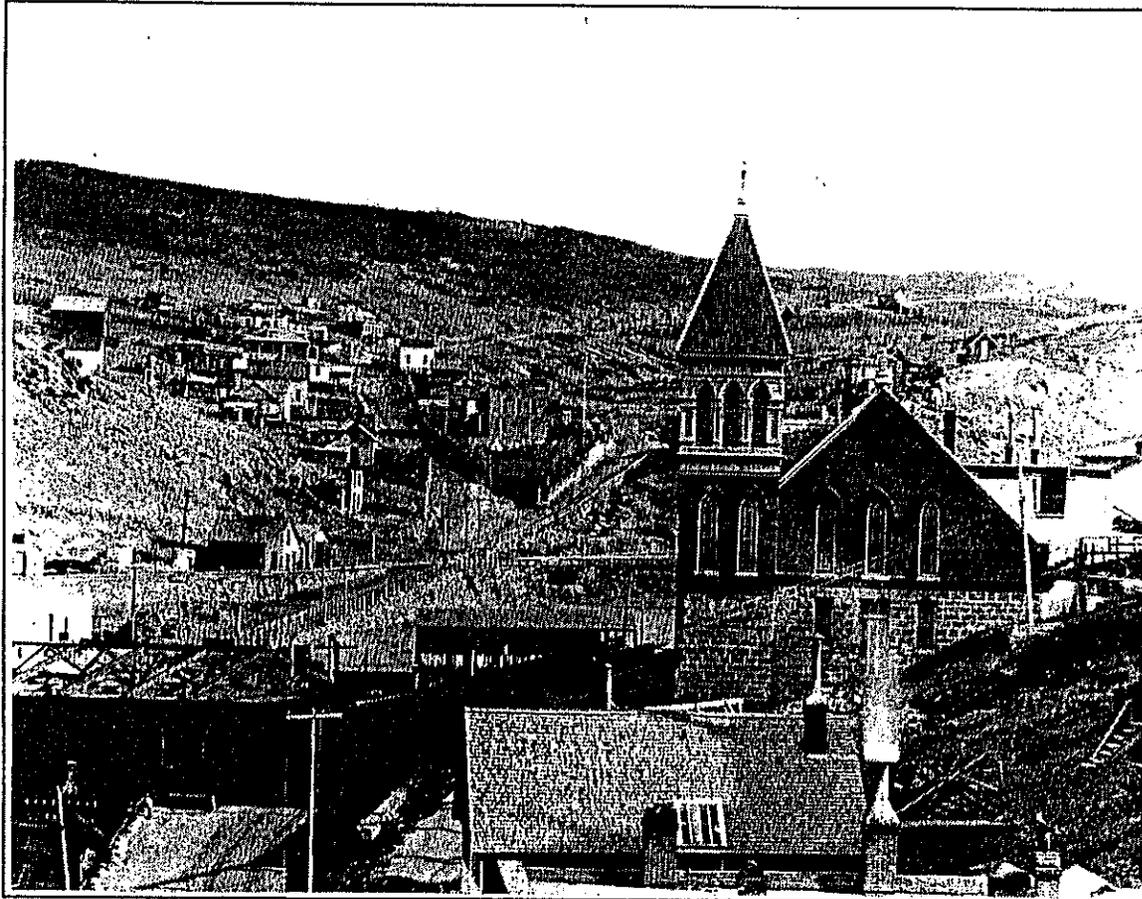


CHAPTER 16:

SPRING STREET RESIDENTIAL NEIGHBORHOOD



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

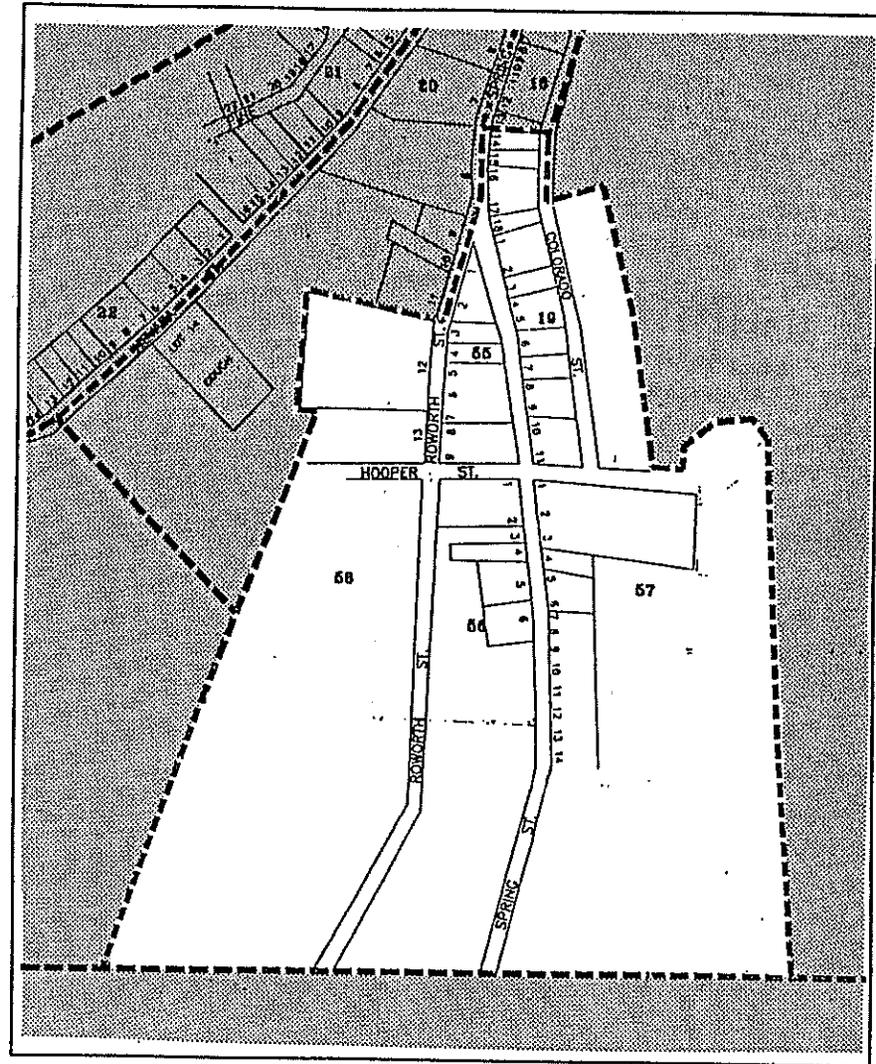
This photograph, credited to A.M. Thomas, dates from 1890-1899.

CHAPTER 16 SPRING STREET RESIDENTIAL NEIGHBORHOOD: DESIGN GUIDELINES

The Spring Street Neighborhood, located between Central Hill and Quartz Hill on the southern edge of town, consists primarily of residential structures along with a few mine-related structures. Roworth, Spring and Colorado Streets run north-south and are bisected by Hooper Street, running east-west. Refer to the adjacent map for the complete boundary delineation:

Goals for the Neighborhood

This residential neighborhood retains a great deal of its integrity. Most of the structures from the period of historic significance, 1859-1918, survive and as a result, the overall scale and character remains that of an early residential neighborhood composed of single-family dwellings. The goal for the Spring Street Residential Neighborhood is to preserve the sense of time and place that exists here and to minimize the visual effects of change. For this reason, preservation of all historic structures is a high priority and new buildings should blend in with the historic scale and character. New structures should be similar in size to historic structures and should be sited with the natural topography of the land.



The Spring Street Residential Neighborhood.

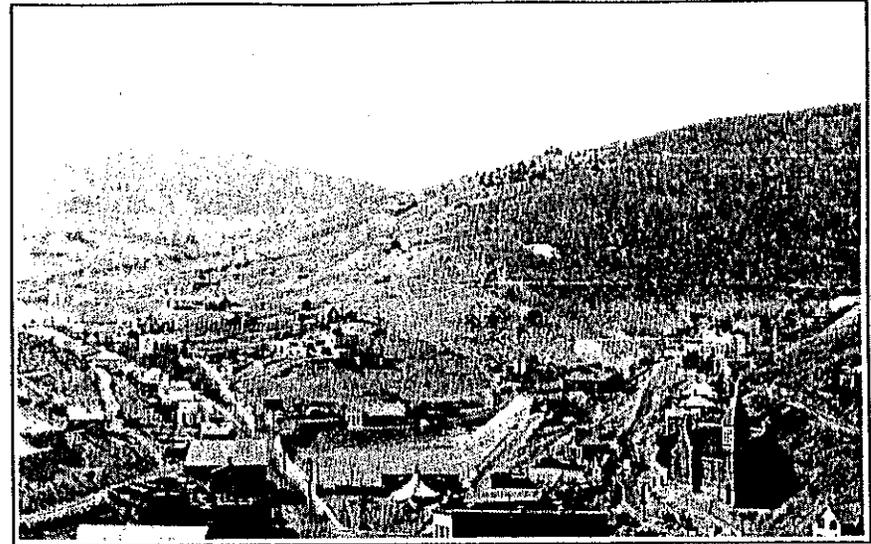
Historical Descriptions

Building Description (Historical)

