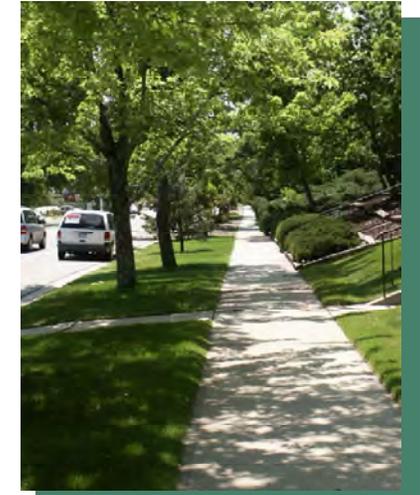


Building Broomfield's Newest Neighborhoods



C I T Y a n d C O U N T Y o f B R O O M F I E L D

R E S I D E N T I A L D E S I G N G U I D E L I N E S

*Building Design
December 16, 2003*

Introduction

DEFINITIONS:

The following definitions shall apply to terms related to compliance in the Guidelines that follow:

Appropriate – In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing the design approach referred to as “appropriate” the reader will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that may also be deemed “appropriate” by the City and County of Broomfield.

Consider – When the term “consider” is used, a design suggestion is offered to the reader as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it. In other cases, the reader is instructed to evaluate the ability to take the course recommended in the context of the specific project.

Context – In many cases, the reader is instructed to relate to the context of the project area. The “context” relates to those properties and structures adjacent to the proposed project.

Design Traditions – Several definable planning and building methods were employed along the Front Range prior to the Second World War. Starting in the early 1950's, a "Post War" tradition also began to be employed. While architectural styles varied, both periods of significance demonstrated repeated methods for building placement, building scale, building forms, building methods and building materials.

Guideline – A “guideline” is a criteria that should be met in order to be in accordance with the intent of this document.

Human Scale – Materials and details that are familiar in their dimensionality and can be perceived in proportion to a person.

Imperative mood – Throughout this document, many of the guidelines are written in the imperative mood. The reader is often instructed to “provide” a particular design element or to “respect” an existing feature. For example, one guideline may state: “Use materials consistent with adjacent properties.” In such cases, the user shall comply.

Inappropriate – Inappropriate means impermissible. When the term “inappropriate” is used, the relevant design approach shall not be allowed.

Neighborhood – In this document, a neighborhood is a collection of properties that may support a variety of uses, including residential, commercial and institutional.

Pedestrian-friendly – Having features that provide interest to people walking. These include buildings of a human scale, often with design features and landscaping along a walkway edge.

Preferred – In some cases, the reader is instructed that a certain design approach is preferred. In such a case, the reader is encouraged to choose the design option at hand. However, other approaches may be considered.

Primary Facade – The primary facade is the principal elevation of a building typically facing the street or other public way.

Principal Structure – The prominent structure located on the lot. In these guidelines, the principal structure is typically the main residence. Secondary structures include detached garages, sheds, decks, etc.

Prominent Materials– A material is considered prominent when it is distinguishable and is incorporated into the design in such a way that it provides form and/or shape to primary wall planes. When a prominent material is required in these guidelines, they must also constitute 50% of the street elevation.

Shall – Where the term shall is used in a design guideline, compliance is required. For example, one guideline states: “The front of a primary structure shall be oriented to the street.”

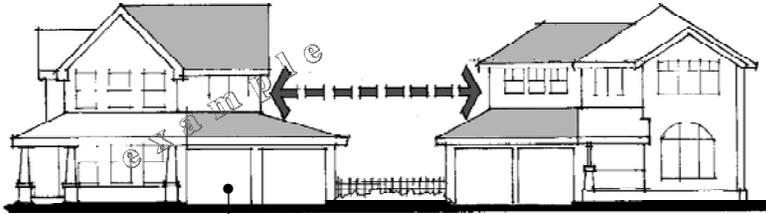
Should – If the term “should” appears in a design guideline, compliance is strongly encouraged, but is not required. The term "should" is frequently used, in part, because this document is intended to serve an educational tool as well as a regulatory one.

Typology – A collection of design elements that are categorized by use.

When Feasible – In some design guidelines, the reader is asked to comply with the statement when feasible. In these cases, compliance is encouraged and the applicant must demonstrate to Broomfield staff that compliance is not physically possible.

Introduction

HOW TO USE THESE GUIDELINES



Illustrative Example: For many Guidelines, an illustrative example will be provided

Photographic Example: For many Guidelines, a photographic example will be provided



Topic Section: Each chapter is organized by Topic areas

4.1 Architectural Character

Broomfield's original neighborhoods reflect the techniques and methods that were being commonly employed throughout the front range during the "Post War" era. Likewise, more recent development has employed regional trends.

4.1.1 Each neighborhood shall incorporate architectural styles that reinforce the selected planning and streetscape elements employed.

- Architectural styles shall reflect the development patterns (block and lot layouts, streetscape, etc.) selected.

Intent Statement: Each guideline section will begin with an intent statement which, in some cases, may be supplemented by a Policy Statement.

Guideline: A series of guidelines consistent with the topic area and intent will be provided. Supplementary details may be provided in a series of bullets.

Architectural Design

Each of Broomfield's newest neighborhoods should convey its own sense of character by incorporating building precedents that reflect regional architectural styles and themes.

The intent of these guidelines is to encourage the physical design of structures which use regionally accepted building practices and contribute to a "sense of place." A variety of building styles and typologies should also be utilized. Building design elements addressed include:

- 1.1 Architectural Character
- 1.2 Topography
- 1.3 Rhythm, Mass/Bulk and Scale
- 1.4 Entry and Principal Facade
- 1.5 Roofs and Roof Features
- 1.6 Architectural Forms, Features and Detailing
- 1.7 Garages and Secondary Structures
- 1.8 Materials
- 1.9 Windows and Doors





1.1 Architectural Character

Broomfield's original neighborhoods reflect the techniques and methods that were being commonly employed throughout the Front Range during the "Post War" era. Likewise, more recent development has employed regional trends.

As Broomfield now considers its newest neighborhoods, goals for incorporating the very best planning and architectural techniques available have been renewed. Key among the best of these planning and design principles is the establishment of neighborhoods with strong and distinguishable characteristics. Fundamental to this, in addition to an overall urban design framework and distinguished streetscape, is a coherent architectural character. As an appendix, a list of architectural styles with precedent along the Front Range is provided.

1.1.1 Within each neighborhood, architectural styles that reinforce the selected planning and streetscape elements shall be provided.

- Architectural styles shall reflect the development patterns (block and lot layouts, streetscape, etc.) selected.

Architectural Design



1.1.2 Within each neighborhood, a distinguishable architectural character shall be provided.

- Coherency between architectural styles shall be provided.
- Coherency in architectural materials employed within the selected styles shall be provided.

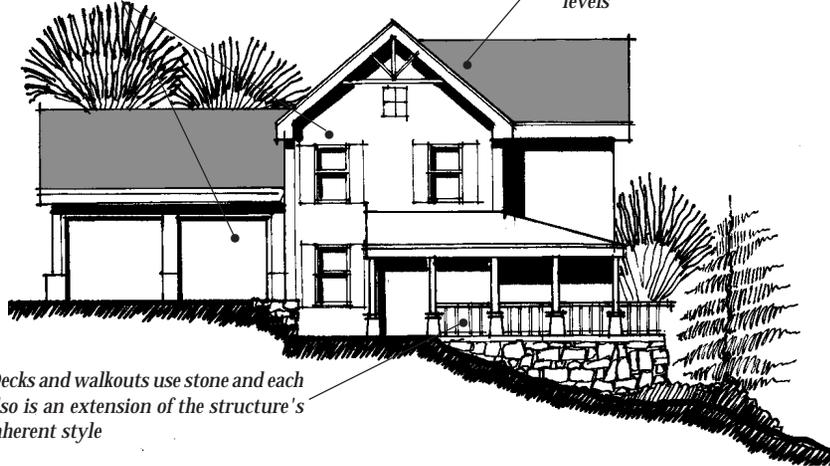
1.1.3 Each neighborhood or filing shall provide a variety of residential unit types.

- Developments of one hundred (100) or more residential units shall have a minimum of four (4) unit types.
- Developments of less than one hundred (100) residential units shall have a minimum of three (3) unit types.
- In no case shall a block face include less than two (2) unit types.
- The same unit type may not be repeated on more than three contiguous lots.
- Each unit type shall have at least three (3) distinguishable architectural characteristics, including but not limited to floor plans, materials, roof lines, location on the lot and exterior building elevations. Each variation shall clearly distinguish one unit type from the other.

Architectural Design

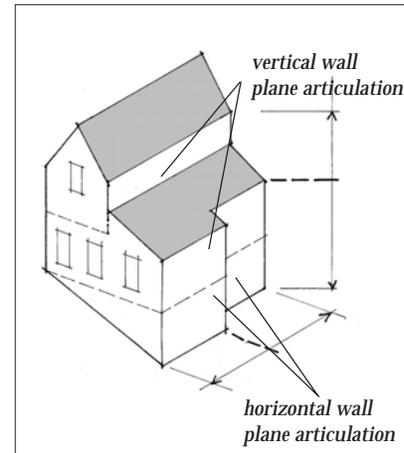
The structure follows contours in two (2) directions with breaks in both vertical and horizontal planes

Secondary roof forms help to mitigate the massing of upper levels

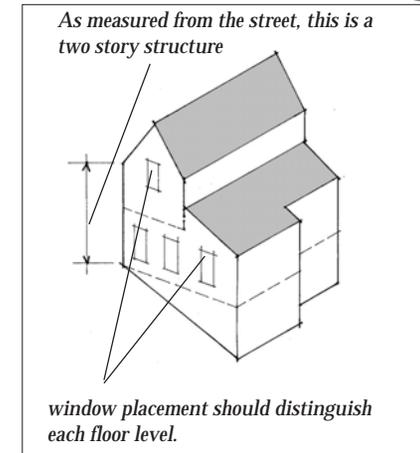


Decks and walkouts use stone and each also is an extension of the structure's inherent style

Building designs should reflect the natural topography on which they are placed. In this illustration, several of this section's guidelines are used to accomplish this.



✓ Provide articulations in the exterior wall planes in both horizontal and vertical directions.



✓ No more than three (3) two story structures should be placed contiguously. Windows should distinguish each floor level.

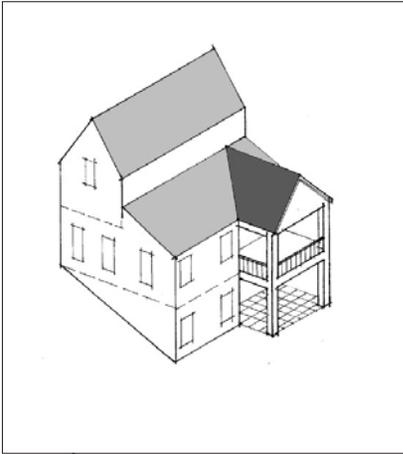
1.2 Topography

This section addresses the visual continuity of neighborhoods located on sites with significant slopes. This section especially considers those portions of neighborhoods visible from public right-of-ways or public lands.

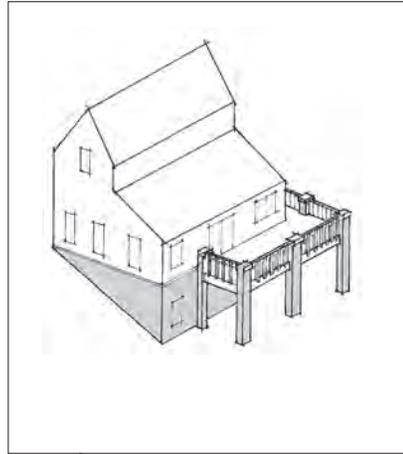
1.2.1 Building designs should be responsive to the natural topography on which they are placed.

