



HELLER CENTER MASTER PLAN - draft



For:
University of Colorado at Colorado Springs

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1. INTRODUCTION



View of the Heller Center from Eagle Rock.



View south from the Main House toward the meadow.

GOALS AND PURPOSE

The subject of this planning document is the Heller Center for the Arts and Humanities which is located north of the existing campus of the University of Colorado at Colorado Springs at 1150 Eagle Rock Rd. and within the planned boundaries of University expansion. The Center is located south of the Pulpit Rock Open Space and west of the University Park Open Space nestled into a narrow valley.

The property was purchased by Larry Heller and Laurence Field in 1935 and 1936 from the North Colorado Springs Land & Improvement Company. Larry Heller and his wife Dorothy, “Dot”, lived together at the property until his death in 1983. Dot continued to live there until 1996, when she decided to donate the property to the University of Colorado at Colorado Springs (UCCS), with the directive that the property be used to promote education in the arts and humanities and that the natural beauty of the area be preserved.

Since the death of Dorothy Heller in 1999, the University has debated the potential future uses of the property with no clear consensus on direction. Following the demolition of two of the original buildings in 2005, the discussion of the future use of both the buildings and the property came to the forefront of debate for many within the academic community of UCCS. In 2007, the University applied for a Colorado State Historic Fund grant to complete a master plan study for the property and a Historic Structures Assessment for the buildings. The grant monies were awarded to UCCS for the preservation of the Heller Center and to fund the planning process to determine the most appropriate uses for the buildings and site in the future.

The purpose of the planning effort for the Heller Center was to develop a comprehensive master plan for the future improvements and restoration of this important piece of the University campus. This led to a vision for the future of the property that incorporates a variety of compatible uses,

including recommendations for restoration and rehabilitation of the landscape and existing buildings, and the reconstruction of the garage/shop and studio.

The master planning process was undertaken with the support of UCCS and the Visual and Performing Arts department. The vision for the master plan followed the following goals:

- Involve a comprehensive group of stakeholders (UCCS, neighbors, community members and local artists).
- Work within the parameters of and satisfy the covenant requirements of the property as stated in the gift agreement.
- Develop a plan that will result in the highest and best use of the site and buildings, while preserving the property and making it accessible to the University community.
- Develop a master plan that will successfully integrate academic and public functions and uses in a complementary manner.

The master plan is intended to be used as a guide for the future improvements to the property and to assist in the development of the programs and activities that will be implemented.

1. INTRODUCTION

METHODOLOGY

In 2008, EDAW, Aller-Lingle-Massey Architects, and Tatanka Historical Associates, Inc. were hired by UCCS to facilitate the master planning efforts. The master planning was undertaken in conjunction with a Historic Structures Assessment and archival research and historic designation review. The documents that resulted from the additional project work are companion documents to the master plan. The primary components of the planning effort included:

- Fieldwork
- Site documentation and condition assessment
- Establishment of project “vision” and goals with stakeholder participation
- Program development through stakeholder involvement

These components are described in greater detail in the following sections.

Fieldwork and Research

- Field survey of landscape elements such as walls, building sites, vegetation, small-scale features and the surrounding area to understand context.
- Collection and review of historic photos.
- Study of previous research, plans and available information.
- Topographic survey with 1’ contour intervals and existing site features was mapped to facilitate future planning.

Project Vision and Program Development

The master plan was developed in three phases. Phase 1 involved an existing conditions assessment, an opportunities and constraints analysis and review of prior planning documents to

gain an understanding of the present condition of the property. Phase 2 was an interactive stakeholder workshop held at UCCS on November 12 and 13, 2008 with over 30 participants, including faculty and administration, students, neighbors and local artists. The workshop was led by EDAW, with input and assistance by Aller-Lingle-Massey Architects and Tatanka Historical Associates. The purpose of the workshop was to determine the “vision” for the Heller Center, generate ideas for programming and uses and to define the extent of physical improvements.

The workshop was followed up with a public presentation on February 19 2008, presenting the preferred direction for the property, including suggestions that were put forward for the use of the buildings and general improvements/restoration concepts.

Phase 3 was the development of a comprehensive master plan that summarized the ideas developed at the workshop, laying out the general physical plan for the future use of the property.



Master plan concept developed during the November 2008 workshop.



Site visit with workshop participants, November 2008.



Stakeholder group at the master planning workshop held at UCCS in November 2008.



VISION STATEMENT

Blending the past and present, natural and cultivated; the Heller Center for Arts and Humanities Master Plan is solidly grounded in what Larry and Dorothy Heller found so uniquely appealing about Yawn Valley for their personal and professional pursuits in Colorado Springs. The same spirit for art and culture, and a strong appreciation for the natural landscape that the Heller's possessed almost 60 years ago are still alive in the peacefulness of the quiet valley and in the hearts and minds of their friends and neighbors, and University faculty, staff and students.

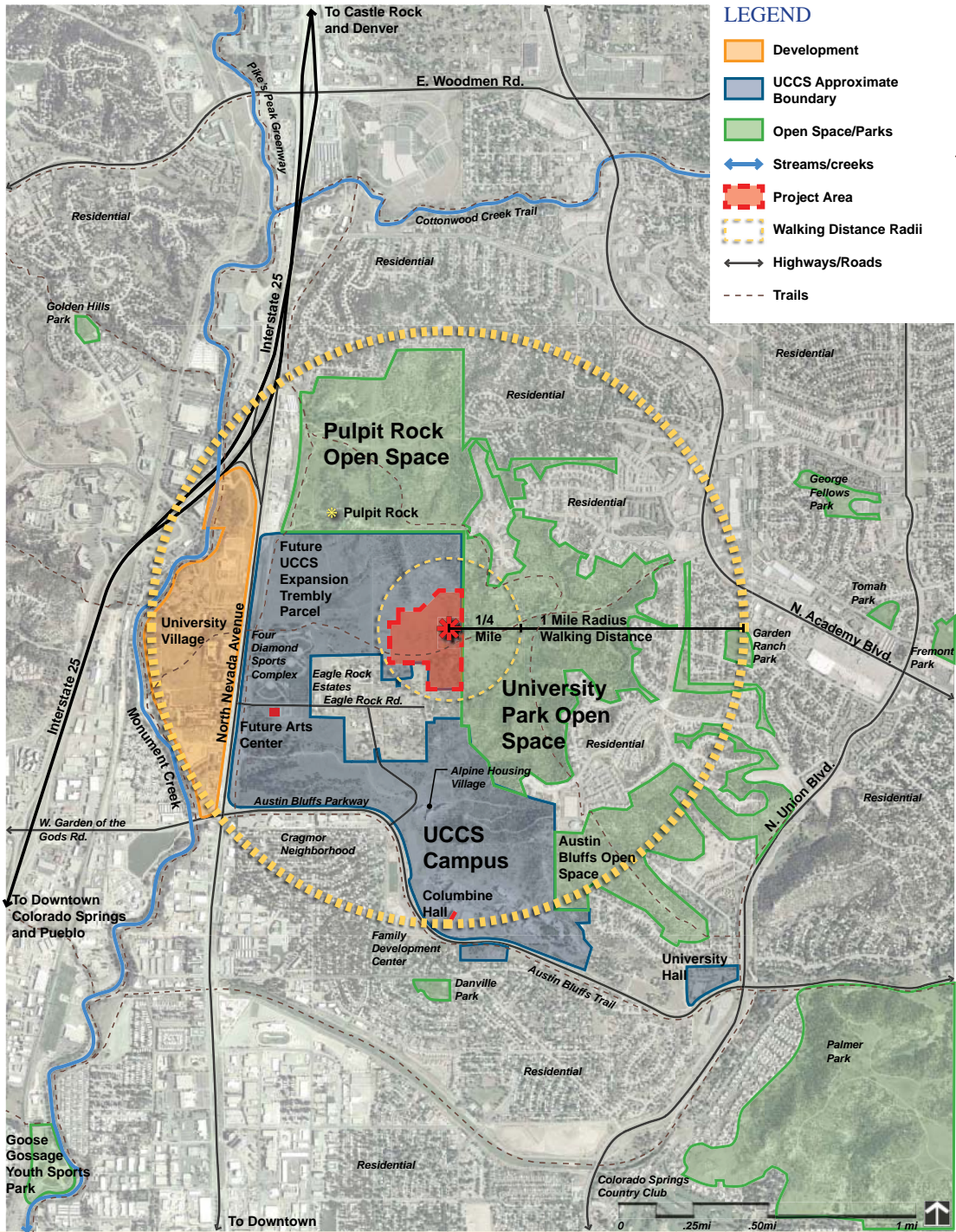
This master plan intends to capture the essence of Dorothy Heller's wishes as she bestowed her gift to UCCS and to satisfy the educational and artistic needs of programs relating to the arts and humanities. The master plan envisions that the Heller Center will become a retreat and small conference center that fosters intellectual, academic and artistic creativity and collaboration between students, faculty and visiting scholars and artists. The Center will be an oasis within the broader UCCS campus, with the heart of the Center nestled within in the native landscape of gambel oak and pinyon providing a tranquil setting for exploration of the arts and humanities.

The Heller Center master plan embraces a long-term environmental stewardship that preserves this special place, through the restoration and protection of the natural and cultural resources.



2. EXISTING CONDITIONS

2. EXISTING CONDITIONS



Regional context map of the Heller Center property.

DESCRIPTION OF SITE

The property is approximately 35 acres comprised of three adjacent parcels in El Paso County, Colorado within the City limits of Colorado Springs. The Heller Center is located north of the existing UCCS campus, about 3/4 miles east of North Nevada Avenue. The property is immediately adjacent to the University Park Open Space, and to the west and north is the Trembly property, also owned by UCCS and planned for future expansion of the campus. The developed area of the Heller Center is centrally located within property with expansive views to the west of Pikes Peak and the Rocky Mountains. The developed area included buildings, an unpaved vehicle drive and parking, terraced rock walls, gardens and the gravesite of the Hellers.

The property lies in a valley with varying topography, which limited the easily-buildable area. A drainage runs east-west across the site. The drainage is typically dry, yet creates a riparian area south of the central area. The central area of the property can be accessed by vehicles from the west from North Nevada Avenue by a new drive and from the south via the original drive from Eagle Rock Road. An additional access point from University Park Open Space allows bicycles, pedestrians and equestrians.

