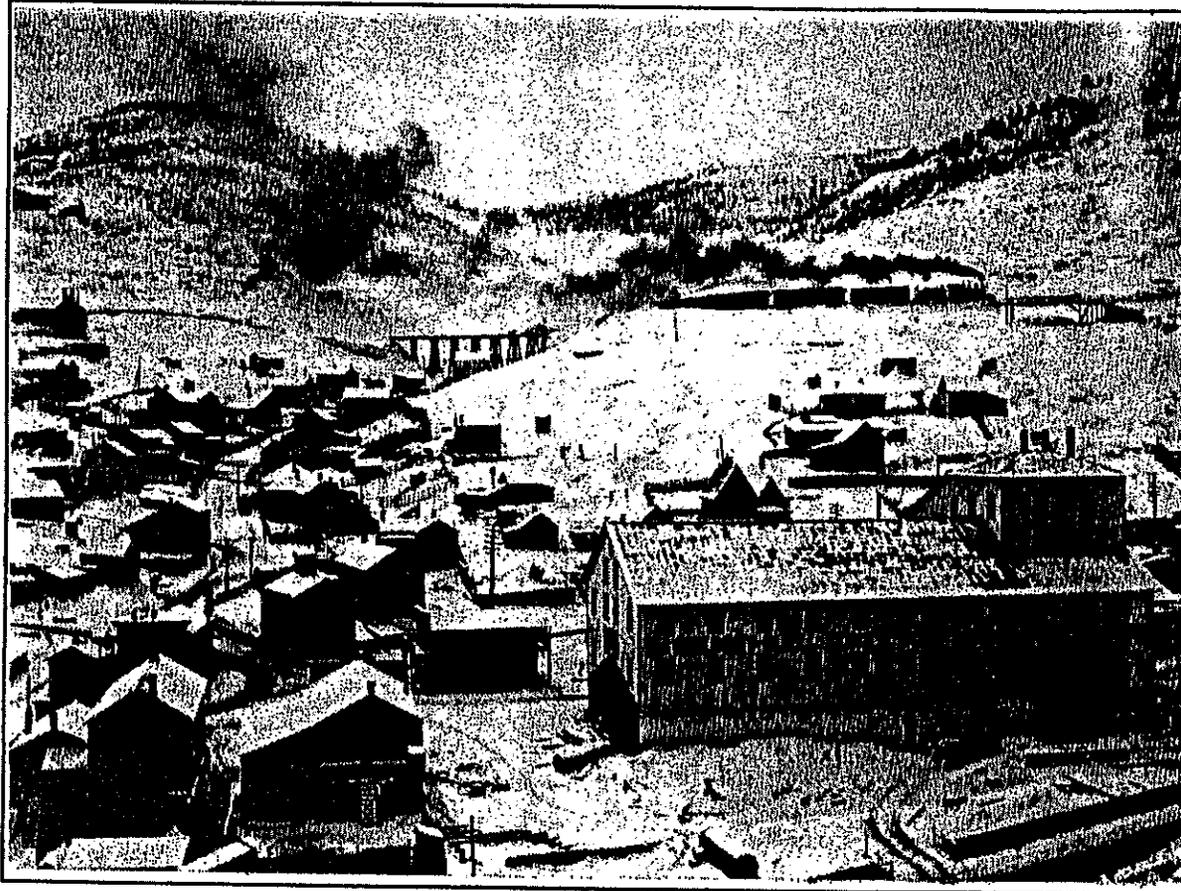


CHAPTER 10:

PACKARD/HAVILAH STREET NEIGHBORHOOD



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

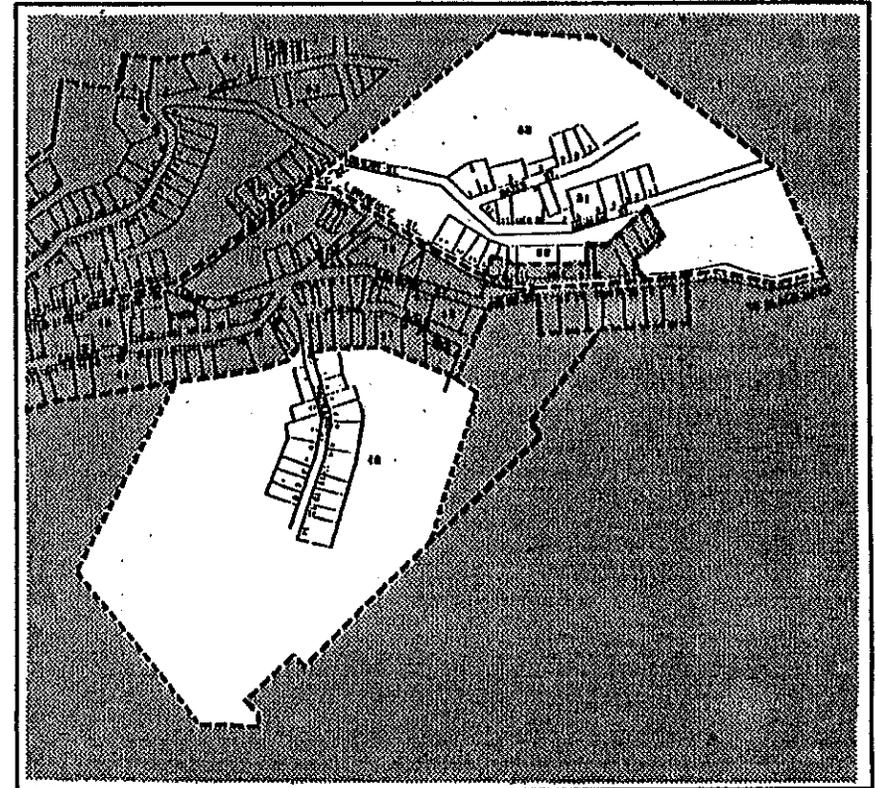
A section of Mountain City, circa 1899, looking south up Packard Gulch. Part of the shaft house of the Gregory Buell Mine in foreground. The train is west-bound to Central City.

CHAPTER 10 PACKARD STREET/ HAVILAH STREET NEIGHBORHOOD: DESIGN GUIDELINES

The Packard/Havilah Street Neighborhood, flanking Gregory Gulch on the easternmost boundary of Central City, contains a mix of residential and commercial structures. This neighborhood includes all of Packard Street, located south of Gregory Gulch, and Havilah and Bates Streets, both located north of Gregory Gulch. See the adjacent map for a more complete boundary delineation.

Goals for the Neighborhood

At one time these neighborhoods contained at one time a variety of historic buildings that were both residential, commercial and mine-related in character. The overall scale and character was similar to the Gregory Gulch Neighborhood immediately adjacent. The goal for the Packard/ Havilah Street Neighborhood is to recall the sense of time and place that existed there. New structures should be similar in the size and design to those historically seen in the Gregory Gulch and Packard/Havilah Neighborhoods and all new construction should reflect the mixture of buildings which made up the character of these neighborhoods. This includes buildings similar in scale and character to residential buildings mixed with some structures similar to boarding houses, light industrial (mine) structures and commercial storefronts.



The Packard/Havilah Street Neighborhood.

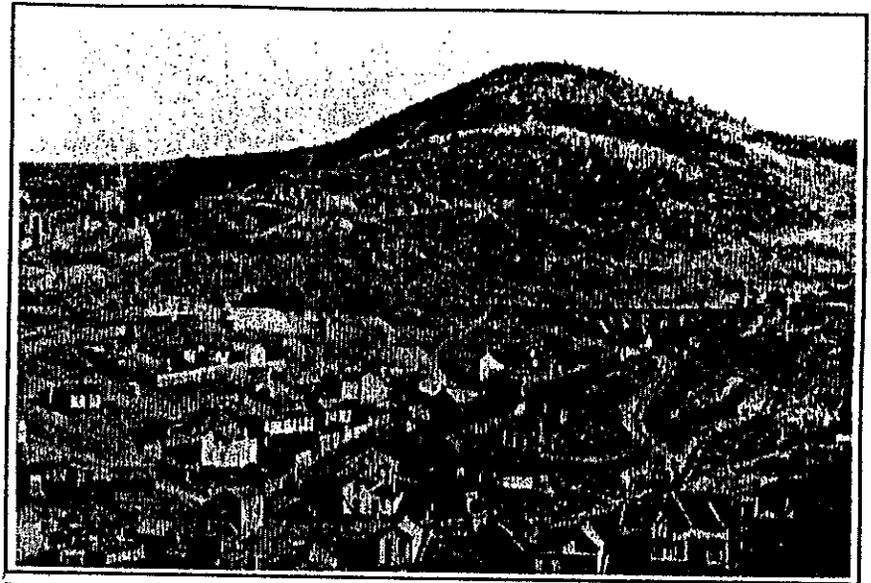
Historical Descriptions

Building Description (Historical)

