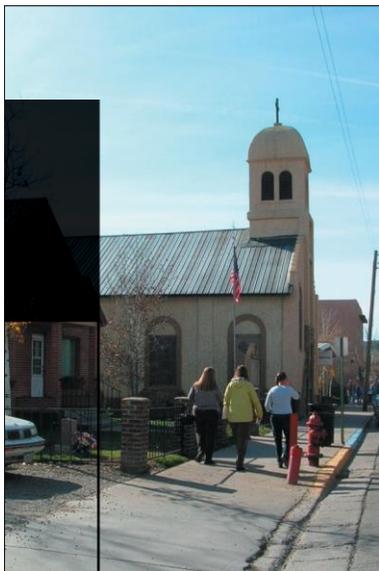


Design Guidelines for the Historic Business District & Local Landmarks

Town of Pagosa Springs, Colorado
A Certified Local Government



Adopted July 3, 2007

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by Town Council Resolution 2015-07

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Design Guidelines for the Historic Business District & Local Landmarks

**Town of Pagosa Springs, Colorado
A Certified Local Government**

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Table of Contents

Introduction	1
What are Design Guidelines?	
Who uses the Design Guidelines?	
Where do the Design Guidelines Apply?	
When to use the Design Guidelines.	
How do the Design Guidelines Apply?	
What is the Review Process?	
How are the Design Guidelines Structured?	
Chapter 1. Basic Principles of Historic Preservation	7
Basic Preservation Methods	
Benefits of Historic Preservation	
Chapter 2. Design Standards for Architectural Features	11
Preservation	
Repair	
Replacement	
Chapter 3. Design Standards for Historic Building Materials	13
Preservation	
Repair	
Replacement	
Chapter 4. Design Standards for Individual Building Elements	17
Commercial Facades	
Windows and Doors	
Roofs, Gutters and Downspouts	
Porches	
Architectural Lighting	
Chapter 5. Design Standards for Additions and Alterations	21
Alterations	
Additions	
Adaptive Re-use	
Chapter 6. Site Design Standards	25
Building	
Placement Lighting	
Mechanical Equipment	
Service Areas	
Parking/Parking Structures	

Chapter 7. Design Standards for Infill Construction	29
Setbacks	
Mass and Scale	
Building Form	
Materials	
Architectural Character	
Chapter 8. Design Standards for Signage	33
Signage Context	
Signage Categories and Types	
Signage Location and Size	
Signage Materials, Colors and Lighting	
Appropriate Content for Signage	
Chapter 9. Design Standards for Awnings and Canopies	39
Types of Awnings and Canopies Permitted	
Materials for Awnings and Canopies	
Awning and Canopy Illumination	
Composition of Awnings and Canopies	
Chapter 10. Design Standards for Streetscapes	41
Pedestrian Environment	
Open Space	
Seating	
Lighting	
Publication Boxes	
Trash & Recycling Receptacles	
Pedestrian & Bicycle Connections	
Street Trees and Sidewalks	
Public Art	
Paving	
Appendix A	47
Interpretation of Terms	
Appendix B	49
Definitions	
Appendix C	54
List of Contributing Properties Inventory (May be revised as needed by Historic Preservation Board)	
Appendix D	55
Allowable Exterior Color Considerations	

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?

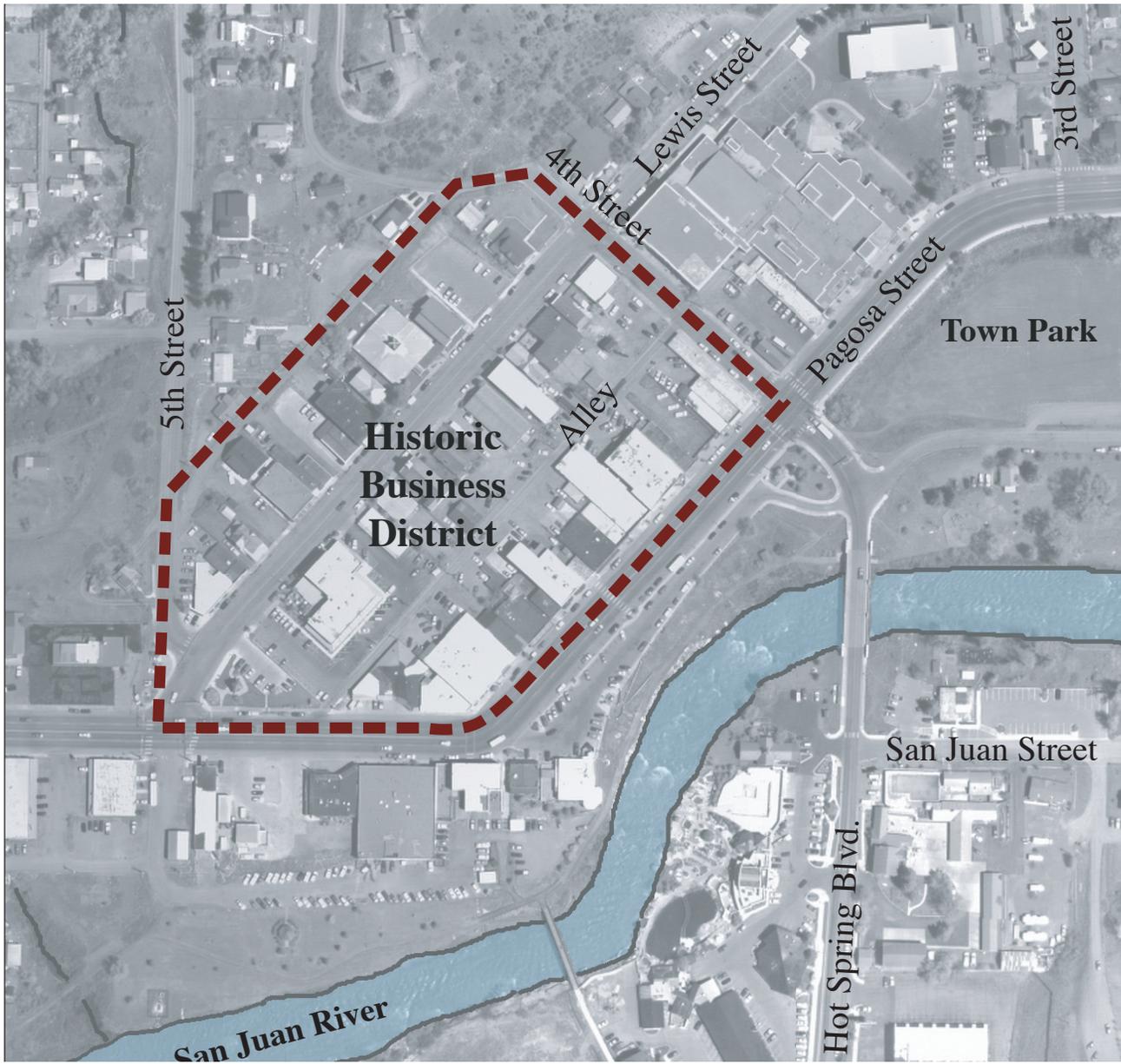
Design guidelines convey general policies for ensuring that alterations to existing structures, additions, new construction and site work are consistent with an established vision for what kind of place the district or a neighborhood should be. A range of appropriate responses are defined for a variety 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	→ • If a porch must be enclosed or screened, use transparent material (glass) placed behind the porch columns.	
Illustration	→	

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Chapter 1: Basic Principles of Historic Preservation

Accepted principles of historic preservation provide the basis for the Historic Business District and Local Landmarks Design Guidelines.

Integrity. Buildings with historic integrity have a sufficient percentage of structure exhibiting characteristics from the period of significance. The majority of the building's structural system, materials and key architectural features should date from that time, allowing it to be recognized as a product of its era.

Contributing Property. Properties with sufficient historic integrity are deemed to be "contributing" to the Historic Business District and are the focus of several chapters of these design guidelines. The Town of Pagosa Springs historic preservation regulations define the criteria for being a contributing property within a district. See Appendix C for a list of contributing and non-contributing properties within the Historic Business District. This list should be updated as needed by the Historic Preservation Board.

Non-contributing Property. The Town of Pagosa Springs historic preservation regulations state non-contributing elements do not meet the criteria for recognition of a property as contributing, but "do not noticeably detract from the historic district's sense of time, place and historical development." Although these properties do not contribute to the historic significance of the district, demolition, expansion and exterior renovation will affect the overall character of the district. Non-contributing elements will be evaluated for the magnitude of impact by considering their size, scale, design, location and/or information potential. Therefore, a number of chapters in these design guidelines apply to projects undertaken on non-contributing properties.

Alterations. Many historic structures have experienced alterations as tastes changed or the need for additional space occurred. Early alterations typically were subordinate in scale and character to the main building and were often executed using materials similar to those used historically.

Some alterations may have historic value of their own. An alteration constructed in a manner compatible with the original building and associated with the period of significance may merit preservation in its own right.

In contrast, some alterations may have no historic value. Some additions detract from the character of the building and may obscure significant features. Removing such additions or alterations is desirable.

It is inevitable that alterations to structures will continue. It is important that new alterations are designed in a manner compatible with the historic character of the structure and implemented without damaging the historic structure's fabric.



Contributing and non-contributing properties exist side-by-side in the Historic Business District. (Pagosa Springs, CO)



Rehabilitation returns a property to a state that preserves features that are significant to its history while making a contemporary use possible. (Phillips' residence, 138 Pagosa Street)

Rehabilitation. The rehabilitation of existing historic features is an important goal of most historic preservation activities. State of Colorado Certified Local Governments (CLGs) are required to follow the United States Secretary of the Interior standards for historic rehabilitation, as follows:

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 historic 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.