The vegetation is primarily in a natural state with native Gambel oaks, pinyon pines and junipers with an understory of threeleaf sumac, Mountain mahogany, grasses and forbs. Some areas of disturbance are evident with extensive growth of yucca and New Mexican locust. Immediately surrounding the buildings Dot Heller had planted gardens which remain in a degraded state. Distinct zones of the landscape are evident - the residential area surrounding the buildings, and the “wild” natural landscape beyond.

Four buildings remain: the main house, guest house, gallery and a small barn.¹ The main house and guest house were constructed in the mid to late 1930s, and while retaining much of the original character have been modified over the years. Two of the original buildings - the studio and garage - were demolished in 2005. Of these buildings there are the remains of stone foundations to the south of the main house. The location of the buildings has been taken over with invasive weeds.

¹ Please see the December 2008 Heller Property Historic Structure Assessment for additional information on the remaining buildings.

2. EXISTING CONDITIONS

CHARACTER-DEFINING FEATURES

The following list of character-defining features was created using the guidance provided in the National Park Service’s CLR: Landscape Lines: Landscape Characteristics. Character refers to all those visual aspects and physical features that comprise the appearance of both buildings and the landscape. The features that are considered primary are essential to both as part of the overall character and “feel” of the property, and should be rehabilitated or restored to the historic period. Secondary features do not contribute as greatly to the historic character, and missing features are those contributing features that would greatly enhance the property and could be considered for reconstruction.

Primary Features

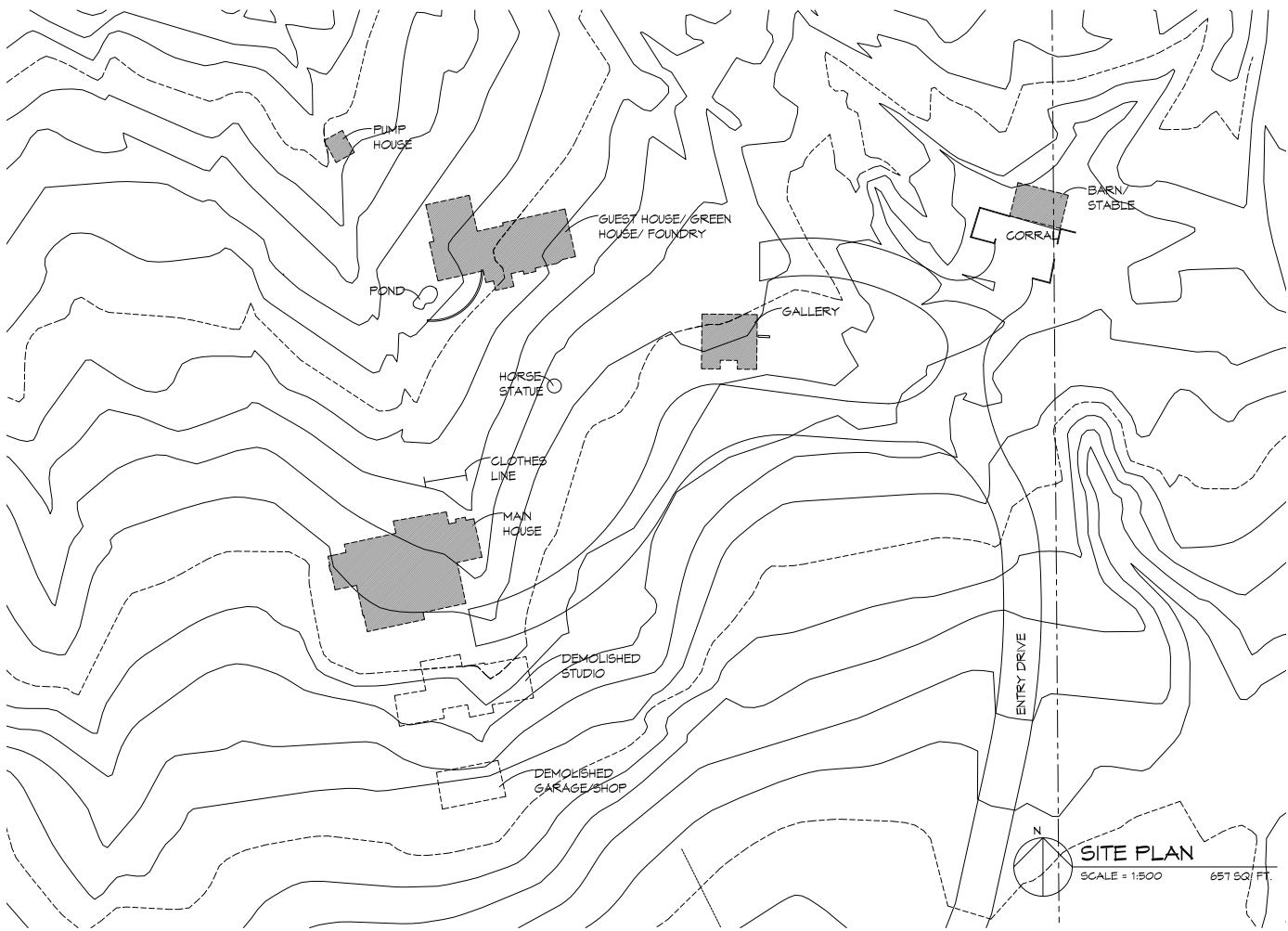
- Main house
- Guest house
- Stone foundations from demolished studio and garage
- Remains of gardens, period landscaping
- Stone garden terraces
- Horse sculpture

Secondary Features

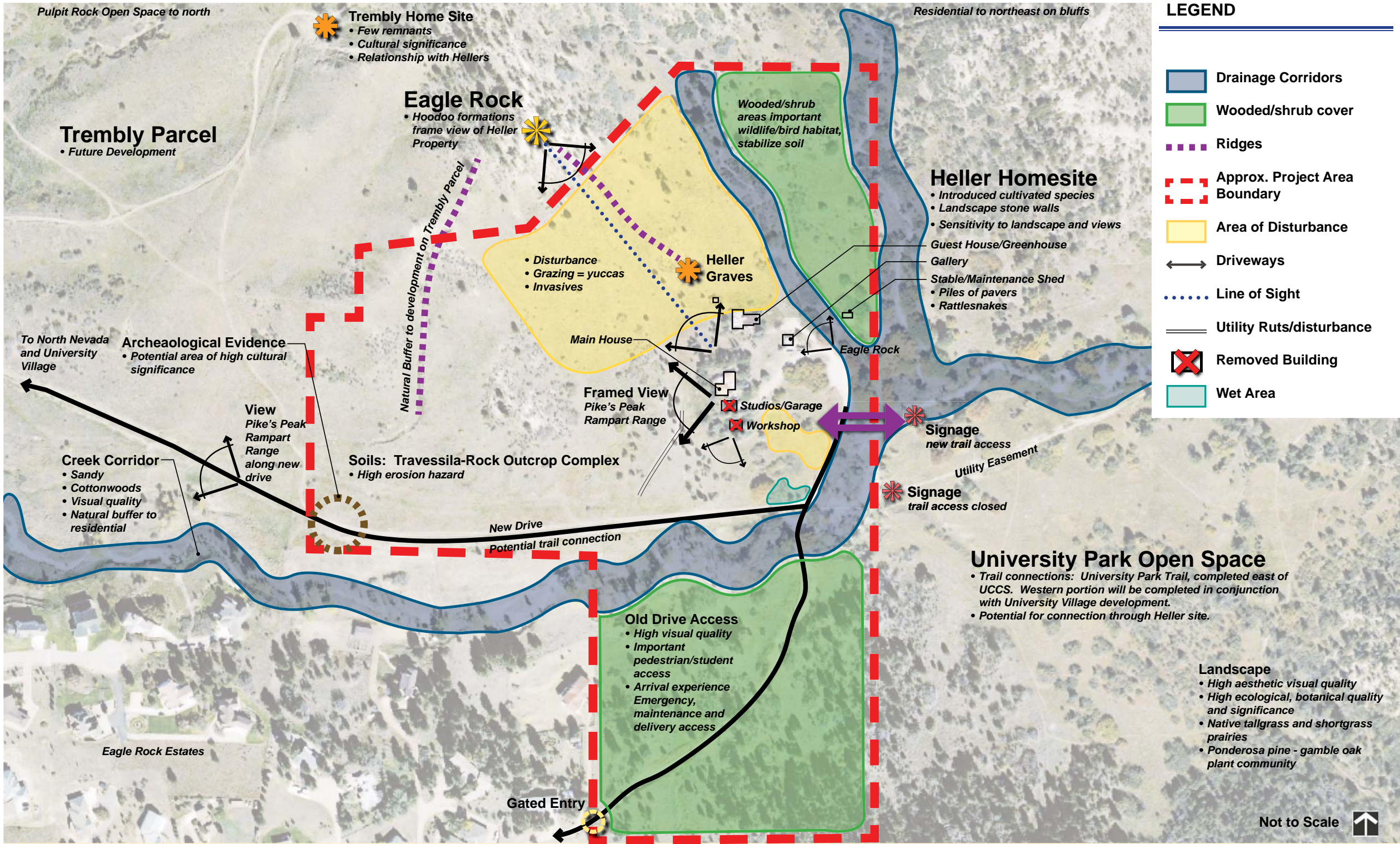
- Gallery
- Barn / corral
- Pump house
- Heller gravesite
- Small-scale elements (clothes line, chopping iron)

Missing Features

- Garage
- Studio



Locations of existing and missing buildings. (Courtesy of Aller-Lingle-Massey Architects)



Site analysis

2. EXISTING CONDITIONS



New entry drive looking east. Edge should be revegetated with native grasses.



Looking west towards the mountains across the location of the former Studio. Weeds have taken over where the building once stood.



Looking south toward the Guest House. A large area has been overtaken with New Mexican Locust.



Looking north toward the central area. The Main House is behind the trees in the center of the photo beyond the remains of a stone wall.