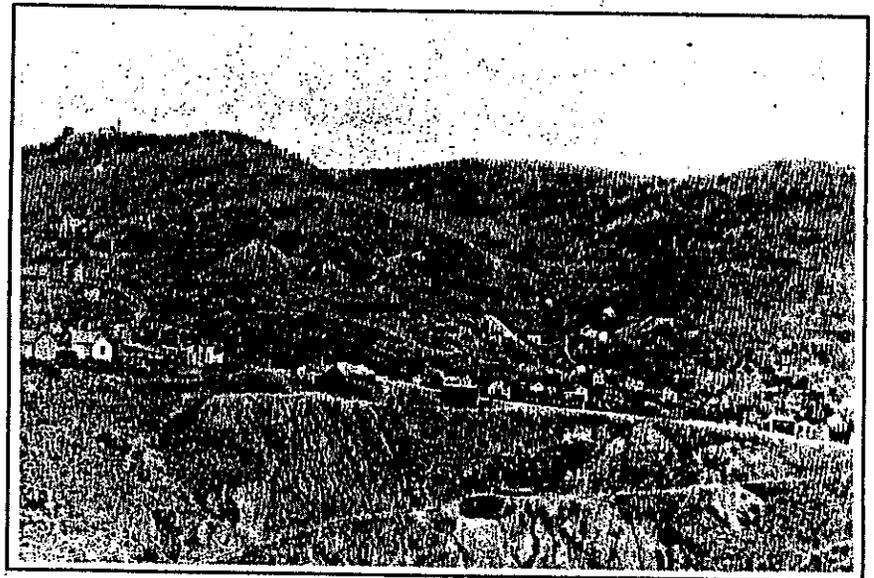
These neighborhoods consisted of one and two story, pre-turn-of-the-century wood frame single-family residences and commercial structures. The buildings were generally clad with horizontal wood siding resting on low foundation walls of stone. Roofs were low-pitched and gabled, with shingles or metal standing-seam roofs. These structures typically had wood-sash windows. In addition to these wood structures, the remains of a few mines can be detected, indicating that this area was once more densely concentrated with mine-related structures and activity.

Site Description (Historical)

Historically, there were numerous structures located on Packard and Havilah Streets. Most structures were located adjacent and parallel to the street. Some were located 5 feet away from street edge, and others set back 20-30 feet from the street edge. The mine-related structures were generally placed towards the rear of their respective lots, away from the street. The hills in this neighborhood were once devoid of trees due to the demand for lumber for building and milling. There once was a wooden trestle, spanning Packard Gulch, that carried the Colorado & Southern train from Black Hawk to Central City.



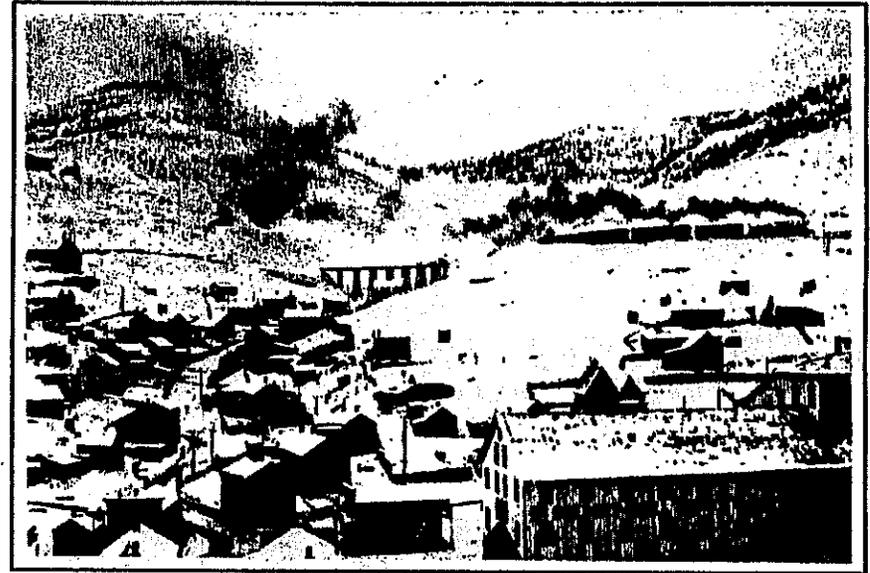
The wood frame structures typical of the Packard/Havilah Street Neighborhood, circa 1900.



