

**Glenwood Springs Municipal Code**  
**070.030.158 Downtown Design Standards**

(a) Purposes of Section. As growth continues to pressure the City and its downtown, the City must protect the most visible evidence of its rich heritage and its historic structures. Investment in the redevelopment of downtown and its many historic structures should be a priority for the economic development of the community. Over the past forty (40) years, the architectural integrity of many downtown structures has been compromised through inappropriate cosmetic and structural alterations. Restoration of these structures should be a high priority for the community. Investment in the preservation and appropriate reuse of the City's downtown buildings will strengthen the visual identity of the community and protect the character elements that are most important to its heritage. The development of downtown design standards is the first step in this ongoing process. The adoption and implementation of such design standards will provide a framework on which to base future decisions. The intent of these regulations and standards is to improve the overall quality of infill and redevelopment in the established Downtown Core of Glenwood Springs and to ensure that infill and redevelopment:

- (1) Are compatible with surrounding land uses;
- (2) Support and protect historic resources;
- (3) Enhance the existing small-town character;
- (4) Improve the overall image of downtown;
- (5) Provide design incentives for projects that provide unique design features and community amenities;
- (6) Provide a user-friendly document and review process; and
- (7) Are consistent with the goals and policies of the Downtown Plan.

These design standards are based on the Downtown Design Standards for Glenwood Springs, dated February, 2001. The Downtown Design Standards for Glenwood Springs provides additional background information regarding the requirements contained in this Section and should be used in conjunction with this Section during the design process for projects within the Downtown Core.

(b) Applicability. The Downtown Design Standards will apply to all residential and commercial uses within the project boundary, including: single- and multi-family developments, as well as nonresidential uses, such as office, commercial and retail within the Downtown Core, as defined in the Downtown Design Standards Boundary Map.

(1) General. These downtown design standards shall be applied in the normal review processes for rezonings, additions, renovations and new construction in the form of site plans or development plans. These shall be applicable as set forth in the Historic Preservation Ordinance, Historic District and/or Landmark Designations, and Title 070, Subdivision, Development and Use of Land. These standards will also be applied to all modifications to building exteriors that require a building permit or a sign permit in commercial or residential applications. Additionally, for commercial or commercial with a residential component, these standards shall apply when modifying exterior finishes, such as stucco, metal siding, windows,

and trimwork. Review and approval of all building modifications not requiring Planning and Zoning Commission review as otherwise provided in 070 shall be completed by the Community Development Director. Appeals of the Community Development Director's decision shall be heard by the Planning and Zoning Commission. (A 10-03 § 1)

(2) Review criteria. In addition to the review criteria specified for each type of development application in Article 070.020, each rezoning or development plan shall demonstrate compliance with these downtown design standards. In the event of a conflict, these standards shall apply.

(3) Design variance. A variance from the strict application of these downtown design standards may be granted by the City Council or Planning Commission, whichever body authorizes the development permit or subdivision agreement, where finding is made that there exists on the property in question exceptional topographical, soil or other subsurface condition or other extraordinary conditions peculiar to the size, existing buildings or lot configuration such that strict application of the requirement of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant or owner of the property in question and that the public good would be better served by granting of the variance. Such variance shall not be granted if the same would be detrimental to the public good or impair the intent and purposes of this Title. Such design variance request shall be made and reviewed concurrently with the development plan submittal and review and, if granted, shall be described and acknowledged in the development permit.

(c) Definitions. As used in this Section, the following terms shall have these meanings ascribed to them:

*Accessory structure* means a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot site or with such principal building.

*Adjacent* or *abutting* means to physically touch or border upon, or to share a common property line or border. *Adjacent* or *abutting* shall include properties or uses that are separated by a drive, street or other public-dedicated right-of-way.

*Block face* means the properties abutting one (1) side of a street and lying between the two (2) nearest intersection or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse or City boundary.

*Buffer* means open spaces, landscaped areas, fences, walls or any combination thereof, used to physically separate or screen one (1) use or property from another so as to visually shield or block noise, lights or other nuisances.

*Building form* means the shape and structure of a building as distinguished from its substance or material.

*Building mass* means the three-dimensional bulk of a building height, width and depth.

*Building scale* means the size and proportion of a building as distinguished from its substance or material.

*Character* means those attributes, qualities and features that make up and distinguish a development project and give such project a sense of purpose, function, definition and uniqueness.

*Civic use* means any use intended to be conducted in a facility or upon land which is owned and operated for public use by school districts, a place of worship or by a city, county, state or the federal government.

*Commercial development* means any development activity except development activity intended solely for residential or civic use.

*Contributing* means that a property adds to the historic architectural qualities, historic associations or archaeological values for which the district is significant because: a) it was present during a period of significance and possesses historic integrity reflected in its character at that time or it is capable of yielding important information about the period; b) it independently meets the National Register criteria; and c) it meets the Glenwood Springs Historic Preservation criteria.

*Cornice* means a horizontal molding projecting along the top of a wall.

*Development* means the same as the term *development* as used in Title 070 as applicable, as set forth below: "The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, landfill or land disturbance; or any use extension of use that alters the character of the property."

*Dormer* means a window set upright in a sloping roof. Also used to refer to the roofed projection in which this window is set.

*Elevation* means the external faces of a building; also a mechanically accurate, "head-on" drawing of any one (1) face (or elevation) of a building or object, without any allowance for the effect of the laws of perspective.

*Façade* means any side of a building that faces a street or open space. The *front façade* is the front or principal face of a building.

*Fence* means a man-made barrier of any material or combination of materials erected to enclose, screen or separate areas.

*Gable roof* means a pitched roof with ridge and vertical ends.

*Hip roof* means a roof with sloped ends instead of vertical ends.

*Infill and redevelopment* means development on property located within the Downtown Core that is: a) proposed for a vacant or substantially vacant tract of land surrounded by existing development; or b) proposed for a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.

*Maximum extent feasible* means that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining maximum extent feasible.

*Mixed-use development* means the development of a lot, tract or parcel of land or building or structure with two (2) or more different uses including, but not limited to, residential, office, retail, civic uses, personal service or entertainment uses, designed, planned and constructed as a unit.

*Multi-family development* means a structure or part thereof designed exclusively for occupancy by two (2) or more families and commonly referred to as a duplex (two-family dwelling), triplex, fourplex, townhouse or apartment house.

*Noncontributing* means a property does not add to historic architectural qualities, historic associations or archaeological values, usually because of alterations, additions or other changes. If the property no longer possesses integrity reflecting its character at the time or is incapable of yielding information about the period, then it is considered *noncontributing*. Many buildings are rated *noncontributing* simply because the building was constructed within fifty (50) years of the present time.

*Office* means a commercial development as a work space for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants and others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise exists.

*Orient* means to bring in relation to, or adjust to, the surroundings, situation or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position; to orient a building.

*Pedestrian-oriented development* means development that is designed with a primary emphasis on the street, sidewalk and/or connecting walkway access to the site and building, rather than on auto access and parking lots. In pedestrian-oriented developments, buildings are typically placed relatively close to the street and the main entrance is oriented to the street sidewalk or walkway. Although parking areas may be provided, they are not emphasized in the design of the site.

*Porch* means any gallery, veranda, piazza, portico or similar protection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures (except screens and handrails) that is more than thirty-six (36) inches in height.

*Primary or principal building* means the building or structure on a lot used to accommodate the primary permitted use, such use possibly occurring in more than one (1) building or structure.

*Redevelopment* means development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.

*Rehabilitation* means any renovation, restoration, modification, addition or retrofit of a structure or site that exceeds fifty percent (50%) of the current appraised value of the structure or as established by the City.

