- Uniform lot size
- Uniform site coverage and side yard setbacks
- Wide, detached sidewalks adjacent to sodded tree lawns with large, deciduous trees
- Deep, raised, and open front porches enclosed by low walls and oriented to the street
- Front porches similar in placement and design, helping to create the street rhythm
- Variety of roof forms, but all have a low-pitch and overhanging eaves
- Exposed rafter tails and no gutters
- House entrances oriented to the street
- Concrete sidewalks leading to front entrance
- Open front yards with naturalistic plantings
- Concrete driveways along the side of lot from the street to a single car garage at the rear
- Mid-block alleys

### Non-compliant alterations

- Front yard planters and other landscape features which block flow of open yards
- Front yard fencing
- Enlarged and solid concrete driveways with widened and flared curb cuts
- Enclosed porches
- Modified entrances



## DESIGN GUIDELINES: DISTRICT PATTERNS

- DO: Respect the neighborhood scale and massing
- DO: Retain the original building setback
- DO: Retain an open front yard, with detached sidewalks and trees in a sodded tree lawn
- DO: Retain open front porches and entrance orientation with respect to the street
- DO: Retain driveway along the side of a lot, minimizing impact to the front lawn
- DO: Retain narrow ribbon driveways
- DON'T: Add fencing to front yards
- DON'T: Add decks or other encroachments into the front lawn space



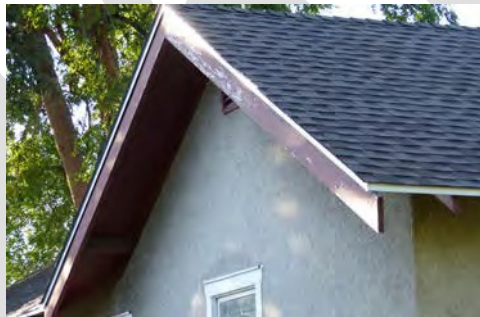
## CHARACTER-DEFINING FEATURES: ROOFS & CHIMNEYS

The roof is one of the primary distinguishing features of the houses in the district. The interplay of roof forms, materials and details help give the historic district its unique character.

- Most common roof form in the district is front gable, but complex roofs with multiple gables are common
- Roof types in the district include front gable, side gable, cross gable, and clipped gable
- Deep eave overhangs
- Exposed rafter tails, many sculpted
- Wood bargeboard (some sculpted) on gable ends, painted to match other trim
- Bracketed eaves
- Chimneys (internal and external) prominent and constructed of brick
- Wood shingles the most common original roofing material for bungalows of this era

### Non-compliant alterations

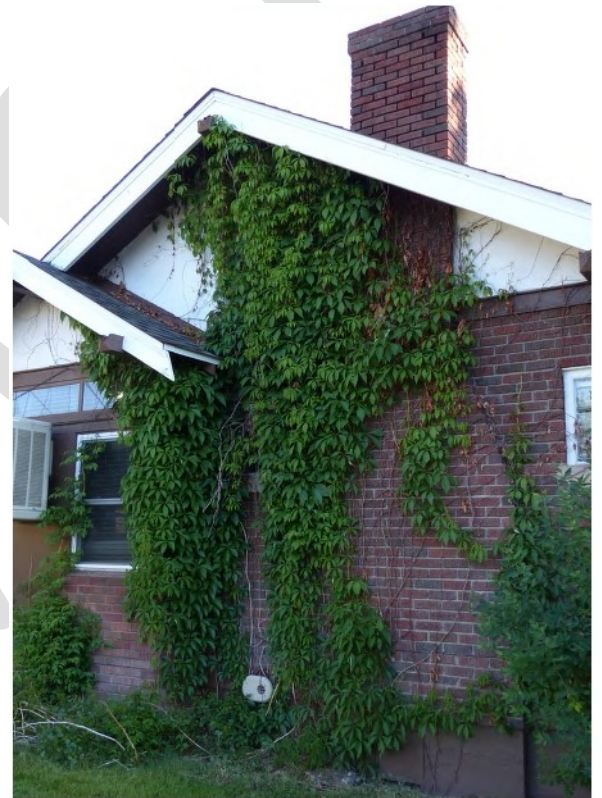
- Rafter tails cut and gutters / downspouts installed
- Prominent roof vents (mechanical and non-mechanical) added
- Chimneys altered or added



## DESIGN GUIDELINES: ROOFS & CHIMNEYS

- DO: Replace roofing with architectural style composition shingle roofs in dark colors
- DO: Use metal flashing where the roof meets the wall to protect adjacent materials from water penetration, prefinished or painted material can minimize the visual impact
- DO: Install plant or other materials that will withstand and distribute the rainwater and snowmelt that will fall from the roof since there are not gutters or downspouts
- DO: Retain and preserve original roof form and pitch
- DO: Retain significant features such as decorative rafter tails or sculpted barge boards
- DO: Maintain historic eave depth and configuration
- DO: Maintain historic roof edge depth
- DO: Install skylights and light tubes away from street views
- DO: Repair chimneys with matching brick and appropriately colored and textured mortar
- DO: Utilize ridge venting and other equally unobtrusive venting in order to minimize visible non-mechanical and mechanical roof vents
- DO: Place rooftop vents, other than ridge vents, toward the rear of the house
- DO: Paint any existing vents to match the roof color
- DON'T: Add gutters and downspouts on main roof edges
- DON'T: Position satellite dishes or TV antennae where visible from the front of the house
- DON'T: Remove or otherwise modify decorative wood features
- DON'T: Install skylights or light tubes which extend above the plane of the roofline
- DON'T: Add chimneys to prominent elevations