A view of Packard Gulch from the Havilah Street Neighborhood, mid-1880s.

Neighborhood Views and Character (Historical)

Historical views were similar to present day views and were limited due to the nature of the canyon. The view east was focused towards Black Hawk and a scattering of mill structures. The views north and west were of residences sited on Winnebago Hill, and of the Buell Gold Mining Company Mill. To the west and south, Central Hill and the busy commercial center of downtown Central City were visible. The view from the street looked to Gregory Gulch as it meandered through the neighborhood. The view south included residences, commercial and mining structures, and the wooden trestle of the Colorado & Southern Railroad.



Looking south up Packard Gulch, Winter 1899.

Present Day (1992) Descriptions

Building Description (1992)

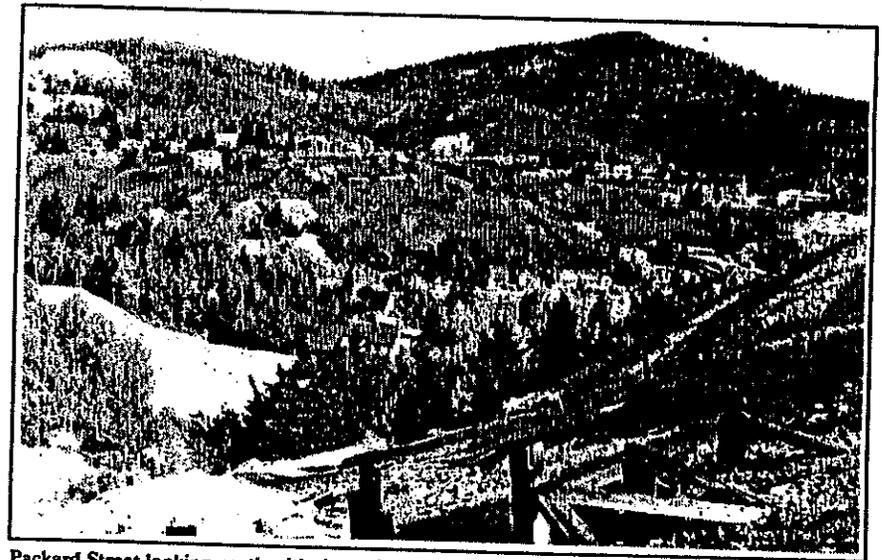
Only one building (which is not a contributing historic landmark) remains in the Packard Street portion of the neighborhood. Although Packard Street still exists, the remnants of the residences, commercial structures and mines that once lined the street and Packard Gulch are noticeably absent. The Havilah Street portion consists of the building lots north of Lawrence Street, the lots east of Packard Street and all of Havilah and Bates Street. This area contains many wood-frame dwellings, a few commercial structures on Lawrence Street, and the remains of inactive mines in the hills above Bates Street.

Site Description (1992)

Packard Street ascends south from Gregory Street and is located between Gregory Hill and Bobtail Hill. Remains of rubble rock retaining and stone foundation walls credited to the Cornishmen who were employed by the mines, are visible in this area. Steep slopes exist in this neighborhood, as do mine waste dumps. The Havilah Street Neighborhood is south-facing, perched on a hill overlooking Gregory Gulch. Commercial and residential structures are located closer to the Gulch; inactive mine structures and other residences dot the hillside on either side of Havilah Street.