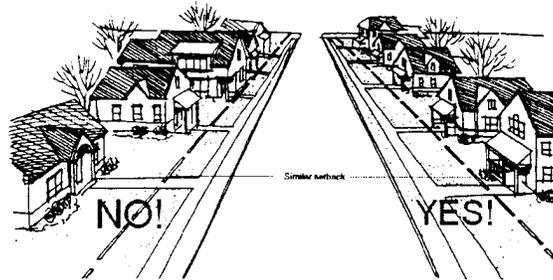
*Standards* means mandatory regulations. Standards are indicated by use of the terms "shall" and "must."

(d) General design standards for residential and transitional residential development.

(1) Site planning.

a. Site layout/development pattern. A sense of visual unity of an area is established when similar building features are repeated. The relatively uniform alignment of homes along a street is an example of a repeated feature. To maintain the historic character of the downtown residential neighborhoods, existing setbacks and building orientation must be respected.

1. The design of infill development shall respond to the contextual building setbacks and orientation of the surrounding homes on the block. (Figure 1.)



(Figure 1)

Where setbacks along a street frontage are not identical, an average of setbacks found along the block shall be used.

2. Primary façades and entries for infill development shall be oriented towards the primary street frontage, consistent with development traditionally found in the neighborhood.

- Structures shall not be sited diagonally or otherwise skewed on the lot, as this orientation is not characteristic of buildings in the downtown area.

3. Façades of multi-family homes developed on combined lots shall be articulated so that they appear from the street to be separate homes. This could be accomplished by "stepping back" the façade to provide a visual transition. (Figure 2.)



(Figure 2)

This would maintain the appearance of a narrow side yard traditionally found in downtown neighborhoods.

4. In an historically residential area, transitional uses such as office or commercial shall utilize front setbacks as landscaped yards, consistent with those seen traditionally in downtown neighborhoods. No front yard parking shall be allowed.

b. Building height/scale/massing/form. Continuity in building heights is an important factor that contributes to the visual appeal of downtown residential neighborhoods. For example, historic residences along streets such as Pitkin and Colorado are typically between one and one-half (1½) and two (2) stories in height, providing a consistent visual line along the street. New buildings and additions, especially for transitional uses, should follow this example by not overwhelming existing structures. Instead, designs should be compatible with the scale and form of existing single-family homes along a block. Due to the proximity of downtown residences to the nearby Grand Avenue Commercial District, transitions in height and scale between residences and adjoining commercial uses are also an important consideration.

1. Structures shall maintain heights between one (1) and two and one-half (2½) stories (up to thirty [30] feet), consistent with existing homes along the block.

- Specific heights will vary according to the height of adjacent single-family homes along the block.
- Adjusting the height of new structures to reflect the height of directly adjacent homes will help maintain a visual continuity along a downtown residential street.

2. To the maximum extent feasible, the height of a multi-story structure shall "step-down" as it gets closer to single-story residential uses, providing a visual transition between uses. (Figure 3.)



(Figure 3)

- A successful example of this step-down concept is located at the corner of Cooper and 9th Streets. This newer structure maintains a two-story height on the side adjacent to existing two-story homes yet transitions into a one-story height on the side adjacent to a much smaller, one-story home.

3. Multi-family and transitional buildings that are considerably larger in scale than adjacent single-family structures shall be designed so that the façade is broken into smaller parts that relate to the scale and size of neighboring single-family homes. (Figure 4.)



(Figure 4)

- Several successful examples of well-integrated multi-family homes exist along Blake Street between 8th and 9th Streets. These multi-family homes appear, at first glance, to be single-family homes. These examples are successful because they utilize similar window placement, façade variations and porches to their single-family neighbors, creating a pleasing, contiguous visual line along the street.

4. Infill structures and additions shall be simple rectangular forms similar to those found historically. A similarity of building forms contributes to the visual continuity of a neighborhood. Infill structures shall maintain a similar lot coverage and width as existing homes along the same or facing block to respect the traditional single-family scale of downtown neighborhoods. Additions shall be compatible in scale and character with existing structures and surroundings.

- Additions shall be distinguishable from the original building through subtle changes in material or construction techniques.
- Additions shall appear visually subordinate to the original building.
- When additions taller than the main building are necessary, they shall be set back from a character-defining front façade.

c. Parking. Established parallel or diagonal parking configurations along downtown residential streets, combined with the presence of a tree lawn, helps buffer automobile traffic and provide a safe environment for pedestrians on the sidewalk. These elements are an important characteristic of downtown neighborhoods.

1. On-street parallel and diagonal parking, where traditionally found, shall be used to serve primary parking needs for single- and multi-family residential homes. (Figure 5.)



(Figure 5)

2. Off-street parking areas within residential neighborhoods shall be avoided to minimize disruption to the single-family character of the neighborhood, unless located off of an alley.

- If providing off-street parking is unavoidable for multi-family homes, offices or commercial uses located in a residential neighborhood, it shall be located behind or to the side of the building.
- Off-street parking and drives located in front yard setbacks compromise the residential character of the street frontage and shall not be allowed.
- The addition of new curb cuts and driveways in the front yard setback compromises the residential character of the street and shall not be allowed.

3. Front-loading garages are inconsistent with the historic character of downtown residential neighborhoods and shall not be allowed.

- New garages shall be set back from the primary structure and accessed from an alley.

d. Circulation and access. Continuous sidewalks and the presence of generous tree lawns provide a safe, inviting environment for pedestrians and residents and add to the overall visual appeal of downtown neighborhoods. Maintaining these established patterns is an important part of preserving the historic, single-family character of these neighborhoods.

1. All new, street frontage sidewalks shall be consistent in width with traditional five-foot to nine-foot sidewalks found historically in downtown residential neighborhoods, providing a continuous pedestrian surface.

- Width shall be consistent with abutting sidewalk edge.

2. Tree lawns located between the sidewalk and the street edge are traditionally found in downtown residential neighborhoods and shall be maintained.

- These design elements provide an attractive buffer between pedestrian and vehicular traffic and create a safe zone for pedestrians. (Figure 6.)



(Figure 6)

(2) Building design.

a. Architectural details. The architectural character of the City's downtown neighborhoods is rich with history. Many homes were constructed during the City's early years and feature architectural details characteristic of the time. Rooflines vary from simple hipped forms to more complex shapes on gables and turrets. Windows are abundant and vary considerably in size and shape, breaking up solid walls; many contain stained glass accents and other decorative detailing. Perhaps most appealing about the downtown homes, though, are their inviting porches and entryways visible from the sidewalk and street. Projects should be well-integrated into existing neighborhoods by incorporating architectural details compatible with the historic character of these neighborhoods.

1. All elevations on multi-family developments shall be articulated with windows, insets and other architectural details compatible with the character of surrounding development. (Figure 6.)

- Solid walls without windows on any side of a structure are not appropriate and shall not be used. For example, the most visually successful existing multi-family homes in the downtown area are those that give the appearance, at first glance, of being a single-family home, with similar structural proportions, window spacing and decorative elements. There are several such homes located along Blake Street between 9th and 10th Streets.
- Fronts of buildings on new multi-family developments shall include such articulations such as bays, insets and porches traditionally found on historic homes in the downtown.
- Use of these elements adds interest to individual homes and to the overall character of the street.
- The use of both enclosed or open porch forms is appropriate.

2. Architectural detailing on infill development shall reflect the character of surrounding homes in terms of style and scale, yet still allow the casual observer to distinguish between new and old construction.

- One (1) example of this, a transitional use structure, is located at the corner of Cooper and 9th Streets. The newer structure relates well to surrounding single-family homes by utilizing similar materials, such as its vertically oriented siding and contrasting window trim, and by adjusting in height according to adjacent structures.