Basic Preservation Methods

Choosing an Approach. Preservation projects may include a range of activities, such as maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features or construction of new additions. The following is a list of approaches that are appropriate for contributing properties:

Preservation. “Preservation” is the act or process of applying measures to sustain the existing form, integrity and material of a building. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features.

Rehabilitation. “Rehabilitation” is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or building additions.

Restoration. “Restoration” reproduces the appearance of a building exactly as it looked at a particular moment in time. This process may include the removal of later work or the replacement of missing historic features.

Reconstruction. “Reconstruction” of a building means rebuilding a structure as it appeared historically, although it no longer exists.

When planning a preservation project, it is important to identify any historically significant features and materials. Once identified, the following sequence should be used to determine the appropriate treatment:

In essence, the preservation method that requires the least intervention is preferred. By following this tenet, the highest degree of integrity will be maintained for the property.

First: Preserve. If a feature is intact and in good condition, maintain it as such.

Second: Repair. If the feature is deteriorated or damaged, repair it to its original condition.

Third: Replace. If it is not feasible to repair the feature, replace it with one that is the same or similar in character (e.g., materials, detail, finish) to the original one. Replace only that portion which is beyond repair.

Fourth: Reconstruct. If the feature is missing entirely, reconstruct it from appropriate evidence.

And Lastly: Distinguish New Features and Additions. If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features. It is also important to distinguish new features from original historic elements, as defined in Chapters 5 and 7.

Benefits of Historic Preservation

Construction Quality

Many historic buildings exhibit a high construction quality and include finishes and details that are difficult to reproduce today.

Livability and Quality of Life

When groups of buildings complement each other in their historic context, they create a street scene that is “pedestrian friendly,” encouraging walking and neighborly interaction. Decorative architectural features and distinct architectural styles also contribute to a sense of identity which is difficult to achieve in newer areas of the town.

Economic Benefits

Older areas are finite and cannot be replaced, making them precious commodities. Therefore, preservation adds value to property. Many studies across the nation document that, where local “historic districts” are established, property values typically rise, or at least are stabilized. Property owners within such an area know that the time and money they spend on improving their properties will be matched with similar efforts on surrounding lots; these investments will not be undermined by inappropriate construction next door. The condition of neighboring properties also affects the value of one’s own property.

Because historic rehabilitation projects tend to utilize local labor and materials, historic buildings generally contribute more directly to the local economy than new building programs. Studies have shown that each dollar spent on a rehabilitation project continues to circulate in the local economy five to seven times, which helps support other businesses, as opposed to new construction which circulates three times.

Ownership of a historic property carries a responsibility to respect the historic character of the property and its setting, but does not automatically translate into higher construction or maintenance costs. Ultimately, residents and property owners should recognize that historic preservation is a long-range community objective that promotes economic well-being and overall viability of the community at large.

Special incentives are available at the state and federal level to help offset potential added costs of appropriate rehabilitation efforts. Eligible projects may also qualify for the Colorado Historical Fund grant monies. Federal and state tax credits also provide a substantial opportunity for owners of significant commercial and residential properties. Contact the Town of Pagosa Springs Planning Department for information on incentives available to owners of historic properties.

Chapter 2: Design Standards for Architectural Features

Architectural details, including doors, windows, molding and porches, contribute significantly to the historic character of a structure by adding visual interest and distinguishing certain building styles and types. Consequently, it is important to preserve original architectural details in place whenever possible. When preservation is not an option, guidelines should be observed for repair and replacement of the original details.



Preservation of Architectural Details

When possible, original architectural details should be preserved in place through proper routine maintenance and cleaning. All historic features should be cleaned using non-abrasive cleaning methods. No harmful chemicals should be used.



Some architectural features clearly define the period in which a structure was built.

2.1 Minimize the alteration of historically significant features.

- First, maintain historically significant features that are intact. Then, repair those features that are deteriorated. Finally, match and replace only those features that are beyond repair.

2.2 Do not apply inappropriate architectural details.

- Do not try to change the style of a structure or make it look older than it is really is by applying details that are not a part of its history.

2.3 Use approved technical procedures for cleaning and refinishing architectural details.

- Use the gentlest means possible that will achieve the desired results.
- Before cleaning or refinishing a detail, always perform a test on an unseen portion.
- Rust removal, limited paint removal and reapplication of paint are appropriate treatments.

Repair of Architectural Details

Some deterioration of architectural details is inevitable over time, and preservation or restoration of such features is preferred over repair or replacement. However, if significant deterioration has occurred, it is important to repair affected features.

2.4 Repair features that are deteriorated, rather than replacing them.

- Protect features that are adjacent to materials being repaired.
- Use appropriate preservation methods, such as patching and consolidation, when repairing materials.

2.5 When disassembly is required, use methods that minimize damage to the historic element.

- Document the location of the element so it may be re-positioned accurately and in its original configuration.

Replacement of Architectural Details

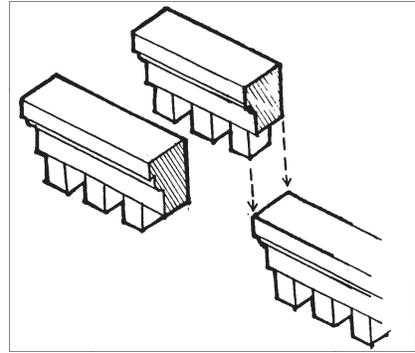
In some situations a portion of the original building material may be beyond repair. Replacement should occur only if the existing historic material cannot be reasonably repaired.

It is important that the use of replacement materials be minimized, because original materials contribute to the authenticity of the property as a historic resource. Even when the replacement matches the original exactly, the integrity of the historic building is compromised.

2.6 Remove only that which is deteriorated and must be replaced.

2.7 When replacing a historic material, the new material should match the existing in color, texture, scale and design.

- Where historic documentation exists, replace architectural details with a material and design that is the same as the missing original.



Replace only those portions of architectural details that are beyond repair.

Chapter 3: Design Standards for Historic Building Materials

Wood, masonry, stone and metal were the primary historic building materials used in Pagosa Springs. To maintain the distinct characteristics of these materials, including their texture and finish, proper restoration and rehabilitation techniques should be used.

Preservation of Original Materials

Wood. Wood is used for siding, trim, windows, doors and porches on both commercial and residential buildings in Pagosa Springs. It is important to maintain a painted finish to preserve the historic character.

3.1 Protect wood features from deterioration.

- Provide proper drainage and ventilation to minimize rot.

3.2 Maintain protective coatings.

- If a building was painted historically, it should remain painted to protect against drying and ultraviolet damage.

3.3 Carefully plan any repainting project.

- Remove old paint layers only if necessary because they provide an important record of a building's history.
- Prepare a good substrate and use a primer coat.

Metal. Roofing, window hoods and decorative features are often made of metal. Where possible, metal applications should be preserved.

3.4 Preserve metal features that contribute to the historic character of a structure.

- Provide proper drainage to minimize water retention.
- Maintain protective coatings, such as paint and sealers, on exposed metals.

3.5 Clean metal features gently.

- Do not use abrasive cleaning methods to remove deteriorated paint or rust.

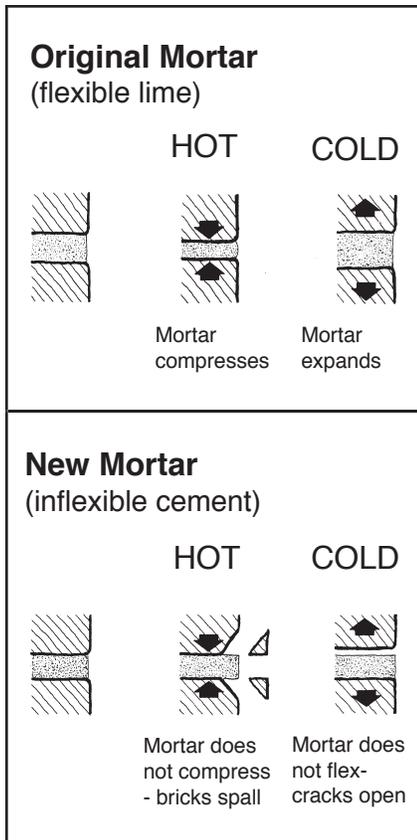
Masonry. Both structural and decorative masonry is a common building material in Pagosa Springs. With proper maintenance, masonry will continue to be durable and prevent deterioration.



Masonry is a common historic building material in Downtown Pagosa Springs. (Pagosa Springs, CO)



Protective coatings should be maintained on exposed metals. (Oskaloosa, IA)



Avoid using mortar with a high cement content as it does not flex with temperature changes.

3.6 Repoint mortar joints where there is evidence of deterioration.

- Clear old mortar with hand tools.
- Do not overfill joints when installing new mortar.

3.7 Use proper replacement mortar.

- Mortar used for re-pointing of most historic buildings should be composed of only lime and sand and a minimal portion of Portland cement.
- Do not use mortar with a high percentage of Portland cement as it does not allow for expansion and contraction. (Refer to the National Park Service Preservation Briefs for more information on percentages).

3.8 Do not clean masonry for cosmetic purposes.

- Masonry should only be cleaned when necessary to stop deterioration.

Repair of Original Materials

When repair of historic building materials is necessary, sensitive methods should be used in order to maintain the historic character of the structure.