- Structures on slopes greater than 5% should follow the contour of the site. Articulations of exterior wall planes shall be provided in both horizontal and vertical directions.
- On slopes greater than 5%, no more than three (3) two story single family detached structures should be placed contiguously. (note: stories to be measured from the street)
- On slopes greater than 5%, the perception of each structure's overall mass and bulk shall be minimized. To accomplish this, use two or more of the following techniques:
 - a. the envelope of the upper floor shall not exceed 70% of the main (street entry) level
 - b. a combination of roof forms should be provided
 - c. structures with lot widths of fifty (50) feet or less should have two (2) articulations (horizontal and/or vertical) of the exterior wall planes

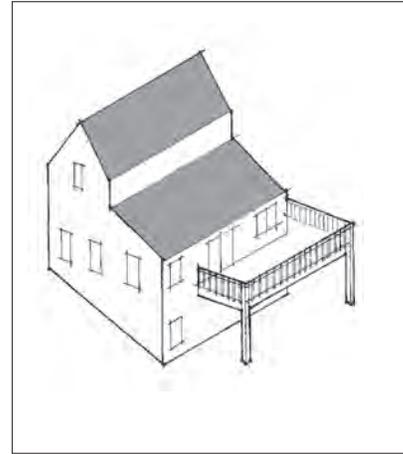
Architectural Design



✓ The covered porch illustrated above is integrated into the selected architectural style.



✓ While not as elaborate as the previous, the porch illustrated above incorporates compatible materials and engaged columns.



✗ When compared to the previous examples, this illustrated deck is not compatible as it does not incorporate compatible materials, styling nor features of the residential structure.



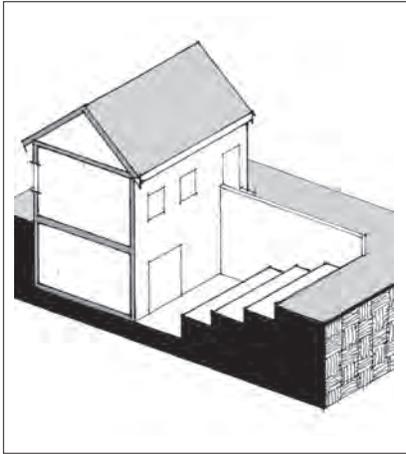
✓ Porches and garages shall be integrated into the selected architectural style of each structure.

1.2 Topography (continued)

- d. structures with lot widths of fifty (50) feet or more should have three (3) articulations (horizontal and/or vertical) of the exterior wall planes
- e. window placement should help define each floor
- f. the use of materials and other details should help define each floor
- Secondary roof forms, such as dormers, eye brow windows, etc., should be used to break the mass and bulk of the upper floors.

1.2.2 Buildings on slopes greater than 5% shall incorporate all exposed decks and garages into the style selected.

- Porches and garages shall be integrated into the selected architectural style of each structure.
- Exposed decks shall be integrated into the selected architectural style of each structure. To accomplish this, consider the following techniques:
 - a. incorporate similar forms and details (i.e., roofs, arbors/trellis, engaged columns, etc.)
 - b. use compatible materials and colors
- Exposed decks that are not integrated into the style of the structure, i.e.:
 - a. do not incorporate similar forms and details of the principal structure
 - b. do not use compatible materials and/or colors
 shall not be permitted.



X

Excavated walkouts similar to the one illustrated above shall not be permitted.

1.2 Topography (continued)

1.2.3 Structures with exposed walkouts and their potential impacts shall be minimized.

- Structures with walkouts shall be limited to the extent possible.
- Structures with excavated walkouts will not be allowed.
- Exposed wall surfaces of structures with walkouts shall use materials that convey a sense of scale and texture such as brick, stone or other unit products.

1.2.4 Step building foundations to follow the natural slopes.

- Exposed foundations exceeding three vertical feet shall be mitigated by using materials that convey a sense of scale and texture such as brick, stone or other unit products.
- Exposed concrete is not permitted on any exposure greater than 18" vertically.

Architectural Design

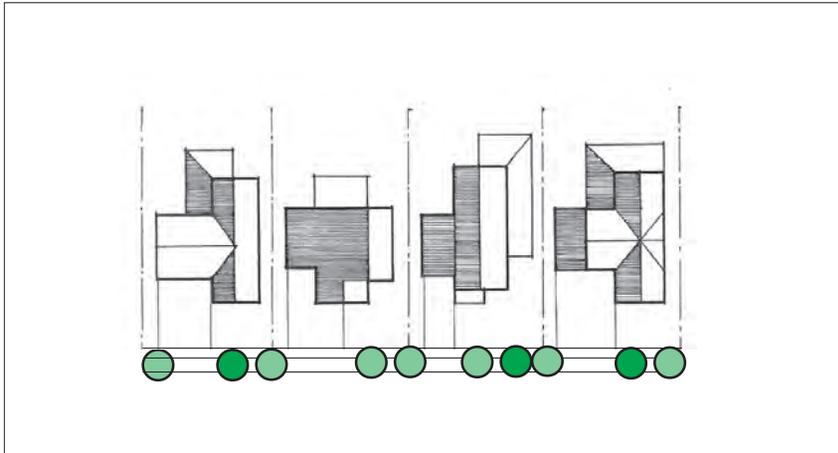


In the photo to the left, many of the principles addressed in this section re: structures located on sloped sites are evident. First, the two adjacent structures vary in their height. Also, the structures have articulations in two directions and retaining walls reflect the natural features of the site.

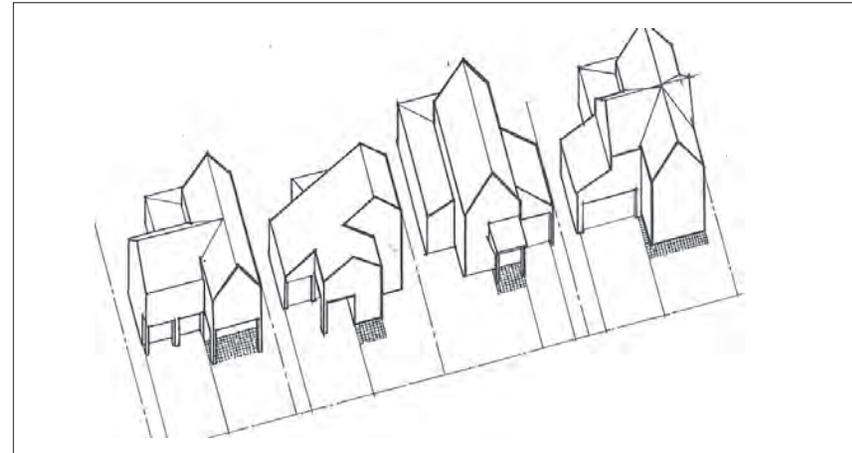
1.2 Topography (continued)

1.2.5 When required, retaining walls should reflect the natural features of the site.

- Materials that convey scale and texture should be incorporated. Large exposures of cast-in-place concrete walls will not be allowed.
- The overall exposed height of retention and/or terrace walls shall be limited. When unavoidable, break walls into a series of terraces and/or stepped walls.



✓ These four interior lots illustrate those elements that contribute to a pedestrian friendly rhythm including: lot spacing, the placement of structures, building features (including articulation in wall planes) and landscaping edge.



✓ This example of a portion of a typical block face illustrates that a variety of structures employing a similar mass and bulk will contribute to a sense of visual continuity along the street.

1.3 Rhythm, Mass/Bulk and Scale

Each neighborhood's sense of character will rely on the visual continuity between each block and each of the structures located on those blocks. The compatibility between adjacent structures within each block is critical, therefore. This section addresses those elements which contribute to this desired compatibility particularly in terms of:

- Rhythm
- Mass and Bulk
- Scale

1.3.1 Each block and street face should provide a rhythm that encourages pedestrian uses.

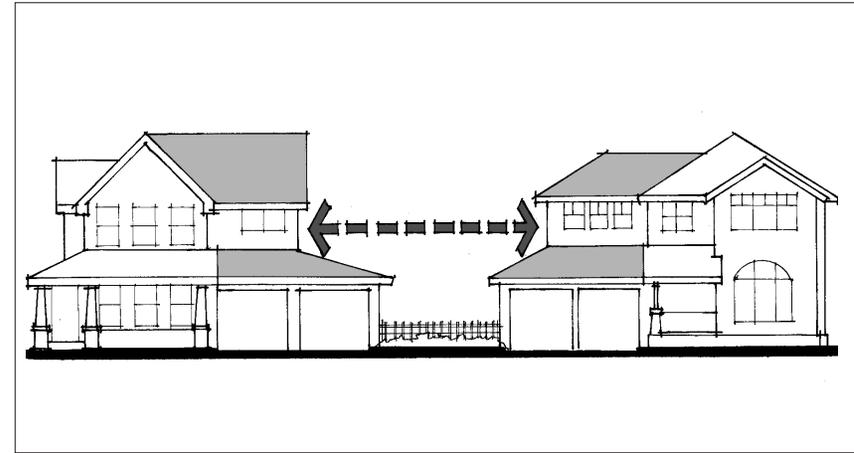
National trends indicate a preference for neighborhoods that distinguish themselves as 'walkable'. A key design principle that contributes to this desired character is the 'rhythm' of each street. To establish a street rhythm, several elements should be considered including:

- Placement of streetscape elements (street trees, lighting, etc.).
- Spacing between principal structures particularly as seen from the street.
- Placement of principal and secondary structures (including the relationship between principal structures and alley loaded garages to the rear).
- Principal facades that orient towards the street.

Architectural Design



✓ Each structure should provide a distinguishable base, middle and cap. Each neighborhood shall have structures that incorporate similar features and proportions.

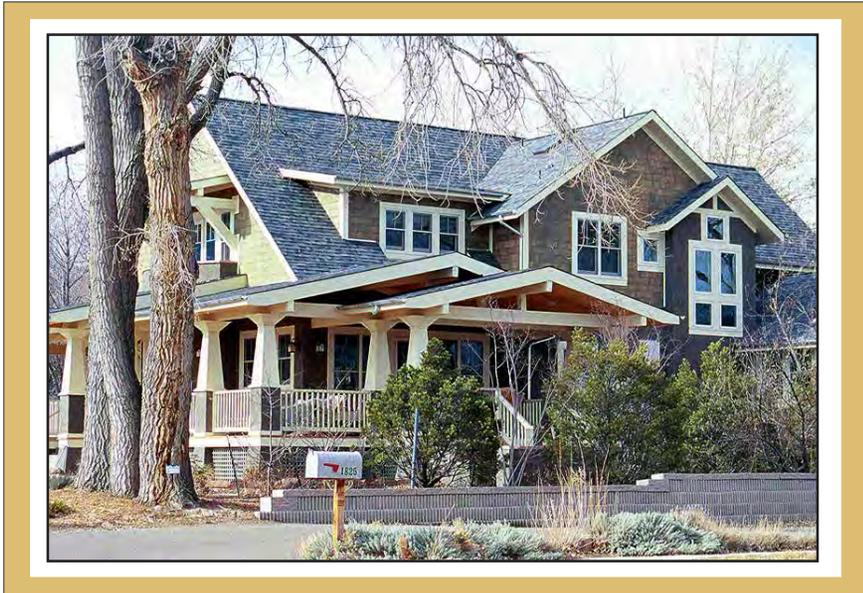


✓ Especially on interior lots, the relationship between the mass and bulk of adjoining structures should be considered. In the case illustrated above, the two structures step back from one another along their side lot lines. These setbacks enhance the visual continuity of the neighborhood as well providing side yards that are more useful.