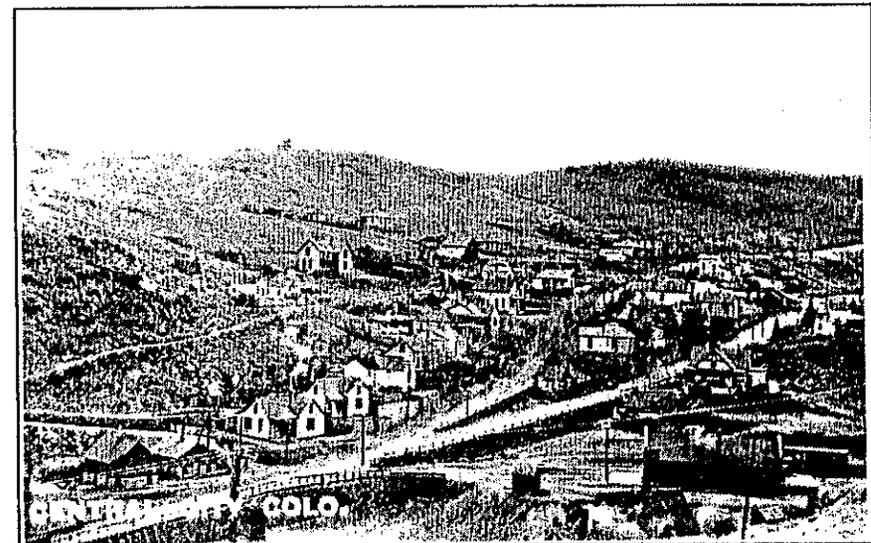
This neighborhood climbs up Spring Street to Russell Gulch, and traditionally has been predominantly residential, beginning when the first log cabins were constructed in the 1860s. It probably did not reach its present-day density until the turn of the century, and has remained unchanged to this day. Simple wood frame structures line both sides of Spring Street and the east side of Colorado Street. A few brick houses are also located in this area. These residences were typically one or one and one-half stories high. Boarding houses were also located on Colorado Street, along with mine-related structures. West of Roworth Street, houses were not always oriented toward the street, as where the houses on Spring and Colorado Streets, but instead were oriented towards private drives or views into the surrounding valleys and hills of the City. Residences west of Roworth Street were typically two stories in height and mostly of brick or stone construction; wood frame was much less common here. Most residences had porches, and exposed foundation walls of dry-laid stone and rubble rock were very common. Siding was typically wood lap and roofs were gabled or hipped. Decorations were mostly found on balustrades, cornices, roof eaves and porches.

Site Description (Historical)

Situated on a hill that slopes primarily to the south, residences were sited on lot assemblies that differed depending on which side of Roworth Street the lot was located. On the east side of Roworth Street, lots are the typical Central City standard: 50-100 feet wide by 100 feet deep, with houses oriented to the street and with setbacks of 10-30 feet from street edge. On the west side of Roworth Street, lots are much larger, with ample spacing between the residences that remain today. Private drives accessed these residences, which were not typically oriented to Roworth or Hooper Streets but rather to views of the surrounding country side. Behind Spring Street, on the western slope of Central Hill ran the railroad tracks. Above the tracks were various residences, mines, mills and mine waste dump piles. By 1900, most of the hills around Central City had been deforested.



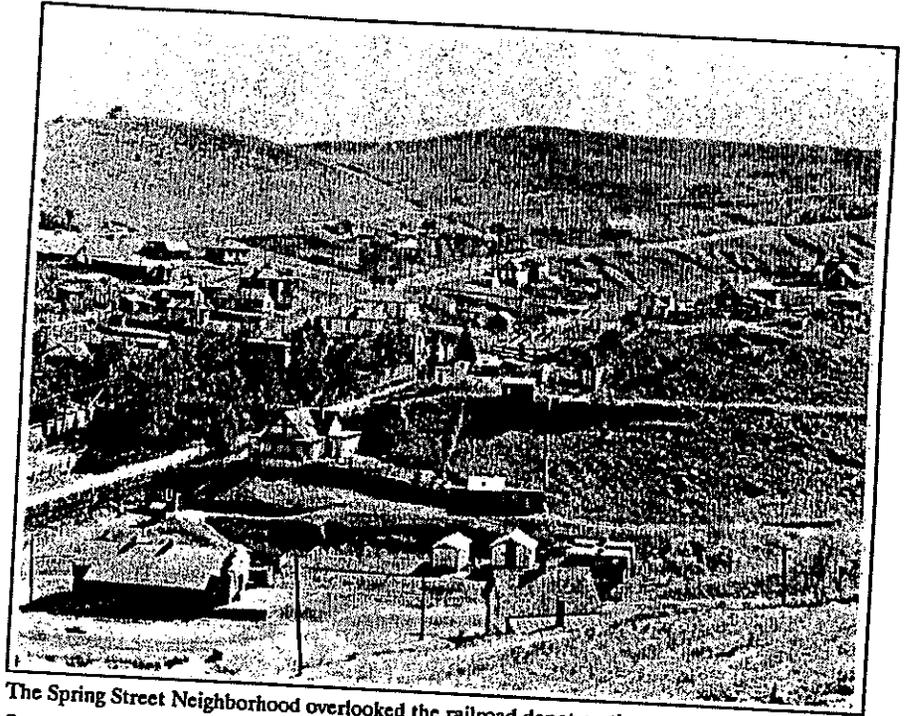
The residences of the Spring Street Neighborhood, to the left in the photograph, circa 1890-99.