DRAFT





## CHARACTER-DEFINING FEATURES: WALLS

- Historic district features multiple exterior wall materials, giving variety to the district
- Original materials influenced by the Arts & Crafts Movement's emphasis on natural materials
- Pebbledash the most common wall material in the district
- Wood used for shingle siding, horizontal siding, bargeboard, rafter tails, and other wood trim
- Brick laid in a running bond pattern with stone trim
- Exposed concrete foundations
- Stringcourses used to delineate the basement level and some attic levels

### Non-compliant alterations

- Pebbledash replaced with plain stucco
- Missing or damaged portions of pebbledash
- Inconsistent patching of pebbledash material
- Vinyl siding replacing original materials
- Incompatible brick and/or mortar repair



### PEBBLEDASH

Pebbledash is the most popular exterior wall material in the district. Pebbledash is a coarse plaster surface that consists of lime and cement mixed with sand, small gravel, and pebbles or seashells. The materials are mixed into a slurry and are then thrown at the working surface with a trowel or scoop to maintain an even spread. It is not to be expected that repairs to pebbledash will match exactly due to weathering and aging of the original materials. Aggregate found in the Louthan Heights Historic District is typically small, multi-colored and densely applied.

# DESIGN GUIDELINES: WALLS

## PEBBLEDASH

- DO: Identify the cause of the deterioration and fix the cause before repairing the pebbledash
- DO: Preserve original intact pebbledash whenever possible
- DO: Repair small hairline cracks (1/16 inch or smaller) with a thin slurry coat consisting of stucco finish coat ingredients, trying not to overcoat the pebbles or shells
- DO: Utilize the skill of a professional plasterer or mason when doing significant pebbledash repairs
- DO: Patch rather than perform wholesale replacement
- DO: Spot clean using soft bristle brush and non-ionic detergent (such as Orvis soap or Kodak Photo-Flo)
- DO: Identify unique aggregate used on your building and replicate as closely as possible prior to repairs
- DON'T: Repair small hairline cracks with caulking compounds. Because their consistency and texture is unlike that of the base material, they weather differently and attract dirt - making the repair all the more visible
- DON'T: Repair with new material that is stronger than the historic material (i.e. Portland cement, concrete, or masonry cement)
- DON'T: Use a substitute material for the replacement that is not chemically or physically compatible, like synthetic stucco. Traditional materials are the most compatible.
- DON'T: Paint over pebbledash
- DON'T: Replace pebbledash with plain stucco
- DON'T: Power wash or sandblast to clean pebbledash



# DESIGN GUIDELINES: WALLS

## MASONRY

- DO: Identify the cause of the deterioration and fix the cause before repairing masonry
- DO: Re-point brick and stone with mortar that matches the original in color, profile, and strength based on mortar analysis
- DO: Remove old mortar to a depth of  $\frac{3}{4}$ " when re-pointing to ensure an adequate bond
- DO: Clean brick and stone with low-velocity water or steam cleaning
- DO: Repair and replace damaged brick with matching material, salvaged brick is available at several brickyards around Denver
- DON'T: Re-point brick or stone with Portland cement, concrete or masonry cement as these materials are too hard for the original brick units and can cause damage over time
- DON'T: Paint previously unpainted brick or stone
- DON'T: Use a masonry sealer on the brick as this can seal in moisture and cause more damage over time
- DON'T: Sandblast, high power water wash, or use muriatic acid to clean brick or stone
- DON'T: Grow vines on walls; this can cause mortar joint deterioration



# DESIGN GUIDELINES: WALLS

## STUCCO

- DO: Repair stucco with a compatible mix (typical mixes can be found in National Park Service Preservation Brief #22 included in the references at the end)
- DO: Clean using a low-pressure water wash and non-ionic detergents
- DO: Paint previously painted stucco
- DON'T: Replace stucco with synthetic stucco

## WOOD

- DO: Preserve and maintain horizontal wood siding and/ or shingles
- DO: Maintain a protective finish of paint on wood elements
- DO: Replace significantly damaged elements or components in-kind
- DON'T: Power wash wood, it can cause rot and further damage
- DON'T: Repaint without proper preparation, one must sand or scrape to a stable wood surface or repainting will result in premature failure of the paint
- DON'T: Replace wood siding or other elements with vinyl or other substitute materials
- DON'T: Install siding or other materials over existing historic materials

## CONCRETE

- DO: Preserve and maintain stringcourses
- DO: Maintain paint on previously painted stringcourses
- DON'T: Replace or coat stringcourse with other materials



## CHARACTER-DEFINING FEATURES: DECORATIVE FEATURES

- Bungalows in the district feature many of the decorative elements commonly associated with the Arts & Crafts Movement, including exposed, shaped rafter tails; roof brackets; window surrounds; door moldings; bargeboard; and battered porch supports
- Decorative features add architectural interest and make the design of each home distinct
- Two houses in the district feature shutters; these are not typical of the Arts & Crafts movement, but are occasionally found on bungalows
- Craftsman decorative elements are usually wood and painted in a contrasting/complementary color to the walls of the house
- Decorative elements are simple and understated, designed to enhance the craft qualities of the house, but not to overwhelm it



### Non-conforming alterations

- Removal of rafter tails for installation of gutters
- Boxed eaves
- Installation of siding that obscures features
- Unpainted wood features



# DESIGN GUIDELINES: DECORATIVE FEATURES

- DO: Maintain paint on previously painted surfaces to protect them from deterioration
- DO: Paint wood trim and sashes with muted paint colors selected to complement the natural surroundings
- DO: Use traditional treatments of colors, such as using contrasting colors or shades for trim and details
- DON'T: Paint pebbledash, masonry or stucco finishes that were not originally painted
- DON'T: Remove or alter character-defining features of the house such as rafter ends and bargeboards
- DON'T: Add decorative features that were not part of the original design of the house— each house has its own unique characteristics, and details should not be replicated from nearby houses or magazines
- DON'T: Add window shutters where none originally existed

Paint colors within the district are not reviewed. Historically, Arts & Crafts houses generally featured earth tones. The adjacent swatches from period catalogs are provided for reference for property owners wishing to select historically appropriate colors.