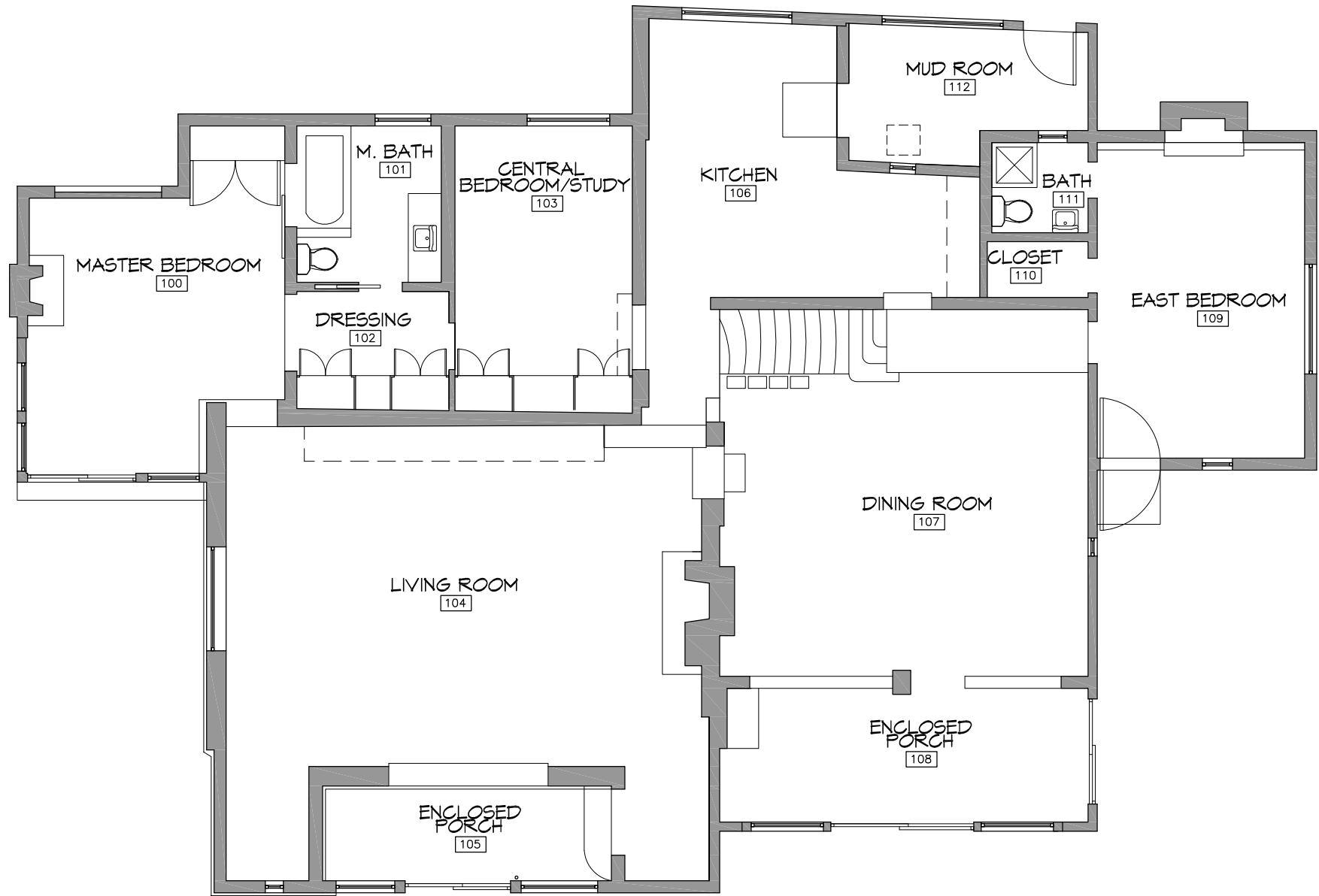
Looking east at the remains of the Studio rock foundation.



Larry Heller sculpture between the Main House and Guest House.

2. EXISTING CONDITIONS

main house



N
MAIN HOUSE
FLOOR PLAN
1/8"=1'-0" 2,604 SQ. FT.

Existing floor plan of the Main House. (Courtesy of Aller-Lingle-Massey Architects)

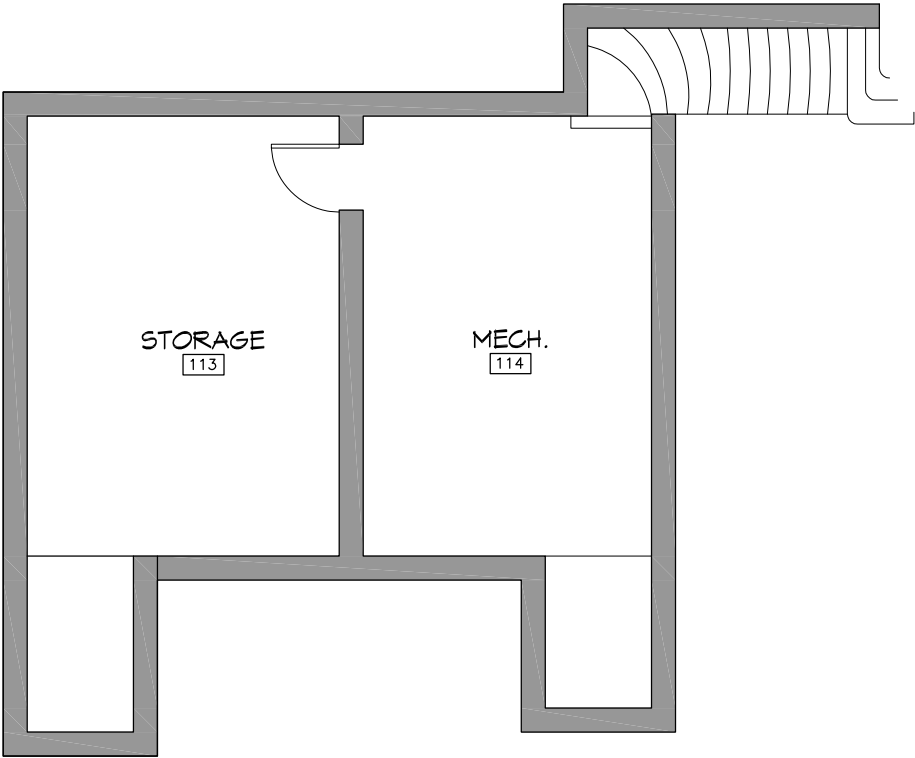


North (rear) elevation.



South (front) elevation.

2. EXISTING CONDITIONS



N
MAIN HOUSE
BASEMENT FLOOR PLAN
1/8"=1'-0" 654 SQ. FT.

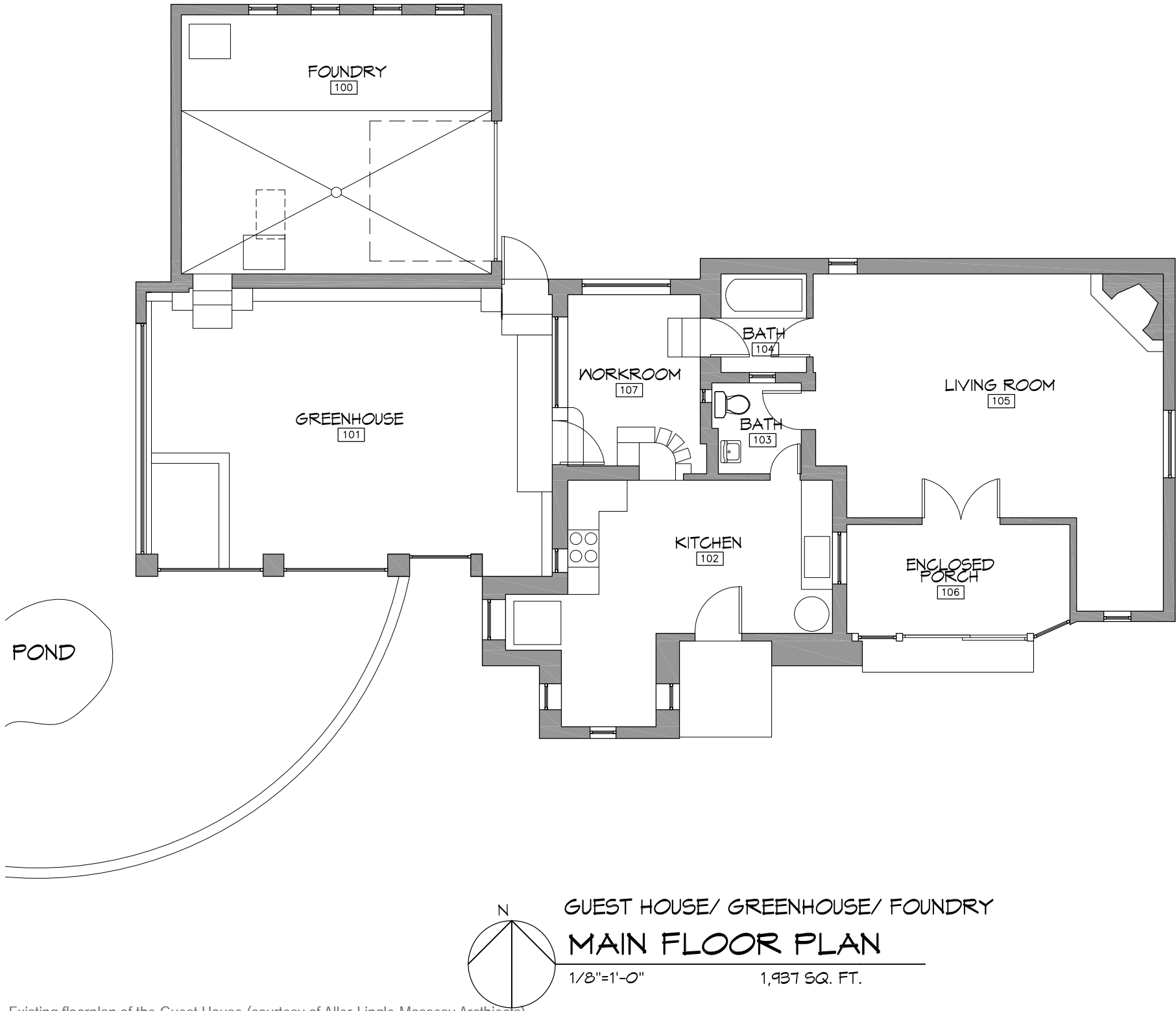
Existing floor plan (courtesy of Aller-Lingle-Massey Architects)



South elevation of the Guest House showing raised planter in front of the greenhouse.