3. Roofs shall appear similar to those seen traditionally in downtown neighborhoods. (Figure 7.)



(Figure 7)

- Sloping roofs such as gabled and hipped roofs with a minimum roof pitch of 4:12 are appropriate roof forms.
- Flat or mansard rooflines as a primary roof form detract from the neighborhood's visual continuity and shall not be used in downtown residential neighborhoods.

b. Building materials and colors. In order to maintain the character of the downtown residential neighborhoods, infill and redevelopment projects shall incorporate colors and materials similar to those found historically.

1. Exterior wall finishes for infill and redevelopment shall utilize building materials similar in scale, texture and finish to those found on historic homes within the Downtown Core.

- The use of horizontal clapboard siding or, in fewer cases, brick, is traditional in downtown residential areas and is appropriate for use in infill projects.
- New materials of similar scale, texture and finish are also appropriate.
- The use of decorative shingles shall be limited to use on dormers or in gables.

2. Color schemes shall be compatible with those found on historic residences in downtown neighborhoods.

- Wood trim around doors and windows shall be painted with a coordinating color scheme.
- Bright colors shall be reserved to highlight decorative trim or provide other accents.

3. Color shall be used to create a coordinated composition for the structure.

- Structures shall appear to have coordinated color scheme from the street.
- The use of metallic or "Day-Glo" colors is inappropriate and they shall not be used.

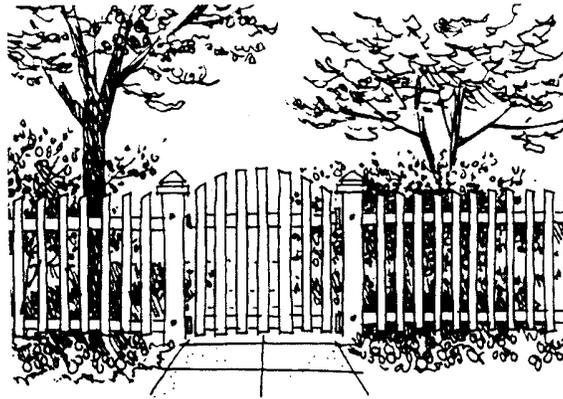


(Figure 8)

c. Fences. Low, sometimes ornate, fences were traditionally used in downtown residential neighborhoods to define property boundaries and often to add a decorative

element to a home. These fences were typically less than three and one-half (3½) feet in height and had an open, transparent character. New fencing in downtown neighborhoods shall be of similar height and materials to maintain the historic character of the area.

1. New or replacement fences shall be of a similar height, character and material to fences traditionally found in the neighborhood. (Figure 9.)



(Figure 9)

- Low, ornate, cast or wrought iron fencing was historically used as a decorative element in downtown neighborhoods. New fencing that reflects the general character of these fences is appropriate.
  - Low, wood picket fences are typical of downtown residential neighborhoods and are also appropriate. They generally have painted, wide-spaced slats and a transparent character. Pickets on new fences shall be spaced a minimum of four (4) inches on center to maintain an open character.
  - Chain-link fences shall be limited to use in backyards only and shall be vinyl-coated black or green in conjunction with tightly spaced plant material to create a visual screen.
2. Fences shall not be used to create a visual wall or barrier along the street frontage.
- Solid wood fences disrupt the rhythm of the street frontage and shall not be used in front yards. Solid wood screening fences may be used in back yards where they are not prominently visible from the street.

### (3) Landscape and screening.

a. Planting. Native plant materials significantly contribute to the sense of the natural setting that is a part of the heritage of Glenwood Springs. Where buildings are set back from the sidewalks, they typically have yards, walks, fences and plant materials that all contribute to the open space in the community. This characteristic shall be maintained as it plays an important role in establishing a context for the history of downtown. The neighborhood experience begins at the street edge, continues across the tree lawn to the public sidewalk, across the front yard to the home's private porch and ends at the front door. This sequence enhances the pedestrian environment and contributes to the character of the neighborhood.

The traditional character of the front yard is paramount to this sequence and shall be maintained.

1. Grass lawn shall be used as a primary material in the front yard. Hard surface paving shall be minimized.

- The use of rock and/or gravel as the primary material is not appropriate and shall not be allowed.
- Plant materials native to the Western Slope of Colorado shall be utilized whenever possible.
- Xeriscape or low-water plant materials will reduce maintenance and conserve resources.
- Native plant materials reinforce the local character of a place.
- Encourage the use of drought-tolerant grasses and other low-water plant materials.

2. Infill and redevelopment sites not bordered on the street edge with deciduous shade trees shall install one (1) tree per thirty-five (35) linear feet within the tree lawn. (Figure 10.)



(Figure 10)

- Trees shall have a similar growth habit, or mature height, spread and form as adjacent street trees to maintain a continuous line along the street edge.
- Evergreen trees are not appropriate plantings for downtown tree lawns. They do not provide a defined "canopy" of shade for pedestrians and eventually outgrow the space, requiring excessive pruning to maintain sidewalk clearance.

(e) General design standards for commercial and civic development.

(1) Site planning.

a. Site layout/development pattern. A sense of visual unity of an area is established when similar building features are repeated. The relatively uniform alignment and setbacks of commercial structures along Grand Avenue between 7th and 8th Streets is an example of a

repeated feature. To maintain the historic character of the Downtown Core, consistent setbacks and building orientation must be respected.

1. New structures shall respond to the contextual building setbacks and orientation of the surrounding structures on the block.

- If setbacks are not consistent, an average of the setbacks found along the block on both sides of the street may be used, or the buildings may fit within the range of traditional setbacks in the neighborhood.

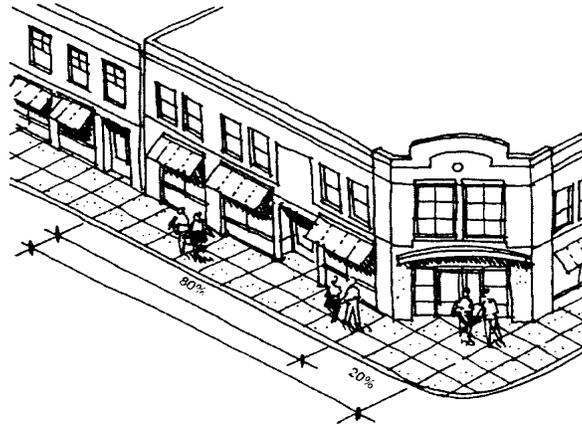
2. New construction shall be built parallel to lot lines to reflect the historical orientation of nonresidential structures.

- Structures shall not be oriented at an angle to lot lines.
- Street frontage should be primarily dedicated to storefront uses. A corner site may orient its primary entry towards the corner for emphasis.

3. Commercial and other nonresidential structures in the Downtown Core have traditionally been built with their front walls aligned flush with the sidewalk edge. This structural pattern helps create a consistent visual line along the street and shall be maintained to the maximum extent feasible.

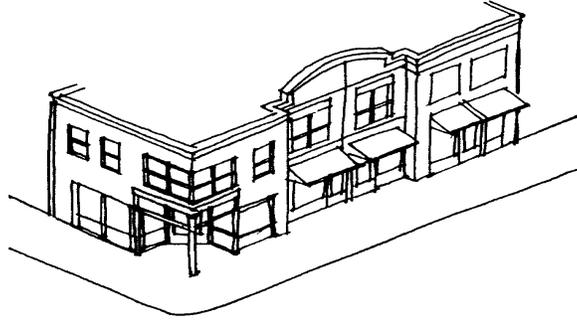
- A minimum of eighty percent (80%) of the building edge shall be located adjacent to the sidewalk edge.

4. On corner lots, structures shall be anchored at the sidewalk edge rather than set back and shall relate to the scale and massing of the buildings on their respective streets. (Figure 11.)



