

Introduction

This document presents design guidelines for the Pagosa Springs Historic Business District and other individual landmark properties within the town. The area now designated as the Historic Business District contains significant evidence of Pagosa Springs' historic legacy. Historic structures are irreplaceable. These structures bestow an identity and provide a tangible history of a place, making them valuable to both the community and individual property owners. The guidelines within this document provide tools for preserving those historic resources while accommodating compatible infill and redevelopment.

What are Design Guidelines?

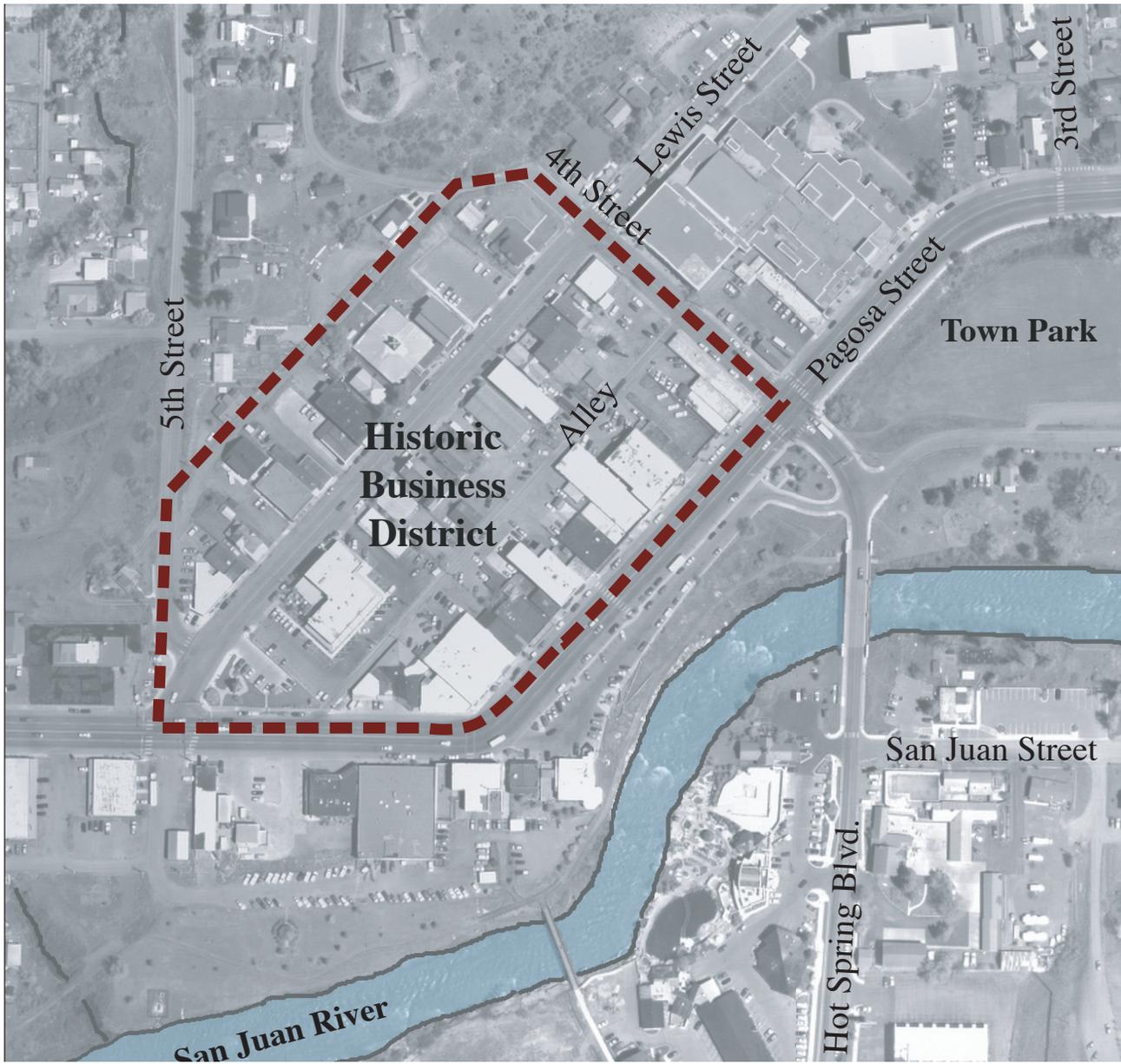
Design guidelines convey general policies for ensuring that alterations to existing structures, additions, new construction and site work are consistent with an established vision for what kind of place the district or a neighborhood should be. A range of appropriate responses are defined for a variety of specific design issues to ensure a common understanding of what is appropriate. Design guidelines are often used to protect historic resources that are especially vulnerable to inappropriate alteration and demolition.