West elevation of Guest House, showing the greenhouse with missing glass.



Existing floorplan of the Guest House (courtesy of Aller-Lingle-Massesy Archtiects)

2. EXISTING CONDITIONS



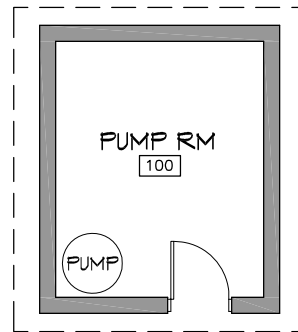
South elevation of pump house; the entry is overgrown with shrubs and trees.



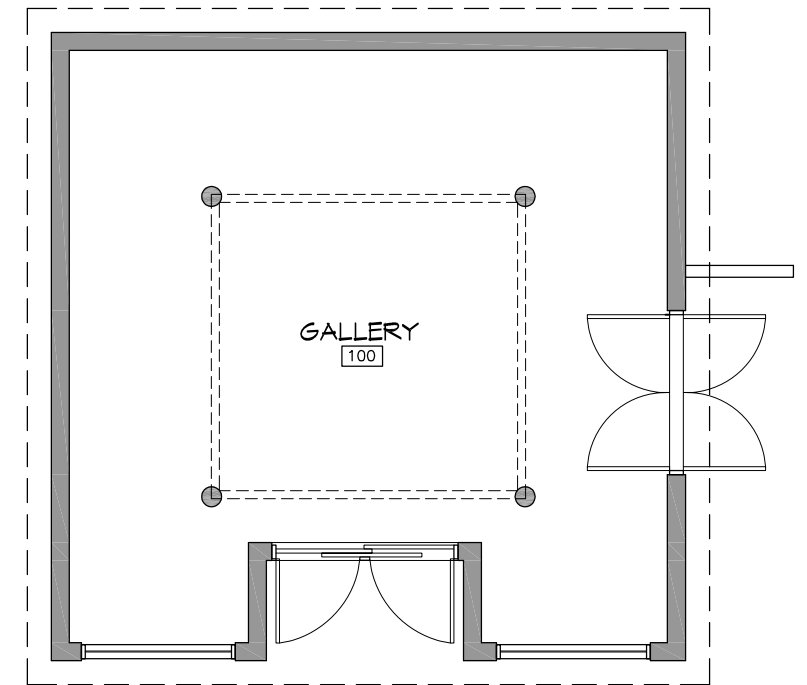
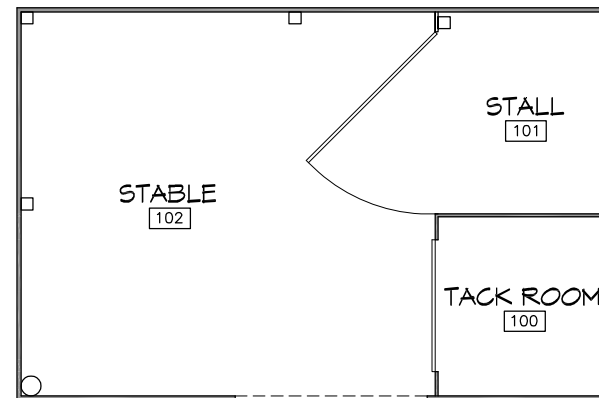
South elevation of barn. The corral currently stores spare concrete pavers from the University.



South elevation of the gallery.



Existing floor plans. (Courtesy of Aller-Lingle-Massey Architects)





3. BACKGROUND



2006 aerial survey photo of the central core of the Heller Center.

HISTORICAL OVERVIEW

The Heller Center, north of Colorado Springs, was lush with short grass prairie, and home to wildlife in the early 20th century as Colorado Springs.¹ As mining waned, health tourism increased due to the dry climate, mineral waters, and natural setting. The wild mining town became an urbane city. While Colorado Springs attracted wealthy tourists and socialites, the valley beneath Eagle Rock remained removed from the progress of modern life.

When Larry Heller purchased the property in 1935, Colorado Springs had a growing upper class population that had attracted a community of artists drawn by both the dramatic western landscape and the newly created Broadmoor Art Academy. Early in life, Larry Heller was drawn to the arts, pursuing art degrees at the Carnegie Institute of Technology and the Yale School of Fine Arts. After travels in Europe following graduation, Heller came to Colorado Springs around 1933 and set out to create his life as an artist.

Heller, with his friend Laurence Field, sought to create an artist's colony of like-minded individuals, and purchased the property to the south of Eagle Rock. The two men immediately began construction of the first building on the property (today is known as the guest house). As subsequent buildings on the property were constructed the architectural style evolved to resemble the then-popular Pueblo Revival Style. This style had stucco walls, flat roofs, exposed viga beams, a horizontal profile, while also incorporating local and hand-crafted materials such as on-site rock and wrought iron.

Situated at the end of a winding, dirt road the property provide solitude amid the rugged western landscape of Colorado. By the summer of 1936 Heller married Dorothy "Dot" Kemp, and they made their home in this idyllic setting. Heller named the property the "Yawn Valley Yacht Club", referring to the laid back lifestyle he chose to live. Within a year of their marriage, Heller constructed an art studio and new garage south of the main house. The collection of buildings created a picturesque image with the Pueblo Revival Style structures terraced down the slope backed by grassland and pinyon pines.

¹ This Historical Overview is adapted from the companion document "Heller Center for the Arts & Humanities 1150 Eagle Rock Rd." historical summary report prepared by Tatanka Historical Associates, Inc. Please refer to this document for further information on the history of the property and Larry and Dot Heller.

3. BACKGROUND

While the majority of the property was left wild and native, Dot cultivated gardens around the buildings. The terraces of the main house, studio and garage were bordered with rough stone walls and planted with poppies, hollyhocks, irises, lilacs and spireas - the vibrant and flowering plants providing contrast from the subdued colors of the native vegetation. Apple, linden, honeylocust, staghorn sumac and ash trees were planted near the house to provide both shade and interest.

CHRONOLOGY OF BUILDING CONSTRUCTION

c. 1920	Larry Heller's family moved to Colorado Springs from Philadelphia
1935	Larry Heller and Laurence Fields purchased three parcels of land from the North Colorado Springs Land & Improvement Company
spring 1935	Water system, with well, cistern and pump, was installed below Eagle Rock
summer 1935	Guest House was constructed; stables constructed
spring 1936	Main House constructed in a Pueblo Revival style
1937	Art Studio and Garage were constructed
mid-1960s	Foundry constructed on the northwest corner of the Guest House
1982	Gallery was constructed
1996	Property was donated to UCCS



View toward the Main House from the entry drive. Landscaping has honeylocust, staghorn sumac, and junipers with native stone terracing.



Bearded irises.



Native stone terracing planted with yucca.



Terraces around the Main House with mown turf, apple trees and lilacs.



Terraces around the Main House with irrigated turf, apple trees and lilacs.



Winter scene from the Main House.



Apple tree in bloom in the terrace between the Main House and Studio, looking southwest.

3. BACKGROUND



Main House dining room looking toward the stairs to the basement.



Guest House greenhouse.



Bedroom fireplace, Main House.



Living room of the Main House.

GIFT COVENANTS

The gift of the property by Dorothy Heller carries several stipulations and restrictions as to the uses and intensity of public access permitted on the property. As stated in the gift agreement:

“The purpose of these covenants is to ensure the continued use in perpetuity of the covenanted land and the improvements thereon in such a manner as to preserve its beauty and tranquility and as a natural open space or park free from disruptive vehicular traffic or thoroughfare, subdividing, multiple uses, roads or easements and free from uses, buildings or improvements in violation of these covenants.”

PERMISSIBLE USES

The property is to be used for the Arts and Humanities, which are described in the gift as “branches of knowledge concerned with man’s culture, being philosophy, literature, anthropology, linguistics, history, political science, sociology, and the fine arts.” The following are uses that fall within the gift covenant.

- Art studio
- Classes
- Retreats
- Conferences
- Meetings
- Exhibits
- Chancellor’s home
- Caretaker’s home
- Environmental or botanical field trips

PROHIBITED USES

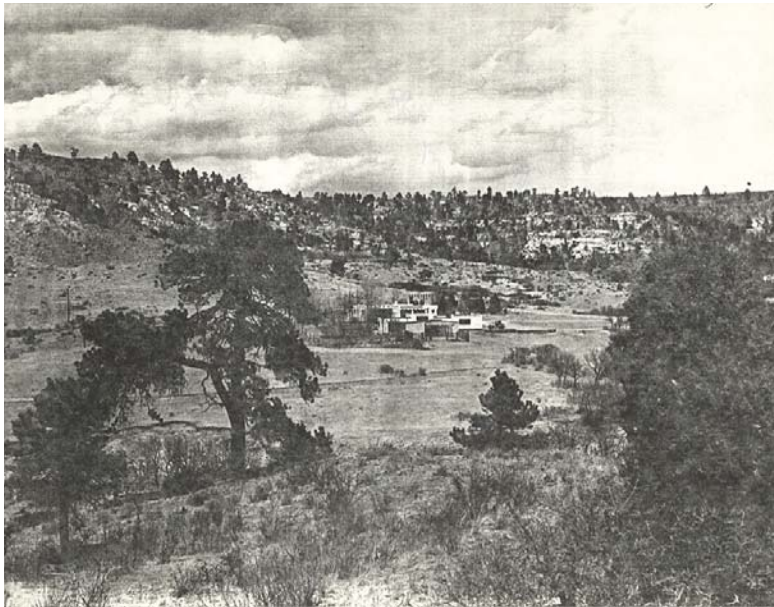
In addition to allowed uses, the gift also specifically identifies uses or improvements that are prohibited. This is to maintain the character of the property and to keep the intimate and tranquil feel. The most restrictive interpretation of the covenants is to be applied when considering uses and improvements to the property. The following are restricted uses:

- Public road through any portion of the property
- Dormitories
- Residence halls
- Student quarters
- Above ground utilities (with limitations)
- Temporary construction or buildings
- Mobile home, trailer house, manufactured building or home

BUILDING SQUARE FOOTAGE

Dorothy Heller understood that additional building may be desired for the future function of the property, yet limited the total square footage to the end that the property will primarily remain open, undeveloped space. The total amount of building square footage that can be constructed on the property has been limited to an additional 25 percent beyond what was already on the property at the time of the gift.