# CHARACTER-DEFINING FEATURES: PORCHES

Porches are a key distinguishing feature of the bungalow type house. In addition to presenting a welcoming face to the street, the porch was seen as an outdoor room where the family could be closer to nature and visit with their neighbors.

- Porches within the district partial width
- Porches deep enough for porch furniture
- Porch roof forms include front gable, shed, cross gable, and clipped gable
- Porch roofs separate from the slope of the main roof
- Porches spatially defined by low walls
- Since main floors are raised above grade a few feet, porches are accessed by concrete steps from the front or side which helps to emphasize the entry
- Concrete steps are typically flanked by low concrete wing walls
- Concrete steps not originally painted
- Porch roofs supported by prominent squared or battered columns
- Porch columns generally match the walls in material
- Porch floors tongue and groove wood



## Non-compliant alterations

- Enclosure of porches with siding or glazing
- Replacement of concrete porch steps/ wing walls and wood porch floor
- Painting of original concrete steps and floor
- Installation of metal handrails



# DESIGN GUIDELINES: PORCHES

- DO: Retain historic light fixtures
- DO: Replace inappropriate porch light fixtures with new or vintage fixtures that match the original
- DO: Repair and restore concrete porch steps to their original material and color
- DO: Repair or rebuild front porch wing walls with concrete to match their original material, color, dimensions, and design
- DO: Restore porches to original condition by removing later enclosures
- DO: Safety first – if handrails are needed install simple compatible handrails that minimize scrollwork or other non-characteristic decorative features. Simple wood handrails are most compatible with the district character.
- DO: Maintain paint on wood tongue and groove porch flooring and replace significantly damaged material in-kind
- DON'T: Replace original front doors that can be repaired
- DON'T: Enclose front porches with windows, screens, siding or brick
- DON'T: Carpet porch floor or stairs
- DON'T: Replace original light fixtures with new fixtures that are not keeping with the simple historic character of the homes



# CHARACTER-DEFINING FEATURES: DOORS & WINDOWS

Windows are a key architectural detail of a home and help to define its visual character.

- Original windows were double-hung wood sash with a multi-light upper sash
- Windows arranged singly, in pairs, and in groups of three (tripartite)
- Windows set within decorative wood surrounds
- Small, rectangular windows located at on the raised foundation to illuminate the basement
- Original doors most often wood with lights in the upper portion
- Doors may be centered or offset