1.3 Rhythm, Mass/Bulk and Scale (continued)

1.3.2 Each blockface should appear similar in mass and bulk.

- Each structure should incorporate a distinguishable base, middle and cap.
- The mass and bulk of larger structures should be broken into smaller "modules" that are similar in size and dimensions similar to traditional applications.
- Larger structures should be stepped down in height as they approach any adjacent, smaller structures.



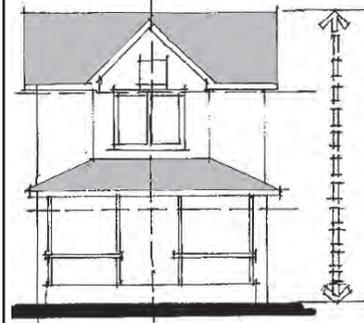
1.3 Rhythm, Mass/Bulk and Scale (continued)

1.3.3 Each block shall include buildings that convey a sense of human scale.

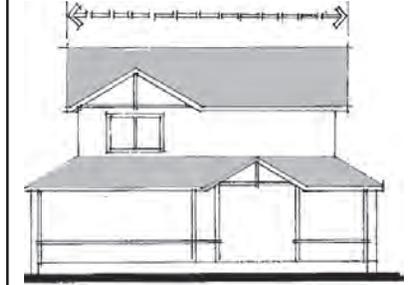
Each building should present a sense of human scale. This can generally be accomplished by using familiar forms and elements distinguishable by the qualities of their dimension and measurement.

- Use building materials that are of traditional dimensions.
- Use building materials that evoke a sense of hand craftsmanship.
- Use a solid-to-void ratio similar to traditional applications.
- Use window openings similar to traditional applications.
- The principal facade should generally not exceed two stories in height.

Architectural Design



Vertical Emphasis



Horizontal Emphasis

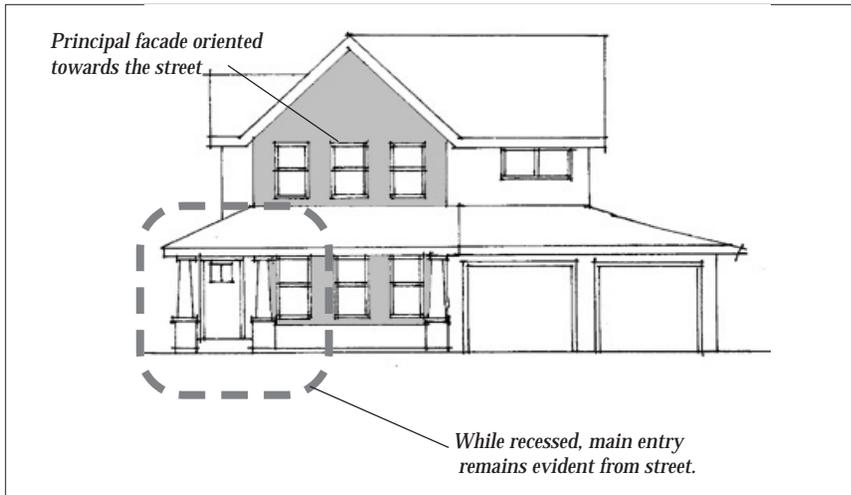


Each neighborhood should include a variety of structures that provide a blend of vertical and horizontal emphasis

1.3 Rhythm, Mass/Bulk and Scale (continued)

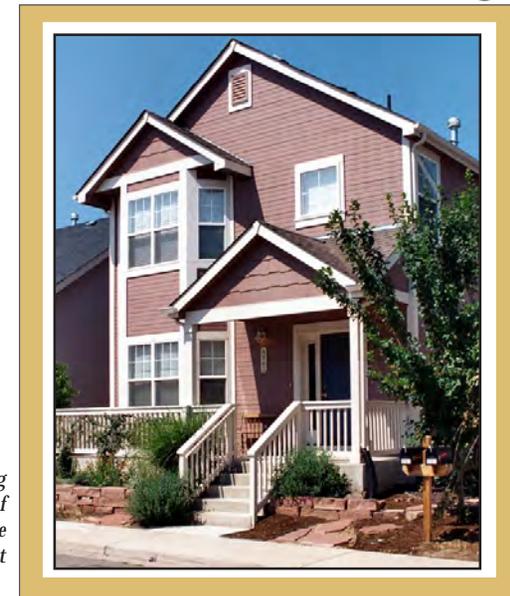
1.3.4 To enhance the visual interest and pedestrian scale of each block, provide a variety of structures.

- The variety should include a blend of vertical and horizontal emphasis.



Entries to each principal structure should be evident from the street.

The photograph(s) on this and the following page provide a range of examples of structures that orient the primary facade towards the street and an evident front entry.



1.4 Entry and Principal Facade

To establish a pedestrian scale and visual continuity within new neighborhoods, each building should have a feature that provides a street presence.

1.4.1 Each structure should provide a primary facade that is oriented towards the street.

- The primary facade should reinforce the general mass and bulk of the principle structure on the lot.
- Structures on corner lots should have at least one facade that is oriented towards one of the streets.

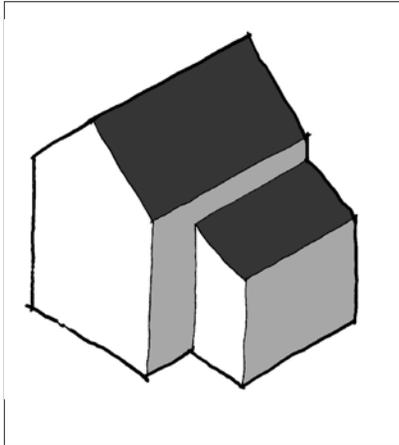
Architectural Design



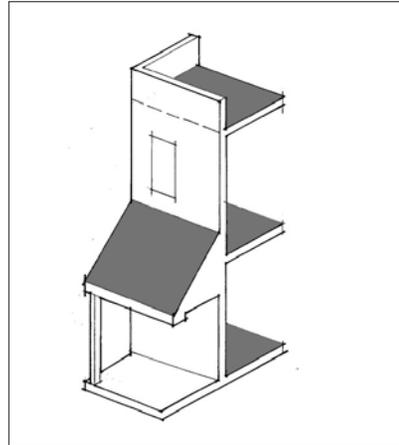
1.4 Entry and Principal Facade (continued)

1.4.2 The main entry into the principal structure should be evident from the street.

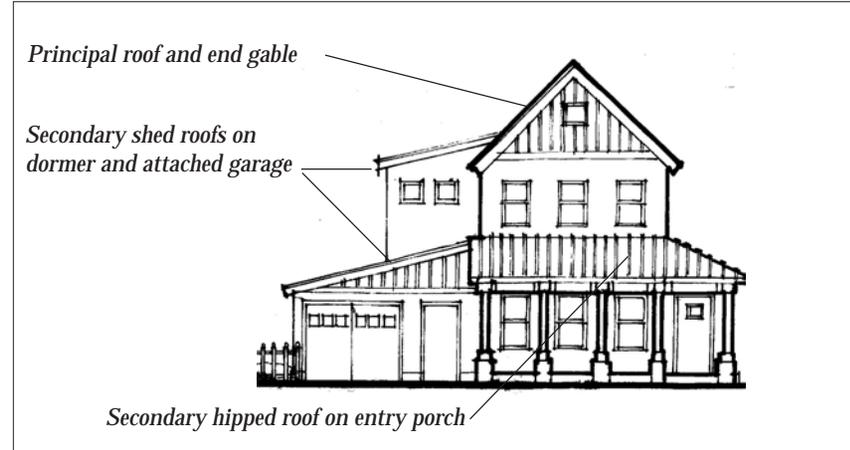
- Doors or other entry features, such as porches or trellis that frame or indicate the main door, shall be evident from the street.



✓ In this illustration, the end gable is the principal roof form with the simpler shed located over a bay window/side porch feature.



✓ Flat roofs shall have parapets that project beyond the roof



✓ In this illustration, the end gable is the principal roof with secondary roof forms on secondary elements (dormers, porches, garage, etc.)

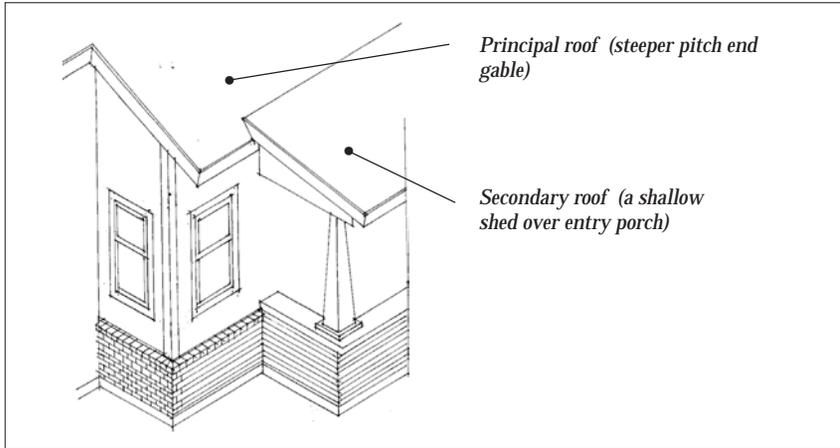
1.5 Roofs and Roof Features

Roofs along the Front Range must be responsive to the harsh climatic variations of the Rocky Mountain region. For this reason, roofs have been a major defining building feature within most Colorado communities. This section encourages a similarity of roof forms so as to reinforce the overall sense of visual continuity.

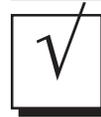
1.5.1 Each building shall include a principal roof form.

- Regardless of the selected roof form, it should articulate and reflect the building's floor plan and overall exterior form.
- Secondary roof forms should be subordinate to the principal roof form.

Architectural Design



Secondary roof forms can be simpler and include shallower pitches than the principal roof



Features, such as these dormers, break up the perceived mass and bulk of larger roofs

1.5 Roofs and Roof Features (continued)

1.5.2 Simple, sloping roofs (such as gabled and hipped) are appropriate for primary roof forms.

- Shed roofs are appropriate for secondary roofs such as porches, dormers, side and rear additions.
- Flat roofs must include a parapet that projects above the roof plane.

1.5.3 Dormers break up the perceived mass and bulk of larger roofs and are encouraged.

- Dormer styles and detailing must be consistent with the principal roof, facade and other features.



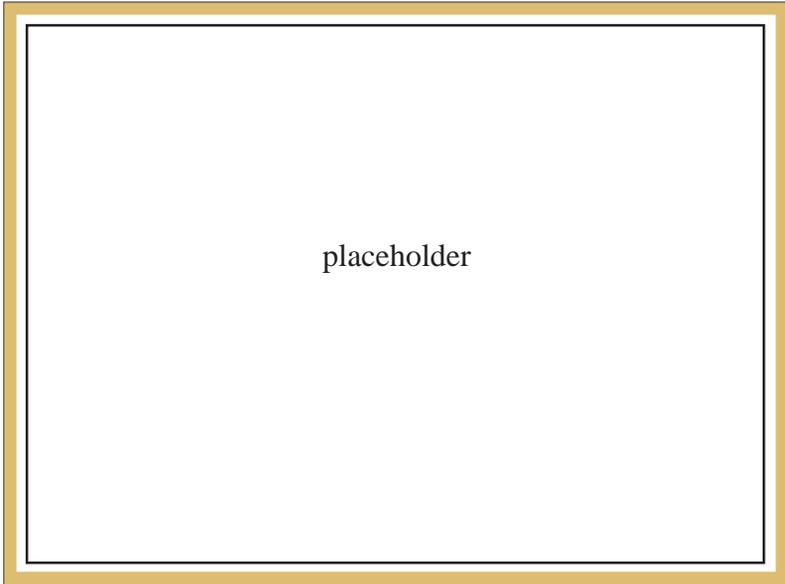
1.6 Architectural Forms, Features and Detailing

Many of the styles with strong Colorado precedent incorporate traditional forms and features. Especially since the Second World War, these styles and their features have been contemporized. This section addresses the many forms and elements, such as porches, columns, posts, brackets, etc., that reinforce a sense of character and visual interest.