The Spring Street Neighborhood, on the west side of Central Hill, as it appeared around 1900.

Neighborhood Views and Character Description (Historical)

The neighborhood character was essentially residential in nature with houses located on both sides of Spring, Roworth and Colorado Streets. Views were predominantly the same historically as they exist today. The view south was up Spring Street and to Russell Gulch; northward, the view looked on the Commercial Core. Towards the east and west, the view was to Central Hill and Gunnell Hill, respectively. Perhaps the only major differences with the present-day character is that the depot was busier in the past, and the Hooper Brickyard at the corner of Hooper and Roworth Street was also very active, especially after the fire of 1874.



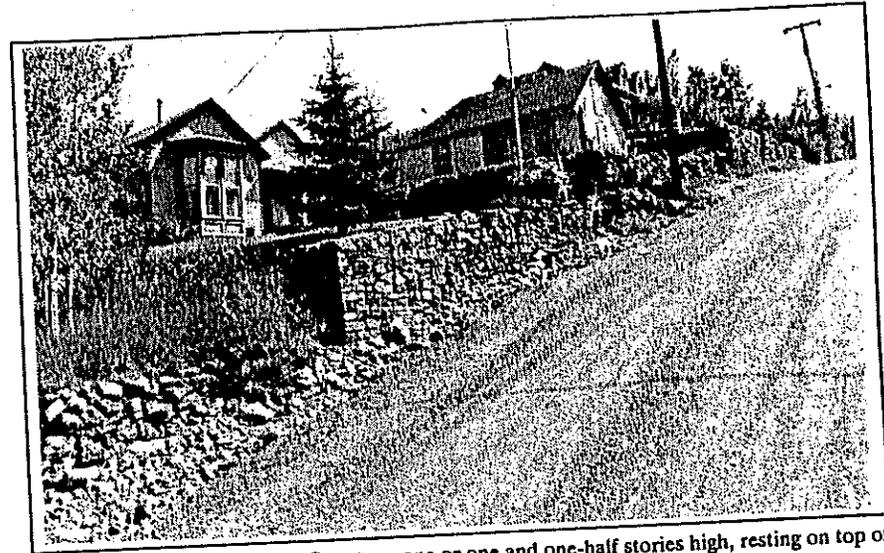
The Spring Street Neighborhood overlooked the railroad depot on the west side of Spring Street. Photo circa 1900.

Design Guidelines

Present Day (1992) Descriptions

Building Description (1992)

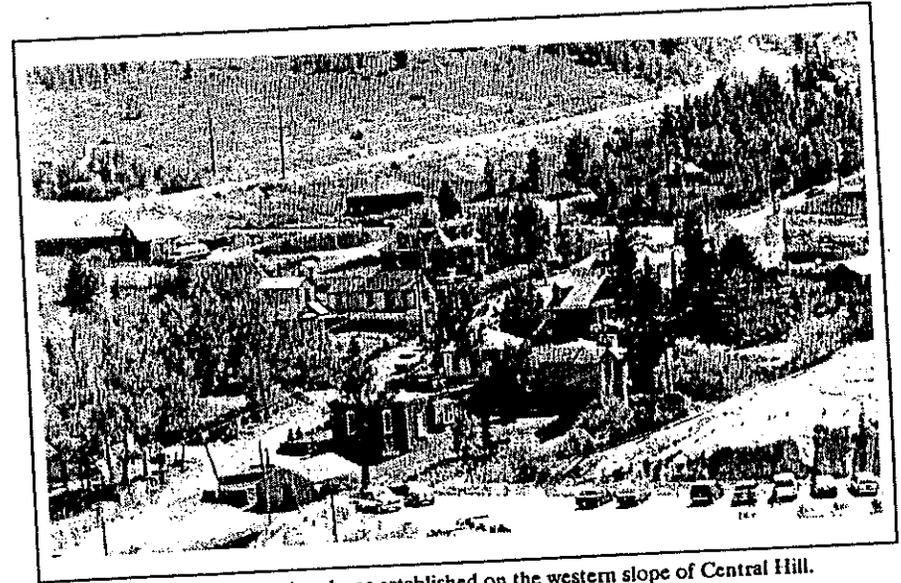
The Spring Street Residential Neighborhood contains three distinct types of construction: wood frame, brick and stone residences. Most buildings are one or two stories high, resting on stone foundations. The wood frame residences have wood lap siding with gable or hip roofs of asphalt shingles. The brick and stone residences also have hipped or gabled roofs and are of a simple vernacular style. Many have front porches facing Spring, Roworth or Colorado Streets, and they contain details and ornamentation that resemble the other residences of the city.