(Figure 11)

- An example of this is at the northeast corner of 8th and Grand. This historic structure is flush with the sidewalk on both sides and relates to other structures along the block by maintaining a similar height.
- The primary façade of a structure shall be oriented to the street, not to an interior court. (Figure 12.)



(Figure 12)

5. At corner sites, the primary façade shall face the major thoroughfare or the corner and a subordinate façade shall face the cross street.

- When designing courtyards, a minimal amount of street frontage shall be utilized. Courtyards shall not extend across the entire front of the property. Instead, a building shall be located flush with the property line on the street side.

6. The primary entrances to a building shall be clearly identified.

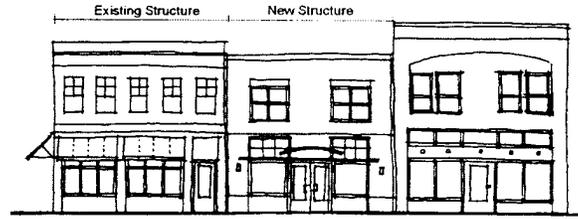
- Locate the primary entrance facing the street. When a structure is located on a corner lot, prominent entries shall be designed for both façades along the street edge or a single prominent entry shall be designed to face the corner.
- The building entrance shall appear similar in scale and character to those used historically.

b. Building height/scale/massing/form. Continuity in building heights is an important factor that contributes to the historic character of the Downtown Core. This is particularly evident along street frontages like Grand Avenue between 7th and 9th Streets where historic storefronts maintain fairly consistent heights and scales with newer structures, adding to the character of the district. In order to maintain the historic character of the downtown commercial districts, projects shall utilize building footprints and heights similar to those found on the same block.

1. Building massing shall respect the existing neighborhood scale, especially along the lot edge that abuts existing residential development and along the street edge.

- The primary mass of a structure shall include secondary projections that reduce apparent scale, increase visual interest and promote compatibility with adjacent properties.
- Structures directly adjacent to residential homes shall "step-down" in height on the abutting edge to match the height of the adjacent structure.
- Structures in excess of three (3) stories along Grand and Cooper between 7th and 9th Streets shall not be allowed.

2. Historic building front width pattern or spacing of façade bays shall be reinforced in new structures. (Figure 13.)



(Figure 13)

- Storefront-type development shall typically be differentiated every twenty-five (25) feet along the block. Preserve the "rhythm" of building façades that contribute to the visual continuity of the street by creating variation in the façade of a larger building.
3. A wider structure shall, to the maximum extent feasible, be divided into modules that reflect these traditional building widths.
    - Prominent civic, and in some cases, office structures may vary in front width and shall be reviewed on an individual basis for compatibility.
  4. The appearance of floors of new buildings shall appear to be similar in height to those of existing historic buildings in the downtown Commercial Core.
    - The level of the first floor shall be at or near grade level at the entrance.
    - The first floor shall appear to be a full floor in height.
  5. The alignment of horizontal elements along the block face, including building cornices, shall be maintained.
    - This alignment occurs most successfully when buildings are similar in height.
    - Window sills, moldings and cornices are examples of building elements that shall be aligned.

(2) Building design.

a. Architectural details. Prominent, street-oriented doorways, awnings and large glass storefront windows are important building features that add visual interest to the street, contributing to both the architectural and the pedestrian-oriented character of the Downtown Core. The downtown should continue to develop as a pedestrian-oriented environment. Streets, sidewalks and alleys should encourage walking, sitting and other outdoor activities. Existing pedestrian routes should be enhanced. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian. The use of rooflines similar to those historically found in the downtown also contributes to the area's character and creates a visually unified appearance for a district.

1. Contemporary interpretations of historic styles shall be embodied in new buildings. (Figure 14.)



(Figure 14)

- New designs shall draw upon the common elements of historic buildings in the community (without copying them). Examples of common elements include similar fenestration, cornice lines, building widths and other exterior features. This will allow new structures to be seen as products of their own time yet compatible with their historic neighbors.
  - New designs for window moldings and door surrounds, soffit details and dormer designs shall be incorporated into the design to create a distinctive building with a new, yet compatible, style. Contemporary details for porch railings and columns are other examples.
2. The ground floor of a building shall encourage pedestrian activity by providing at least one (1) of the following along primary pedestrian ways:
- A storefront, display cases, public art, landscaping or decorative wall surfaces; or
  - Traditional elements such as display windows, kickplates and transoms on commercial storefronts, thus avoiding a blank wall or vacant lot appearance.
3. New commercial storefront buildings shall incorporate these character-defining elements:
- Display windows: The main portion of glass on the storefront, where goods and services are displayed.
  - Transom: The upper portion of the display, separated from the main display window by a frame.
  - Kickplate: Found beneath the display window. Sometimes called a bulk-head panel.
  - Entry: Usually set back from the sidewalk in a protected recess.
  - Upper-story windows: Windows located above the street level. These usually have a vertical orientation, and appear to be less transparent than the large expanse of glass in the storefront below.

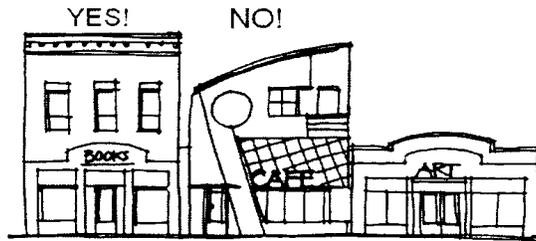
4. Maintain the distinction between the street level and the upper floor.
  - The first floor of the primary façade shall be predominantly transparent glass.
  - Upper floors shall be perceived as being more opaque than the lower floor.
  - Highly reflective or darkly tinted glass is prohibited.
  - Express the traditional distinction in floor heights between street levels and upper levels through detailing, changes in materials and fenestration. The presence of a belt course is an important feature in this relationship.

5. Primary building entrance shall be recessed. Recessed entries are designed to provide protection from the weather. When repeated along the street, the rhythm of these shaded areas helps to identify business entrances.

- Doors that are flush with the sidewalk are prohibited.
- Doors shall have large areas of glass.
- Use of accent color on the door is encouraged to help lead the pedestrian inside.

6. The primary roof form shall appear to be flat, as traditionally found on the City's downtown commercial structures.

- A parapet shall conceal roofs.
- "Exotic" roof forms, including mansards, shall not be allowed. (Figure 15.)



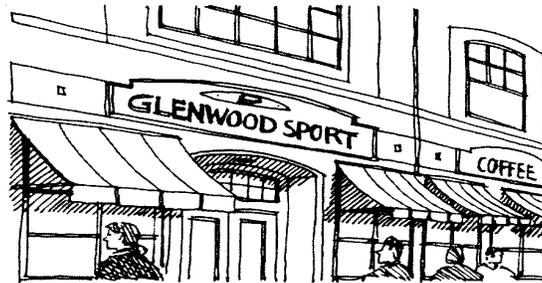
(Figure 15)

7. Upper story windows shall have a vertical emphasis, and similar proportions to those traditionally found on historic commercial structures in the downtown. (Figure 16.)



(Figure 16)

8. Fabric awnings are encouraged. (Figure 17.)



(Figure 17)

- Awnings shall be canvas with a matte finish. Awnings with high gloss finishes were not historically found in the downtown and shall not be used.
  - Operable awnings are encouraged.
  - Rigid frame awnings may be used, but shall stop at the top section and shall not be included in the valance.
  - Illuminated, plastic awnings are not appropriate for the downtown and shall not be allowed.
  - Awning colors shall be compatible with the overall color scheme of the façade. Solid colors or subtle striped patterns shall be used.
  - Awnings for rectangular openings shall be simple, shed shapes.
9. Glass transoms shall be used above display windows.
- These bands of glass, usually located at the same height along a block, reinforce a sense of visual continuity for the street and introduce light into the depths of a building.
10. Cornices and parapets shall be repeated on the façade where appropriate to provide a continuous visual line along the block.
- Parapets and cornices are examples of decorative elements found on many historic commercial buildings in the City.
  - Emphasizing detail with accent colors is appropriate.
11. Featureless backs of buildings shall not be located adjacent to the Roaring Fork or Colorado River. ( Figure 18.)