1.6.1 Simple building and roof forms are preferred.

- "Exotic" or building forms without precedent in Colorado that would detract from the visual continuity and the character of the neighborhood/block are discouraged.

Architectural Design



1.6 Architectural Features and Detailing (continued)

1.6.2 Use architectural features with Colorado precedents.

- Consider the use of features with Colorado precedents such as porch columns and balustrades, chimneys, trim elements and shutters.

1.6.3 Architectural details similar in general size, shape, scale, finish and shadow depth to traditional applications should be incorporated.



The example above illustrates several architectural features, including the garage and porches, that are integrated into the selected architectural style.

Porches should be similar in character, design, scale and materials to the residential style selected.

1.6 Architectural Features and Detailing (continued)

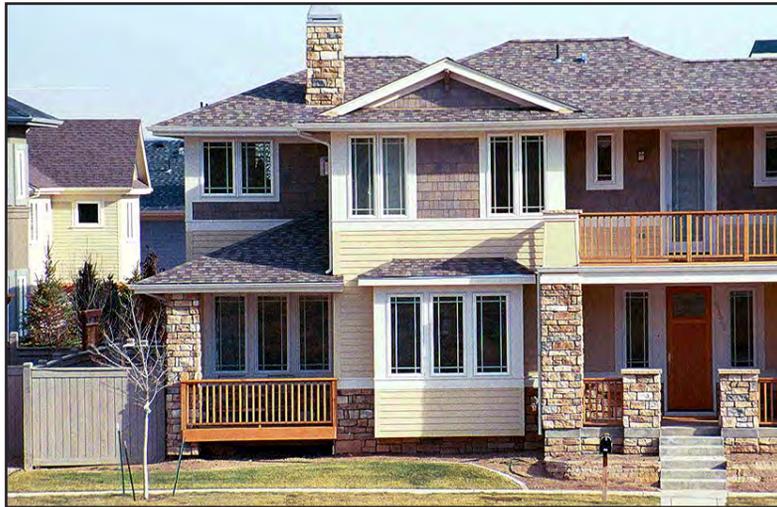
1.6.4 The use of porches is encouraged in all neighborhoods

Many traditional styles included porches. In addition to distinguishing entries, porches can also provide exterior social spaces that can enhance the overall street character.

- Porches similar in character, design, scale and materials to traditional applications should be considered.
- The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- A porch should use materials and colors similar to those of the principal structure.
- When used, a variety of porches and detailing are encouraged throughout each neighborhood.
- Brick or built up wood columns are best for most porches. Use of lighter elements, such as aluminum or cast iron, are not encouraged.

- If elevated, the underside of porches should be enclosed. Porch 'skirts' should use materials and colors similar to those of the principal structure.
- When used, porches should have a minimum depth of six (6) feet.

Architectural Design



The side porch to the left of the main entrance is incorporated into the selected style of the structure.

1.6 Architectural Features and Detailing (continued)

1.6.5 Decks should be secondary to the principal structure.

- Decks exposed to public right-of-ways and/or public lands/open spaces are discouraged. When unavoidable, exposed decks should be incorporated into the overall style of the principal structure.
- Decks should be secondary and located to the side or rear of the principal structure.
- Decks should use materials and colors similar to those of the principal structure.



In the photo to the left, many of the principles addressed in this section re: placement of garages are evident. The three bay garage is not a prominent feature of the residence and the individual bays are articulated.

1.7 Garages and Secondary Structures

As garages and secondary structures are considered, a variety of responses is encouraged. 'Traditional' approaches might include detached garages accessed from alleys or via shared drives. Others may provide more of a 'post war' model with garages attached. In all cases, garages and secondary structures shall promote the established theme for each new neighborhood. The impacts of garage doors relevant to the street elevation or the mass and bulk of the principal structure shall be considered.

1.7.1 All secondary structures and detached garages shall be located to the side of the principle structure or at the rear of the lot.

Architectural Design

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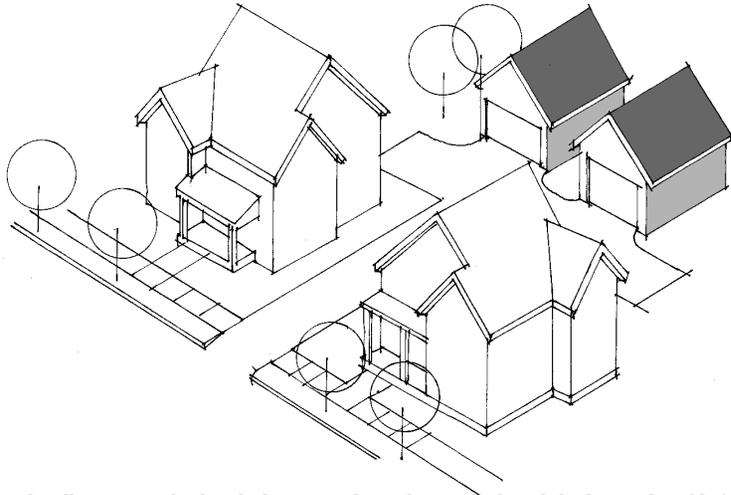
1.7 Garages and Secondary Structures (continued)

1.7.2 Secondary structures, including detached garages shall be subordinate to the primary structure.

- A secondary structure should be unobtrusive and not compete visually with the house.
- A secondary structure should remain subordinate, in terms of mass and scale, to the primary structure. A one-story secondary structure is preferred.

1.7.3 All secondary structures and detached garages shall be similar in character to those seen traditionally.

- Consider basic rectangular forms with hip or gable roofs.



In this illustration, the detached garage is located towards the side lot line and visible from the street while accessed from the alley.



While visible from the street, the entrance to this residence is secondary to the advanced wall plane and its prominent garage door.

1.7 Garages and Secondary Structures (continued)

1.7.4 Detached garages accessed from the street are encouraged to share drives with adjoining lots when possible.

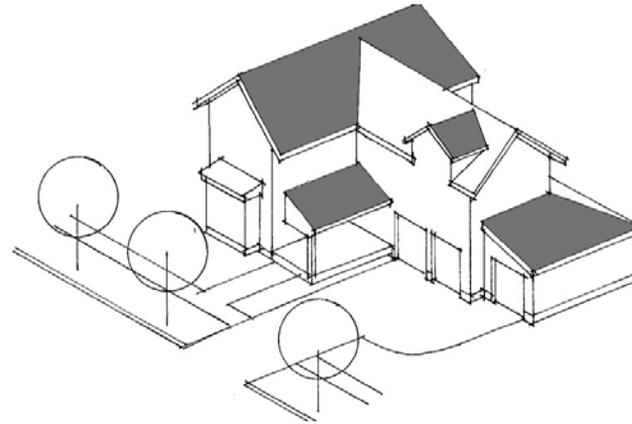
1.7.5 Attached garages shall not be the prominent feature of the structure.

- For one story units, no more than 60% of the street elevation's wall plane can be dedicated to the garage.
- For two story units, no more than 50% of the street elevation's wall plane can be dedicated to the garage.
- For two story units, the attached garage should include habitable areas located directly above when feasible.
- Articulation between the exterior wall planes of the principal structure and garage should be considered.
- All attached garages shall be incorporated into the architectural style of the structure and include similar features.
- For attached garages to be located in advance of the structure's primary facade, the following criteria must be met:

Architectural Design



In this example, the 'side loaded' garage is compatible with the main structure. While it is in advance of the residence's primary facade, its 90 degree orientation and minimized mass and bulk does not obscure the main entry while incorporating the features and inherent style of the structure.



The illustration above incorporates several principles of this section, including:

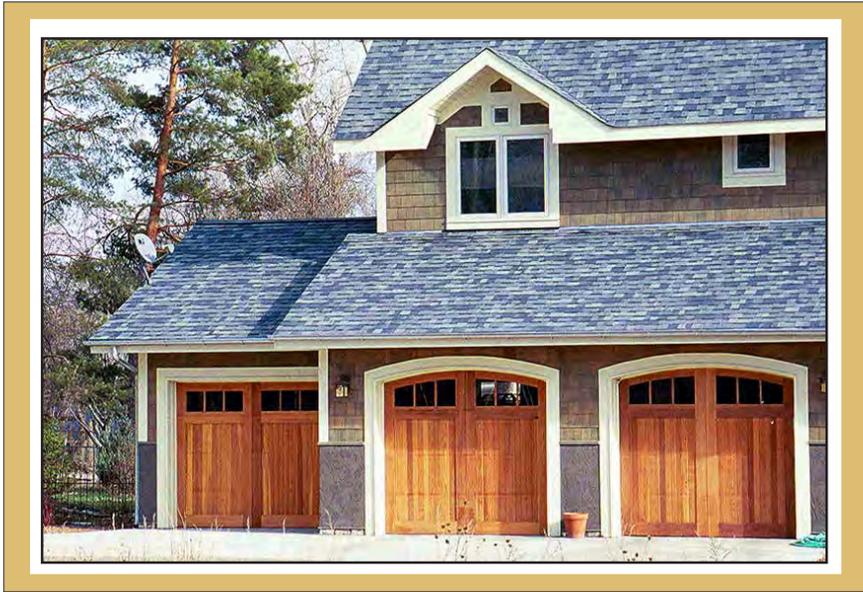
- the attached garage includes habitable space directly above
- the attached garage is incorporated into the architectural features and style of the structure
- the initial wall plane of the garage is recessed ten feet (min.) behind the primary facade of the structure
- the third garage bay is recessed two (2) feet (min.) behind the initial garage wall plane

1.7 Garages and Secondary Structures (continued)

- the mass and bulk of the attached garage must comply with the primary wall plane ratios listed above;
- the main entry may not be obscured;
- the advanced garage may not be more than two (2) bays, and;
- the garage may not advance more than ten (10) feet from the primary facade. Exceptions involve conditions in which the garage doors and wall planes are rotated 90 degrees to the primary facade.

1.7.6 All secondary structures and detached garages shall use compatible materials as the principal structure.

- Materials should match those of the principal structure.
- All secondary structures and detached garages shall incorporate simple detailing and features. Ornate detailing is inappropriate.

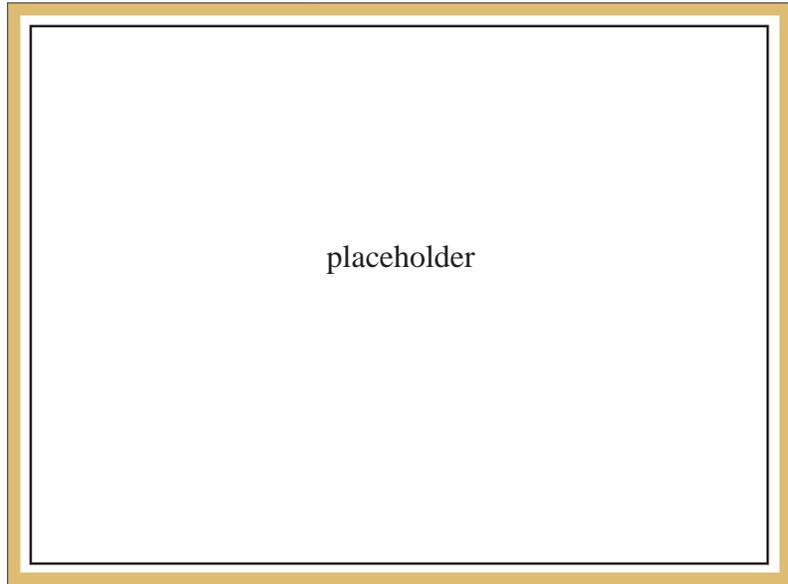


1.7 Garages and Secondary Structures (continued)

1.7.7 Garage bays shall be modulated

- No garage shall exceed two (2) bays without an articulation of exterior wall planes (a minimum of two feet).