These residences along Spring Street are one or one and one-half stories high, resting on top of stone retaining walls.

Site Description (1992)

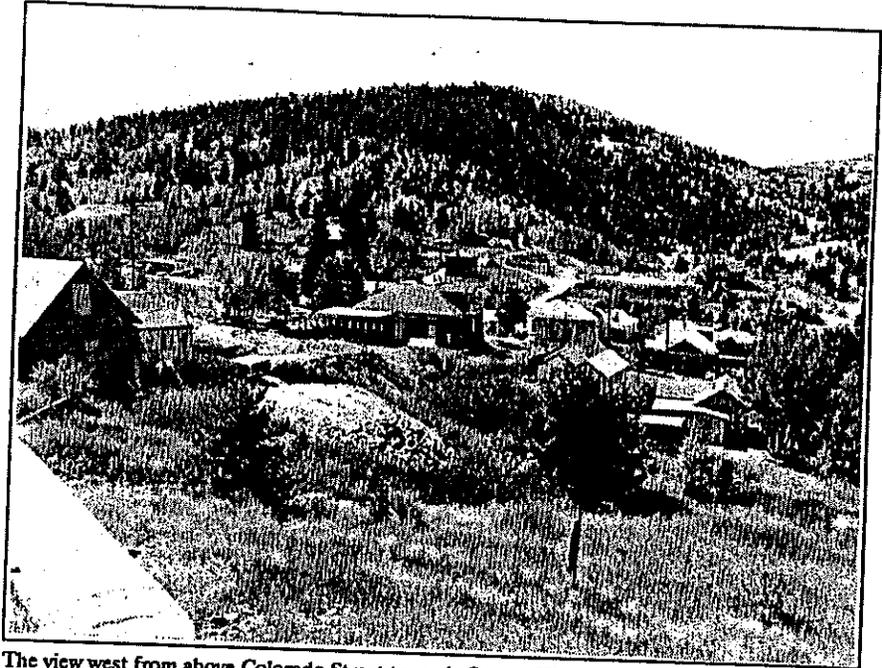
Most residences in the Spring Street Residential Neighborhood have a rubble rock retaining wall at the street edge. This is accented with steps that lead up to front yards and house entrances. Historically, this neighborhood has never been densely populated, so the houses which climb up Spring Street and the residences west of Roworth Street occupy more than one lot. These lots vary from 50 to 100 feet wide and are typically 100 feet deep. Setbacks range from 10 to 30 feet from street edge. Sidewalks are generally absent in this neighborhood.



The Spring Street Neighborhood was established on the western slope of Central Hill.

Neighborhood Views and Character (1992)

The views from this neighborhood are of the surrounding wooded mountain slopes, mine tailings (including the National Mine), and down into the Commercial Core Neighborhood. Behind the residences on Colorado Street is the overlook area for the Historic Mining District. This neighborhood is primarily residential, due to the relative absence of mine-related or commercial structures along upper Spring Street. However, the remains of the Kong Mine and National Mine are evident. Views from the street towards these buildings are partially obscured due to the height of the rubble rock retaining walls and foundation walls underneath these residences.



The view west from above Colorado Street towards Quartz Hill and Nevada.

Design Guidelines

Building Design Guidelines

Historic residences in this area range in size from one to two stories in height, and in plan, they vary from the smallest footprint, a 20 foot by 25 foot simple wood frame structure to the largest, a 30 foot by 60 foot brick residence with a flat roof (which was once two stories with a gabled roof). For all new construction, size and volume should fall between these two extremes. This continuity of scale reinforces the visual and physical connection between the Spring Street Neighborhood and the other residential neighborhoods.

Guideline 1:

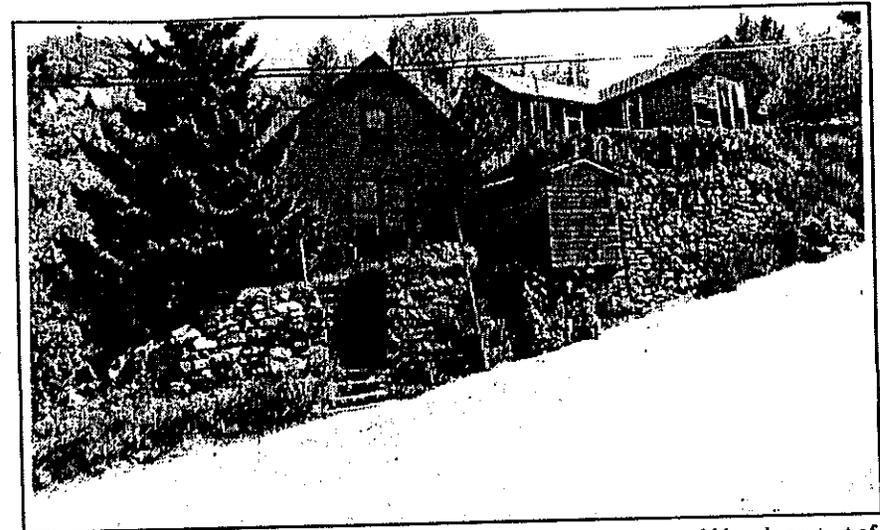
Design new buildings to be similar in height and scale to the historic residential buildings in the neighborhood.