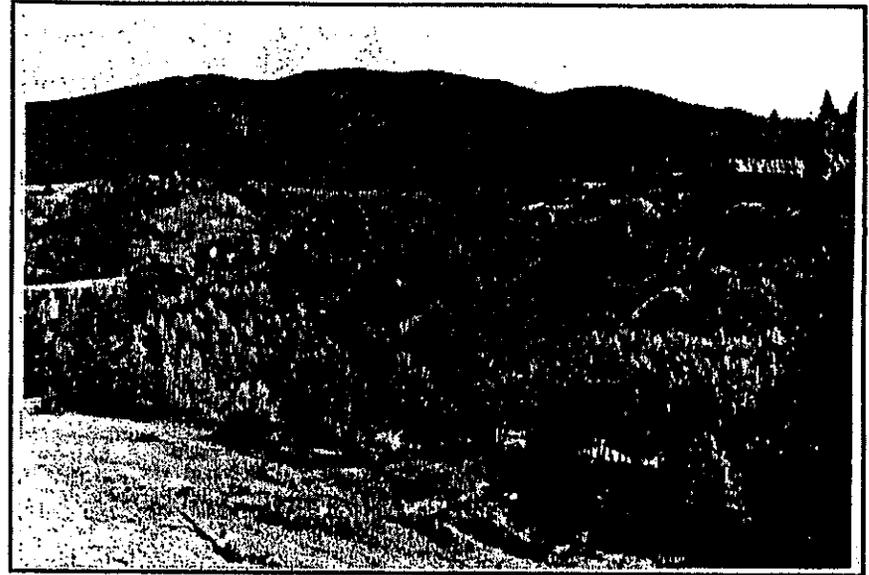
Packard Street facing south, 1992.



Packard Street looking north with the residential structures of the Havilah Street Neighborhood in the distance.

Neighborhood Views and Character Description (1992)

The views from this neighborhood are east onto Bobtail Hill and Black Hawk, north to the High Street Residential Neighborhood and to the west along Gregory Gulch and onto Gregory Hill. There are also views of the mountain slopes and mine waste dumps in the distance to the east, west and south. The character of these neighborhoods is open, due to the natural state of the hillside and the absence of any structures that once existed.



The Packard/Havilah Street Neighborhoods offer panoramic views of the hills surrounding Central City.

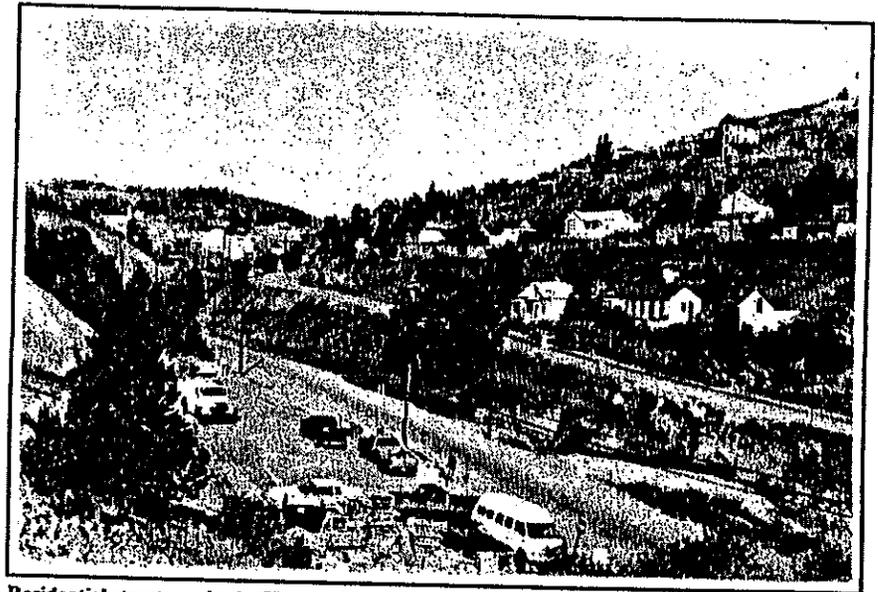
Building Design Guidelines

Buildings in this area range in size from one to three stories in height. In plan, they vary from the smallest footprint, a 20 foot by 20 foot simple wood frame structure to the largest, a 30 foot by 75 foot wood mill and mine shaft house. For all new construction, size and volume should fall in between these two extremes. The continuity of scale reinforces the visual and physical connection between the Packard Street and Havilah Street Neighborhoods and other gulch neighborhoods.