3.9 Repair deteriorated primary building materials selectively.

- Avoid the removal of damaged materials that can be repaired in place with consolidants.
- Remove and repair only those building materials that are damaged.

3.10 Clean historic materials using proper methods.

- Clean a test patch in an inconspicuous area to ensure that cleaning will not damage historic materials.
- Low pressure or steam washes are encouraged.
- Consider using a professional experienced in the cleaning of historic materials.

Replacement of Original Materials

While restoration of original building materials is the preferred alternative, it may sometimes be necessary to replace materials that are beyond repair.

3.11 Replace deteriorated materials on primary surfaces with ones that match the original in composition, scale and surface.

- Replace wood siding with the same type of wood.
- Replace only those materials that are deteriorated beyond repair.

3.12 Do not use synthetic replacement materials on historic structures.

- For example, do not use aluminum, vinyl, panelized brick or fiber cement board siding, or other synthetic material to replace building materials on historic structures.

For additional information:

Grimmer, Anne E., *Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1979.

Grimmer, Ann E., and Mack, Robert C., *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 2000.

Park, Sharon C., *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1988

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Chapter 4: Design Standards for Individual Building Elements

The preservation of individual building elements (including commercial facades, windows and entries) is important in order to maintain the character of historic buildings in Pagosa Springs. Individual elements of historic buildings each have design, configuration and material traditions that shall be respected.

Commercial Facades

Ornamental details are key features of historic buildings that should be preserved. Often individual facade elements combine to give historic buildings an overall sense of proportion, interest and a pleasant scale for passing pedestrians.

4.1 Individual facade elements on commercial buildings should be maintained.

- Preserve cornice moldings and belt courses.
- Preserve pediments and parapets to maintain the historic proportions of a building.

4.2 If historic facade elements are missing, use a simplified interpretation of similar nearby historic facades.

- Do not replace facade elements with new interpretations unless evidence of the original is missing.
- New designs should continue the character of the original.

Windows and Doors

Windows, entries and doors are among the most important character-defining features of historic structures. Properly maintained and restored windows, entries and doors help identify an individual structure's historic style and era and should be preserved.

4.3 Preserve the position, number, size and arrangement of historic windows and doors in a building wall.

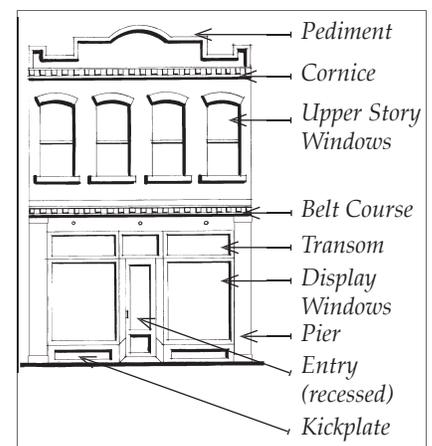
- Do not enclose a historic opening.
- Do not add new openings on key historic facades. There is some flexibility for new openings on side or rear facades that do not contribute to the street character.
- Do not close down an original opening to accommodate a smaller window or door.

4.4 Preserve the character-defining features of historic windows.

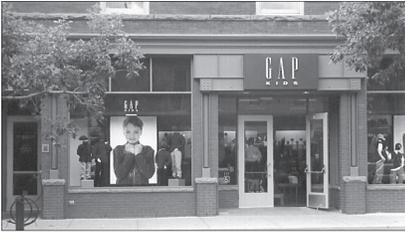
- Maintain the traditional vertical emphasis of historic second story windows.
- Use appropriate clear glass, glazing, frame, sash, muntins, mullions, sills, heads, jambs and molding for historic windows.



Preservation of the central elements of commercial storefronts such as display windows, transom windows and kickplates is important to maintain and enhance the historic character of Downtown Pagosa Springs. (Pagosa Springs, CO)



Individual elements of historic commercial storefront buildings have design, configuration and material traditions that shall be respected.



Where evidence of an original storefront design is missing, a simplified interpretation may be appropriate. Storefront designs should continue to provide pedestrian interest. (Boulder, CO)



Recessed entries and kickplates are features of most historic storefronts. (Georgetown, TX)

4.5 Retain the original shape of the transom glass in historic storefronts.

- Do not remove or enclose transom glass as it brings natural light into the depths of a building.
- Preserve the shape of the transom in its original configuration to maintain the historic proportions of a commercial storefront building.
- If a transom must be blocked, be certain to retain the original proportions while using it as a sign panel or decorative band.

4.6 Preserve kickplates beneath historic storefront windows.

- If the original kickplate is covered by another material, consider exposing it.
- If the historic kickplate is missing or damaged beyond repair, use replacement materials such as wood, ceramic tile or masonry that are appropriate to the historic style of the building.
- Contemporary kickplate designs that are similar in proportion may also be appropriate.

4.7 Maintain recessed entries where they are found.

- Restore historic recessed entries that have been altered. Recessed entries are typically set back between three (3) and twelve (12) feet.
- Do not design entries with doors flush to the sidewalk. Recessed entries provide protection from the weather and help identify business entrances.



The rhythm of shaded, recessed entries along the street helps to identify business entrances. (Pagosa Springs, CO)

Roofs, Gutters and Downspouts

Together with attached gutters and downspouts, roofs protect a structure from the elements while contributing to the historic character of a structure. Roof materials include shingles, composition shingles and corrugated metal in muted colors.

4.8 Preserve the original roof form of a historic structure.

- Avoid altering the angle of a historic roof.
- Retain and repair roof detailing.
- Wood shingles may be replaced with visually similar materials.

4.9 Perform regular maintenance on historic roofs.

- Whenever possible, repair rather than replace historic roofs.
- Inspect roofs for breaks or holes in the surface.
- Check roof flashing for open seams.

4.10 Consider the following when choosing roofing material:

- Shingles, composition shingles, corrugated metal, standing seam metal and steel are appropriate roofing materials.
- A roof should be neutral in color.

4.11 Locate downspouts to minimize impacts on historic canopies and other facade details.

- Ensure that water from downspouts drains away from important architectural details.

4.12 Ensure that downspouts direct water away from historic structures.

- Incorporate underground drainpipes connected to the storm water system where possible, and metal and concrete splash-blocks that slope downward and away from the structure where underground pipes are not possible.
- Re-solder downspout connections to prevent water from leaking into walls.
- Downspouts and other stormwater elements may be considered an appropriate opportunity for public art.



Porches provide a sense of scale and accessibility to historic residential structures. (Pagosa Springs, CO)

Porches

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.

4.13 Maintain a historic porch and its detailing.

- Maintain the existing location and shape of a historic porch.
- Do not remove existing columns, balustrade or decorative brackets.
- Do not use wrought iron porch posts and columns unless they were used historically.



*If a porch must be enclosed or screened, use transparent materials placed behind the porch columns.
(San Jose, CA)*

4.14 Avoid enclosing a historic porch.

- If a porch must be enclosed or screened, use transparent material (glass) placed behind the porch columns.

Architectural Lighting

4.15 Minimize the visual impacts of architectural lighting.

- All exterior light sources should have a low level of luminescence.
- Wall-mounted floodlamps shall be shielded so that the light source is not visible off site. Spotlights without shielding devices are not allowed.
- A lamp that conveys the color spectrum similar to daylight is preferred. For example, metal halide and color-corrected sodium are appropriate.
- Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.
- Wall-mounted light fixtures should not extend above the height of the wall to which they are mounted.

For additional information:

Jandl, Ward H., Preservation Briefs 11: Rehabilitating Historic Storefronts. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1982.

Myers, John H., Preservation Briefs 9: The Repair of Historic Wooden Windows. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1981.

Sweetser, Sarah M., Preservation Briefs 4: Roofing for Historic Buildings. Washington, DC: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, 1978.

Chapter 5: Design Standards for Additions and Alterations

This chapter presents design guidelines for additions and alterations to buildings in the Historic Business District and local landmarks.

Alterations

Alterations may be considered for historic buildings; however, these alterations should occur in a manner that will not diminish the historic integrity of the contributing properties.

5.1 Avoid alterations that would damage historic features.

- Avoid alterations that would hinder the ability to interpret the design character of the original building. For example, mounting a sign panel in a manner that causes decorative moldings to be obscured, chipped or removed would be inappropriate. Refer to Chapter 8.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.

5.2 Paint colors should be based on historic research of local structures or buildings from the same time period.

- A summary of acceptable exterior color consideration is reviewed in Appendix D.

Commercial Additions

Many buildings have experienced additions over time. A historic addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and it was often located to the side or rear, such that the primary facade remained dominant. An addition was often constructed of materials that were similar to those in use historically. In some cases, owners simply added on to an existing roof, creating more usable space without increasing the footprint of the structure. This tradition of adding on to buildings is anticipated to continue. It is important, however, that new additions be designed in such a manner that they maintain the character of the primary structure.



An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building. (Boulder, CO)



In the angle view above, two newer floors are visible. Note how in this building the addition cannot be seen when looking at the building straight on in the top photo. (Denver, CO)



The addition should be distinguishable as new, albeit in a subtle way. (Boulder, CO)



Design a new addition such that the original character can be clearly seen. This addition to the front of the historic structure is inappropriate. (Washington, MO)

5.3 An addition shall be compatible in scale, materials and character with the main building.

- An addition shall relate to the building in mass, scale, form and materials. It should be designed to remain subordinate to the main structure.
- An addition to the front of a building is inappropriate. However, where a non-contributing property within the Historic Business District is set back from the front property line, the consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent “street wall” desired within the district.