- 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 historically found in the Spring Street Neighborhood.
- Primary facades should be one to two stories high, or higher if it can be substantiated through historical documentation.

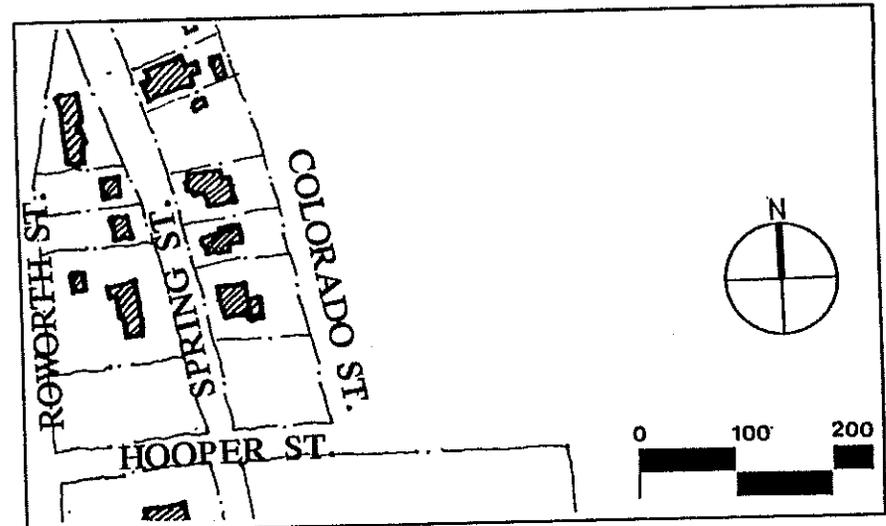
Guideline 2:

Building footprints should reflect the size, shape, and proportion of existing residential building footprints within the Spring Street Residential Neighborhood.

- 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 60 foot footprint maximum.
- A larger footprint is acceptable if it can be proven through historic documentation that a larger footprint existed in the neighborhood.



The size and shape of new construction should approximate the existing and historic context of the neighborhood.

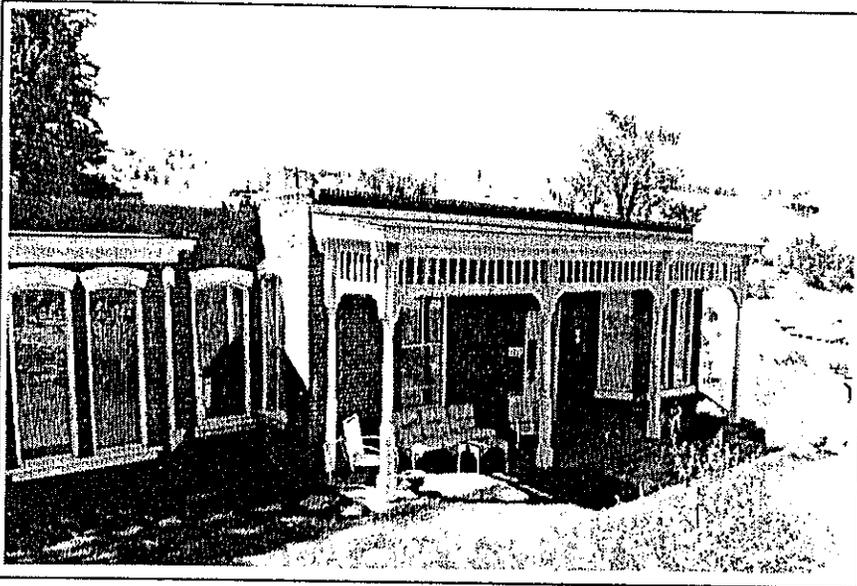


Building footprints from the Sanborn Fire Insurance Map of 1900.