(Figure 18)

- To encourage active uses in this area, all design standards applicable to street frontage structures shall also be applicable to the back of a building in this area.

b. Building materials and colors. Historically, commercial structures in the Downtown Core were constructed of sturdy, earth-toned materials such as brick and stone. These durable "natural" materials contribute to the character and perceived permanence of a structure. Deep reds, blues and greens were typically used as accent colors to add visual interest to a storefront façade or entrance. New structures shall utilize similar materials and colors to maintain a unified character for the downtown.

1. Colors that enhance the natural colors of the building materials shall be used in developing an overall color scheme.

2. Primary materials shall be similar in character to those used traditionally on downtown commercial structures.

- Brick and masonry, known for their durability, were traditionally found on historic commercial structures in downtown. New materials shall demonstrate similar durability and compatibility. The use of split face concrete block is prohibited, but may be approved as a special review use.

- Diagonal wood siding shall not be used.

- Cinder block is acceptable for interior walls, but shall not be used as an exposed material on building façades facing streets, alleys or undeveloped lots.

3. Accent materials shall be similar to those used historically.

- Wood was traditionally used for trim elements on commercial storefronts while stone, painted metal, terra cotta, ceramic tile and rounded plaster were used in detailing.

4. Glass used in windows shall appear similar to that used historically.

- Transparent, clear glass shall be used.

- Opaque, tinted and mirrored glass detracts from pedestrian interest at the street level and shall not be used.

- Glass with sun shading characteristics that do not demonstrably impair transparency is acceptable.

c. Mechanical and electrical equipment. Exposed mechanical and utility equipment systems detract from the historic character of the City's downtown. This character is a key element of the downtown's appeal, and efforts shall be taken to minimize the visual impacts of mechanical and utility systems on surrounding development.

1. Ground-mounted electrical and mechanical equipment shall be screened from public view using opaque fencing, walls or a combination of fencing or walls and planting.

- Materials for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited but may be approved as a special review use.
- Chain-link fencing may be used in rear service areas and shall be vinyl-coated black or green and used in conjunction with tightly spaced plant material to create a visual screen.

2. Mechanical/utility screening shall be integrated as part of the building structure and architecture and not appear "tacked on" to the exterior surfaces of the structure.

- All mechanical, electrical and communications equipment including but not limited to, air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers and electric and gas meters must be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, when appropriate.

3. To the maximum extent feasible, parapet walls or other means of screening shall be used to screen roof-top mechanical equipment. If not feasible, roof-top mechanical equipment shall be painted to match roof color.

d. Lighting.

1. Lighting has historically been used in the Downtown Core to accent important building features, displays or entries. In addition to the positive cosmetic effects, the presence of multiple light sources along a street frontage increases security and safety, encouraging nighttime pedestrian activity. Care should be taken to provide adequate lighting in all downtown commercial areas.

2. Lighting shall be used as it was used historically in the Downtown Core.

- Low-scale, decorative lighting shall be used to accent architectural details, building entries or signs. Additional pedestrian-scaled lighting shall be provided to illuminate sidewalks, enhancing security and extending hours of activity.
- All light sources shall be shielded.
- Lights shall not be focused upward to light the façade or used to dominate a façade or the street.
- Animated lighting, such as chase lights, shall not be used.

- Commercial lighting shall not spillover onto residential lots.

e. Signage. Signage in the Commercial Core needs to respect the historic character and pedestrian scale of the downtown district. Signs in the downtown commercial district varied in size and location quite broadly but most were basic painted panels with simple type styles. Though earliest signs had no lighting, in later years, an indirect light source was typical. These historic sign characteristics should be continued.

1. A sign shall be less prominent than the overall building composition.
2. Signs shall be in character with the material, color and detail of the historic context of the Commercial Core. (Figure 19.)



(Figure 19)

- Highly reflective materials are inappropriate for signs.
  - Painted wood and metal are appropriate and encouraged for signs.
  - Unpainted wood and other unfinished materials detract from the historic character, do not weather well and shall not be used.
3. When illuminated, signs shall be lit by an indirect source.
    - Internally lit signs are prohibited.
    - When illuminated, signs shall be lit by an external, shielded lamp directed at the sign.
    - Within the historic context of Downtown, nonflashing neon signs shall be allowed.
  4. Flush-mounted signs are desirable in the Commercial Core.
    - Wall signs shall align with others on the block.
    - Flush-mounted signs shall be limited to one (1) per use.
  5. In most cases, a flush-mounted sign shall be positioned directly above the display window or directly above the transom window.
- (3) Landscaping and screening.

a. Planting. Native plant materials significantly contribute to the sense of the natural setting that is a part of the heritage of the City. Where buildings are set back from the sidewalks, they typically have yards, walks, fences and plant materials that all contribute to the open space in the community. This characteristic shall be maintained as it plays an important role in establishing a context for the history of downtown.

b. Landscape elements such as fences, walls and street furniture shall reflect the historic downtown context and provide visual continuity for the streetscape. In addition, the consistent placement of street trees, planters and other vegetation along commercial streets adds color, interest and shade to the Downtown Core while screening parking and other unsightly uses.

1. Enhancement of open spaces through the generous use of plantings shall be encouraged. (Figure 20.)



(Figure 20)

- Consistent use of plantings at intervals along a street frontage can help provide a cohesive look and feel. The installation of coordinated planting boxes or hanging planters shall be encouraged.
  - Landscape planting plans shall be included in all projects where open space is provided.
  - Rear courtyards and alley areas may be utilized as open space areas.
2. Plant materials native to the Western Slope of Colorado shall be utilized whenever possible.
- Xeriscape or low-water plant materials will reduce maintenance and conserve resources.
  - Native plant materials reinforce the local character of a place.
3. If open space exists at the front of a site, landscape elements shall be used to define the edge of the property.
- Tall, opaque fences or hedges are inappropriate and shall not be used. Design elements shall be less than three (3) feet in height.

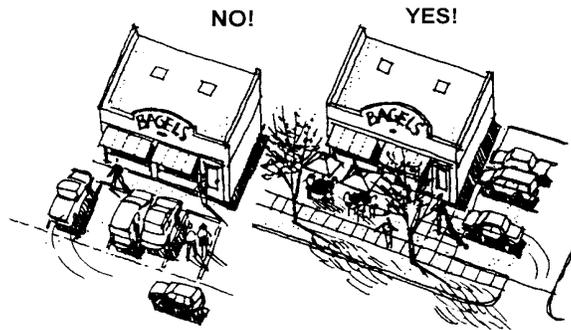
- Low, pedestrian-friendly, brick or stone walls or hedges provide visual definition to the property without obstructing views to or from the sidewalk.

4. Hedges and walls shall be integrated into site plans to mitigate negative visual and acoustic impacts on surrounding properties.

c. Surface parking, loading and service areas. The pedestrian-friendly character of downtown is appealing to both visitors and residents, enhancing the economic health of the area. To protect this character, steps shall be taken to minimize the visual and operational impacts of surface parking, loading and other auto-oriented service areas on surrounding uses.