5.4 An addition shall not damage or obscure architecturally important features.

- For example, loss or alteration of a cornice line should be avoided.

5.5 An addition may be made to the roof of a commercial building if it does the following:

- An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building.
- Design should be modest in character so it will not detract from the historic facade.
- The addition should be distinguishable as new, using subtle architectural detailing to delineate the difference between old and new.

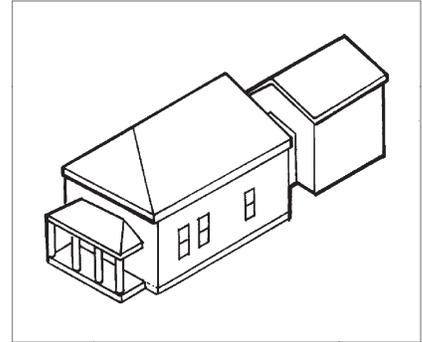
Residential Additions

An addition to a residentially designed structure can radically change its perceived scale and character if inappropriately designed. When planning an addition, consider the effect the addition will have on the building itself. When creating an addition, keep the size of the addition small, in relation to the main structure. If an addition must be larger, it should set apart from the main structure and connected with a smaller linking element.

One also should consider the effect the addition may have on the character of a street or neighborhood, as seen from the public right-of-way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

5.6 Design a new addition such that the original character can be clearly seen.

- A design for a new addition that would create an appearance inconsistent with the character of the building, especially a historic one, is unacceptable.
- An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.
- Creating a jog in the foundation between the original and new structures may help to define an addition.
- Apply a new trim board at the connection point between the addition and the original structure to help define the addition.
- Refer to Preservation Brief #14: New Exterior Additions to Historic Buildings, published by the National Park Service.



Place an addition at the rear of a building, set it back from the front or create a linking element to minimize the visual impacts.

5.7 An addition shall be set back from any primary, character-defining facade.

- An addition should be to the rear of the building, when feasible.
- Placement should allow the original structure and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate.



An addition shall be set back from any primary character-defining facade. An addition should be to the rear of the building, when feasible. (Durango, CO)

5.8 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

- When preserving original details and materials, follow the guidelines presented earlier in this chapter.

5.9 An addition shall be compatible in scale, materials and character with the main building.

- An addition shall relate to the historic building in mass, scale and form and be designed to remain subordinate to the main structure.
- While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- An addition should be simple in design and consistent with the historic building to prevent it from competing with the primary facade.
- Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.



Adaptive reuse maintains the original development patterns. (Breckenridge, CO)

5.10 The roof form of a new addition shall be in character with that of the primary building.

- Typically, gable, hip and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings.
- Match existing roof slopes and materials.
- If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.



When adapting a residence to a commercial use, respect the residential character of the building by preserving the overall form of the building, the front porch and front yard character. (Boulder, CO)



Several older residential structures on Hwy. 160 have been converted to commercial uses. (Pagosa Springs, CO)

Adaptive Reuse

Converting a building to a new use that is different from that which its design reflects is considered to be “adaptive use.” When residential use ceases to be viable, the first preference is to choose new uses that minimize the negative changes in building features. Often there are new uses that are inherently less disruptive to residential structures such as a bed and breakfast, professional offices, small specialty restaurants and personal service businesses.

The adaptive use of a residence for a commercial or office use is commonplace in Pagosa Springs. When such adaptations occur, the building should retain the front yard and work to link the building to the public right-of-way and sidewalk using spaces such as lawns, patios and walkways.

5.11 Seek uses that are compatible with the historic character of the building.

- The primary goal should be preserving the original residential character, appearance and scale of the structure.
- Building uses that are closely related to the original use are preferred. Avoid radical alterations to either the interior or exterior of the structure.
- Avoid altering porches and original windows and doors.

5.12 When use changes demand that structures be altered such that little or no use can be made of the original structure, consider moving the structure to a compatible location.

- This move can be made to another location on the same site or to a vacant site in another neighborhood and shall comply with relocation criteria set forth in the Land Use and Development Code.

Chapter 6: Standards for Site Design

This chapter presents design guidelines for site design in the Historic Business District and local landmarks.

Site development should result in an attractive street edge that promotes pedestrian activity. Buildings should be located and oriented in a manner that complements traditional development patterns exhibited in the Historic Business District and areas where local landmarks exist. Streetscape and landscape improvements should respond to the overall street character and not detract from the pedestrian environment. Site design should reflect historic and adaptive reuse patterns established by existing development.

Building Placement

Buildings should be sited to respect existing and traditional development patterns, such as the orientation of structures to the street, the alignment of building fronts and setbacks and the relationship to neighboring properties.

6.1 Maintain the alignment of buildings along the sidewalk edge in the Historic Business District.

- In general, buildings should be placed at the sidewalk edge using a 0'-0" front setback along the sidewalk, except when existing historic building footprints are set back from the sidewalk edge.
- Maintain the alignment of key horizontal elements along the block.
- A small percentage of a building front may be set back to provide a courtyard or plaza or to define a primary building entry. Generally, no more than 33% of a building front should be set back from the sidewalk edge.

6.2 A building's side setback should be in keeping with the defined alignments.

- Buildings should employ a side setback within the range of historic buildings on the same block and consistent with Land Use and Development Code requirements.
- Party walls are common in the Historic Business District and should be considered an important site feature to maintain.

6.3 Maintain historic front and side setbacks for local landmarks outside of the Historic Business District.

- Residentially designed structures should retain a setback that reflects the traditional front yard area.

Site Context

A key consideration is the "context" of the project. This includes properties that abut the subject site as well as others within the District that are in view of it. Contributing properties within this "sphere of influence" should be considered to be a part of the site context.

Lighting

Lighting on a site is important for aesthetics, safety and for customer awareness. Traditionally, lights were simple in character and were used to highlight buildings, signs, entrances, first floor details, walkways and buildings. Today they are also used to light parking lots. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low in intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused light should be continued. The light fixtures (luminaires) and poles (standards) should be unifying design elements that promote visual interest and variety. Site lighting should reinforce the visual continuity of Downtown.

The Town of Pagosa Springs has adopted lighting regulations. All exterior lighting improvements should be consistent with the requirements of these regulations. Lighting for streetscapes and parking areas can be found in Chapter 10.

6.4 On-site lighting should limit light trespass and light pollution.

- Lighting should be low scale and used for accent and illumination.
- Lighting should accent architectural details, building entrances and signs.
- Lighting should illuminate sidewalks, pedestrian routes, parking and service areas, for safety.

Mechanical Equipment

Utilities that serve properties often include telephone and electrical lines, ventilation systems, gas meters, air conditioners and telecommunication. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual impacts are minimized regardless of whether they are on the building or located on-site.

6.5 Minimize the visual impact of mechanical equipment as seen from the street.

- Undergrounding of utilities is encouraged.
- Utility meters should be mounted on the rear of buildings.
- All mechanical equipment and utility units shall not be visible from public view.
- Parapets, enclosures and other materials may be appropriate for screening .

Service Areas

Service areas for uses such as trash, recycling and loading facilities should be visually unobtrusive and should be integrated with the design of the site and the building.

6.6 Loading, unloading and service access should occur in the alleys.

- Trash dumpsters shall be screened and located on the site as to not impede parking areas.
- Trash dumpsters should be shared between multiple tenants, when feasible.

6.7 Outdoor storage is prohibited.

6.8 Screening devices and materials must complement the architectural character and materials palette of the structure.

- Screened areas should blend with the abutting architecture.

Parking

New parking facilities should be designed to be attractive, compatible additions to Downtown. Using high quality materials, providing a sense of scale in architectural details and providing active uses at the sidewalk edge are methods that can mitigate the potentially negative impacts of new parking facilities. In general, a new parking facility should remain subordinate to the street scene.

6.9 Locate a surface lot such that it will be subordinate to other site features.

- On-site parking should be located behind buildings, where its visual impacts will be minimized.

6.10 It is not appropriate to demolish a structure on a building's lot or surrounding lots in order to create additional parking.

6.11 Locate a parking lot so it will minimize gaps in the continuous building wall of a block.

- Where a parking lot shares a site with a building, place the parking at the rear of the site.

6.12 Where a parking lot abuts a public sidewalk, provide a visual buffer.

- This may be a landscaped strip or planter.
- Consider the use of a wall as a screening element for the edge of the lot.
- Use a combination of trees and shrubs to create a landscape buffer.
- Where a parking lot exists that is presently not screened or landscaped, consider a landscaping program or an infill building that relates to the surrounding historic context.
- See the Land Use and Development Code for more guidance on appropriate parking lot landscaping and screening.



Dumpsters should be screened from view.



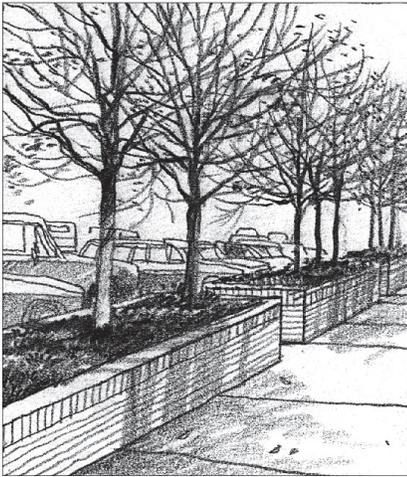
Do not locate window air conditioning units on a building's primary facade.



A visual screen should be provided when a parking lot abuts a public area. (Pagosa Springs, CO)



Screen parking areas. (Bellingham, WA)



Where a parking lot abuts a public sidewalk, provide a visual buffer. Consider the use of a wall as screen for the edge of the lot. Materials should be compatible with those of nearby buildings.