Architectural Design

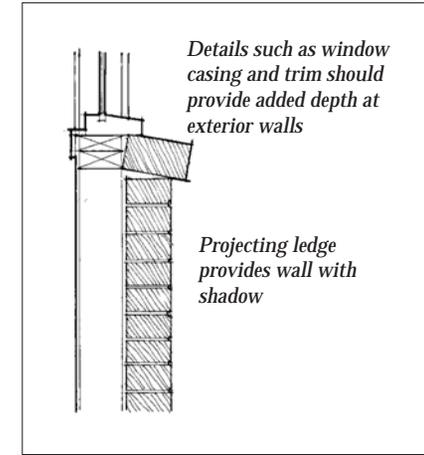
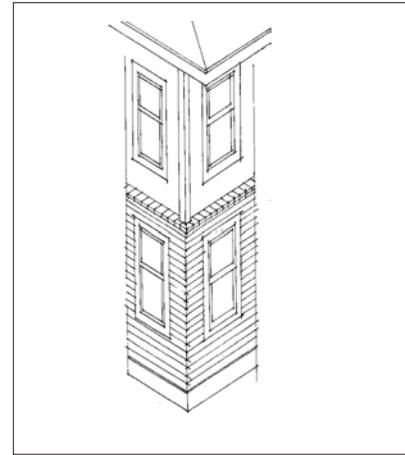
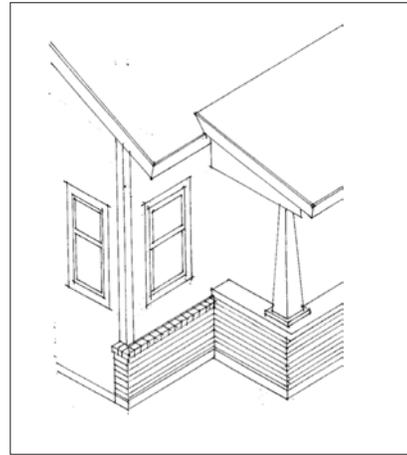
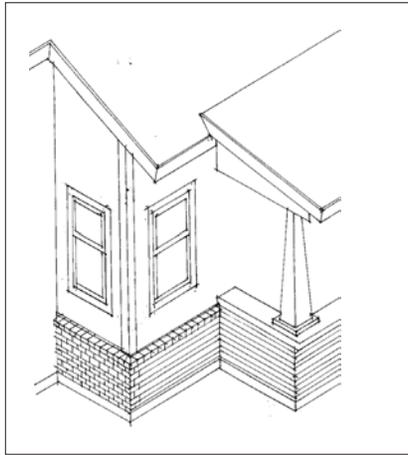


1.8 Materials

Building materials should reflect and reinforce the selected style of each structure. The coordination of materials on each block should also contribute to the visual continuity of the neighborhood.

1.8.1 Use materials with Colorado precedents.

Most Front Range neighborhoods were composed of a simple palette of materials, many with a rich variety as well. The most prominent materials, such as brick, stone, painted or stained horizontal wood cladding, wood shingles and stucco were selected for their compatibility with the local harsh climate.



 Breaks in materials shall occur at inside corners only.

 The brick base terminates at an end elevation emphasizing appearance as a veneer.

 Breaks in materials should generally be made along a horizontal element or within a feature such as an end gable.

 Use traditional material details (such as this brick detail at a window) to minimize the appearance of a veneer.

1.8 Materials (continued)

1.8.2 Masonry shall be used prominently throughout each neighborhood.

Due to the lack of large forests and the extensive amount of clay and local stones along the front range, brick and stone were cost effective and durable products used throughout many Front Range neighborhoods. Broomfield's newest neighborhoods should continue this tradition with each neighborhood utilizing masonry materials (brick, stone, etc.) to the following extent:

- Each block of six (6) lots or more shall include at least one structure that incorporates masonry as a prominent building material.
- No less than 50% of structures located on corner lots must incorporate masonry as a prominent building material.
- Each neighborhood shall have an accumulative total of no less than 30% of all principal structures that incorporate masonry as a prominent building material.

Architectural Design



Limit each structure to three (3) wall materials maximum.

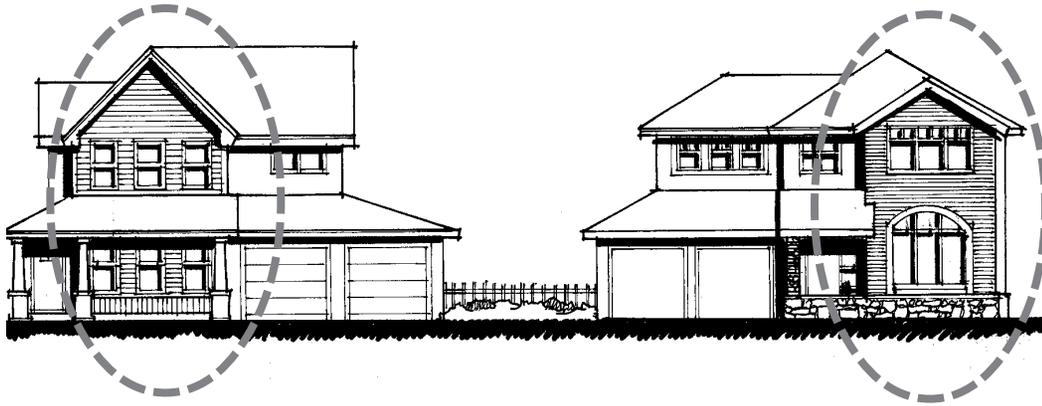
In this example, while not the principal material, masonry would be considered a prominent building material as it is used on the building base and as a porch feature inherent to the selected architectural style.



1.8 Materials (continued)

1.8.3 The use of materials should reflect the inherent craftsmanship of the original style selected.

- The extent and application of materials should reflect the inherent qualities of the style selected.
- Use no more than three materials on principal wall elements.
- Breaks in materials should avoid the appearance of being a veneer.
- Unit masonry should have a minimum of a two (2) foot return on principal wall planes that terminate with a transitional element such as a trim board.



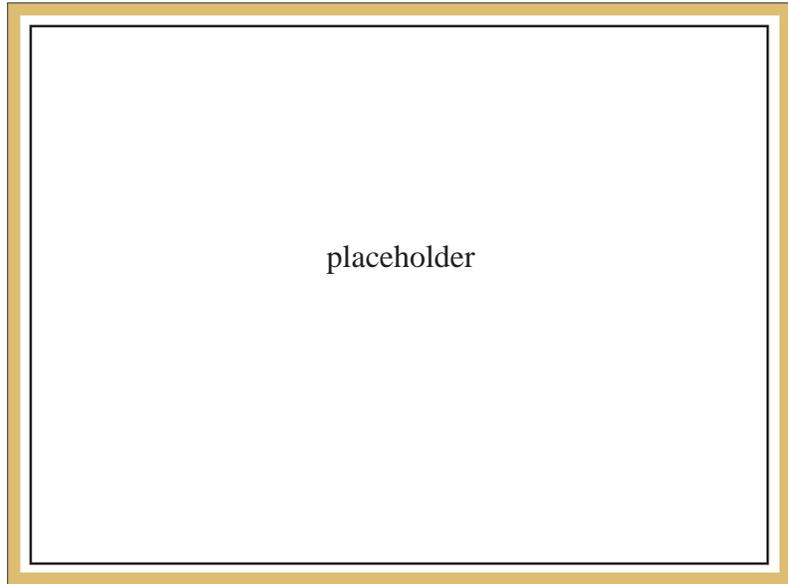
In the illustrated examples above, the wood (to the left) and the brick (to the right) meet the “prominent” material requirements as they are incorporated into the form and shape of primary wall planes.

1.8 Materials (continued)

1.8.4 When traditional materials are not selected, use materials that are similar in scale and texture to traditional applications.

Over time, traditional materials have been supplemented by a variety of other cladding materials. Many evoke the dimensionality and craftsmanship of the traditional materials, including hardboards, cement board, cultured stone and other unit masonry products.

Architectural Design



1.8 Materials (continued)

1.8.5 Use colors that complement the selected architectural style and contribute to the variety of the neighborhood.

- Variation in the range of color used on each block is encouraged.
- The color of wall planes and roof should be coordinated.



The ratio between the solids (wall planes) and voids (window openings) is consistent with the inherent style, form and shape of the principal structure

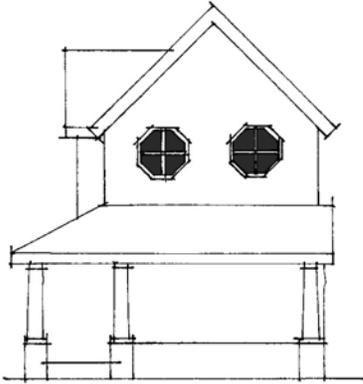
1.9 Windows and Doors

Windows and doors are key elements in the final form and appearance of all buildings. New neighborhoods should continue the incorporation of windows and doors into each building consistent with established Colorado precedents.

1.9.1 A solid to void ratio similar to traditional applications should be incorporated.

- The ratio between the solids (wall planes) and voids (window openings/doors) should be consistent with the inherent style, form and shape of the principal structure.

Architectural Design



X

*In this illustration, the octagonal windows **are not** consistent with the inherent style, form and shape of the principal structure.*

1.9 Windows and Doors (continued)

1.9.2 Windows and doors should appear similar in character to the selected styles of the neighborhood.

- Double-hung windows with traditional depth and trim are preferred.
- Doors with traditional panelling and glazing are preferred.
- Vinyl- or aluminum-clad windows are acceptable when they appear similar in scale, proportion and finish to traditional windows.
- Use of windows that do not reflect the inherent style, form and shape of the principal structure is discouraged.
- The proportion of windows and doors should reflect the inherent style, form and shape of the principal structure.
- Windows should be simple in shape and compatible with the inherent style of the house.
- Singular windows can be ganged together.

Broomfield’s original neighborhoods reflect the techniques and methods that were being commonly employed throughout the front range during the “Post War” era. Likewise, more recent development has employed regional trends.

As Broomfield now considers its newest neighborhoods, renewed goals for incorporating the very best planning and architectural techniques available have been established. Key among the best of these planning and design principles is the establishment of neighborhoods with strong and distinguishable characters. Fundamental to this, in addition to an overall urban design framework and distinguished streetscape, is a coherent architectural character.

This Appendix identifies a series of architectural styles with precedents in Colorado. Many of these styles have been documented in a variety of documents including *A Guide to Colorado's Historic Architecture and Engineering* prepared by the Colorado Historical Society’s Office of Archaeology and Historic Preservation (OAHP). In addition to the OAHP, several front range communities catalogue their precedents.

While many styles with Colorado precedents are provided, *A Field Guide to American Houses*, by Virginia and Lee McAlester is a much broader documentation of the styles “found in typical American neighborhoods.” The guide provides helpful summaries of inherent features for each style.

Given the extent of and types of development in Colorado, this Appendix is not intended to be an all inclusive list of Colorado residential building types. Instead, this Appendix provides many common architectural styles that, when properly employed, have contributed to distinguishable neighborhoods. Finally, many of these examples have been identified as precedents as the style or its most common details continue to be adapted and contemporized.

NOTE: Direct excerpts from resource materials are noted by *italics*.