1. Parking orientation shall minimize visual and noise impacts on adjacent properties.

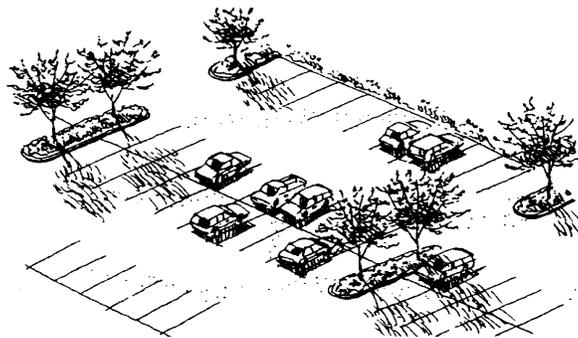
- To the maximum extent feasible, parking shall be located behind or to the side of a structure. This configuration is consistent with much of the commercial development in the Downtown Core. (Figure 21.)



(Figure 21)

2. All parking lots adjacent to a street edge shall be screened using plant material, walls or fencing.

- Low water or native plant materials typically found on Colorado's Western Slope shall be used to provide buffers between the sidewalk and the edge of parking.
- If walls are used, include plant materials to discourage graffiti and soften them.



(Figure 22)

3. Interior parking lot landscaping for commercial and civic developments subject to this Section shall be exempt from the provisions of Section 070.050.100.

4. Loading and unloading of materials should not be conducted in travel lanes of streets.

- The use of alleys for loading and unloading is preferable to the use of streets. To the maximum extent feasible, loading areas shall be located on private property away from the front of the building.
- When it is not feasible to locate a loading area away from the front of a building, such loading area or areas should be offset from pedestrian and vehicle access ways and screened from view from the street.

5. To promote the riverfront connection to downtown, off-street parking shall not be permitted directly adjacent to the Roaring Fork or Colorado River.

d. Parking structures. Surface parking within the Downtown Core is often unsightly and takes up prime development land; however, easy customer and employee access to downtown businesses is a key factor in the economic health of the area. Parking structures maximize the use of land and, when well designed, are often indistinguishable, at first glance, from surrounding commercial structures. Parking structures shall be encouraged in the Downtown Core.

1. The visual impacts of a parking structure shall be minimized.

- Cars in a parking structure shall be screened so that they are not visible from the street.
- Parking structures shall be located in the rear of lots when feasible, reserving the street frontage for commercial uses.

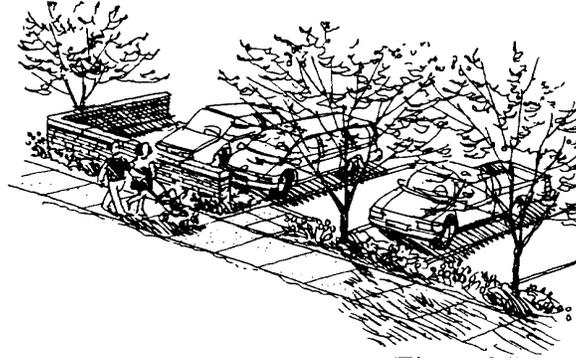
2. Parking structures shall be visually integrated with buildings in the surrounding area. (Figure 23)



(Figure 23)

- The façade of the structure shall be brick, stone or other masonry material compatible with adjacent structures.
- The façade shall be designed to match the height of existing structures if it faces the street.

3. Parking structures shall provide adequate space for active uses at the sidewalk. (Figure 24).



(Figure 24)

- This shall be accomplished by either locating parking below grade, with commercial space above, or by lining the face of the garage with a row of commercial uses.
4. Parking structures shall be designed so that quick access exists and clear, separated pedestrian routes are provided to the outside.
    - Signage shall be provided that clearly identifies pedestrian routes both inside and outside the parking structure.
  - e. Vehicular and pedestrian access. Heavy automobile traffic along both Grand Avenue and 6th Street compromises the safety and comfort of pedestrians in downtown areas and shall be mitigated to the maximum extent feasible. Clearly defined auto and pedestrian zones provide safety and mobility for both modes of travel and encourage activity in the downtown.
    1. Established street and sidewalk patterns shall be incorporated within the site plan of any infill or redevelopment project. Sidewalks shall remain consistent.
    2. A continuous pedestrian pathway surface shall be provided to encourage pedestrian activity within the Downtown Core.
      - In areas of high pedestrian activity, public street crossings shall be marked with a change in paving materials, such as a high contrast brick or cobble.
      - Utilize raised crossings at the sidewalk level to slow auto traffic in areas where the greatest potential for auto-pedestrian conflict exists.
      - Striping shall not be used to define pedestrian crossings in high traffic areas, as it generally wears off and is not maintained over time.
    3. Space for a buffer between sidewalks and moving traffic shall be allocated to enhance pedestrian comfort and safety. Existing areas in the Downtown Core where space has been allocated for this purpose typically range from five (5) feet to six (6) feet in width from curb to sidewalk edge.
      - Buffers shall be achieved through the use of on-street parallel parking, street furniture, a landscape buffer, a change in paving materials or some combination of two (2) or more of these elements.

- Brick pavers, in combination with street trees, have been used as a buffer in and around the Grand Avenue Commercial District, providing a consistent visual appearance and a comfortable environment for pedestrians.

(f) Preservation of historic residential structures. Basic Preservation Theory:

(1) The Concept of Significance. A building possessing architectural significance is one that represents the work of a noteworthy architect or builder, possesses high artistic value or well represents a type, period or method of construction. A historically significant property is one associated with significant persons or with significant events or historical trends, or is a property already determined to be contributing to the significance of an established historic district.

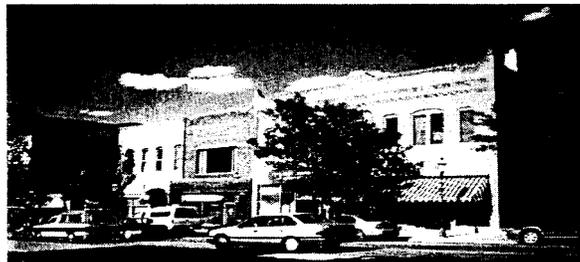
(2) The Period of Significance.

a. The City has a period of significance, which is the time during which the area gained its architectural and historical importance. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register of Historic Places, for example, generally requires that a property be at least fifty (50) years old or have extraordinary importance before it may be considered for listing.

b. The City has a period of significance that spans approximately sixty-five (65) years (1880-1945). Throughout this period of significance, the City was witness to the construction of a number of buildings and alterations that have become an integral part of the overall character. Although there is a single period of significance for the City, there is a range of styles that exist throughout the City, all constructed during different eras within the period of significance. For example, the Craftsman style was popular in this country from 1905 to 1930, and the Art Deco style was popular from 1920 to 1940. All of the different styles are considered significant and contribute to the integrity of the City's history.

c. Conversely, several structures have been built, or alterations have been made after this period, that are generally considered noncontributing and may be considered for removal or replacement. In general, keep the following in mind:

1. Early alterations, additions or constructions more than fifty (50) years old may have become historically significant and thus merit preservation.
2. Many additions or alterations may present obscure original masonry. In this case, removal of this alteration and restoration of the original material is strongly encouraged. Most alterations less than fifty (50) years old lack historical significance.



*This photo demonstrates the range of architectural styles found in Glenwood's downtown.*

(3) The Concept of Integrity. In addition to being from an historical period, a property also must have integrity; that is, a sufficient percentage of the structure must date from the period of significance. The majority of the building's structural system and materials should date from the period of significance and its character-defining features also should remain intact. These may include architectural details, as well as the overall mass and form of the building. These are the elements that allow a building to be recognized as a product of its own time.

a. Purpose of this Section. A basic tenet of preservation is that one shall minimize intervention in the historic building fabric and, therefore, in the treatment of a historic building, it is best to preserve those features that remain in good condition. When replacement is necessary, it should be done in a manner similar to that used historically. In this way, original building fabric will be preserved to the maximum extent feasible. This is important in maintaining the integrity of the property. The General Design Standards for Preservation of Historic Residential Structures are intended to provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of the district. They provide standards on which to make decisions about the alteration of a historic property. They define a range of appropriate responses to a variety of specific design issues.

b Applicability. These standards apply to all "contributing" structures in the Downtown Core that are residential in architectural character and are located in the project boundary.

c. Building Design.