6.13 In order to reduce the land area for parking surface, use alternative methods of meeting parking demand.

- Share parking spaces with complementary uses that have different peak periods of parking demand.
- Facilitate access to the site by alternative modes of transportation, including walking, bicycling and transit.

6.14 Minimize the negative visual impacts of cars parked on site.

- Screen parking areas from view of public ways with landscaping (i.e., berm, low decorative wall, hedge) a minimum of 24" and a maximum of 36" in height.
- Divide parking areas into smaller lots with planted buffers between them to minimize the perceived scale of the total field of stalls.
- The use of curbs to separate paved areas and parking lots is prohibited unless combined with other screening and buffering elements such as landscaping and/or fencing.

Parking Structures

Parking structures should be designed to enhance activity at the street level. At a minimum, a parking structure should be compatible with the surrounding streetscape and land uses and should help animate adjacent streets. The visual impact of moving cars and parked cars should be mitigated by placing the drive lanes/ramps on the alley or internal to the structure and by ensuring that openings and fenestration block automobile lights.

6.15 Orient and design parking structures to create a visually attractive, pedestrian-friendly street edge.

- The structure should be "wrapped" with commercial or office uses at the street level to camouflage parking and to animate the street.

6.16 Parking structures shall be compatible with traditional buildings in the surrounding area.

- Respect window shapes and patterns traditionally seen on historic commercial structures.
- Maintain the alignment and rhythm of architectural elements, as viewed from the street edge.
- Use complementary building materials to ensure compatibility with historic structures.
- Ensure that curb cuts do not interfere with heavy volumes of pedestrian traffic.
- Integrate architectural detailing to express traditional commercial building widths.

Chapter 7: Design Standards for Infill Construction

This chapter presents design guidelines for the construction of new buildings within the boundaries of the Historic Business District.

Building Setbacks

A typical building in the Historic Business District also has its primary entrance oriented to the street. This helps establish a “pedestrian-friendly” quality. In most cases, similar entryways are evenly spaced along a block, creating a rhythm that also contributes to the sense of visual continuity. These entrances are also typically recessed from the sidewalk edge.

Structures in the Historic Business District should contribute to a strong “building wall” along the street. A new building should align at the front lot line and be built out to the full width of the parcel (i.e., to the side lot lines). Although small gaps can occur between some structures, these should be considered rare exceptions.

7.1 Respect existing setbacks by maintaining or enhancing the alignment of buildings.

- Locate the front building wall at the sidewalk line.

7.2 Orient the primary entrance of a building toward the street.

- A building shall have a clearly-defined primary entrance. For most commercial buildings, this should be a recessed entryway.
- Secondary public entrances to commercial spaces are also encouraged on a larger building and on corner lots.

Mass and Scale

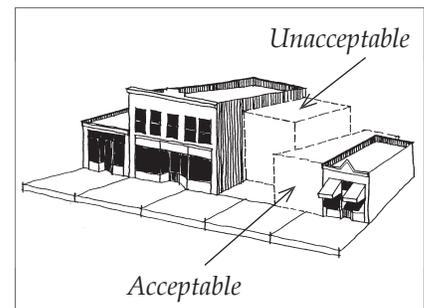
Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced in Downtown create a rhythm that contributes to the visual continuity of the area.

Building heights vary in the Historic Business District and yet there is a strong sense of similarity in scale. This is in part because most buildings are one to two stories in height.

7.3 Maintain the traditional range of building heights.

- Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details, with one-, two- or three-story buildings.

Typically, setbacks within the Historic Business District reflect a commercial land use, especially along Pagosa Street. Lewis Street contains a variety of setbacks due to more diverse land uses. Commercial development should be located along the public right-of-way using a 0'-0" setback. However, hard-scape plazas may be integrated into site designs that link a new structure to the sidewalk but these should be limited to 33% of the overall street facade. See 6.1.



Align the building front at the sidewalk edge.



*This single infill building is divided into smaller building modules that reflect traditional building widths. Upper floors step back from the front, thus maintaining the traditional two-story scale of the street.
(Boulder, CO)*



*False front storefront on Lewis Street
(Pagosa Springs, CO)*

7.4 Buildings shall appear similar in width to those seen historically in the block.

- Traditionally, buildings were built in 25 to 50-foot increments. Buildings should reflect this pattern.

7.5 Consider dividing a larger building into “modules” that are similar in scale to buildings seen traditionally.

- If a larger building is divided into “modules,” they should be expressed three-dimensionally throughout the entire building facade.

7.6 A building shall work to achieve the alignment of horizontal elements along the block.

- This alignment occurs because many of the buildings are similar in height.
- Window sills, moldings and cornices are among those elements that align.
- The windows in a building should appear similar in height to those seen traditionally.

Building Form

One of the most prominent unifying elements of the Historic Business District is the similarity in building form. Commercial buildings are simple rectangular solids, deeper than they are wide. This characteristic is important and should be continued. Also, commercial roof forms appear flat, although there is typically a slight pitch allowing water to drain. This characteristic is important and should be preserved.

7.7 Rectangular forms shall be dominant on commercial facades.

- Rectangular forms should be vertically oriented.

7.8 Use flat rooflines as the dominant roof form.

- Parapets on side facades should step down towards the rear of the building.
- Gable roof forms may be considered along Lewis Street only if they were historically a feature of the site or if they are obscured by a “false front” storefront similar to those seen historically.

Materials

Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity.

Traditionally, a limited palette of building materials was used in the area—primarily wood, with some brick and stone. This same palette of materials should continue to be predominant. New materials also may be appropriate when they relate to the scale, durability, color and texture of the predominate materials of this area.

7.9 Materials shall appear to be similar to those used traditionally.

- Traditional materials such as wood, brick and stone are preferred.

7.10 A simple material finish is encouraged for a large expanse of wall plane.

- A matte or non-reflective finish is preferred.
- Polished stone and mirrored glass are inappropriate materials.

7.11 Paint colors should be based on historic research of local structures or buildings from the same time period.

- A summary of acceptable exterior color considerations is reviewed in Appendix D.

Architectural Character

The street level floors of traditional commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass. Upper floors are the reverse: opaque materials dominate, and windows appear as smaller openings punctuating the solid walls.

While it is important that buildings be compatible with the surrounding traditional commercial context, contemporary interpretations of traditional building elements are encouraged. In essence, infill should be a balance in design between the old and new.

7.12 New interpretations of traditional building styles are encouraged.

- A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors.
- Buildings that are similar in scale and overall character to those seen historically are strongly encouraged. This applies to architectural details and the overall design of a building.

7.13 Maintain the distinction between the street level and the upper floor.

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



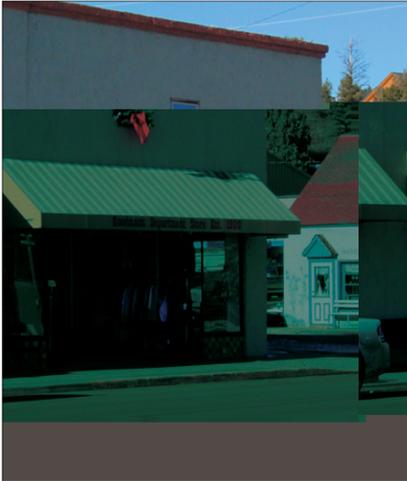
Materials shall appear to be similar to those used traditionally.



Contemporary interpretations of traditional building elements are encouraged. In this case, shed form awnings are stretched across rigid frames. Transom windows are expressed with a metal grill design. (Boulder, CO)



First floors should be transparent by integrating display windows into the front facade of a building or any facade that abuts the public right-of-way. (Pagosa Springs, CO)



Clearly define the primary entrance with an awning, canopy or other architectural or landscape feature.



The ratio of solid-to-void shall be similar to that seen traditionally on commercial storefront buildings, with first floors more transparent and upper floors appearing more solid. (Boulder, CO)

7.14 Upper-story windows with vertical emphasis are encouraged.

- A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range; therefore, upper-story windows in new construction should relate to the window proportions seen historically.
- Windows, lintels and their trim elements should align with those on adjacent historic buildings and with other buildings in the block.

7.15 Window trim should reflect traditional dimensions.

- Trim should have a dimension similar to that used historically to ensure desirable shadow lines.

7.16 Window dimensions that are similar to those used traditionally are encouraged.

- Many windows are “one-over-one,” in that a single pane of glass is in both the upper and lower sashes. Others are “two-over-one,” with two panes (or lights) in the upper sash and one is in the lower sash. These arrangements are preferred.

7.17 The ratio of solid-to-void shall be similar to that seen traditionally on commercial storefront buildings in the District.

- First floors should be more transparent than upper floors.
- Upper floors should appear more solid than first floors.
- Avoid a blank wall appearance that does not provide interest to pedestrians.

7.18 Building entrances should appear similar to those used historically in the block.

- Building entrances should be recessed.
- Clearly define the primary entrance with an awning, canopy or other architectural or landscape feature.
- A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged.
- Secondary public entrances are also encouraged on a larger building or along an alley if there is parking in the rear of the site.

7.19 Front entry doors should be trimmed with wood.

- All doors should include a kickplate.

Chapter 8: Design Standards for Signage

This chapter presents design guidelines for the use of signage in the Historic Business District and other landmarked properties.

It is important to note that the total square footage for signage permitted by the Land Use and Development Code far exceeds the desirable maximum allowable signage within the Historic Business District and on local landmarks due to the disproportion in sign size to building facades. Signs should be in proportion to the building facade, display windows and sign panels incorporated in existing structures.