HOW TO USE THESE GUIDELINES



TRADITIONAL FOURSQUARE

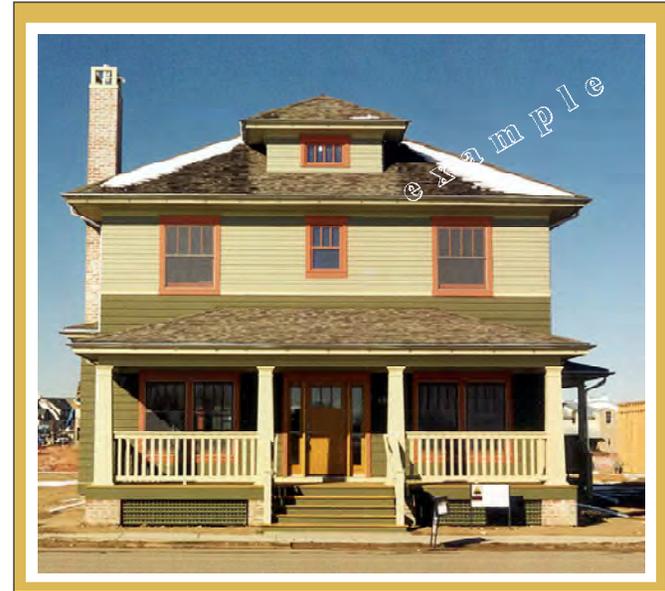
Style: The referenced style is identified.

FOURSQUARE

The Foursquare was widely used throughout Colorado and is distinguished by its square plan and overall simplicity. Typically, Foursquares are two-stories with hipped roofs with broad overhanging eaves with brackets or modillions and a classical frieze with dentils. The main roof often includes a central dormer. Most include a porch with hipped roof supported by simple columns or square posts. Decorative features are minimal. According to the OAHP, “Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. But, in each case, the basic square plan is predominant”.

Style Description: A description of each style is provided

Appendix: Architectural Styles



Defining Characteristics/Elements

- square plan
- front porch
- two or more stories
- unadorned exterior
- hipped roof
- shaped roofs and gables
- side bays
- Decorative Details: Doric columns, brackets, square porch posts, dentils, classical frieze, modillions
- roof overhang

Related - Contemporary Styles

Appendix: Architectural Styles

EMERGING FROM THE VERNACULAR TO VICTORIAN STYLES

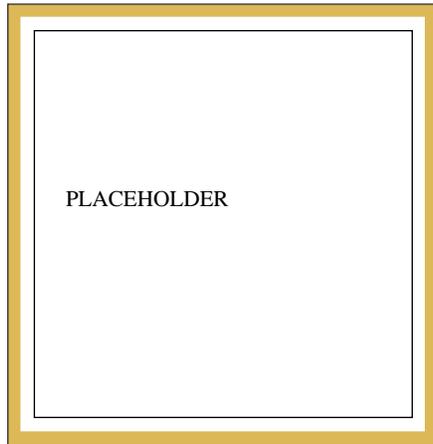
While early Spanish incursions into the southwest region of Colorado had established small enclaves, it was not until the late 1860's that westward expansion started in earnest. The Civil War's end and an industrial appetite partially fueled by the growth of the railroads drove many Easterners and European settlers towards the agriculturally expansive and minerally rich front range of the Rocky Mountains. Many of the early settlements of this era were mining camps or homesteads, typically using available local materials to erect crude semi-permanent structures.

With the advancement of the railroads, Colorado's evolution from a territory to a State was mirrored by its evolution from encampments to towns and cities. Early structures were supplemented and replaced by those that employed construction techniques and materials that were imported from the east. The State of Colorado's Office of Archaeology and Historic Preservation (OAHP) notes this evolution by distinguishing a Vernacular Style from the earlier and cruder structures, such as log cabins, that typically signify the earliest settlements.

With the advancement of technologies and construction techniques (including the evolution of balloon framing and the wire nail), the capability of shipping

materials and the evolution of "pattern books," interest in high styles grew in Colorado. One of the most popular to supplement the simple vernacular styles, especially given its adaptability, was the "Victorian." Symbolizing her popularity and wide influence, "Victorian" became synonymous with the styles that were made popular in America during the last decades of Queen Victoria's long reign. As a state that has witnessed most of its development within the last one hundred and fifty years, examples of the earliest settlement structures, vernacular and 'higher' styles remain evident throughout Colorado's front range.

As Broomfield builds its newest neighborhoods, it is important to recognize these Colorado precedents for their cultural and climatic significance. It is equally important to understand how these precedents have continued to be adapted to more recent development, especially after World War II.



While contemporary, this new residence displays many elements of the Folk Victorian style that was widely employed (including on farm and ranch houses) in the region.

VERNACULAR

As noted by the State of Colorado's Office of Archaeology and Historic Preservation (OAHP), "*Vernacular wood frame structures have been built throughout Colorado since the first white settlers arrived. Architectural features details and other forms of ornamentation that often distinguish a specific style are absent. This style is characterized by simple modest floor plans, forms and roof shapes*".

Gabled L: This style typically employs a L-shaped floor plan. The principal plane is a front facing gable with an intersecting side gable. A variation of this type is a U-shaped, double gabled structure.

Front Gable: This is possibly the least ornate of the vernacular types. The front gable is commonly used for churches and school houses as well as public buildings in rural settings.

Hipped Box: This is a small, one-story structure with hipped roof and usually a front porch. These structures are commonly confused with the more elaborate classic box or Bungalow. Ornamentation is the key to distinguishing between these styles. The hipped box has no decorative elements.

Side Gable: The roof of the side gable is parallel with the facade or front entrance, with the gable ends facing the side. Detailing is again limited, with a simple dormer centered in the gable.

Related - Contemporary Styles

- Ranch and farm houses (as well as other simpler agricultural structures) often used many features of the style.
- Vernacular Styles share some similarities with Folk Victorian.

Appendix: Architectural Styles



TRADITIONAL VICTORIAN
(Front Gable illustrated)



This example of a contemporary Victorian demonstrates the continued popularity of the style throughout the region.

VICTORIAN: FOLK VICTORIAN

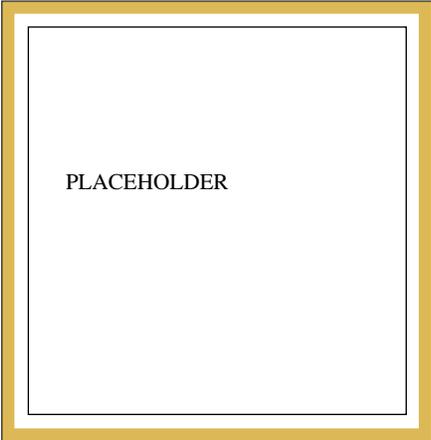
Similar to the Vernacular style, the Folk Victorian included Front Gable, Gable Front with Wing, Side Gabled (both one and two stories) and Hipped/Pyramidal. The style typically 'applied' decorative detailing, ranging from Queen Anne to Italianate on simple 'folk' houses.

Defining Characteristics/Elements

- Porches with turned spindles and/or lace like spandrels, or;
- flat, jigsaw cut trim appended to National Folk house forms
- symmetrical facade (except gable-front-and-wing type)
- cornice like brackets

Related - Contemporary Styles

- Similar to the Vernacular, Victorian styles were incorporated into ranch and farm houses as well as other simpler structures.
- Folk Victorian shares some similarities with the Vernacular Style.



TRADITIONAL QUEEN ANNE

VICTORIAN: QUEEN ANNE/STICK STYLE

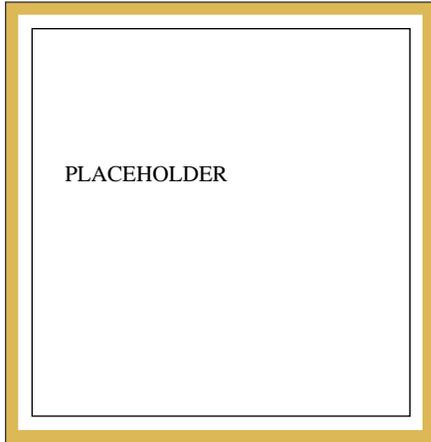
The most ornate of the Victorian era were the Stick and Queen Anne Styles. While other high styles, such as Italianate and Gothic, tended to address ornamentation as an ‘applique’ to basic forms, the Stick and Queen Anne Styles established the exterior wall planes as ornamental features themselves. With its adaptability to new floor plans that were emerging, the Queen Anne was particularly popular in many of Denver’s early neighborhoods. Vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, are some of the general characteristics of this style. Ornamentation, such as scalloped and painted shingles in the gable ends, decorative bargeboards, sunburst detailing, and turned spindles on porches and balconies, distinguishes the high style from the vernacular. If included, a tower will typically be prominent, but not necessarily located on the corner.

Defining Characteristics/Elements

- corner tower (optional)
- dormers
- scalloped and shaped shingles
- iron roof cresting
- sunburst detailing
- turned spindles
- porch
- conical roof
- multiple gables
- bargeboard

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL SHINGLE



This new residence is a contemporary version of the Shingle style.

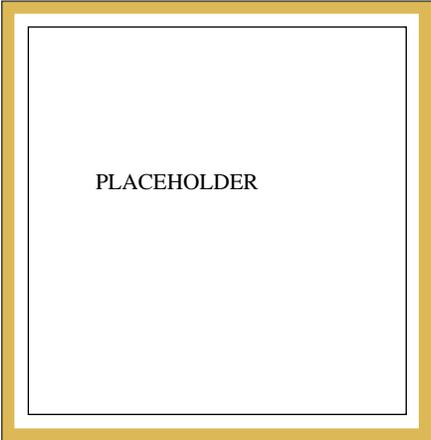
VICTORIAN: SHINGLE

The Shingle Style was an evolution of the Queen Anne. Its more horizontal emphasis and distinguishable use of wood shingles as the primary surface material made it uniquely American. A favorite among architects, especially on the East and West coasts, it was often used for larger more stately residences. In addition to its unique exterior use of shingles, the style is further characterized by multi-planed and/or gabled roofs with long slopes, casement windows. Further ornamentation is limited.

Defining Characteristics/Elements

- wood shingle wall surfaces
- long, gently sloping roofs
- casement windows
- minimal ornamentation

Related - Contemporary Styles



TRADITIONAL GOTHIC REVIVAL

GOthic REVIVAL

Through the extensive documentation and writings of A.J. Downing and evolving 'pattern books', Gothic Revival found some popularity in some early Colorado mining communities. It is characterized by the pointed-arched window, steeply pitched roof, and picturesque composition. "Carpenter Gothic" is more picturesque and decorative, and was generally wood-frame and featured board and batten siding, decorative bargeboards, pointed-arched windows, and a steeply pitched roof. Likewise, Gothic Cottage is also picturesque, and features board and batten siding, pointed-arched windows, a steeply pitched roof, and some "gingerbread" decoration. A steep central gable and a one-story veranda will, at times, also distinguish it.