1. Windows and doors. The character-defining features of historic windows and doors and their distinctive arrangement on a wall shall be preserved. In addition, new windows and doors shall be in character front façades.

a) Original windows and doors on the building shall be maintained. (Figure 25)



(Figure 25)

- The size, shape and proportions of window and door openings are important features, especially for houses that are simple, without a lot of architectural detail. Many early residential windows were vertically proportioned. Another important feature is the number of "lights" or panes into which a window is divided. Typical windows for late nineteenth century buildings were of a "one-over-one" type, in which one (1) large pane of glass was hung above another single pane. The design of surrounding

casings, the depth and profile of window sash elements, the wood they were constructed of and their rhythm or spacing patterns are also important features.

b) A replacement window or door shall match the appearance of the original to the maximum extent feasible.

- While replacing an entire window or door is discouraged, it may be necessary in some cases. Although wood was used historically, metal is common on the market today and sometimes is suggested for replacement by suppliers. It is possible to consider alternative materials, if the resulting appearance matches the original as closely as possible. The substitute also shall have a demonstrated durability in this climate.

c) The functional and decorative features of original doors shall be preserved.

- Such features shall include: frames, sills, heads, jambs and moldings.
- Original door and transom proportions shall also be maintained.

d) The original position of historic doors shall be retained to the maximum extent feasible.

- This is especially important on significant façades.
- Additional doors shall not be added to façades visible from the street.

2. Porches. Where a porch has been a primary character-defining feature of a front façade, it shall be maintained. If the original porch is missing, a replacement porch should be constructed to be in character with the historic building, in terms of its scale, materials and detailing.

a) A porch and its character-defining features shall be maintained.

- Historically, porches were popular features in residential designs. A porch protects an entrance from rain and provides shade in the summer. It also provides a sense of scale to the building and provides a space for residents to sit and congregate. A porch provides stylistic details to the house, and in some cases is an integral part of an architectural style. Finally, a porch connects a house to its context by orienting the entrance to the street. (Figure 26).



(Figure 26)

- Missing posts and railings shall be replaced when necessary, taking care to match the original proportions and spacing of balusters.
- b) Historic materials and details on a porch shall not be removed or covered.
- An original balustrade, for example, shall not be removed.
- c) A historic porch shall not be enclosed with opaque materials.
- Opaque materials that destroy the openness and transparency of the porch shall not be used for enclosure.
- Large areas of glass or screens that preserve the openness of the porch shall be used when enclosure is desired.
- d) When porch replacement is necessary, it shall be reconstructed to match the original in form and detail.
- Materials similar to the original shall be used.
- Decorative elements not known to have been used on the structure shall not be used.

3. Preservation of historic building materials and colors. Primary historic building materials shall be preserved in place to the maximum extent feasible. When the material is damaged, then limited replacement, which matches the original, shall be considered. Primary historic building materials shall never be covered or subjected to harsh cleaning treatments.

- a) Original building materials and architectural features shall be preserved in place to the maximum extent feasible.
- Building materials and architectural features contribute significantly to the character of a historic structure. The distinct characteristics of the primary building material and features, including the scale of the material unit and its texture and finish, contribute to the historic character of a building and shall be preserved.
- b) Deteriorated building materials and architectural features shall be repaired rather than replaced, whenever possible.
- In some cases, original building materials or architectural features may be deteriorated. Horizontal surfaces such as chimneys, sills and parapet copings are likely to show the most deterioration because they are more exposed to weather and will hold water for longer periods. When deterioration occurs, repair the material and any other related problems to the maximum extent feasible.
- It is also important to recognize that all materials and features weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials and features that show signs of wear is therefore preferred to their replacement.

c) Original building materials and architectural features that have deteriorated beyond repair shall be replaced in kind. (Figure 27).



(Figure 27)

- While restoration of the original material or feature is the preferred alternative, in some situations, a portion of the original building material may be beyond repair. Replacement shall occur only if the existing historic material cannot be reasonably repaired. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture and other visual qualities.
- It is important, however, that replacement materials be minimized, because the original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is compromised when material is extensively removed. Extensive replacement results in the loss of historic integrity. Original material is physical evidence of labor and craftsmanship an earlier time, and this is lost when it is replaced.

d) Synthetic or composite siding materials shall not be used to cover original building materials or features.

- Rather than repairing or replacing siding, some property owners may entertain the idea of covering the original building material. Aluminum and vinyl siding are examples of synthetic materials that are often considered. Using these products to cover historic materials is inappropriate. Doing so obscures the original character and changes the dimensions of walls, and is particularly noticeable around door and window openings. This covering often conceals deterioration and sometimes causes accelerated deterioration. For similar reasons, if original wall materials are covered with a synthetic siding, remove the outer layer and restore the original. When damaged, these materials also can be more difficult to repaint, repair or replace.

e) Traditional building elements shall be maintained in a manner that will preserve their integrity as character-defining features.

- Regular and periodic maintenance of a historic home assures that more expensive preservation and restoration measures will not be needed at a future date. Preventive maintenance keeps moisture from remaining in and around the structure.

(g) Preservation of historic commercial structures.

(1) Purpose of this Section. A basic tenet of preservation is that one shall minimize intervention in the historic building fabric and, therefore, in the treatment of a historic building, it is best to preserve those features that remain in good condition. When replacement is necessary, it should be done in a manner similar to that used historically. In this way, original building fabric will be preserved to the maximum extent feasible. This is important in maintaining the integrity of the property. The General Design Standards for Preservation of Historic Commercial Structures are intended to provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of the district. They provide standards on which to make decisions about the alteration of a historic property. They define a range of appropriate responses to a variety of specific design issues.

(2) Applicability. The General Guidelines for Preservation of Historic Commercial Buildings apply to all contributing commercial structures and all other structures of commercial architectural character as listed in the Historic District or as determined by the Historic Preservation Commission.

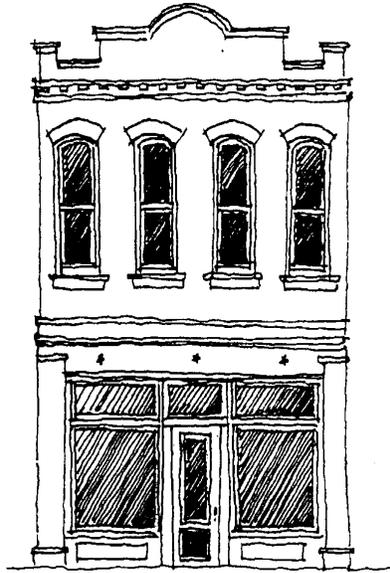
(3) Key features of an historic commercial building.

- The façade has ornament and detail that provides interest to pedestrians.
- The first floor level has a large area of display windows, which allow pedestrians to see goods and activities inside.
- The front of the store is aligned at the sidewalk edge, helping to define the pedestrian zone.
- Signs are sized and positioned to be read at eye level by pedestrians.
- The second story, if it exists, is more solid than the first, with smaller windows.
- Brick and stucco are the dominant building materials, although stone, metal and even wood can be found.
- The main store entrance is recessed in a notch.
- The top of the building is usually capped with a decorative parapet or cornice.

(4) Building Design.

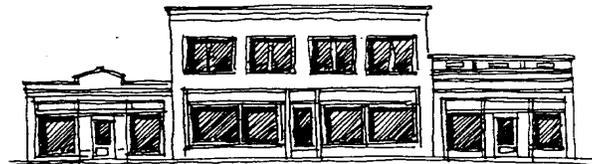
a. Doors and windows. The character-defining features of historic windows and doors and their distinctive arrangement on a wall shall be preserved. In addition, new windows and doors shall be in character with the historic building. This is especially important on primary façades.