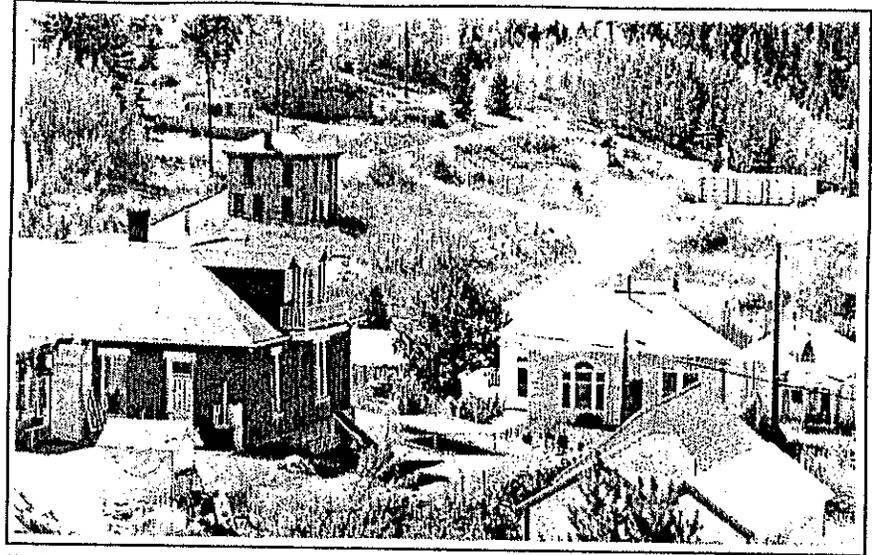
Guideline 3:

Maintain the diverse use of residential building materials in all new construction.

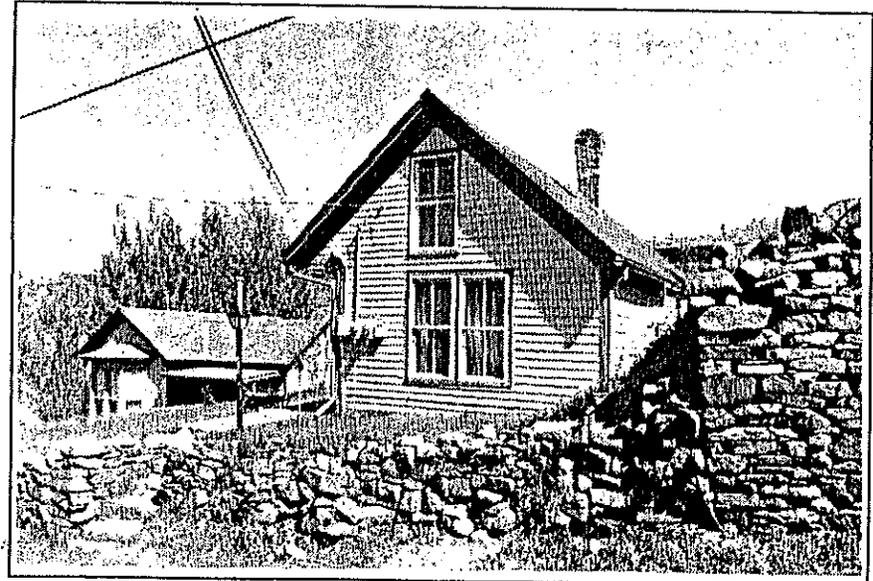
- Wood residences, brick residences and stone residences exist in the Spring Street Neighborhood today.



Brick is a typical material in this neighborhood.



Typical residences used a variety of building materials in the Spring Street Residential Neighborhood. Hooper Street is located to the upper left in this photograph.



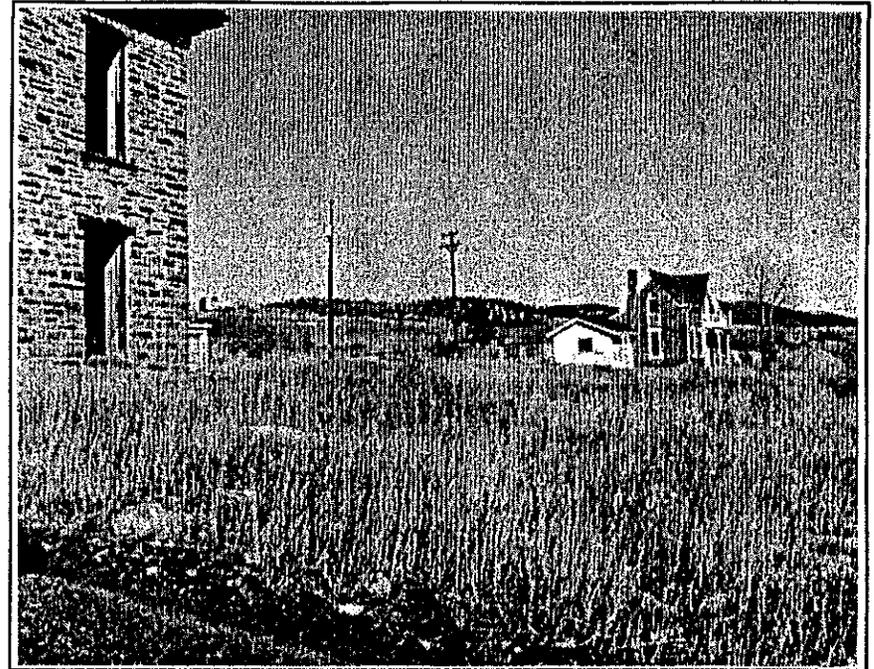
Wood clapboard is a typical material.