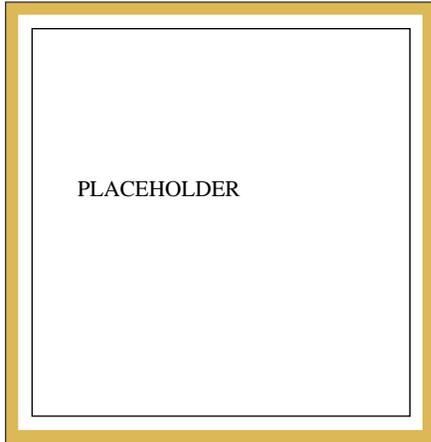
Defining Characteristics/Elements

Carpenter Gothic & Gothic Cottage

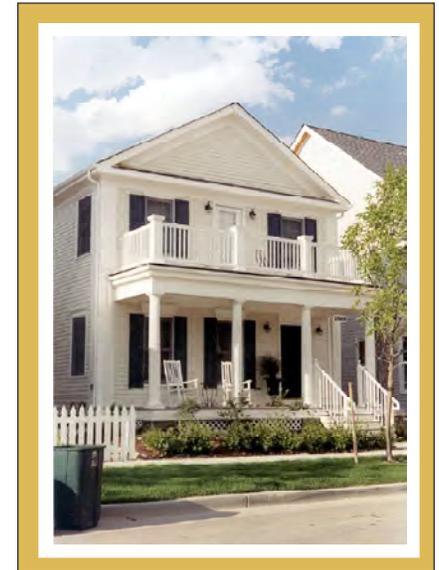
- board and batten siding
- gingerbread
- pointed-arched windows
- wheel window
- one-story veranda
- steep central gable

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL GREEK REVIVAL



While Colorado may have few traditional examples, the Greek Revival (along with several other classical revival styles) is experiencing a renewed popularity in the region. To the right is an example of a contemporarized revival style located in one of the area's newest developments .

GREEK REVIVAL

Like the Gothic Revival, the Greek Revival is mostly found in the early mining towns in Colorado and are basically literal examples of the style. Elements characteristic of this style in Colorado are wood frame and clapboarded exteriors with pedimented lintels and architraves over windows and doors, pilaster boards at the corners, engaged piers, transoms and sidelights surrounding entrances, and slim, refined Doric columns.

This style is noted as having a Colorado precedent given its current popularity particularly within “Neo-Traditional” developments.

Defining Characteristics/Elements

- pediment-shaped window head
- transom
- sidelights
- pilaster corner boards

Related - Contemporary Styles



TRADITIONAL COLONIAL REVIVAL

COLONIAL REVIVAL

There are three types of Colonial Revival buildings in Colorado: the "historically accurate" reproduction of the 17th century Georgian and Federal style; the type where Colonial or Classical elements are applied to basically Victorian or Post-Victorian buildings; and the very simple vernacular homes with a few Colonial details. Colonial Revival buildings are usually brick.

The First Baptist Church in Denver is an example of the first type in that it is a fairly accurate rendition of a Wren inspired New England church. There are also Federal and Georgian examples of homes scattered around Denver.

The Fleming House in Denver represents the second type. In this case a classical portico is placed on a somewhat typical late Queen Anne building. These Neo-Classical elements lead to confusion and the temptation to place these structures in the Classical Revival category. To avoid this problem, residences with classical elements are considered examples of Colonial Revival.

The third type of Colonial Revival house is the most common. These are the simple gabled houses with several Colonial elements such as broken pediments, 8-over-8 sash windows, fanlights, and sidelights, and shutters.

Defining Characteristics/Elements

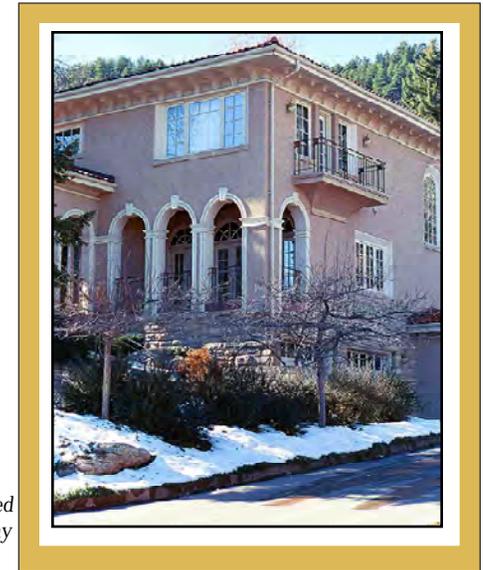
- broken pediments
- 8-over-8 sash windows
- portico
- fluted columns
- Doric columns or Corinthian columns
- pediments
- fanlight
- sidelight
- shutters
- dormer
- eyebrow dormer

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL ITALIAN RENAISSANCE



A local example of a new residence constructed in the Italian Renaissance style with its many defining details

ITALIANATE/ITALIAN RENAISSANCE

Both the Italianate and Italian Renaissance styles were viewed as high styles and share many details. Similar to other Victorian-era styles, the earlier Italianate placed an emphasis on vertical proportions accented by decorative detailing. The later Italian Renaissance tried to contrast itself more from the ‘pattern book’ examples of the era and was more rooted in Italian precedents than the Italianate. Examples of both are evident throughout the front range.

According to the OAHF, the “*Italianate is characterized by a low pitched hip roof, wide overhangs, bracketed cornice, a variety of fenestration (usually very tall, narrow, double-hung, one-over-one windows), molded window surrounds, and occasionally a cupola or balustrated balcony. Simple Italianate structures have a hip roof, bracketed eaves, and molded window surrounds. A more elaborate or high style example may feature arcaded porches, corner quoins, towers, and ornate detailing.*”

While sharing many details, the Italian Renaissance was often used for larger residences and incorporated a wider variety of floor plans, some expansive. While the Italianate used principally wood or brick exteriors, the Italian Renaissance added stucco or other masonry materials, such as stone, sometimes as veneers.

Defining Characteristics/Elements

- low pitched hip roof
- bracketed cornice
- tall, narrow windows
- molded window surrounds
- balustrated balcony
- arcaded porch
- towers
- wide overhanging eaves
- paired brackets
- cupola

Related - Contemporary Styles



TRADITIONAL FOURSQUARE



This example illustrates that the style and its simple detailing. The Foursquare continues to enjoy popularity in the region.

FOURSQUARE

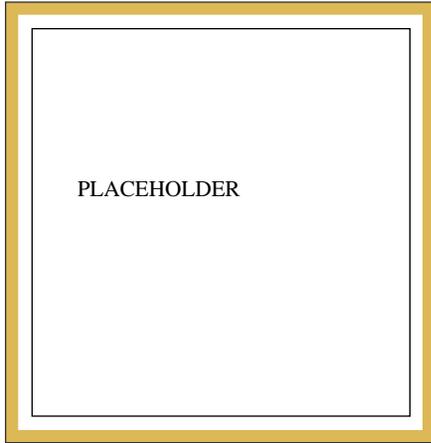
The Foursquare was widely used throughout Colorado and is distinguished by its square plan and overall simplicity. Typically, Foursquares are two-stories with hipped roofs with broad overhanging leaves with brackets or modillions and a classical frieze with dentils. The main roof often includes a central dormer. Most include a porch with hipped roof supported by simple columns or square posts. Decorative features are minimal. According to the OAHP, “Occasionally, a Foursquare will feature a shaped gable or will be considerably larger with more elaborate ornamentation. But, in each case, the basic square plan is predominant”.

Defining Characteristics/Elements

- square plan
- front porch
- two or more stories
- unadorned exterior
- hipped roof
- shaped roofs and gables
- side bays
- Decorative Details: Doric columns, brackets, square porch posts, dentils, classical frieze, modillions
- roof overhang

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL COTTAGE

CLASSIC COTTAGE

According to the OAHP, the Classic Cottage “*is basically a one-story version of the Foursquare. It features an elongated hipped roof with central dormer, and front porch with thick porch posts or round simplified Doric columns supporting the porch roof.*” It was popular not only in residential applications but, was occasionally employed on schoolhouses, train depots, or small institutional buildings. Almost always brick, wood frame construction was also used at times. Ornamentation is generally limited to window surrounds and flared eaves on the dormer.

Defining Characteristics/Elements

- central dormer
- hipped roof
- hick porch posts
- flared eaves
- simplified Doric columns
- belt course

Related - Contemporary Styles



MISSION REVIVAL

MISSION REVIVAL

With origins credited to the “California Building” displayed at the 1893 World’s Columbian Exposition in Chicago, the Mission Revival style was influenced by the heritage of Spanish missions constructed particularly in California. Its popularity spread as the Santa Fe and Southern Pacific railroads and their chief architect, Mary Colter, adopted the style for their depots, hotels and tourist related facilities. Its popularity along the front range reached its peak between 1900 and 1930. Its popularity was such that many structures constructed in earlier styles were remodeled with Mission features. Its ‘stylistic’ and distinguishable elements have proven highly adaptable to other more vernacular styles and has remained popular in the area.

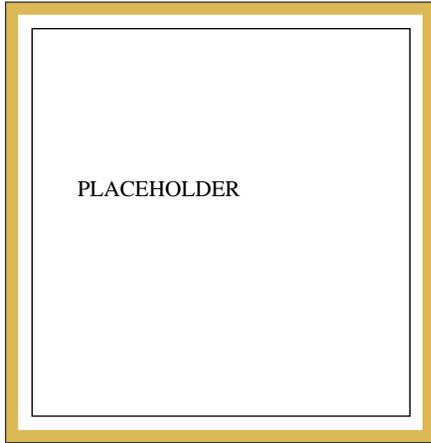
With the exception of the shaped parapet (which was traditionally employed above the main and/or porch roof), the style is characterized by its wide overhanging eaves (usually opened), porches with large overbuilt columns, and stuccoed or plastered facades devoid of ornamentation. Roofs are typically tile, and semicircular arched openings are used in windows and arcades. A small round window or ornament may appear in the center of the parapet/gable. Towers and iron balconies are common on larger residences.

Defining Characteristics/Elements

- shaped parapets/gables
- round arched windows and entries
- tile roof
- arcades
- stucco or plaster finish
- string course

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL SPANISH COLONIAL REVIVAL

SPANISH COLONIAL REVIVAL

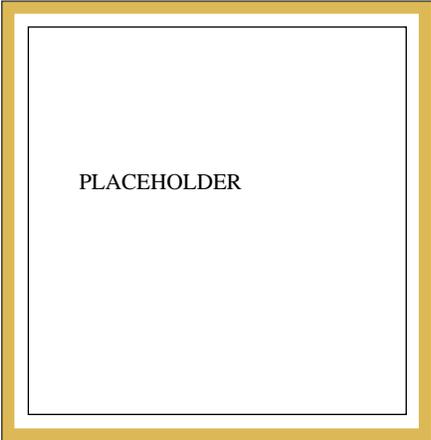
Expanding upon the popular Mission Style, a more elaborate interpretation of simpler Spanish Colonial building traditions was presented at the 1915 Panama-California Exposition in San Diego. The Spanish Colonial Revival added a layer of more decorative Spanish precedents on the continent.

The style grew popular in Colorado, especially given its Spanish heritage, during the 1920s and 1930s. In contrast to the Mission or Mediterranean styles, it is generally characterized by elaborately carved window, entry and cornice surrounds and has more complex, deeply sculptured surfaces. Curvilinear, shaped parapets/gables, arcaded entrances and porches, wrought iron detailing around openings, round arched or straight-headed windows and heavy tile roofs are also often featured. Stucco is the most common building material used and is generally painted white or a light color.

Defining Characteristics/Elements

- curvilinear gable
- heavy tile roof
- arcaded entrance or porch
- wrought iron grillwork
- ornately carved details
- round arched windows
- straight-headed windows
- bell tower
- stucco/plaster finish

Related - Contemporary Styles



*TRADITIONAL MEDITERRANEAN
REVIVAL STYLE*



The Mediterranean Revival Style remains popular in the region. Above, a contemporary example that includes a drive through with a detached garage to the rear.

MEDITERRANEAN REVIVAL

The Mediterranean Style shares many elements with other Colorado styles. Drawing upon an emerging southwestern interest that sought to distinguish itself by blending classical traditions to local climates, the Mediterranean Style (similar to the Italianate and Spanish Colonial Revival) grew popular in the front range during the 1920s. The style generally incorporates solid stucco or brick exteriors. Roofs are typically low sloping but, can vary. Smaller residences may include a flat roof behind an extended parapet and some larger homes may incorporate low pitched hips. Often, a side or front wall will form an arcaded entrance or porch. A variety of windows, including arched and small casements were often framed by wooden or wrought iron grills. On the second story, small balconies (or balconets) might provide ornamentation.