- | | |
|--------------------------------------|------------------|
| ▪ At time of the gift: | 9,102 SF |
| ▪ 25% Additional allowed: | 2,275 SF |
| ▪ Total buildable area allowed: | 11,377 SF |
| | |
| ▪ Total area today: | 5,852 SF |
| ▪ New /reconstructed buildable area: | 5,525 SF |



View of the property from the southwest.



4. PROJECT PARAMETERS



Prehistoric archaeological artifact recovered in October 2008 during construction of the new drive.



View west toward the mountains from the terrace in front of the main house.

CULTURAL RESOURCES

Archaeological Resources

During the construction of the new entry drive in autumn 2008, archaeological artifacts were uncovered. Although the area had been previously surveyed, the artifacts were not identified earlier due to vegetation and soil coverage. The potential for additional deposits are likely and should be a consideration as the master plan is implemented. Additionally, there is the potential for historic archaeology related to the Hellers in areas surrounding the buildings and in the location of the demolished buildings.

Site Features

Many of the man-made landscape and site features of the property are considered historic resources for this master plan, and preservation of these features should be a consideration in future planning. Significant historic site features include the general layout of the buildings (including that of the demolished studio and garage), the gardens and terracing, the alignment of the original entry drive from Eagle Rock Rd. The planned views from the upper terrace toward the mountains from the main house are also significant. New site development should be designed so as not to impact these features or viewsheds.

Historic Structures

A primary goal of this master plan is the restoration/rehabilitation of the Heller Center and its interpretation to the public. Although the property has been found ineligible for either the State Register or National Register of Historic Places at this time, improvements and restoration should comply with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*. The restored main house and guest house will become the most significant programming and interpretive

components for the Center. The restoration will protect the historic structures and pass along the appreciation of our shared past to a new generation of University students and the community. This master plan report does not go into detail for the rehabilitation of the existing of the structures; please see the 2008 Heller Center Historic Structure Report for more information regarding the buildings.

DESIGN PARAMETERS

Secretary of the Interior’s Standards

The Secretary of the Interior is responsible for establishing professional standards and providing advise on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. While the property is not currently eligible for listing on the Register, is has been determined that the standards will be followed in the treatment of the buildings and landscape. New construction, or reconstructions, will need to follow current building codes.

The Secretary of the Interior’s Standards for the Treatment of Historic Properties ensure that preservation projects - buildings, structures, sites, objects, districts, and landscapes - are reviewed in a consistent manner. The principles embodied in *The Secretary’s Standards* have also been adopted by hundreds of preservation commissions nationwide and have been the basis is design guidelines in many communities.

The Secretary’s Standards outline four treatment: preservation, rehabilitation, restoration, and reconstruction. *The Guidelines for the Treatment of Cultural Landscapes* outlines how these treatments are applied to landscapes.

Preservation requires the retention of the greatest amount of historic fabric, including the property’s historic form, features, and details that have evolved over time. Rehabilitation acknowledges the need to add or alter a property to meet

4. PROJECT PARAMETERS

contemporary needs and new uses while retaining the historic character. Restoration allows for the depiction of the property at a distinct time in history by preserving materials from that period and removing materials from other periods. Reconstruction establishes a framework for recreating missing features with new materials.

The majority of proposed work for the Heller Center will follow *The Secretary's Standards*. The exception to this is the new construction proposed at the eastern property boundary that is not part of the core area.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall

be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ENVIRONMENTAL STEWARDSHIP

Sustainable Design

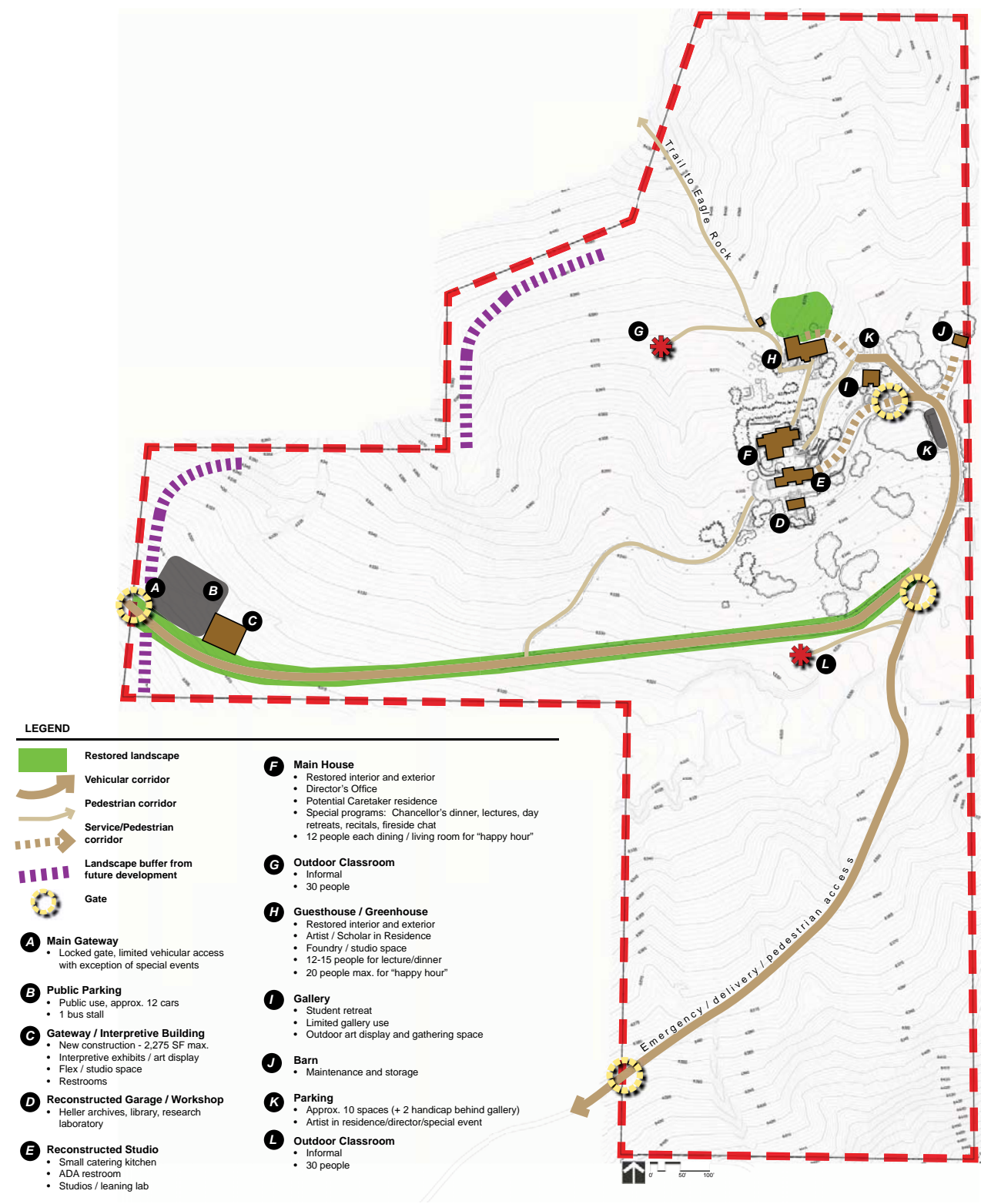
The Heller Center should be planned so that all new development will be designed based upon the most current principles of sustainability. The relationship of the Heller Center to the University provides numerous opportunities to employ “green” technologies and ideas. LEED (Leadership in Energy and Environmental Design) standards should be employed when designing new structures and should be able to serve as a teaching tool for both the University community and the broader population of Colorado Springs. Solar, wind, storm water management, water-wise landscaping will be part of the design program. New construction will be developed to preserve the visual quality of the site and surrounding areas. New development will consider siting, materials, and color to work in harmony with the historic and natural setting.



Native Indian Paintbrush in the meadow south of the core area.



5. MASTER PLAN



Overall site master plan concept.

STAKEHOLDER SUMMARY

The master plan was developed following the two day workshop held on November 12th and 13th, 2008. Four groups of stakeholder participants shared their ideas with the design team. The valuable input from the stakeholders, their ideas and firsthand experiences in relation to the Heller Center, whether through the University or through personal relationships, provided a strong foundation and direction for the resulting master plan.

The following are the priorities and big ideas from the stakeholders. A central theme brought up in each of the sessions was to prioritize the first four listed items. The compiled list follows:

- **Honor Dot Heller's gift and wishes.**
- **Do no more harm.**
- **Maintain historical integrity and natural character of the landscape.**
- **Maintain as a refuge.**
- Preserve character, charm and warmth.
- Retain originality and retain the main house.
- Restore the main house first and include select furniture and artwork.
- Get everyone on the same page at the same time for the property.
- Keep the property maintained and reduce occurrences of vandalism through frequent use.
- Encourage multidisciplinary use.
- Scholar/artist-in-residence program should take place only in the guesthouse.
- Include a student creative space to encourage and foster student involvement and sense of ownership.
- Restore the greenhouse. May potentially be maintained by classes and work/study programs.
- Rebuild the missing buildings (studios) to include flexible studio/classroom/seminar space, ADA accessibility and a warming kitchen

5. MASTER PLAN

for small catering events while maintaining the historic character of the architecture.