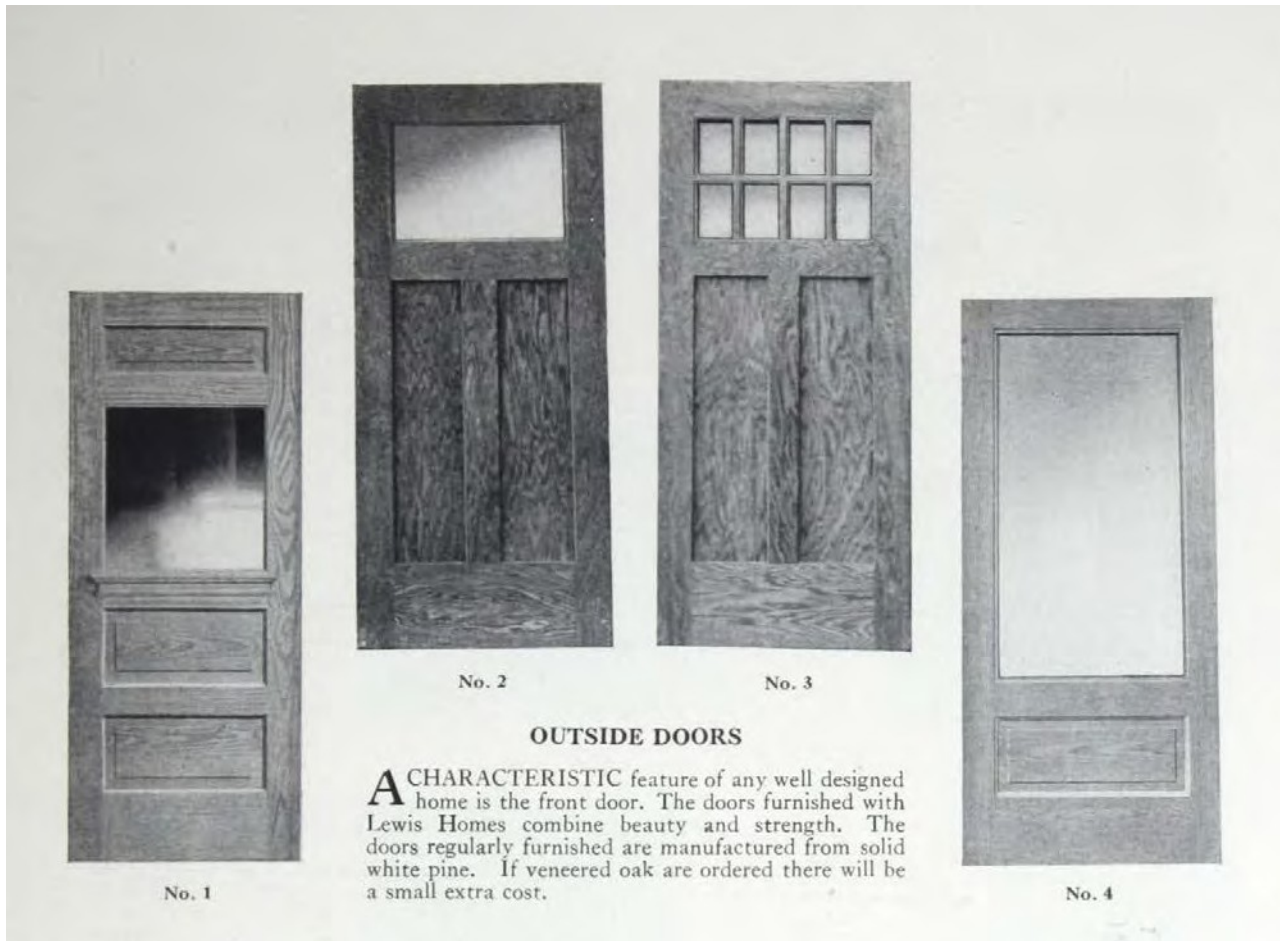
## Non-compliant alterations

- Altered window openings
- Original windows replaced with vinyl or metal windows
- Replacement front doors with contemporary design
- Obscuring front doors behind storm doors
- Replacing sash windows with horizontal sliders or other window types



# DESIGN GUIDELINES: DOORS & WINDOWS

- DO: Retain and repair original wood window frames and sashes
- DO: Re-caulk window frames and repair / replace window hardware
- DO: Re-glaze using traditional techniques including glazing compound
- DO: Replace damaged wood window sashes, components and frames with wood matching the original profile and configuration
- DO: Maintain historic muntin/grille patterns
- DO: Add storm windows to the interior
- DO: Hang exterior wood framed storm window in a traditional fashion - from the top
- DO: Hang exterior wood framed screens in a traditional fashion - from the top
- DO: Install egress windows at basements or window wells on side or back elevations
- DO: Add thin profile wood or metal full light storm door similar in size and color of existing door when a storm door is desired
- DO: Restore existing wood doors and hardware
- DON'T: Replace existing sash hung windows with window that operate differently
- DON'T: Replace original wood windows with vinyl, aluminum, or other modern materials
- DON'T: Change muntin/ grille patterns
- DON'T: Install window air conditioner units on the street facing elevations
- DON'T: Use muntins/ mullions in between glass panes, true divided lights keep a more traditional appearance in replacement windows
- DON'T: Add awnings
- DON'T: Add, remove, or otherwise modify window or door openings on front or side elevations
- DON'T: Replace front doors with solid metal or wood slab doors
- DON'T: Replace front doors with new doors of any material with details or other elements that are not keeping with the simple historic character of the homes
- DON'T: Install storm doors with intricate scrollwork or other elements that are not keeping with the simple historic character of the homes



**Replacement Doors**

If original doors are intact, they should be preserved. When replacing non-historic doors, look for Craftsman style doors such as the catalog doors featured on this page.

# CHARACTER-DEFINING FEATURES: LANDSCAPING, SIDEWALKS, AND DRIVEWAYS

- Arts & Crafts landscaping designed to be understated in order to emphasize natural beauty
- Landscapes naturalistic and designed to be harmonious with the house
- Landscaping generally informal and included lawns, trees, small shrubs, and curvilinear perennial borders
- Regionalism stressed, including the use of local plants and materials (such as rock borders or planters)
- Foundation plantings common
- Driveways narrow and ran along the sides of the house, close to the side property line
- “Ribbon drives” consisting of two paved concrete tracks common
- Sidewalks concrete and provided access from the main sidewalk to the front porch steps and entry
- Curb cuts narrow and rounded
- Exterior lighting includes porch lights and city street lights



## Non-compliant alterations

- Addition of incompatible plants
- Overgrown landscaping
- Installation of incompatible lighting
- Modification of driveway width and configuration and/or location
- Replacement of concrete sidewalk with stone
- Erection of front yard fencing

# DESIGN GUIDELINES: LANDSCAPING, SIDEWALKS, AND DRIVEWAYS

- DO: Retain open, naturalistic feel of front yards
- DO: Create low profile landscaping that complements but does not obscure the house. Select species that at full maturity will remain well beneath the windowsill or porch wall cap
- DO: Trim or remove overgrown shrubs and trees
- DO: Consider using xeric plantings to reduce water consumption – many xeric plantings have earthy color schemes that work well with Craftsman style landscapes
- DO: Use natural or curving lines for defining planting beds
- DO: Limit concrete in the front yard to existing sidewalks and driveways
- DO: Preserve healthy mature trees that contribute to the character of the historic district
- DO: Ask the City to make repairs to the apron pans/ cuts and curbing using the historic profile which they have on file
- DO: Keep driveways as minimally intrusive as possible
- DO: Keep the divided configuration of those driveways that have “ribbon drives”
- DO: Preserve original exterior light fixtures
- DO: Ensure the grade slopes a minimum of 6 inches over 10 feet away from the foundation to provide positive drainage
- DON'T: Make plantings overly symmetrical or squared off
- DON'T: Install trees or other large plantings in close proximity to the house foundation
- DON'T: Overwater near the foundation – drip irrigation in that location is best
- DON'T: Allow sprinklers to spray the exterior of the house
- DON'T: Replace front lawn areas with non-planted areas of stone or mulch
- DON'T: Install fences in the front yard
- DON'T: Install light fixtures in the front that are incompatible with the character and historic nature of the neighborhood
- DON'T: Install unguarded light fixtures in the front of the house