In comparing styles, while each may have extended tiled roofs (except when flat), the Mediterranean may employ a ‘frieze board’ but not the Italianate’s bracketed boxed eaves. In contrast to the Spanish Colonial Revival, the Mediterranean will typically have a flat or plainer surface, few projections, and limited ornamentation.

Defining Characteristics/Elements

- heavy tile roof
- low pitched gable
- wrought iron grille work
- arcaded entrance/porch
- stucco finish
- casement window
- arched entrance/window

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL TUDOR

TUDOR REVIVAL

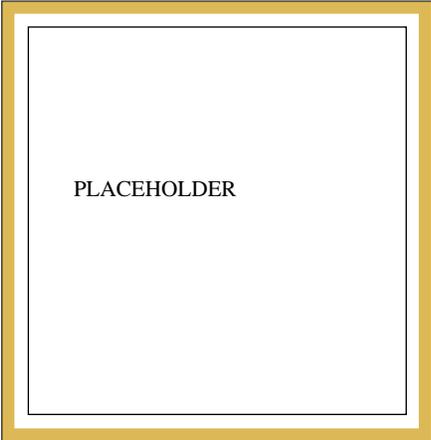
Drawing from English building traditions that range from early folk houses to Medieval palaces, this style was adaptive enough to incorporate detailing based upon Renaissance and more modern Craftsman applications. Because of its adaptability and emerging building techniques (such as brick veneers), the style gained in regional popularity in the late teens and 1920s as it could be applied to larger homes as well as smaller and more modest residences. While exhibiting an almost medieval exterior, the interiors included modern floor plans.

The Tudor Revival style includes several distinguishable characteristics including half-timbering which covers the upper story and the very steeply pitched roof. The exterior has a crafted appearance with textures of brick, stone, or stucco. Along with the timbering, this exterior materials and forms provides a ‘picturesque’ composition. In Colorado, this style might also feature gabled or hipped roofs with tile, slate or shake shingles, and decorated chimney detailing. Windows are generally mullioned casements with an occasional bay window.

Defining Characteristics/Elements

- half-timbering
- steeply-pitched roof
- casement windows with mullions
- clipped gables
- combination hipped and gabled roof
- decorative chimney detailing
- bay window
- heavy shingles in tile or slate
- textured exterior

Related - Contemporary Styles



TRADITIONAL ENGLISH/NORMAN REVIVAL



A contemporary version of the English/Norman Revival.

ENGLISH/NORMAN REVIVAL

The English or Norman Cottage is a simplification of Tudor and/or Elizabethan styles. Like the Tudor, this style employs a modern floor plan while exhibiting English tradition building styles on the exterior. In this region, this smaller version of the Tudor style grew in popularity along with the bungalow.

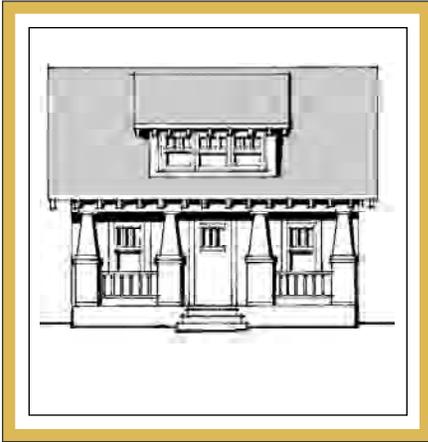
The Cottage was most popular in smaller one story versions. The characteristics of the styles included steeply pitched roofs and steeply pitched front entries that project from the primary facade that often display arched or straight-headed picture windows. Decorative brickwork, arched entrances and small paned windows are also characteristic.

Defining Characteristics/Elements

- steeply pitched roof
- steeply pitched gable entrance
- decorative brickwork
- arched entrance
- extensive use of stucco exterior
- casement windows
- large front picture window
- small paned windows

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL CRAFTSMAN

CRAFTSMAN

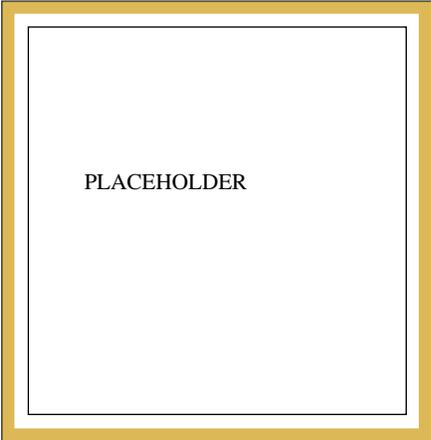
Like the Bungalow, the Craftsman structure was tied to the Craftsman movement of the early 20th century, which stressed comfort and utility through the use of natural materials and a lack of pretention. Exposed rafter ends, overhanging eaves, clipped gables, and large porch columns replaced the more delicate and intricate detailing of the Victorian period. In addition to these characteristics, windows consisted of divided lights in the upper sash and single light in the lower sash. Some Craftsman houses display a small amount of half-timbering (not to be mistaken for the Tudor Revival style which has significant amounts of half-timbering).

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

Defining Characteristics/Elements

- exposed rafter ends
- clipped gable
- half-timbering
- knee braces at eaves
- divided upper window lights
- large porch columns
- soffit return underside rafter ends
- overhanging eaves

Related - Contemporary Styles



TRADITIONAL BUNGALOW

BUNGALOW

Considerable debate is generated relevant to the term Bungalow. Is it a style that follows the tradition of the Craftsman movement and has emerged as a style of its own? Virginia & Lee McAlester note the work of Greene and Greene in California at the turn of the 19th century that intended to “*design simple ‘California’ bungalows*”. Incorporating many of the tenets of the Craftsman era, their work was coined the “*ultimate bungalows*.” The term Bungalow became synonymous for structures that stressed utility and simplicity, low overhanging roof, broad porches, and simple horizontal lines. Heavily promoted through pattern books, catalogues and magazines, the simplicity and economy of Bungalows made them particularly popular statewide.

The typical Bungalow is one-and-one-half story with one stories commonly referred to as ‘bungaloid’ style. Generally, they are constructed of wood or masonry structure with a gently pitched, front or side gable roof. Almost all utilize a comfortable open porch usually supported by battered porch piers or thick columns. Some Bungalows will display clipped gables, shed dormers, or exposed rafter ends.

Defining Characteristics/Elements

- front gable roof
- exposed rafter ends
- shed dormer
- large front porch with battered piers
- clipped gable
- extended overhang

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL PRAIRIE STYLE

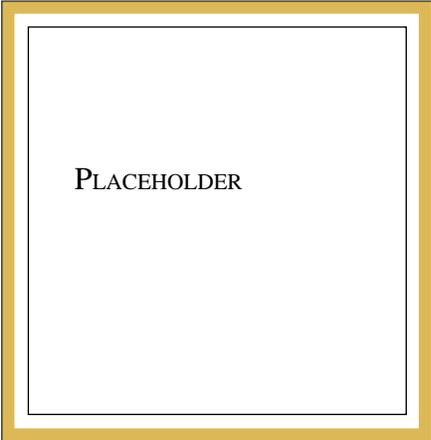
PRAIRIE

Unlike most of the earlier 'high styles', the Prairie School is uniquely American. Championed by Frank Lloyd Wright, rather than providing recreation of European styles, the Prairie style sought to capture the simplicity of the rolling midwestern prairie. The style is characterized by its focus on rectangular shapes and its emphasis on the horizontal that is particularly accentuated by low, flat rooflines with extended overhangs. The style was popular between 1910 and 1930 mostly in Denver neighborhoods. Small casement windows arranged in continuous bands, stained glass windows and limited ornamentation is also characteristic of the Prairie style.

Defining Characteristics/Elements

- horizontality
- extended overhang
- casement windows
- low pitched roof
- raised central block
- continuous band of windows

Related - Contemporary Styles



TRADITIONAL RUSTIC



The traditional Rustic Style is commonly contemporized in larger homes.

RUSTIC

Colorado’s climate and limited sources for local building materials contributed to Rustic architecture. It is characterized by its use of log/heavy timber and stone as building materials. Not to be confused with pioneer log structures (which were crudely built during the initial period of European settlement), the style was designed to be responsive with the environment. Rustic styles were first employed after 1900 and were later advanced by the establishment of the National Park style.

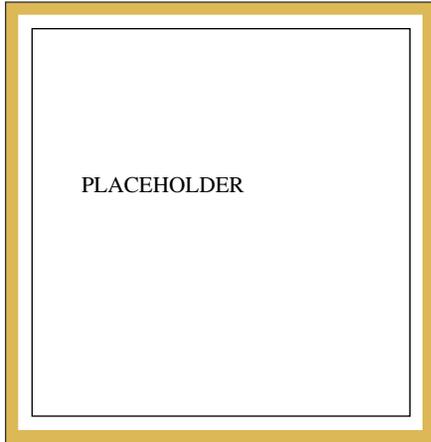
The original rustic styles are distinguished by their use of log/heavy timber construction, stone foundations, battered walls, overhanging roofs, and small paned windows.

Defining Characteristics/Elements

- log construction
- stone foundation
- small paned windows
- overhanging roof
- stone chimney
- battered walls

Related - Contemporary Styles

Appendix: Architectural Styles



TRADITIONAL RANCH



This contemporary Ranch provides an elegant version of the popular style.

RANCH

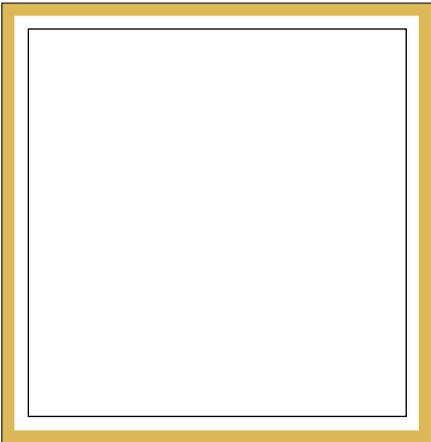
Virginia & Lee McAlester note that the Ranch Style is “loosely based on the early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century”. While the style originated in the early 1930’s, its popularity did not reach its peak until post World War II. With an expanding post war economy fueled by automobile production and the G.I. Bill, ranch houses caught the fancy of many developers and new home buyers especially as advances in construction technologies and materials also made the style affordable.

Compared to the predominant pre war styles, the Ranch was not limited to outer load bearing walls. Ranches, therefore, could offer open, if not at times, rambling floor plans that often shaped outdoor courtyards or patios similar to earlier ‘haciendas’. These outdoor ‘living rooms’ were typically located towards the rear of the site rather than the more formal front and side yards graced by porches in the earlier traditional styles. The formality of the front porch was, in many ways, replaced by the predominance of the garage. Broomfield’s earliest neighborhoods exhibit many fine examples of the Ranch style.

Defining Characteristics/Elements

- horizontality
- simple one story plans
- low pitched roof

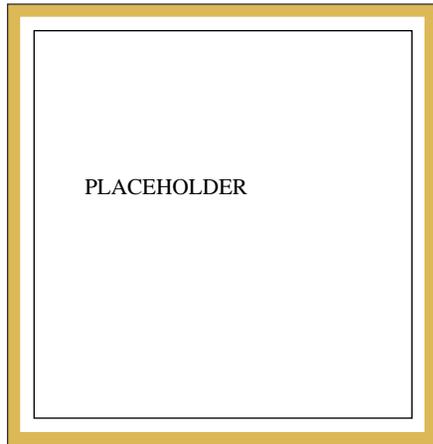
Related - Contemporary Styles



Defining Characteristics/Elements

Related - Contemporary Styles

Appendix: Architectural Styles



BUILDER'S STYLE

Defining Characteristics/Elements

Related - Contemporary Styles