- Maintain focused views of Pike’s Peak and the mountains.
- Locate a new building on the western perimeter of the Heller site as a “gateway” serving as an orientation and interpretive center.
- Restore the gardens to the historic period of significance (1930’s to 1960’s).
- Locate the director’s office in one of the old bedrooms of the main house.
- Use indigenous materials.
- Create a schedule and availability of spaces for the Center, including information on access and acceptable behavior.
- Practice sustainability.
- Install an alarm system, emergency phone, and first aid kit.
- Define outdoor spaces: formal and informal.
- Collect oral histories of friends and neighbors.
- Establish clearly marked trails.
- No big lights.
- Remove invasive plants.

MASTER PLAN DESCRIPTION

In addition to the input from the stakeholders, development of the master plan began with the following assumptions:

- The covenants from the gift agreement would be respected
- The natural landscape would be retained and restored

- The historic character of the site and buildings would be retained

Programmatic elements would meet the desires of Dorothy Heller as stipulated in the gift agreement to promote the Arts and Humanities. The preferred master plan satisfies the program requirements without sacrificing the natural beauty of the site by limiting development to the eastern property boundary and to improvements within the central area surrounding the existing buildings. Much of the currently disturbed areas, including the road cut for the new drive and behind the guest house, will be restored and revegetated.

Central Core Area

The central core encompasses the main house, guesthouse, gallery, the location of the historic studio and garage and the Heller gravesite. This area is defined to maintain the historical integrity and character of the Heller Center. Restoration and rehabilitation within this area refers to the 1930’s to 1960’s time period, when the property was utilized to the greatest extent by Larry and Dorothy Heller.

Gateway

Visitors to the Heller Center will enter the site primarily from North Nevada Avenue, onto the new drive through the Trembly property and up to the western property boundary of the Heller Center. An entry gate at the property line will restrict vehicular access into the property to dedicated times for events, programs, or scheduled open use. Vehicles are not permitted into the central area on a daily basis with the exception of the Director, Caretaker and Scholar in Residence. A new gateway building will provide visitor orientation and interpretation along with flexible space for studios or classrooms. The space may also serve as a group meet up and gathering place, before proceeding to the Center. This building will visually blend in with site and be complementary to the historic character of the existing buildings. This gateway building and adjacent space acts as a

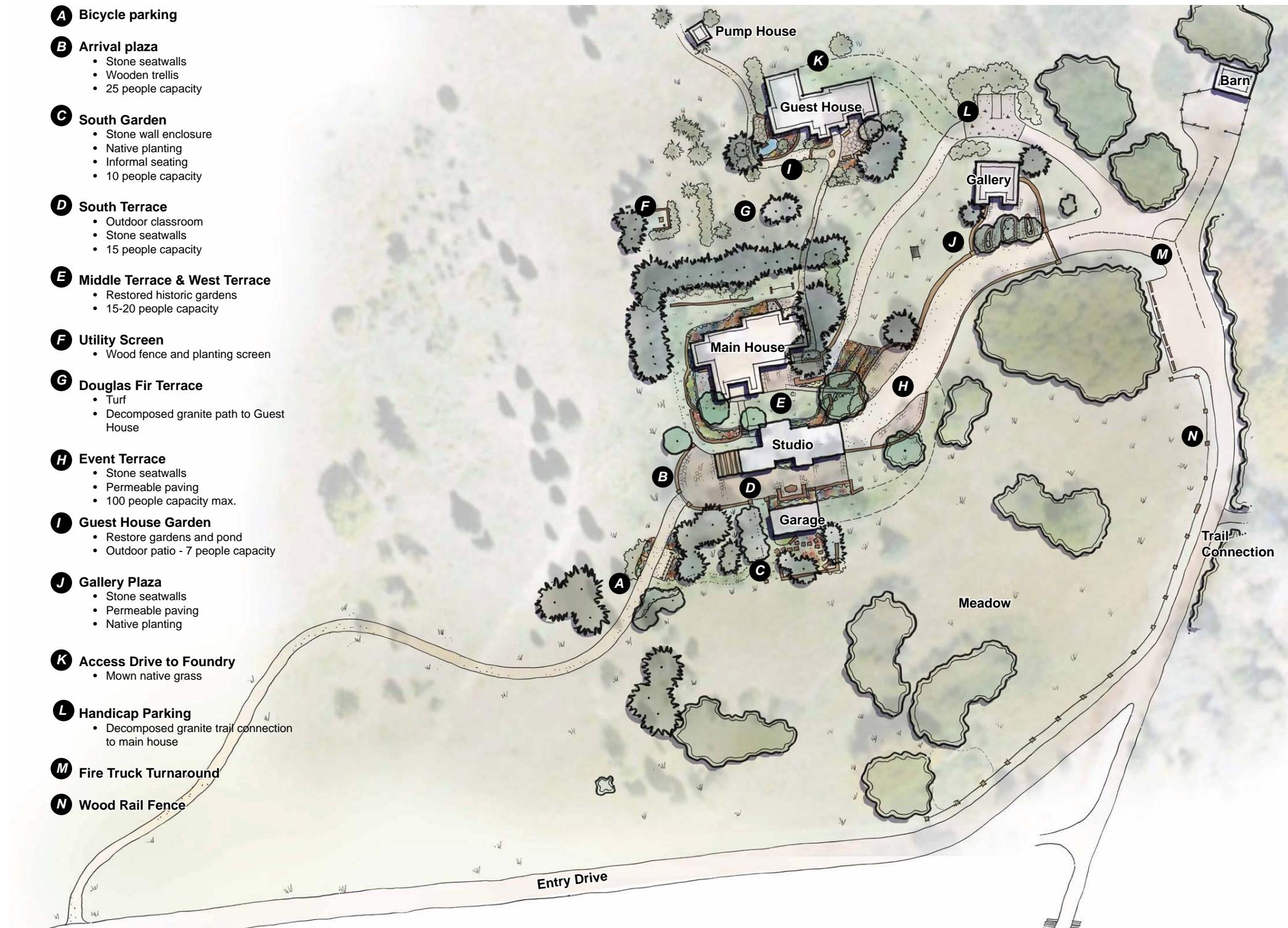
transition between the campus and Colorado Springs and the peaceful refuge of the Heller Center property.

The location of the new features do not disturb any known historic features and will not be visible from the central area of the Heller Center due to the topography. Generous landscape islands, with the addition of landscaping and berming will be utilized in the parking lot adjacent to the Gateway Building to help visually reduce the size of the lot.

Parking

To preserve the unique refuge, peacefulness and visual quality of the Heller Center property, parking for special events will be shared with the proposed new Arts Center on North Nevada Avenue. Shared parking opportunities with the future development on Trembly property will significantly help maintain the integrity and solitude of the Heller Center. A shuttle will transport visitors from the Art Center to the Heller Center gateway. At the gateway building is a small parking lot to accommodate approximately 12 cars and one bus for staff, handicap access and small groups. There will also be a minimal number of spaces (10) located in the current ‘parking lot’ at the Heller Center (near the gallery and maintenance shed) for handicap access, maintenance and delivery. These spaces are to remain outside of the central core area.

Bicycle parking is provided at the gateway and the entry plaza. A potential future program to provide public bikes at the future Arts Center and on campus would encourage visitors to bike to the Heller Center and therefore decrease the amount of car traffic near and to the property.



Historic core area plan (not to scale).

5. MASTER PLAN

Entry

Getting to the Heller Center is a journey and an arrival experience. For that reason, and to preserve the tranquility of the site, visitors will proceed through the gateway to the Heller Center complex on foot, experiencing a walk back in time as they pass through a grove of junipers separating the natural landscape from the historic character of the Heller Center. This path is handicap accessible. An outdoor space to the west of the reconstructed studio serves as an arrival plaza, providing a gathering place for small groups or for use as an outdoor classroom. The space will accommodate approximately 25 people. Visitors may continue to use the original drive from Eagle Rock Road for bike and pedestrian access. This drive will be used only for delivery, maintenance and emergency access and will be gated at the property line. The old drive is also gated at the intersection with the new drive and at the gallery as it approaches the main house from the southeast.

Additional access for bicycles and pedestrians are from the trail connection on the east property line into University Park Open Space.

Outdoor Spaces

A series of outdoor spaces, formal and informal, comprise the landscape between the Heller Center buildings. These areas maintain the character of enveloping the buildings and preserving the original intention of building as a part of the surrounding landscape. Strategically placed trellises and overhead shade structures provide refuge from the sometimes harsh climate. Common traits among these spaces are to speak to the 1930's to 1960's garden character in the areas immediately surrounding the buildings. As one moves outward from the historic core area the natural landscape quality is preserved and maintained. Several informal gathering spaces for classes are located on the property with the least amount of impact to land. Indigenous materials such as native stone are used to construct the spaces.

Arrival Plaza

Visitors arrive in a small entry space enclosed by seat walls made from the local stone. The space, paved with permeable pavers, is partially covered by a wooden trellis extending from the reconstructed studio building. To the west are the views of Pike's Peak and the Rampart Range. The reconstructed studio is



A gate that separates the drive from the Event Plaza could be designed by a local artist.



Outdoor spaces should use native materials and pervious pavement for plaza areas.



Wood rail fence to border the meadow along the drive.



Example of wood arbor that could be located in the Arrival Terrace.



Restore the native landscape where it has been disturbed and utilize native plants in new landscaping area..



Outdoor classroom should be informal and blend in with the landscape.



Restore Dorothy Heller's gardens around the Main House and Guest House.

handicap accessible from the west and allows access to both the Middle Terrace and the South Terrace.

Middle Terrace

Visitors may move from the Arrival Plaza through the reconstructed studio into this grass covered space between the main house and the studio. Larry Heller's positioning of the main house and the studio framed the view of Pike's Peak and the Rampart Mountains. This terrace preserves the spectacular view for small gatherings and informal classes.

South Terrace

A small terrace between the reconstructed studio and reconstructed garage provides a more formal classroom space with native stone seat walls and permeable pavers. The South Terrace is connected to the Entry Plaza on the west and a narrow mown grass path connects to the Event Terrace from the east.

West Terrace

An intimate space, the west terrace is situated between the south terrace and main house, and the remnant rock wall. Garden plants from the 1930 to 1960 time period and a small seating area provide a refuge for quiet thinking, studying, contemplation and creative space to include sketching, painting or musical practice. Visitors may also appreciate the magnificent views of the mountains from this space.