Signage Context

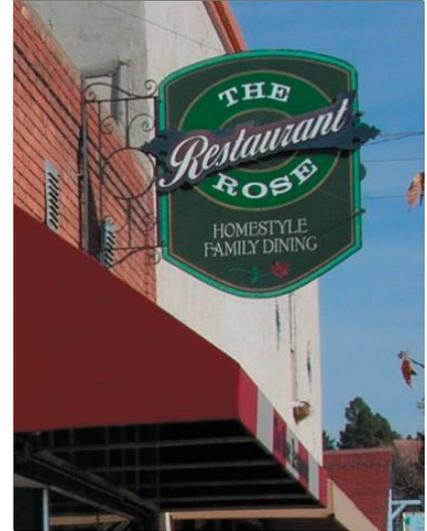
A sign typically serves two functions: first, to attract attention and second to convey information to identify the business or services offered within. If it is well designed, the building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. All new signs should be developed with the overall context of the building.

8.1 Consider the building front as part of an overall sign program.

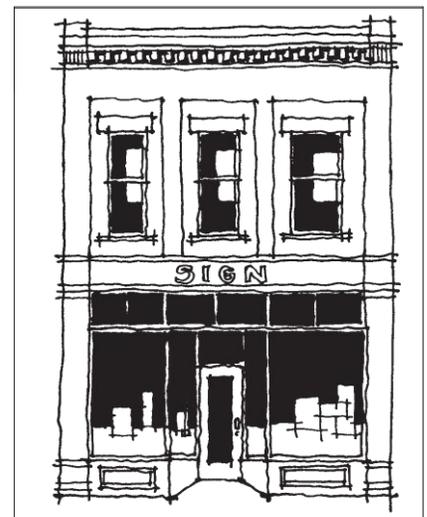
- Develop a master sign plan for the entire building to guide individual sign design decisions.
- Coordinate a sign within the overall facade composition.
- Use the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

8.2 A sign shall be subordinate to the overall building composition.

- Design signage to be proportional so that it does not dominate the building or the facade.
- Any sign that visually overpowers the building or obscures significant architectural features is inappropriate.



*A sign typically serves two functions: first, to attract attention, and second to convey information.
(Pagosa Springs, CO)*



The overall facade composition, including ornamental details and signs, should be coordinated.

Signage Categories and Types

Commercial signage generally falls into four categories as follows:

Primary Sign. A business should generally have only one primary sign, which is usually a flush mounted sign in the Historic Business District and is often a monument sign for other local landmarks.

Secondary Signs. Secondary signs are utilized in addition to the primary building sign. Typically, a secondary sign is an awning, hanging or window sign. The secondary sign is generally intended to capture the attention of the pedestrian walking on the sidewalk, while the primary sign's audience is specifically the viewer driving past in a vehicle.

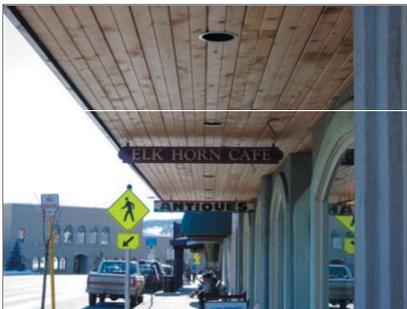
Portable Signs. Portable signs are intended for the pedestrian walking on the sidewalk but do not impede pedestrian traffic. Portable signs include sandwich boards, signs mounted on easels or freestanding frames with sign inserts.

Temporary Signs. Temporary signs are used for a special purpose, such as limited-time offer or a sale and should be used only for short periods of time as specified in the Town of Pagosa Springs Land Use and Development Code.

Within the signage categories discussed above, a number of individual signage types are appropriate.



Examples of appropriate pole signs.
(Pagosa Springs, CO)



Canopy signs are appropriate ways
to identify businesses in the Historic
Business District. (Pagosa Springs,
CO)

8.3 Primary signs should be installed.

Flush mounted wall signs shall be no more than twenty-five (25) square feet in size.

Primary signs should be proportional in size to the building facade and located within the "sign band" if one is available.

8.4 Small hanging signs are encouraged.

A small hanging sign should be located near the business entrance, just above the door or to the side.

A hanging sign should be mounted perpendicular with the building facade.

A hanging sign should provide a minimum of eight and a half (8.5) feet clearance between the sidewalk surface and the bottom of the sign.

A hanging sign shall be no more than eight (8) square feet in size.

8.5 A projecting sign may be considered.

A larger projecting sign should be mounted higher and centered on the facade or positioned at the corner of a building. A projecting sign shall provide a minimum clearance of eight and a half (8.5) feet between the sidewalk surface and the bottom of the sign.

A projecting sign shall be no more than fifteen (15) square feet in size.

A projecting sign shall in no case project beyond 1/2 of the sidewalk width.

8.6 Monument or pole signs may be appropriate outside of the Historic Business District on locally landmarked sites.

Signs should not exceed twenty-five (25) square feet in size. Signs should be landscaped at the base and generally should include a subtle structure for hanging or support.

8.7 Awning and canopy signs may be considered.

In no case should an awning or canopy sign exceed the size of the awning or canopy surface to which it is applied. Consider mounting a sign centered on top of a building canopy where a flush-mounted sign would obscure architectural details

8.8 A directory sign may be considered.

Where several businesses share a building, coordinate the signs. Align several smaller signs or group signs into a single panel as a directory.

Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.

8.9 Window and door signage may be considered for secondary signage.

Hang permanent window signs just inside the window.

Paint temporary window signs on the glass.

Do not cover more than approximately 30% of the total storefront window area with window signage.

Tenant and address identification in the door window should cover less than 30% of the top half of the door window and should not exceed an area of three square feet.

8.10 A portable sign may be considered for temporary signage.

Portable signs include A-frame (sandwich boards), signs mounted on easels or free-standing frames with sign inserts. A portable sign should be limited to two square feet of surface per side and shall be removed daily, upon close of business. A portable sign should not interfere with pedestrian traffic.

Signage Location and Size

The size and placement of a sign are critical in maintaining the visual order of the Historic Business District and local landmarks. Consistent placement of signs according to building type, size, location and even building materials create a visual pattern that the pedestrian can easily interpret and utilize to the mutual benefit of merchants, tourists and customers. Note that the following signage specifications are provided and are more restrictive than the aggregate signage limits outlined in the Town of Pagosa Springs Land Use and Development Code.

8.11 A sign should not in any way obscure or compete with architectural details of a historic building facade.

This is especially important for a building with historic significance

A sign should be designed to integrate with the architectural features of a building and not distract attention from the features



This door signage is appropriate. (Pagosa Springs, CO)



The window signage shown above covers more than 30% of the total storefront window area and is inappropriate. (Pagosa Springs, CO)

8.12 The “sign band” is the most appropriate location for primary signage.

Locate flush mounted wall signs in the “sign band” area above the transom or storefront windows and below any second floor windows

Respect the sign band borders. The sign should not overlap or crowd the top, bottom or ends of the band.

Mount a wall sign to align with others along the block, when feasible.

8.13 Flush mounted wall signs shall maintain the overall proportions of the building facade.

Ideally, a commercial building in the Historic Business District would include a sign band integrated into the architectural detailing of the front facade.

A wall mounted sign should be proportionate in size to the architectural elements on the building.

The “sign band” is located above the transom or storefront window. (Georgetown, TX)

Signage Materials, Colors and Lighting

The materials, colors and lighting used for signage within the Historic Business District and on local landmarks play a major role in defining the scale and continuity of the street. Sign materials and colors should be chosen carefully to ensure commercial structures and spaces are easily identified while maintaining the traditional feeling of the area. Lighting should be subtle and serve only to help identify buildings or storefronts at night.

8.14 Sign materials should be compatible with that of the building facade.

Painted wood and metal are appropriate materials for signs.

Their use is encouraged. Unfinished materials including unpainted wood are discouraged.

Plastic and vinyl are not permitted, except for flush mounted, adhesive lettering.

Highly reflective materials that will be difficult to read are inappropriate.

Painted signs on blank walls were common historically and may be considered.

8.15 Use colors for the sign that are compatible with those of the building front.

Limit the number of colors used on a sign. In general, no more than three (3) colors should be used.

A summary of acceptable color considerations is reviewed in Appendix D.

8.16 Lighting for a sign should be an indirect source.

Light should be directed at the sign from an external, shielded lamp.

A warm light color, similar to daylight, is appropriate.

All lighting should be shielded and not shine directly in the eyes of pedestrians or vehicular traffic.

8.17 Internally illuminated signs are prohibited.**Appropriate Content for Signage****8.18 Using a symbol for a sign is encouraged.**

A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.

8.19 Use simple typefaces on signage.

Typefaces that are in keeping with those seen in the area traditionally are encouraged. Select letter styles and sizes that will be compatible with the building front.

Generally, these are typefaces with serifs.

Avoid hard-to-read or overly intricate typeface styles.



A symbol sign adds interest to the street, can be read quickly and is remembered better than written words. (Durango, CO)

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Chapter 9: Design Standards for Awnings and Canopies

This chapter presents design guidelines for the use of awnings and canopies in the Historic Business District.

Types of Awnings and Canopies Permitted

9.1 A fixed metal frame canopy may be considered.

- Appropriate supporting mechanisms are wall-mounted brackets, chains and posts.
- Consider using a contemporary interpretation of those canopies seen historically on new infill buildings.



Example of appropriate awning.