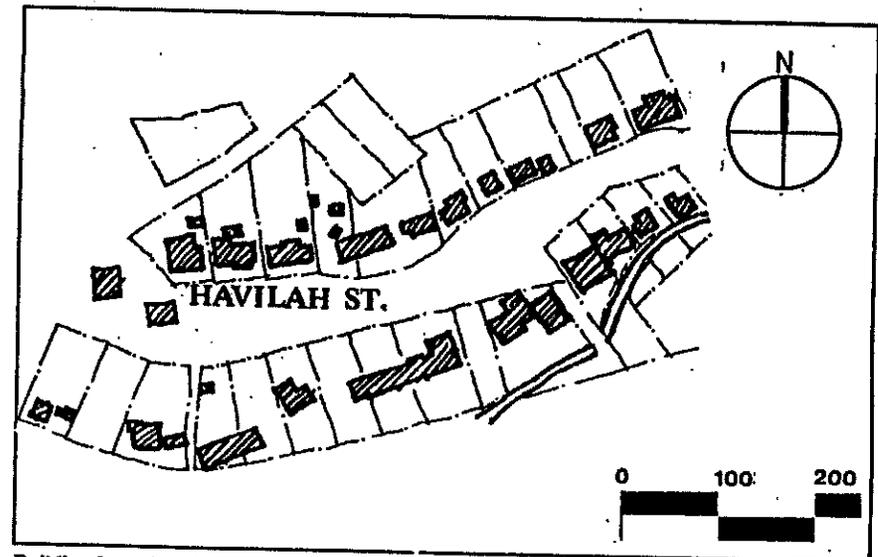
Guideline 1:

Design new buildings to be similar in height and scale to buildings historically found in the neighborhood.

- The overall perceived scale of the building is the combination of height, width, and length, and essentially equals its perceived volume.
- New buildings should not exceed the height of those found historically in the Packard/Havilah Street Neighborhood.
- Primary facades should be one to three stories high, or higher if it can be substantiated through historical documentation.
- Consult historic photos and maps for reference, guidance and information concerning historic structures in the Packard Street Neighborhoods.



Residential structures in the Havilah Street Neighborhood.



Building footprints from the Sanborn Fire Insurance Map of 1900.

Historically, a variety of building types were seen in the Packard/Havilah Street Neighborhood. These included residential, commercial and mining structures. This diversity is an important characteristic of the neighborhood and should be encouraged in new construction.

Guideline 2:

Maintain a diversity of building sizes that reflect what once existed in the Packard/Havilah Street Neighborhood.

Guideline 3:

Building footprints should reflect the variety in size, shape, and proportion of historic footprints that once existed in the Packard Street and Havilah Street Neighborhoods.

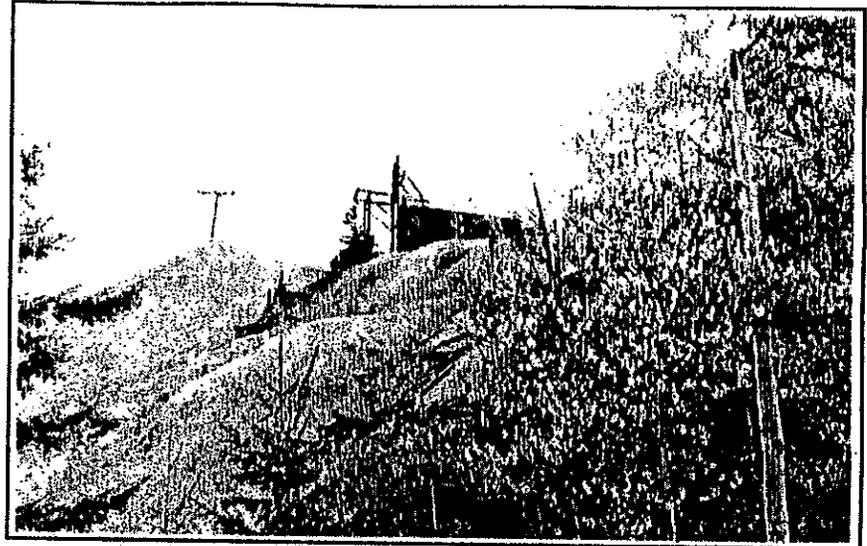
- Square, rectangular, L-shaped, and clustered building footprints are most common in this neighborhood.
- Footprints of new construction should reflect historic footprints. New construction should not exceed the 30 foot by 75 foot footprint maximum (a shaft house).
- A larger footprint is acceptable if it can be proven through historical documentation that a larger footprint existed in the neighborhood.