Event Terrace

The area between studio/main house and gallery along the old gravel drive becomes a flat pedestrian space for outdoor activities with allowance for small tents or outdoor set-up. This space is bordered on each side by a low native stone seat wall to the north and a low stone curb to the south. The terrace is composed of either permeable pavers or a natural decomposed granite surface. The event terrace is gated just before the Gallery Plaza space. A minimum width of 20 feet

5. MASTER PLAN

allows for fire truck access as well as truck/catering deliveries. Two adjacent spaces where the historic rock walls bow out in opposite directions provide spaces to set up for events while keeping the middle lane free from obstruction.

Douglas Fir Terrace

The area between the main house and the guest house will remain turf. A small path from the main house to the guest house (where there is already a social trail) will be minimally improved, but otherwise this space retains its existing character.

Outdoor Classrooms

Several outdoor classrooms designated on the master plan serve as informal gathering areas within the landscape of the Heller property. These spaces may be utilized by the following disciplines (but not limited to): ecology, botany, horticulture, archaeology, anthropology, geology, geography and English (readings). These outdoor classrooms are constructed with either boulders or logs to create intimate ‘council ring’ spaces. These spaces are suitable for readings and lectures. For more informal classrooms large rocks are grouped in small clusters for seating in order to promote discussions and provide spaces for sharing information.

South Garden

South of the reconstructed garage is an intimate space surrounded by original stone walls and planted with colorful native grasses and flowers. Informal seating of boulders and hand-crafted benches create private areas for small group gatherings, quiet study or reflection.

Gallery Plaza

To the south of the gallery is a plaza space that wraps around the south and east sides of the building allowing for fluid movement in and out of the gallery. The plaza is set off from the Event Terrace by raised planters of native stone that are planted with airy and transparent native trees to create a separation from the Event Terrace.

Gardens

Dorothy Heller planted several domestic varieties of plants immediately surrounding the main house and guesthouse. The disturbance of native vegetation was limited to this area because of their appreciation for the natural beauty of the property. Restored gardens adjacent to the structures in the historic core will provide a snapshot of 1930’s to 1960’s landscape. These garden spaces may also be suitable for display of outdoor sculpture exhibits.

Gravesite

The gravesite of Larry and Dorothy Heller will be primarily left undisturbed. A small formalized foot trail leading up to the area allows for safe travel and prevents multiple social trails and subsequent erosion.

Native Landscape

The Heller’s left a majority of the land they owned untouched, preserving the natural character and beauty of ‘Yawn Valley’. Because of the relatively undisturbed landscape, much of the site presents the opportunity for study and access to the unique biotic community existing on site. Some alteration has occurred north of the guesthouse due to overgrazing. Through programs at the university, classes and work/study, students may help manage invasive plants and work toward restoring the disturbed areas of native vegetation.

Archaeology

The Heller Property is rich with archaeological evidence. Cultural evidence was found along the new drive cut, including fire cracked rock and chert flakes/shards. Not only does the site provide a snapshot into the time period of the Heller’s, but it provides a glimpse further back in history.



Example of soft-surface decomposed granite path.



Example of signage that is sensitive to its landscape.



Unique elements from the Heller's should be reintroduced and restored.

Trails

A defined trail loop meanders gently through the site with minimal impact, connecting to the trail that guides visitors to the Main House from the entry drive and also to a defined trail to the Heller gravesite and Eagle Rock. The trails will be located in collaboration with UCCS faculty to best capture areas that can be utilized for educational classes. The new drive acts as the proposed trail by TOPS connecting University Park Open Space to the east and the Trembly property and future UCCS campus addition, North Nevada, University Village, and the Pike's Peak Greenway along Monument Creek. A low rail fence placed along the edge of the meadow that is southeast of the Heller Center prevents trails users from disturbing the meadow and crossing the site, guiding them to the new entry drive.

Signage and Interpretation

Unobtrusive signage that blends in with the Heller Center's 'out-of-the-land' character is located strategically and minimally. Directional, historic, cultural and environmental signage aids visitors with interpreting their journey, without detracting from the character of the landscape and center. The signage character draws from indigenous materials of the site and reflects influence from Larry Heller's artwork.

A signage system will need to be developed for the Heller Center in conjunction with the development of educational programs for the Center. The overall character of the signage program should have a consistent theme through the use of color, materials, scale and graphics.

Safety, Security and Lighting

To ensure the safe enjoyment of the Heller Center by visitors, the master plan identifies several key safety and security elements for the landscape. The primary security measure is controlled access. Gates located at the western property line along the new drive, the southern property line where the old

drive enters the property, and adjacent to the gallery will help prevent a majority of unauthorized access. Concluding events no later than midnight ensures the safety of event participants. As the Heller Center is used more frequently and it becomes a cultural and art icon of UCCS and Colorado Springs, the potential for and occurrence of vandalism is anticipated to decrease.

An accessible emergency phone and first aid kit allows for quick action in the more remote location of the Heller Center if an emergency were to occur. Clearly marked trails and pedestrian paths provide safe areas for visitors to explore the site, protecting the visitor and the wildlife.

Minimal security and safety lighting is important to ensure the safety of visitors after dark and deter unwanted activities. The lighting should be complementary to the Heller Center and conform to dark sky policies.

Buildings

The garage/shop is proposed to be reconstructed with potential uses of housing the Heller archives and a small research library.

The studio is also proposed to be reconstructed and may potentially provide both support functions for events held in the main house and ADA accessible restrooms. The studio may also contain small studio space or classrooms. A small warming or catering kitchen could be added to support special dinner or events.

The main house will be restored / rehabilitated to reflect the years that Larry and Dorothy lived at the house, honoring their legacy and having a limited display of his artwork. The main house will host a variety of program uses. The front rooms could be used for small receptions, recitals, lectures or day retreats; while the back of the house may be suitable for the Director's office or potentially a caretaker's residence.

5. MASTER PLAN

The proposal for the guest house is to become the home of a Scholar or Artist in Residence program, along with private studio space and gathering space in the restored greenhouse. The landscape between the gallery and the foundry at the north end of the guest house is left clear to provide vehicular access if necessary.

The gallery will potentially be used as a student retreat, that will be open during the day so that students have a quiet place to study, write or have intellectual discussions. The gallery may also be used for short-run art exhibits or readings.

The existing barn and corral will be used for maintenance and storage.

NEW BUILDING CHARACTER

Guidelines for the design of the new building are as follows:

- The new building will be designed and sited to complement the existing buildings and natural landscape.
- The architecture will respond to the mountain environment and the historic character of the core area buildings.
- The new building will be simple and contemporary in character, with no attempt to appear “historic”; the scale and form will reflect those of the Pueblo Revival style.
- The new buildings will draw on a palette of colors and materials of the existing buildings.
- Sustainable materials will be an integral part of the design.
- The architecture will seek to engage the site by utilizing architectural elements such as terraces, patios, and pergolas. Exterior surfaces may include stone, tile, natural concrete and decomposed granite.

NEW LANDSCAPE CHARACTER

Guidelines for the design of new landscape areas are as follows:

- As use areas are defined and use is controlled, impacts to the landscape should be minimal. These controls combined with site restoration will result in maintaining the natural landscape.
- New development is concentrated at the west property line outside of the viewshed of the historic core area. Landscape screening will be used to lessen the impact of any development adjacent to the Heller Center, such as the future development on the Trembly Property.
- All new planting in restored areas will be indigenous and drought tolerant, with limited temporary irrigation.
- Invasive, non-native plants, including New Mexican Locust and Russian Olive, will be removed using appropriate controls.
- “Designed” landscape areas with either indigenous plant material or historic plant material will utilize low-water demand plants and will be confined to select areas around the buildings.
- Hard paving (concrete) will be limited to areas that require it, such as the disabled parking areas. Paths and plaza areas are to utilize permeable paving and soft (decomposed granite) surfacing.
- Landscaping and berming will be utilized in parking lots to minimize the visual impact.