# CHARACTER-DEFINING FEATURES: GARAGES & ACCESSORY STRUCTURES

- Original garages set in a back corner of the lot and accessed via long driveways from South Louthan Street
- One-car garages originally featured double, hinged wood doors
- Garages subordinate to the house, usually set back on the site, and commonly built up to back and/or side property lines
- Material and style consistent with the architecture of the house
- Other accessory structures include sheds



## Non-compliant alterations

- Garage modifications to increase automobile and storage space
- Original garage doors replaced with overhead garage doors
- Sheds installed for added exterior storage

## The Peerless

See prices on inside of front cover.  
Size, 20x20 ft. (two cars). One door.  
See Terms on Page 2.

**D**ISTINCTIVE and attractive. The Peerless will do credit to any surroundings. It is furnished with siding half-way up and shingles on upper part of wall. Very wide eaves with supporting brackets set off building excellently. Large door with glass, together with windows on two sides, give plenty of light.



## The Maxwell

See prices on inside of front cover.  
Size, 10x16 ft. See Terms on Page 2.

**A**SHINGLE-COVERED Garage that nicely matches any house. Roof extends in front to afford protection during inclement weather. Eaves have exposed rafters. Good, wide double doorway. Compact, but convenient in every respect. Plenty of light.

## The Winton

See prices on inside of front cover.  
Size, 12x20 ft. See Terms on Page 2.

**T**HE Winton will take the largest car on the market, with ample room at sides for working about car and for supplies. It has swinging glass doors and one window on each side. It is of a splendid type and always looks good wherever it may be erected. Painted to match your house.



For design inspiration, try looking at the garages available for sale from historic building catalogs that sold bungalows.



# DESIGN GUIDELINES: GARAGES & ACCESSORY STRUCTURES

- DO: Use swing out garage door openers or automatic carriage door openers
- DO: Replace severely deteriorated garage doors with the same configuration and design as the original garage doors
- DO: Construct sheds which are scaled appropriately to the size of the back yard
- DO: Select materials that complement the materials of the house
- DO: If existing garages cannot be retained, design new garages to match the original in design, materials, and scale
- DO: Locate new garages and accessory buildings in rear yards and not past the centerline of the house
- DO: Limit the size and scale of garages and accessory buildings so that they remain subordinate to the original structure
- DO: Design expansions to existing garages so they complement the architecture, materials, and scale of the adjacent house and retain as much of the original structure as possible
- DO: Use roof forms that complement the roof forms of the house
- DON'T: Install prefabricated metal accessory structures
- DON'T: Construct attached garages
- DON'T: Replace garage doors with contemporary style overhead doors
- DON'T: Construct carports



## EXPANSIONS & ADDITIONS

Expansions provide more living space within the existing mass and footprint of the house, such as digging out the basement or expanding into existing attic space. Additions provide additional square footage outside the original mass and footprint of the home, such as constructing a rear addition. Designed sympathetically, expansions and additions can be an appropriate alteration that enhances the continued use of a building. A successful addition finds the balance between blending with the original design while not appearing to be part of the original design. Additions should be clearly identifiable as new construction in order to avoid creating a false sense of history.

Tips for designing a compatible addition:

- Consider visibility from public vantage points within the district
- Design additions to be simple in architectural character and detailing so that they do not call undue attention
- Ensure that the historic building remains the prominent feature
- Reference features of the historic building and surrounding district, but do not attempt to replicate decorative features
- Use materials similar to those found on the historic building and surrounding district, while differentiating the addition from the original with subtle changes in texture, color, and/or wall plane
- Design additions to be neutral—additions should not starkly contrast with the original building or be an exact copy of the historic building



Examples of compatible additions



**Addition No. 101**



**Addition No. 104**



**Addition No. 105**



**Addition No. 106**

For design inspiration, try looking at bungalows with historic additions (added before 1950). Many historic building catalogs also offered additions for sale, such as the ones above.

# DESIGN GUIDELINES: EXPANSIONS & ADDITIONS

## GENERAL

- DO: Place additions on the rear of the house
- DO: Design additions to be minimally visible from Louthan Street
- DO: Design the addition to be subordinate to the original building
- DO: Relate the design of the addition to the historic district, including scale, roof type, materials, and fenestration
- DO: Design additions to be clearly distinguishable as of their own time
- DO: Ensure that the historic scale and mass of the original building remains evident
- DO: Design additions so that the character-defining features of the original bungalow are minimally impacted
- DON'T: Make additions appear to be part of the historic building
- DON'T: Replicate features from the original house on the addition
- DON'T: Use features and details that take away emphasis from the original historic features of the house
- DON'T: Build attic or dormer expansions that are uncharacteristic of the historic district

## BASEMENT

- DO: Maintain the footprint of the house
- DO: Provide egress windows for any bedrooms in the basement
- DON'T: Raise the house
- DON'T: Disturb the existing foundation and footings any more than necessary to provide emergency egress windows

# RECOMMENDATIONS FOR COMMON HOMEOWNER CONCERNS

## MECHANICAL, ELECTRICAL, & PLUMBING

Mechanical system concerns focus on exterior elements such as venting, air conditioners, and swamp coolers that are visible from the street.