Materials for Awnings and Canopies

9.2 An awning compatible in material and construction to the style of the building is encouraged.

- Operable awnings are encouraged on historic buildings.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors or simple muted-stripe patterns are appropriate.
- The awning should fit the opening of the building.
- Simple shed shapes are appropriate for rectangular openings.
- Odd shapes, bullnose awnings and bubble awnings are inappropriate on most historic structures.
- A summary of acceptable exterior color considerations is reviewed in Appendix D.

9.3 Maintain awnings and canopies.

- Replace worn fabric awnings or damaged metal canopies.
- Re-secure loose hardware.
- Wash fabric awnings regularly. This will help extend the life of the fabric. Spray with water from the underside first, to lift dirt particles, then rinse them off.
- Paint metal canopies regularly to reduce the potential for rust. This will extend the life of the canopy.



Example of fixed metal frame canopy.



The shape, size and location of these awnings obscures too much of the window trim. (Pagosa Springs, CO)

Awning and Canopy Illumination

9.4 Internal illumination in an awning is inappropriate.

Composition of Awnings and Canopies

9.5 Mount an awning or canopy to accentuate character-defining features.

- It should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features.
- Its mounting should not damage significant features and historic details.

Chapter 10: Design Standards for Streetscapes

Pagosa Springs has the opportunity to have an enhanced Downtown where pedestrians share streets with buses, automobiles and bicycles. This mix of traffic can provide a sense of excitement and enhance the pedestrian experience if all the elements are kept in balance.

Streetscape designs for the Historic Business District will help establish a sense of visual continuity while still expressing the unique qualities of the area. A consistent set of street furniture elements expressing an image of contemporary and historical Pagosa Springs should be used whenever feasible.

Pedestrian Environment

The Downtown should continue to develop as a pedestrian-oriented environment. Streets and sidewalks should encourage walking, sitting and other outdoor activities. Buildings should be visually interesting to invite exploration by pedestrians. Existing pedestrian routes should be enhanced. These are important concepts because buildings are experienced at close proximity by pedestrians. Provide a safe pedestrian environment.

Open Space

Interesting and inviting streetscapes often contain small areas for activities and respite. These supplemental gathering spaces contribute to the character of the street and provide visual interest.

Opportunities for expanded public plazas along the street edge exist in several sections of Downtown in areas with vacant lots or potential for redevelopment. These paved and landscaped spaces may include expanded sidewalks, formal entry plazas and informal public gardens. In all cases, visibility and accessibility from the street should be considered a priority.

10.1 Open spaces should read as accents along the established public right-of-way.

- In general, the majority of the sidewalk edge of a single Downtown block should consist of building walls. Voids between structures that are publicly accessible open spaces should be designed as subordinate to the defined street edge and should include seating and public art opportunities.

10.2 Design public open space to contain year-round activity zones.

- Integrate seasonal activities into the overall design and programming of public open spaces.



The character of the streetscape contributes to the vitality of Historic Districts. (Pagosa Springs, CO)



Several areas of Pagosa Springs already have amenities in place that enhance the pedestrian experience. However, materials and finishes should be similar. (Pagosa Springs, CO)

10.3 Site planning for public open space should maximize opportunities for sun and shade.

- Solar access should be considered in locating site furnishings and activity zones.
- Deciduous shade trees should be strategically located to provide shade during the summer months.

Seating

Several areas of the Downtown have amenities in place that enhance the pedestrian experience. New furnishings should continue to enhance the area while working with existing features. Where feasible, benches, planters, lighting, publication boxes and trash and recycling receptacles should be located in a “furnishings zone” which maintains a clearly defined pedestrian travel lane.

10.4 All street furniture in the public right-of-way should be of similar materials and finishes.

- Draw upon local character and materials for street furniture design. For example, a simple black metal strap bench would be appropriate.

10.5 Sidewalk seating and benches placed in public plazas should be compatible with the historic character of the community.

- Benches installed within the public right-of-way should be uniform in design and placement throughout the Historic Business District.
- Benches may serve as opportunities for public art.

Lighting

10.6 Pedestrian light fixtures and poles installed in the public right-of-way should be uniform in style and placement.

- Exterior lighting designs and fixtures should be considered an opportunity for a temporary or permanent public art installation.
- Pedestrian light poles should be spaced equally and be approximately twelve (12) to fifteen (15) feet in height.
- Light fixtures and poles should be consistent with other lighting throughout the Downtown Master Plan.
- Pedestrian light fixtures should cut off or full cut-off in design.

10.7 Lighting for parking areas, service areas buildings, pedestrian routes and public ways shall be compliant with town lighting standards.

- Light sources shall be cut-off or full cut-off in design and installed in a manner that will shield the lights from public view and avoid glare and light spill.
- The light source shall not emit a significant amount of the fixture's total output above a vertical cutoff angle of 90 degrees directly visible from neighboring properties. Any structural part of the fixture providing this cutoff angle shall be permanently attached.
- Parking lot light poles should be a maximum of 15' in height.
- Parking lot lighting schemes should be designed at human scale to ensure pedestrian safety.

10.8 The light pole should be designed to accommodate special decorative accessories.

- Mounts for hanging planter baskets, banners and seasonal lighting schemes should be included.

Publication Boxes

Free information and publication boxes are often grouped together and located in areas experiencing high pedestrian traffic. The visual impacts of these boxes should be minimized. If left unchecked, poorly maintained boxes can detract from the overall character of the street. Many cities are now creating screening devices aimed to contain groups of boxes. The screening acts to mitigate differences in sizes and color and also identifies specific, acceptable locations.

10.9 Boxes should be organized into groups.

- Boxes shall not impede pedestrian access and visibility or access between the sidewalk and on-street parking bays.
- Boxes should be uniform in design and placement.

Trash and Recycling Receptacles

Trash and recycling receptacles are a necessary component to active pedestrian areas. Initially, trash receptacles were used only for trash collection. New non-smoking and recycling ordinances have resulted in multi-purpose containers, which include ash urns and depository for recyclables.

Trash and recycling receptacles are considered an integral component to the overall streetscape and serve as pedestrian amenities. Their design should be coordinated with the benches used in the Downtown.

10.10 Trash and recycling receptacles should be installed in areas of high pedestrian activity.

- Trash receptacles installed within the public right-of-way shall be uniform in style and placement throughout the Historic Business District.



The light pole should be designed to accommodate special decorative accessories.



Publication boxes are often grouped together and located in areas experiencing high pedestrian traffic.



Pagosa Street Streetscape (Pagosa Springs, CO)



Midblock crossings linking the Historic Business District to other town amenities provide convenient access for pedestrians and bicycles. (Pagosa Springs, CO)

Pedestrian and Bicycle Connections

Convenient pedestrian and bicycle access should be provided throughout the Historic Business District.

10.11 Consider placing bicycle racks and transit shelters on appropriate sites to facilitate pedestrian and bicycle connections.

10.12 Vehicular access should be provided predominately from the alley.

- Curb cuts and automobile entrances along the street edge should be removed, when feasible.
- Sharing ingress and egress points with neighboring projects is encouraged, when alley access is infeasible.
- Use landscaping and lighting accents to identify entrances.

10.13 Place parking areas behind the building in the rear of a site.

- Access to parking areas should be provided through the alleys.
- See also the design standards for Parking found in Chapter 6.

Street Trees and Sidewalks

Sidewalks, walkways and street trees should be compatible with the surrounding area. The alignment of original sidewalks with the street and the overall neighborhood layout is of importance, but should be enhanced and widened with new construction. Mature trees help define the character of the boulevards and streets and provide shade.

10.14 New sidewalks should be compatible with the original design and alignment.

- Sidewalks in the Historic Business District should be attached to the curb, though sidewalks along Lewis Street may be detached or separated by a planting strip or tree grates.
- A new sidewalk should align with those that already exist along a block and/or consistent with streetscape improvement plans.
- Scoring lines and finishes should be consistent with those employed historically.
- Using paving materials that are similar to those employed historically is preferred.
- Sidewalks inclusive of street trees should be 10 feet in width, minimum.

10.15 Locate street trees along edges of sidewalks to maintain a clearly defined pedestrian zone.

- Street tree installations should employ industry installation standards, including irrigation systems.
- Tree species shall be compatible with the local climate and result in dense canopies that provide shade during the summer months.
- Street trees located in areas of low pedestrian activity should be planted without tree grates, using crusher fines and/or ground covers to protect the soil.



Tree Grate (Pagosa Springs, CO)

10.16 A standardized tree grate should be used to ensure uniformity along the public right-of-way and for efficient maintenance.

- The tree grate should not detract from the overall streetscape design, but contribute to the desired character of the street.
- Tree grates should be uniform in style and may be an opportunity for public art if designed appropriately.

10.17 Tree wells should provide electrical outlets for seasonal lighting displays.

- Electrical outlets should be provided at each tree well to allow for tree lights and other uses.

Public Art

The Pagosa Springs community is interested in the integration of public art into public improvements and private development. Public art could constitute a specific site or could be a component of a building.

10.18 Public art pieces and displays should be presented to and approved by the Historic Preservation Board prior to installation in the Historic Business District.

- Public art should include all types of mediums.
- Public art should be appropriate for the area in which it is displayed.

Paving

An urban area generally includes a variety and an abundance of paving material. It is essential to establish paving standards for all paving improvements constructed in the public right-of-way, including sidewalks, crosswalks, handicap ramps, street surfaces and parking lots.

10.19 Streetscape improvements should include standard and ornamental paving patterns to differentiate use patterns along the street.