Site Design Guidelines

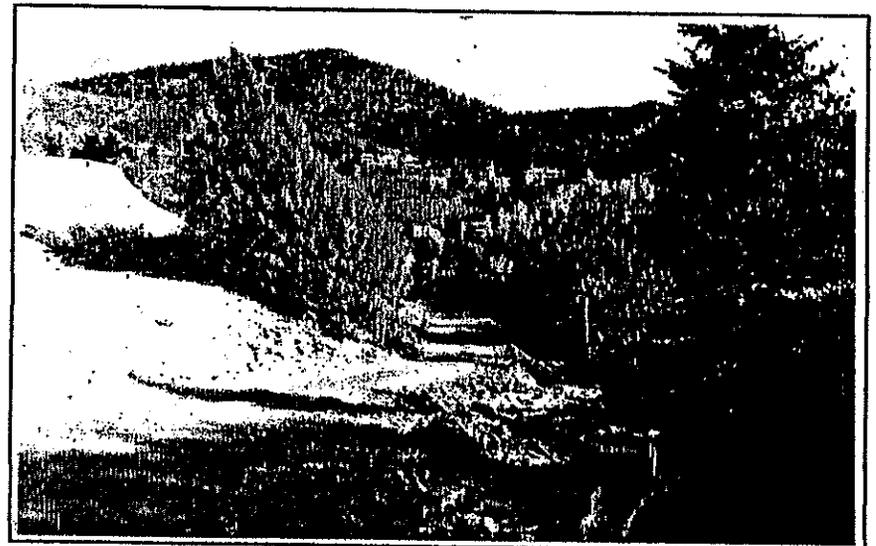
Guideline 4:

Maintain the pattern of lot assemblies in the Packard/Havilah Street Neighborhood.

- Typically, individual building lots range from 30 to 50 feet wide and from 60 to 100 feet deep.
- These lots reflect the natural topography of the neighborhood. Building lots should align along the winding streets parallel to Packard Gulch and conform to the contours of the hillsides. This produces an organic, "non-gridded" neighborhood pattern that must be maintained.



New construction should reflect the size, scale and character of buildings which once existed in this neighborhood.



The pattern of new lot assemblies should respect historic patterns in this neighborhood.

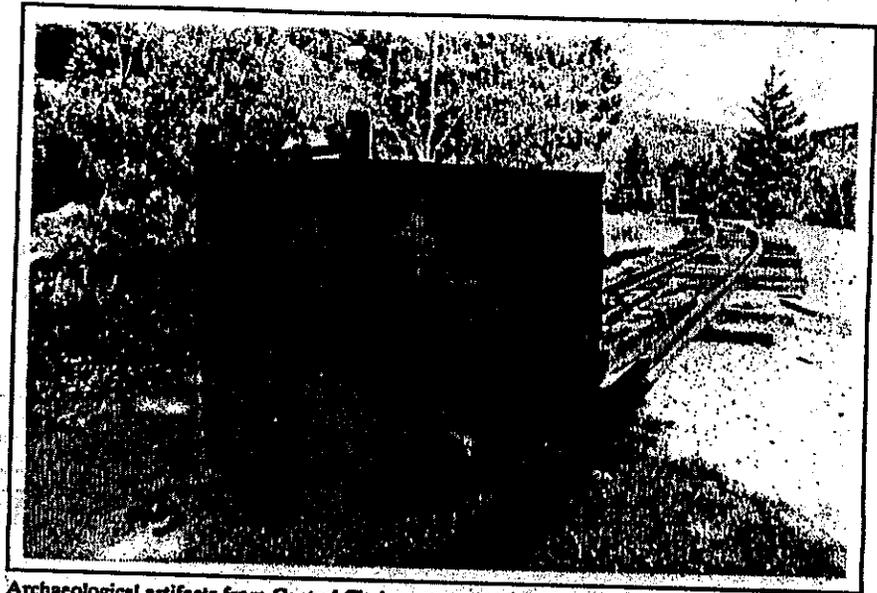
Neighborhood Views and Character Guidelines

Lot configuration and topography are important factors influencing the character of the neighborhood. The buildings that occupy these lots not only respond to the above physical conditions, but also to visual conditions such as a view to a particular hillside or other landmark.

Guideline 5:

Maintain the character of the street by preserving views of local historic landmarks and significant natural features wherever possible.

- Views from the public way to Bobtail Hill, Mammoth Hill, Central Hill, remnants of the Packard Street Trestle, Bates Hill, Packard Gulch, Gregory Gulch, and of local landmarks, such as the Buell Power Plant, the Bates Mine and the Next President Mine, should be protected and maintained. New development in the neighborhood should not obstruct these views but take advantage of them.
- Maintaining a view corridor to a community focal point may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.



Archaeological artifacts from Central City's past should be preserved and protected so they may be appreciated in the future.