- DO: Locate equipment in rear yard or, if necessary, in the side yard but not past the centerline of the house
- DO: Provide compatible screening for any equipment that can be seen from the street
- DO: Service furnace and boiler yearly
- DO: Install new utility boxes, connections devices, meters and similar items in locations that are away from the front of the house and screened from street view
- DO: Use ridge vents and other strategies to vent roofs that are compatible with the overall form of the roof
- DON'T: Install air conditioners or swamp coolers where they can be seen from the street
- DON'T: Install vents on the front façade, on front roof slope, or any other locations where they will be readily visible from the street

## AGING IN PLACE

When remodeling your home, you may want to consider your future needs as you grow older. There are several key elements to creating a truly accessible home. Louthan Heights homes already have an advantage since they are on a single level with minimal living space in the basement and few stairs. According to Forbes, the five key features for an accessible home are: a no-step entry, single-floor living, wide doorways, accessible electric switches and outlets, and lever-style door handles and faucets. Most of these changes can be made internally without impacting the historic character of your home.

- DO: Use a secondary rear entrance to create accessibility
- DO: On the interior and rear of the house install grab bars and handrails to provide safe access to necessary areas
- DON'T: Modify the front entrance by removing stairs or adding a ramp
- DON'T: Modify the front door by widening the original opening

## SUSTAINABILITY

Although most homeowners want to improve the energy efficiency of their home, energy efficient upgrades in older homes require extra caution. To preserve the original design intent, alterations should only be considered when they will significantly improve efficiency and not negatively affect the overall historic character of the house or the district. Refer to The Secretary of the Interior's Guidelines on Sustainability for Rehabilitating Historic Buildings for more information on the upgrading of individual elements.

- DO: Install energy efficient appliances, interior light fixtures and water saving fixtures
- DON'T: Install solar panels on street-side roof elevations or where they will otherwise be visible from the street
- DON'T: Replace historic windows with double pane windows purely for energy efficiency
- DON'T: Insulate wood framed buildings that were not originally insulated without appropriate vapor and air barriers; barriers require removal of exterior materials which is not recommended since significant damage can occur to your historic house

# REPAIR & REPLACEMENT OF ARCHITECTURAL FEATURES & MATERIALS

Ongoing maintenance is the best method of preserving the historic fabric of the houses. Following are some “best practices” for the owners of historic properties in the Louthan Heights Historic District to use in selecting appropriate treatment options for the repair or replacement of architectural features and materials:

## Maintenance of Significant Architectural Features

- Maintain historic features and architectural detail so that major repairs are not required. Use preventative treatments like cleaning gutters, sealing joints and painting to preserve original materials. Follow the National Park Service recommendations found in the Preservation Briefs series for specific preventative maintenance techniques. See bibliography for list of relevant Briefs.

## Cleaning, Refinishing and Repairing Architectural Features

- Always use the gentlest and safest means possible to clean, refinish or repair any architectural features. Sandblasting and other treatments can permanently damage historic masonry and stucco finishes. Power washing wood surfaces should also be avoided.

## Repair of Deteriorated Features

- Original architectural features may be deteriorated or missing. Specific areas of damage should be repaired. Always protect other architectural features that are adjacent to the area being worked on. Follow the National Park Service recommendations found in the Preservation Briefs series for specific repair techniques. See bibliography for list of relevant Briefs.

## Removal or Alteration of Significant Architectural Features

- Original doors, windows, cornices, pebbledash, porches, brackets, and other decorative features should not be removed or altered. Maintain character defining architectural features and repair only those features that are deteriorated. Replace only those features that are beyond repair following the guidelines set out below.

## Replacement of Architectural Features

- Replacement of architectural features may be necessary if they are beyond practical repair. The new material should match that being replaced as closely as possible. Certain magazines and websites, such as Old House Journal, list sources for acquiring replacement features and materials. When replacing a deteriorated feature remove only the feature that requires replacement and protect surrounding adjacent material.

## Reconstruction of Missing Features

- If an original feature is missing or has been significantly altered, reconstructing it is an option. The reconstruction should be backed up by physical or pictorial evidence to avoid creating a falsification of the original building. When reconstructing a feature, use the same material as the original when feasible.

# SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS

## WOOD

Deterioration of the wood rafter tails and brackets can be repaired using the following technique from the National Park Service:

One established technique for repairing wood which is split, cracked, or shows signs of rot, is to:

1. dry the wood,
2. treat decayed areas with a fungicide,
3. waterproof with two or three applications of boiled linseed oil (applications every 24 hours),
4. fill cracks and holes with putty, and
5. after a "skin" forms on the putty, paint the surface.

The National Park Service also describes a method for replacement of heavily rotted rafter ends in Preservation Brief 45: Preserving Historic Wooden Porches:

The ends of porch roof rafters are often susceptible to moisture decay. When concealed by a soffit or ceiling, rafters can be repaired by adding new sister boards. Where roof rafter tails are exposed, splicing new wood onto the old (dutchman repair) and using of epoxy consolidants and fillers will preserve a sound historic fabric while retaining the historic appearance.