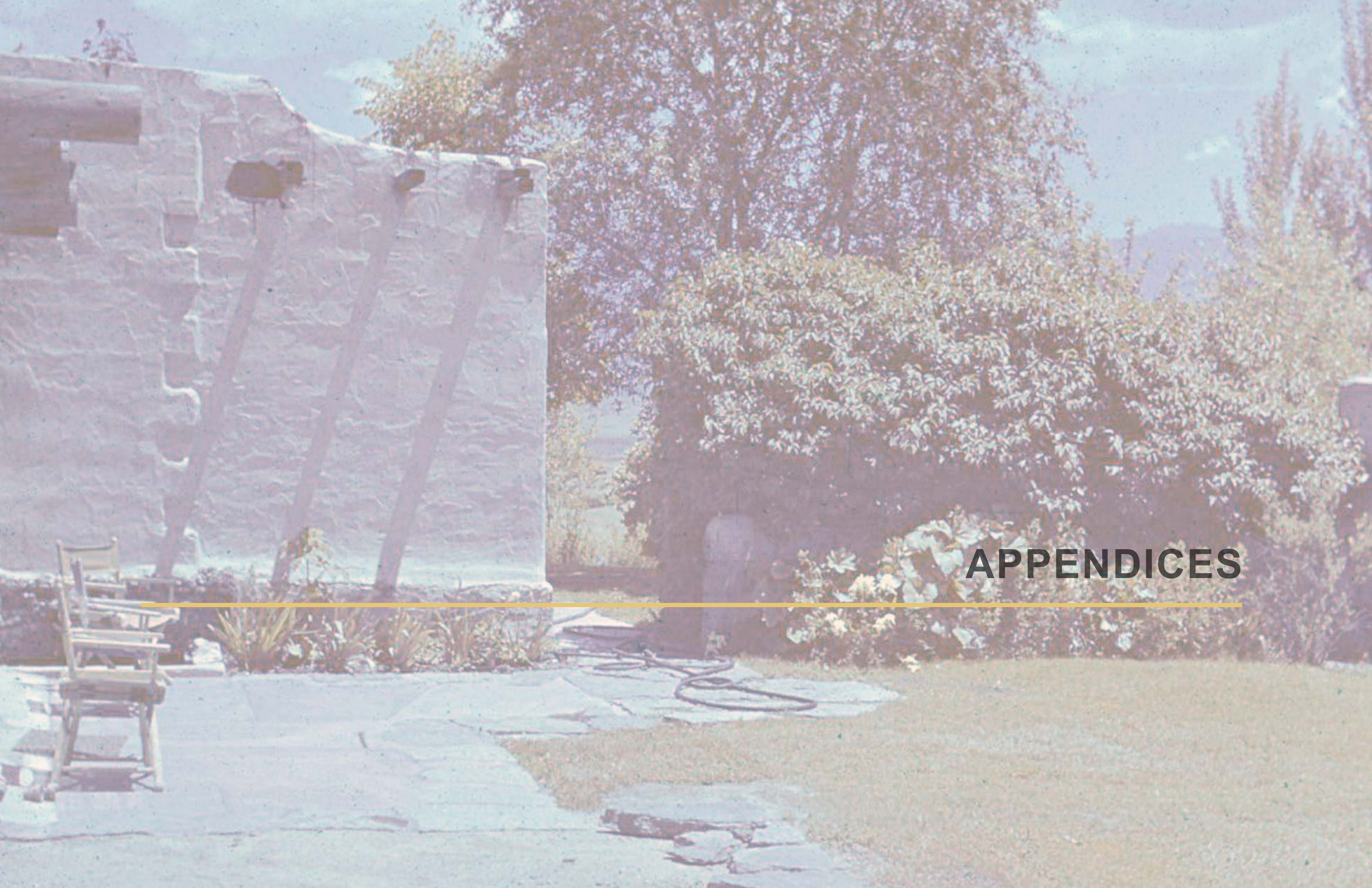


Diagram of potential phasing.

IMPLEMENTATION

The next steps in the plan are to continue design through design development and construction documentation to refine the ideas, spatial relationships, materials, details and more specific cost estimates. The companion document Historic Structures Assessment should be consulted as plans move forward to guide the architectural pieces of the improvements. The master plan recommends the following priorities in the implementation process:

- 1st Phase: Main House restoration; includes gardens, improved access, trails, parking, invasive vegetation removal, revegetation, infrastructure and utilities
- 2nd Phase: Guest House and garden
- 3rd Phase: Gallery and plaza
- 4th Phase: Reconstructed Garage and Shop
- 5th Phase: New studio / interpretive building (not shown on diagram)



APPENDICES

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Workshop participants and stakeholders

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STAKEHOLDER COMMENTS

STAKEHOLDER COMMENTS SUMMARY

The following comments are summarized from the workshop held November 12 and 13 2008. Comments are categorized into subjects to better understand the desired direction by the workshop participants.

Priorities and Big Ideas

- Honor Dot Heller’s gift and wishes.
- Do no more harm.
- Maintain historical integrity.
- Maintain as a refuge. Preserve character, charm and warmth.
- Retain originality and retain Main House.
- Main House: restore first. Include select furniture and artwork.
- Get everyone on the same page at the same time for the property.
- Use property to maintain and keep vandalism down.
- Art Center should be multi-disciplinary.
- Scholar/artist-in-residence – Guesthouse only.
- Student involvement and sense of ownership: student creative space.
- Greenhouse: restore. Potential for maintenance and use by classes/students.
- Rebuild studio for studio space, ADA, warming kitchen, maintain historic character.
- Allow for flexible spaces (classroom, studio, seminar).
- Maintain focused views of mountains.

- New Building: On west perimeter of site, “gateway”. To serve as orientation and interpretive center.
- Restore gardens.
- Director’s office: most likely located in one of the bedrooms of the Main House.
- Use of indigenous materials.
- Create a schedule and availability of spaces for the Center, including information on access and acceptable behavior.
- Sustainable practices.
- Install an alarm system, emergency phone, and first aid kit.
- Define outdoor spaces: formal and informal.
- Collect oral histories of friends and neighbors.
- Establish clearly marked trails.
- No big lights.
- Remove invasive plants (potential class project?).

Primary Developed Area

- Encompasses main house, guesthouse, gallery, the location of the historic studio and the gravesite.
- Pedestrian/bicycle-only entry from new drive, approaching from the west and ending in an outdoor space between the new house and reconstructed studio.
- Low-impact to landscape and visual character.
- New drive meets with old drive and ends at existing parking.
- New drive should be gated at west property line.
- Lighting along new drive should be minimal and downward focused (dark skies friendly).

- Old drive, for deliveries and emergencies only, should be gated at property line.
- Old drive – also gated right before Gallery – space between Gallery and Main House becomes pedestrian area.
- Approaching from N. Nevada, visitors may bike, walk, or take a shuttle to the ‘gateway’ at the edge (west property line) of the Heller Center. From there visitors walk up to the main house along a trail and arrive between the Main house and reconstructed ‘studio’.

Pedestrian Spaces

- Gateway at west property line. Arrival/transition/drop-off space for pedestrians to walk to the Heller Center.
- Outdoor space between the new house and reconstructed studio becomes new pedestrian entry space to the Heller Center (handicap accessibility to reconstructed studio).
- Area between studio/main house and gallery along old gravel drive becomes flat pedestrian space for outdoor activities (space allowance for small tents or outdoor set-up).
- Area between main house and studio becomes small informal space.
- Preserve focused view of Pike’s Peak and Rampart Mountains.

Gateway

- Located at the western boundary of the Heller Center Property.
- Transition from campus (currently Trembly) to the quiet refuge of the Heller Center.



STAKEHOLDER COMMENTS

- Space for parking – limits traffic into the Heller Center (only handicap/delivery/emergency may travel beyond)
- Interpretive information, wayfinding, orientation.

Parking

- Primarily Off-site. Shared parking with new Arts Center on N. Nevada with shuttle to Heller Center.
- Few handicap and delivery spaces on-site, but not in ‘historic triangle’
- Parking on Trembly property significantly helps maintain the integrity and solitude of the Heller Property.
- Provide bike parking (and potentially public bikes?)

Main House

- Formal.
- Library in back rooms.
- Historic exhibits.
- Academic.
- Director’s office.
- Display artwork and furniture of Larry Heller.
- Space for small meetings.
- Fireside chats.
- Reception.
- Fundraisers.
- Faculty day retreats.
- Small musical performances (up to a quartet?)

Guest House

- Artist/scholar/writer-in-residence program.

- Restore the building for living, office, writing, etc.
- Foundry: potentially add skylights to make it a usable creative space/studio/music area.

Greenhouse

- Restore – interior: pond, vegetative ‘carpet’.
- Serves as social space and a learning lab (coordination of two uses important).
- Learning lab serves horticulture, botany and ecology disciplines and students (but not limited to).
- Maintenance: classes, work/study.
- Restore exterior pond and plantings adjacent to greenhouse.
- Preserve view to Pike’s Peak and the inside/outside relationship.

Gallery

- Exhibition
- Student gallery
- Student gathering space; creative space.

Shed/Barn

- Use as maintenance and storage area.

Studio

- Reconstruct.
- Small warming kitchen/catering space for small parties/events.
- ADA accessibility; accessible restrooms.

- Studio space/flexible classroom and seminar space.
- Light, higher ceilings, open spaces, sinks.
- More functional space.

Outdoor Spaces

- Preserve quality of natural landscape.
- Heller’s built the house as part of the land – maintain this character.
- Indigenous materials: native stone, etc.
- Informal and formal outdoor spaces for gatherings – trellises/overhead shade structures (but not ceilings).
- Spaces that connect indoor building uses to outdoors: patios, terraces, etc.
- Preserve viewshed.
- Restore Larry’s putting green?

Outdoor Classrooms

- Informal gathering areas for the following disciplines (but not limited to): ecology, botany, archaeology, anthropology, geology, geography, English (readings), etc.
- Settings with large rocks gathered for seating (these will be designated in the master plan)
- Jens Jenson – council rings

Archive

- Controlled space (temperature, access, etc.)

Storage

- Glass display cases (letters, memorabilia, etc.)

Gravesite

- Leave undisturbed except a small trail leading to it (to avoid multiple social trails and erosion).

STAKEHOLDER COMMENTS

Gardens

- Restore gardens adjacent to structures.
- Sculpture displays (outside gallery).

- Pedestrian pathway: clear paths.
- CPTED – Crime Prevention Through Environment Design.
- Trails – clearly labeled and marked.

Native Landscape

- Preserve.
- Access to life zones, plants, biozones, restoration ecology.
- Manage invasives through university programs, class coursework and work/study.

Archaeology

- Interpretive information at gateway.
- Continued research by faculty and students.
- Prehistoric and historic findings.

Trails

- Defined trails.
- Trail to gravesite and to Eagle Rock.
- Link to open space.
- Rail fence along edge of meadow that is southeast of the complex to prevent trail users from crossing it and creating social trails.

Security and Lighting

- Alarm system.
- Accessible emergency phone.
- Accessible first aid kit.
- Safety lighting along paths.
- Conclude events by midnight @ latest.
- Coordinated event scheduling.
- Controlled access.

RECOMMENDED PLANT LIST

The following plant list is suggested for future improvements to the property and for restoration of the gardens adjacent to the house. The majority of non-native species were identified from historic photographs of the property; the other non-native species are period appropriate and may be suitable in the gardens to extend the seasonal interest through color, texture and length of bloom. Native species should be planted to enhance the natural areas of the property and to create visual screens.

Historic Non-Native

- Honey Locust
- American Linden
- Plains Cottonwood
- Apple
- Green Ash
- Staghorn Sumac
- Common Lilac
- Honeysuckle
- Bridal Wreath Spirea
- Rose
- Parthinocissus quincifolia
- German Bearded Iris (light purple)
- Yellow Iris
- Oriental Poppy – red
- Roman chamomile
- Hollyhock - red, white, pink
- Peony

- Zinnia
- Sweet Woodruff
- Viola
- Jackman Clematis
- Foxglove

Natives

- Indian Paint Brush
- Ponderosa Pine
- Gamble Oak
- Rocky Mountain Juniper
- Threeleaf Sumac
- Currant
- Mountain Mahogany
- Prickly pear
- Yucca
- Little Bluestem Grass
- Sideoats Grama
- Blue Grama



OPINION OF PROBABLE COST

INSERT SPREADSHEET