Who Uses the Design Guidelines?

These design guidelines have been written primarily for use by the Town of Pagosa Springs Historic Preservation Board (HPB). They are also intended for use by property owners considering alteration, rehabilitation or new construction in the Historic Business District or of any historic landmark property.

The Pagosa Springs Historic Preservation Board (HPB) and town staff will use the guidelines for projects subject to their review. The town's historic preservation regulations require the submittal of an application for a Certificate of Alteration (COA) for exterior modifications to historic landmark buildings and all buildings within designated historic districts. The HPB reviews the application using the design guidelines to determine whether a COA should be issued based on compliance with the design guidelines and other adopted regulations.

Historic Business District Map



Where do the Design Guidelines Apply?

The design guidelines apply to properties within the Historic Business District boundaries shown on the map above. In addition, they apply to other locally designated landmarked properties within the town.

When to use the Design Guidelines

The guidelines should be consulted for a wide variety of projects, which may affect the integrity of historic resources or surrounding properties within the Historic Business District. While ordinary repair and maintenance are encouraged, seemingly minor alterations to a historic structure, such as enclosing a porch or changing windows, can have a dramatic effect on the visual character of a historic building. The following changes may have a significant impact on the integrity of a historic structure:

- Construction of a new addition or new building within the Historic Business District
- Alteration or restoration of exterior features of a historic building
- Removal or demolition of all or part of a historic building
- Alteration or restoration of a storefront
- Application of a new exterior siding material
- Addition of a new window or door openings
- Creation of a driveway or parking area
- Application of architectural features and other miscellaneous modifications, such as cornices and kickplates

This list is **not** all inclusive, but is indicative of the types of changes to which these design guidelines apply. For questions regarding COA permits and the applicability of these guidelines, please contact the Planning Department at (970) 264-4151.

How do the Design Guidelines Apply?

	Chapters to use:	Chapter 1: Basic Principles of Historic Preservation	Chapter 2: Design Standards for Architectural Features	Chapter 3: Design Standards for Historic Building Materials	Chapter 4: Design Standards for Individual Building Elements	Chapter 5: Design Standards for Additions and Alterations	Chapter 6: Site Design Standards	Chapter 7: Design Standards for Infill Construction	Chapter 8: Design Standards for Signage	Chapter 9: Design Standards for Awnings and Canopies	Chapter 10: Design Standards for Streetscapes
Work on a “contributing property” in the Historic Business District.	✓	✓	✓	✓	✓	✓			✓	✓	✓
Work on a “non-contributing” property in the Historic Business District.	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Work on a “new infill construction project” in the Historic Business District.	✓	✓		✓			✓	✓	✓	✓	✓
Work on a local landmark property within the Historic Business District.	✓	✓	✓	✓	✓	✓			✓		

This chart illustrates how the individual chapters of the guidelines apply to specific property types. To determine if a property is designated, please call the Town of Pagosa Springs Planning Department.

✓: *This chapter applies to the project.*

What is the Review Process?

The process shall comply with the town’s Land Use and Development Code, which requires the submittal of an application for a Certificate of Alteration. All COAs are reviewed and approved, approved with conditions or denied by the Historic Preservation Board.

How are the Design Guidelines Structured?

The design guidelines are organized into a series of design topics. Within each topic, individual policies and guidelines for design are presented, which the town will use in determining the appropriateness of proposed work. The design guidelines are organized as follows:

Design Element

The guidelines are grouped into pertinent design element categories (e.g., site planning, building materials, storefronts).

Policy Statement

Each design element category has a policy statement that explains Pagosa Springs’s basic approach to the treatment of that topic. In cases where the detailed design guidelines do not address a specific situation, the general policy statement shall serve as the basis for determining appropriateness.

Design Guidelines

Specific design guidelines are numbered in order to reference them during the design review process. The guidelines are not numbered in order of importance.

Additional Information

Supplementary information is listed as bulleted (•) statements and may include additional recommendations, requirements or an expanded explanation of the guideline.

Illustrations

Design guidelines may be accompanied by a photograph and/or illustration that supports the guideline language. Illustrations are not included for all guidelines.

Graphic Layout

Each design guideline is formatted as follows:

Design Element	→ Porches	
Design Summary	→ Porches were popular features in historic residential designs. While protecting the entrance from snow and rain and providing shade in the summer, porches also provide a sense of scale and connection with the neighborhood.	
Design Guideline	→ 4.14 Avoid enclosing a historic porch.	
Additional Information	→ <ul style="list-style-type: none"> • If a porch must be enclosed or screened, use transparent material (glass) placed behind the porch columns. 	
Illustration	→	

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