# SPECIFIC REPAIR RECOMMENDATIONS FOR COMMON MATERIALS

## PEBBLEDASH

Applying and repairing pebbledash, known as pebble dashing, is considered an art form by some masons, but DIY is possible. Be sure to wait for a few days of good weather to allow the materials time to dry properly. The general repair strategy is as follows:

- Mix lime with water to hydrate for 24 hours according to the manufacturer's instructions.
- Mix 1 part of the hydrated lime to 6 parts sand and 1 part cement.
- Trowel a smooth flat layer of the mixture onto the area of the wall to be pebble dashed. Let the base coat dry for an hour, make sure not to let it dry out too much as you must rake the surface with a notched trowel to create a grooved surface to adhere the second coat properly. After grooving, let it dry for 24 hours.
- Mix up your top coat of 5 parts sand to 1 part of your previously slaked lime and 1 part cement. Trowel this onto the wall in a smooth, even layer.
- Spread plastic sheeting underneath the area you are pebble dashing. This will catch the pebbles that don't initially adhere and lets you collect them easily to try, and try again, until the area is evenly covered.
- Rinse your pebbles or shells well and drain them completely. Put them in a big bucket.
- Place some pebbles on a scoop or trowel and throw (or "Dash") the pebbles at the wall. Some will stick to the top coat. Continue dashing the pebbles at the area until you get a similar distribution as the other parts of the wall. Lightly press the pebbles or shells into the top coat with the trowel and let dry for 24 hours.
- Local sources for aggregate include building supply stores, landscaping and aggregate suppliers. If areas are removed for repairs, preserve the aggregates and reuse to blend the repair in. Share sources of aggregate with your neighbors and pass that information along to new homeowners.

## TERMINOLOGY

**ADAPTIVE REUSE:** The reuse of an existing structure for a purpose other than its original intended use; reuse should maintain the exterior architectural feature(s) of the structure.

**ARCHITECTURAL AND/OR HISTORIC SIGNIFICANCE:** That which has a special historic or aesthetic interest or value as part of the development, heritage, cultural or historic character of the city, region, state or nation.

**BUILDING INSPECTOR:** The city officials charged with the responsibility of administering and enforcing those building codes adopted by the city.

**CERTIFICATE OF DEMOLITION:** The official document approving an application for a permit for the total demolition of a historic landmark or of a contributing property or noncontributing property within a historic district.

**CERTIFICATE OF ECONOMIC HARDSHIP:** The official document granted by the board authorizing the work described in a denied application for a certificate of historic appropriateness or a certificate of demolition.

**CERTIFICATE OF HISTORIC APPROPRIATENESS (COA):** The official document approving an application for a permit for the erection, partial demolition, moving, reconstruction, restoration or alteration of any structure, site or object in a historic district or designated as a historic landmark.

**CERTIFIED LOCAL GOVERNMENT OR CLG:** A local government that has been certified to carry out the purposes of the national historic preservation act, as amended, 54 USC 300101.

**COMPATIBLE DESIGN:** consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

**CONTRIBUTING PROPERTY:** A site, structure, or object within a historic district that is determined to be historically significant. It is so because it was: a) present during the period of significance and possesses sufficient integrity to convey its history, or b) independently meets the criteria for landmark designation. A contributing property may have experienced some degree of alteration from its original design, yet retains sufficient building fabric to still be considered contributing.

**CULTURAL LANDSCAPE:** A geographic area (including both cultural and natural resources and the wild-life or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

**DEMOLITION:** Any act or process which destroys, in part or in whole, the historic integrity of a structure, or otherwise alters the structure so that it no longer qualifies as a historic landmark or a contributing property within a historic district. "Partial demolition" is demolition that results in the destruction of less than fifty percent (50%) of the external walls of a structure. "Total demolition" is demolition that results in the destruction of fifty percent (50%) or more of the external walls of a structure.

**EXTERIOR ARCHITECTURAL FEATURES:** The architectural style and general arrangement of the exterior of the structure including type and texture of the building materials and including all windows, doors, lights, signs and other fixtures appurtenant thereto.

**EXTERNAL IMPROVEMENTS:** Any structure, place, work of art, natural feature, landscape element or other object constituting a physical change of real property and/or improvements which are visible from a public way or adjoining properties.

**HISTORIC DESIGNATION:** The formal recognition of a historic structure, site, or district.

**HISTORIC DISTRICT:** A geographically definable area including a concentration, linkage or continuity of sub-surface sites, cultural landscapes, buildings, structures, and/or objects. A district is related by a pattern of either physical elements or social activities. Significance is determined by applying criteria to the pattern(s) and unifying element(s).

**HISTORIC LANDMARK:** Any resources of this city, at least forty (40) years old, both public and private, including buildings, homes, replicas, structures, objects, properties, cultural landscapes or sites that have importance in the history, architecture, archeology, or culture of this city, state or nation, as determined by the board and having received a historic designation.

**HISTORICAL PRESERVATION BOARD:** Local board which reviews and issues certificates of historic appropriateness, certificates of economic hardship, and/or a certificates of demolition, when appropriate, on any application for alterations, moving, or demolishing a designated historic landmark or contributing property or noncontributing property in a historic district.

**LOUTHAN HEIGHTS HISTORIC DISTRICT:** The historic district described in section 4-6-4 the Littleton City Code with a period of significance beginning in 1921 and extending through 1929.

**MAINTENANCE AND REPAIR:** Any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any architecturally significant part thereof and to restore or replace, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

**NONCONTRIBUTING PROPERTY:** A site, structure or object within a historic district which does not possess sufficient significance because it: a) lacks sufficient integrity to convey its history, or b) was not present during the period of significance.