1. The size and shape of upper story windows shall be preserved. (Figure 28)



(Figure 28)

- Typical upper windows are vertically oriented, and usually several are uniformly spaced along the building front. This rhythm of upper-story windows is a very important unifying feature of downtown, because it is repeated on many buildings.
  - Consider reopening the windows if they are presently blocked. Window manufacturers now offer replacement windows that will fit the original opening; others will provide custom-ordered windows to fit exactly. Do not block down the opening to accommodate a stock window that does not fit the building.
2. Transoms located above display windows shall be preserved. (Figure 29)



(Figure 29)

- These bands of glass are found on many buildings and they often align in a stair-step fashion, at the same height in a block in the Commercial Core.
- When transoms are covered and original moldings and window frame proportions are concealed, the impact of the store front is weakened.

b. Architectural details. Architectural details help establish a historic building's distinct visual character; thus, they shall be preserved whenever feasible. If architectural details are damaged beyond repair, their replacement, matching the original detailing, is recommended.

1. Preserve the original ornament and detail of the façade.

- Architectural details add interest to downtown, and are a part of the unique identity of a building. Parapets, cornices and window arches are examples of decorative elements found on many buildings in downtown Glenwood Springs.
- Where portions of these details have been removed, refer to photographic evidence of the earlier condition, and look for details that may have been removed and stored to use as patterns for new designs. Where exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original, in which its major form and line is retained. Ornamental details on earlier buildings were typically metal or masonry. Wood or molded synthetic substitutes may be considered as replacement. Ornamental caps or cornices at the top of the façade are especially encouraged because they give a "finished" look to the building. When these cornices are repeated along the street, they create an important line that shall be reinforced at every opportunity. Consider highlighting details with accent colors or lighting.

2. Maintain the kickplate that is found below the display window.

- If the kickplate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. Coordinate the color scheme of the kickplate with other façade elements. If original design information is not available, another option is to design a new, simplified kickplate. Appropriate materials are painted wood, glazed tile or painted metal.

c. Materials and colors. Primary historic building materials shall be preserved in place whenever feasible. When the material is damaged, then limited replacement, which matches the original, shall be considered. Primary historic building materials shall never be covered or subjected to harsh cleaning treatments.

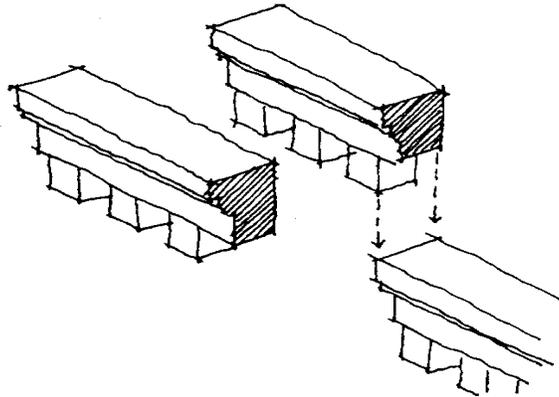
1. Original building materials and architectural features shall be preserved in place to the maximum extent feasible.

- Building materials and architectural features contribute significantly to the character of a historic structure. The distinct characteristics of the primary building material and features, including the scale of the material unit and its texture and finish, contribute to the historic character of a building and shall be preserved.

2. Deteriorated building materials and architectural features shall be repaired rather than replaced, whenever possible.

- In some cases, original building materials or architectural features may be deteriorated. Horizontal surfaces such as chimneys, sills and parapet copings are likely to show the most deterioration because they are more exposed to weather and will hold water for longer periods. When deterioration occurs, repair the material and any other related problems.
- It is also important to recognize that all materials and features weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Preserving original materials and features that show signs of wear is therefore preferred to their replacement.

3. Original building materials and architectural features that have deteriorated beyond repair shall be replaced in kind. (Figure 30.)



(Figure 30)

- While restoration of the original material or feature is the preferred alternative, in some situations, a portion of the original building material may be beyond repair. Replacement shall occur only if the existing historic material cannot be reasonably repaired. In the event replacement is necessary, the new material shall match that being replaced in design, color, texture and other visual qualities.
- It is important, however, that replacement materials be minimized, because the original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is compromised when material is extensively removed. Extensive replacement results in the loss of historic integrity. Original material is physical evidence of labor and craftsmanship of an earlier time, and this is lost when it is replaced.

4. Synthetic or composite siding materials shall not be used to cover original building materials or features. (Figure 31).



(Figure 31)

- Rather than repairing or replacing siding, some property owners may entertain the idea of covering the original building material. Aluminum and vinyl siding are examples of synthetic materials that are often considered. Using these products to cover historic materials is inappropriate. Doing so obscures the original character

and changes the dimensions of walls, and is particularly noticeable around door and window openings. This covering often conceals deterioration and sometimes causes accelerated deterioration. For similar reasons, if original wall materials are covered with a synthetic siding, remove the outer layer and restore the original. When damaged, these materials also can be more difficult to repaint, repair or replace.

5. Traditional building elements shall be maintained in a manner that will preserve their integrity as character-defining features.

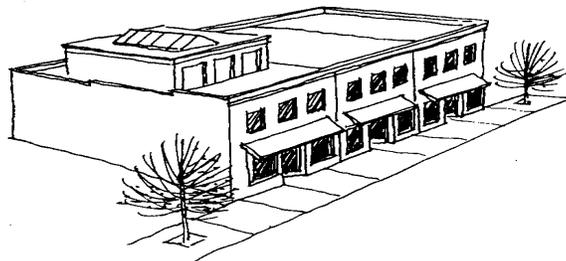
- Regular and periodic maintenance of a historic building assures that more expensive preservation and restoration measures will not be needed at a future date. Preventive maintenance keeps moisture from remaining in and around the structure.

d. Typical building components. Commercial buildings exhibit the traditional features of storefronts in the City, including a large area of display glass at the ground level and an upper level of more solid material with smaller, vertically oriented windows. These traditional features of commercial buildings shall be maintained.

1. Maintain the original size and shape of the storefront opening.

- Preserve the large panes of glass that were a part of the original storefront opening if possible. These transparent surfaces allow pedestrians to see goods and activities inside. If the storefront windows have been reduced in size over the years, consider reestablishing their original dimensions. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character that add interest and shall not be obscured. If keeping a large glass area is not feasible for your operation, develop the wall in a manner that will provide interest to pedestrians in some other fashion, such as with a decorative mural or wall sculpture, or even display cases. The important principle is to provide surfaces that encourage walking and browsing in the downtown. Opaque materials, such as black Plexiglas, are not appropriate in the place of display windows, because they do not provide pedestrian interest. Reflective, mirrored glass is also inappropriate. This hides indoor activities and creates glare on the sidewalk.

2. Maintain the storefront wall at the sidewalk edge for commercial storefront type buildings. (Figure 32).



(Figure 32)

- Preserve the glass at the sidewalk line where feasible, to define the pedestrian zone. This is especially true if the building has historic significance, because the original glass, frame and columns may be intact.

- Most original storefronts were parallel to the sidewalk, but in later years an "angled" display window was sometimes installed in remodeling. If this alteration itself has not taken on historical significance, consider reconstructing the original configuration in these cases. If realignment is not feasible, focus on improving the visibility and quality of the entry.
3. Maintain recessed entries where they exist.
- These areas provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.
  - Avoid doors that are flush with the sidewalk. If the original recessed entry has been removed, consider establishing a new one. Use doors with large areas of glass where feasible; these will improve the visibility of the business to viewers outside. Consider using an accent color on the door. This will help to lead the customers inside. As a way of highlighting the entrance for customers, center the sign over the door.