Site Design Guidelines

Guideline 4:

Maintain the residential pattern of lot assemblies in the Spring Street Residential Neighborhood.

- Typically, individual building lots range from 50 to over 100 feet wide and are typically 100 feet deep.
- The variety of lots exceeding 100 feet wide and deep adds to the unique character of this neighborhood.



The lots on the west side of Roworth Street are typically larger than building lots along Spring Street, with ample spacing between residences.

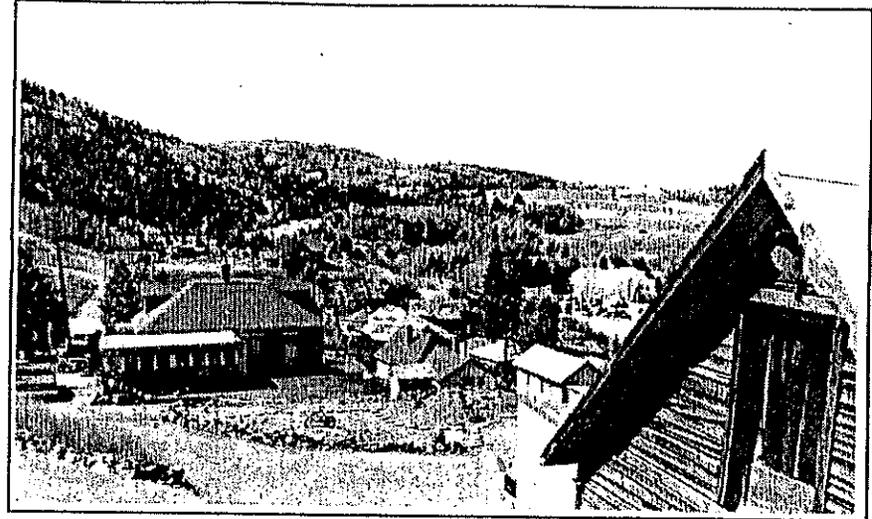
Neighborhood Views and Character Guidelines

Lot configurations and site topography are important factors that influence the character of the neighborhood. The residences occupying these lots not only respond to the above physical conditions, but also to visual conditions such as a view of a particular hillside or landmark.

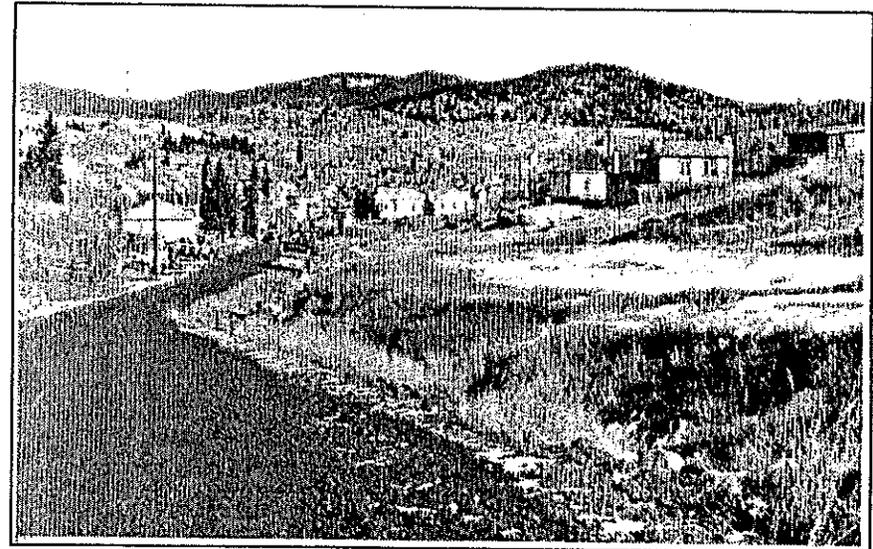
Guideline 5:

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

- Views from the public way to Gunnell Hill, Central Hill, Winnebago Hill and the Commercial Core, and of local landmarks, such as the Coeur d'Alene Mine, the Teller House and the Spire of St. Mary's Catholic Church, 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 one of these community focal points may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.



Partial view of the Spring Street Neighborhood, facing southwest.



Views from the public way (Hooper Street, above) to the Commercial Core and Winnebago Hill should be protected and maintained.