**PERIOD OF SIGNIFICANCE:** The span of time in which a group of properties within a proposed or existing historic district attained the significance for which they meet the historic district criteria.

**PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic landmark.

**RECONSTRUCTION:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

**REHABILITATION:** The act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic, cultural or architectural values.

**RESTORATION:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from other periods in its history.

## REFERENCES

### Relevant Preservation Briefs

National Park Service Preservation Briefs can be accessed for free at <https://www.nps.gov/tps/how-to-preserve/briefs.htm>. Select Briefs of interest to Louthan Heights homeowners include:

2 Repointing Mortar Joints in Historic Masonry Buildings

3 Improving Energy Efficiency in Historic Buildings

4 Roofing for Historic Buildings

6 Dangers of Abrasive Cleaning to Historic Buildings

8 Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

9 The Repair of Historic Wooden Windows

10 Exterior Paint Problems on Historic Woodwork

14 New Exterior Additions to Historic Buildings: Preservation Concerns

15 Preservation of Historic Concrete

16 The Use of Substitute Materials on Historic Building Exteriors

17 Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

18 Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements

21 Repairing Historic Flat Plaster—Walls and Ceilings

22 The Preservation and Repair of Historic Stucco

24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

32 Making Historic Properties Accessible

37 Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing

45 Preserving Historic Wooden Porches

47 Maintaining the Exterior of Small and Medium Size Historic Buildings

The Secretary of the Interior's Standard and Guidelines for the Treatment of Historic Properties can be found at <https://www.nps.gov/tps/standards.htm>.

The Secretary of the Interior's Standard and Guidelines for the Sustainability of Historic Properties can be found at <https://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>

## HOMEOWNER RESOURCES

- If you are a member of Historic Denver, they maintain a consultant directory which they will send to you upon request- [www.historicdenver.org](http://www.historicdenver.org)
- History Colorado also maintains an up to date consultants directory - [http://www.historycolorado.org/sites/default/files/files/OAHP/crforms\\_edumat/pdfs/1502.pdf](http://www.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1502.pdf)
- The Association for Preservation Technology has a Rocky Mountain Chapter with architects, engineers and contractors- <https://rockymountainapt.com/>
- The Preservation Trades Network has resources for traditional building trades - <http://ptn.org/>
- Historic Denver created a WINDOW RESTORATION & WEATHERIZATION WORKSHOP which is available for viewing on their website at <http://www.historicdenver.org/programs/window-workshop/>

Extensive resources for bungalow owners are available on the web. Representative resources for finding period appropriate materials / fixtures/ color palettes, etc.

- [Rejuvenation.com](http://Rejuvenation.com) - hardware and light fixtures
- [https://www.oakparkhome-hardware.com/Home\\_Accessories](https://www.oakparkhome-hardware.com/Home_Accessories)
- <http://www.internationaldoor.com/>
- <http://www.jeld-wen.com/en-us/> - wood windows
- <https://www.modernbungalow.com/> - furnishings
- <http://artsandcraftshomes.com/category/magazine/>
- <http://www.americanbungalow.com/table-of-contents-inside-past-issues/>
- <http://www.arts-crafts.com/archive/achomes/color-schemes.shtml>
- <http://www.americanbungalow.com/exterior-paint-colors/>
- <http://www.thisoldhouse.com/toh/photos/0,,20723440,00.html>

The Arts & Crafts Movement and the bungalow have been the topic of numerous books, which can be an excellent source of design ideas. Some representative titles:

- *The Bungalow: America's Arts & Crafts Home* by Paul Duchscherer; Penguin Studio 1995
- *Inside the Bungalow: America's Arts & Crafts Interior* by Paul Duchscherer; Penguin Studio 1997
- *Outside the Bungalow, America's Arts and Crafts Garden* by Paul Duchscherer, photos by Douglas Keister; Penguin 1999
- *Bungalow Kitchens* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2000
- *Bungalow Bathrooms* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2001
- *Bungalow: The Ultimate Arts and Crafts Home* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2004
- *Bungalow Details: Exterior* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2005
- *Bungalow Details: Interior* by Jane Powell, photos by Linda Svendsen; Gibbs Smith 2006
- *Bungalow Nation* by Diane Maddex and Alexander Vertikoff; Abrams 2003
- *American Bungalow Style* by Robert Winter; Simon & Schuster 1996
- *Bungalow Colors: Exteriors* by Robert Schweitzer; Gibbs Smith 2002

More information on the history and development of the City of Littleton, the Louthan family and other historic places in Littleton, can be found on these websites:

Littleton History:

<http://www.littletongov.org/index.aspx?page=23>

Littleton timeline:

[http://members.tripod.com/mr\\_sedivy/littleton1.html](http://members.tripod.com/mr_sedivy/littleton1.html)

Historic Context of Littleton Colorado 1949-1967:

[http://www.historycolorado.org/sites/default/files/files/OAHP/Programs/SI\\_postWWII\\_Littleton\\_1949-1967.pdf](http://www.historycolorado.org/sites/default/files/files/OAHP/Programs/SI_postWWII_Littleton_1949-1967.pdf)

Historic Littleton, Inc.:

<http://www.hlinc.org/>

Littleton Museum:

<http://www.littletongov.org/?page=129#>

Two good sources for historic building catalogs:

<http://antiquehomestyle.com/index.htm>

<https://archive.org/details/buildingtechnologyheritagelibrary>