- When feasible, wider sidewalks may include a “furnishings strip” that contains benches, lighting, planters and trash receptacles to create a definitive edge to the street and to keep the primary pedestrian corridor unencumbered and accessible.
- Paved surfaces create an opportunity for markers to be inlaid in an area of high pedestrian activity. The markers could be located to highlight historic structures, uses or landmarks.
- Stamped concrete should be avoided. Brick pavers, cobblestones and other natural materials are recommended.

Appendix A

Interpretation of Terms

These definitions apply to terms related to compliance in the preceding text.

Appropriate. In some cases, a stated action or design choice is defined as being “appropriate” in the text. In such cases, by choosing the design approach referred to as “appropriate,” the reader will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed “appropriate.”

Consider. When the term “consider” is used, a design suggestion is offered to the reader as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it. In other cases, the reader is instructed to evaluate the ability to take the course recommended in the context of the specific project.

Context. In many cases, the reader is instructed to relate to the context of the project area. The “context” relates to those properties and structures adjacent to and within the same block as the proposed project.

Contributing Property. A building that is identified as having significance and contributing to the character of a designated historic district is considered a “contributor.” These typically appear on an official survey of historic resources, but in some cases, significance may be determined at the time that an application for approval is submitted. Preservation of key defining features is the goal.

Historically Significant Feature. A key defining feature of the building or site that, if removed or altered, would impact the character of the building or site, thus diminishing its historic significance.

Inappropriate. Inappropriate means impermissible. When the term “inappropriate” is used, the relevant design approach will not be allowed.

Local Landmark. A property that, on its own, has sufficient significance to be considered a historic resource may be designated an individual historic landmark. For these, preservation is an objective, and the guidelines for rehabilitation are to be applied rigorously. The design guidelines for all properties would also apply.

Non-historic. Recent buildings and those 50 years old or older which have lost their integrity are considered “non-historic.” These buildings do retain property value, but do not possess the significance and/or physical integrity necessary to be considered a historic resource.

Non-contributing Property

A building found within a designated historic district, but which does not contribute to the significance of the district. This may be a newer building that has not taken on significance, or it may be an older one that has been so substantially altered that it lacks integrity as a historic resource. The objective is to assure that, if altered or scraped, the result would be compatible with the historic context, but preservation of features on the building itself is not a consideration.

Preferred. In some cases, the reader is instructed that a certain design approach is “preferred.” In such a case, the reader is encouraged to choose the design option at hand. However, other approaches may be considered.

Primary facade. The primary facade is the principal elevation of a building, usually facing the street or other public way.

Should. If the term “should” appears in a design guideline, compliance is required. In cases where specific circumstances of a project make it impractical to do so, the town may determine that compliance is not required if the applicant demonstrates how the related policy statement still will be met.

Traditional. Based on or established by the history of the area.

Appendix B

Definitions

Adaptive reuse. Refers to the recycling of an old building for a use other than that for which it was originally constructed. This can involve a sensitive rehabilitation that retains much of a building's original character, or it can involve extensive remodeling.

Alignment. The arrangement of objects along a straight line.

Appurtenances. An additional object added to a building; typically includes vents, exhausts hoods, air conditioning units, etc.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar or asphalt substance and granules.

Association. As related to the determination of "integrity" of a property, association refers to a link of a historic property with a historic event, activity or person. Also, it refers to the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair or porch rail.

Belt Course. A horizontal board across or around a building; usually a flat wood member with a molding.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses. Also called lapsiding.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; a pillar. Usually a supporting or ornamental member in a building.

Composition Shingles. (See "asphalt shingles.")

Consolidant. A binding substance; a resin which has been dissolved in a solvent.

Consolidation. A process used to strengthen materials when repairing them.

Contributing Property. A building, site, structure, or object adding to the significance of a historic district.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Design. As related to the determination of “integrity” of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

Dormer. A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

Elevation. A mechanically accurate, “head-on” drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building; any side of a building that faces a street or other open space.

False Front. A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fenestration. The arrangement and design of windows in a building.

Form. The overall shape of a structure (e.g., most structures are rectangular in form).

Frame. A window component. (See also “window parts.”)

Gable. The portion that is above eave level, on an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof, this takes the form of a triangle. The term is also used sometimes to refer to the entire end wall.

Glazing. Fitting glass into windows and doors.

Head. The top horizontal member over a door or window opening.

Historic District. A significant concentration of sites, buildings, structures or objects united historically or aesthetically by plan or physical development and so designated by the town.

Jamb. A vertical member at each side of a door frame, window frame, or door lining.

Lintel. A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Material. As related to the determination of “integrity” of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module. The appearance of a single facade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullion. A vertical member separating (and often supporting) windows, doors, or panels set in series.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Non-contributing Property. A building, site, structure or object that does not add to the historic significance of a district.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building. Generally the entrance, and thus the orientation, faces the street.

Parapet. A low wall or railing often used around a balcony or along the edge of a roof.

Patching. Material used to cover or repair a defect or weak spot.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Period of Significance. Span of time in which a property attained the significance.

Pier. The part of a wall between windows or other openings. The term is also used sometimes to refer to a reinforcing part built out from the surface of a wall; a buttress.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. Keeping an existing building in its current state by a careful program of maintenance and repair.

Property. Area of land containing a single historic resource or a group of resources.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment. In the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. Involves recreating a historic building that has been damaged or destroyed by erecting a new structure that resembles the original as closely as possible. A reconstruction may be built with new or recycled building materials.

Recessed Entry. A common component of a historic storefront. Historically display windows, which contained dry goods and other wares for sale, flanked the recessed entry.

Rehabilitation. Making a structure sound and usable again, without attempting to restore any particular period appearance. Rehabilitation respects the original architectural elements of a building and retains them whenever possible. Sometimes also called “reconditioning.”

Remodeling. Changing the appearance and style of a structure, inside or out, by removing or covering over original details and substituting new materials and forms. Also called “modernizing.”

Renovation. Similar to rehabilitation, except that in renovation work there is a greater proportion of new materials and elements introduced into the building.

Repair. To restore to a sound or good state after decay, dilapidation, or partial destruction; to mend.

Repointing. The repair of the joints of bricks.

Restoration. The repair or recreating of the original architectural elements in a building so that it closely resembles the appearance it had at some previous point in time. As compared with rehabilitation, restoration implies a more active approach to reproducing architectural features that may have been removed.

Roof. The top covering of a building.

Sash. See “window parts.”

Serifs. Any of the short lines stemming from and at an angle to the upper and lower ends of the strokes of a letter.

Shape. The general outline of a building or its facade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term “siding” is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sign Band. The area on a building facade, located above the transom or storefront windows and below any second floor windows, where it is appropriate to place a sign.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size. The dimensions in height and width of a building’s face.

Splashblock. A plastic or concrete surface put under a downspout to direct water away from a building.

Standing Seam Metal Roof. A roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Store Front. The street level facade of a commercial building, usually having display windows.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Substrate. The base or supporting materials to which additional layers or materials are applied.

Traditional. Based on or established by the history of the area.

Transom. A window located above a door or larger window.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Hoods. The top portion of the outer window trim. Hoods have a functional basis, enabling flashing to be put behind the window to keep water from going behind the frame into the wall.

Appendix C

Contributing Properties within the Historic District

Year Built	Contributing Property	PHYSICAL A	LEGAL DESC	LEGAL 2	LEGAL 3
1962		175 4TH ST	PS B 21 L 1	BLK 21 LOT 1; 13-35-2W	#98000986
1893/2000	X	408 LEWIS ST	PS B 19 L 1 S2/3 & 2	BLK 19 LOT 2 & 2/3 LOT 1	13-35-2W
1902	X	409 LEWIS ST	PS B 21 L 2	BLK 21 LOT 2; 13-35-2W	273/316
1950	X	415 LEWIS ST			
1902	X	421 LEWIS ST	PS B 21 L 4	BLK 21 S 26.5' OF LOT 4;	13-35-2W; #96005798
1994		427 LEWIS ST	PS B 21 L 5	BLK 21 LOT 5; 13-35-2W	#94009414
1968		430 LEWIS ST	PS B 19 L 3X	BLK 19 LOT 3X; 13-35-2W	(LOTS 3-4-5-6-7 NOW
1910	X	444 LEWIS ST	PS B 19 L 8	BLK 19 LOT 8; 13-35-2W	#95002185
1958		450 LEWIS ST	PS B 19 L 9	BLK 19 LOT 9; 13-35-2W	#20211631
1949	X	451 LEWIS ST	PS B 21 L 6-7-8-9	BLK 21 LOTS 6-7-8-9;	13-35-2W
1949	X	456 LEWIS ST	PS B 19 L 10	BLK 19 LOT 10; 13-35-2W	365/92
1955		457 LEWIS ST			
1992		459 LEWIS ST	PS B 21 L 11	BLK 21 LOT 11; 13-35-2W	IMPROVEMENTS ONLY
1894	X	462 LEWIS ST	PS B 19 L 11	BLK 19 LOT 11; 13-35-2W	#99011425
1918	X	468 LEWIS ST	PS B 19 L 12	BLK 19 LOT 12; 13-35-2W	#20305784
2003		474 LEWIS ST	PS B 19 L 13	BLK 19 LOT 13; 13-35-2W	#20305784
1893	X	480 LEWIS ST	PS B 19 L 14	BLK 19 LOT 14; 13-35-2W	362/54
1963		482 LEWIS ST	PS B 19 L 15B	BLK 19 LOT 15B; 13-35-2W	#20211033
1946	X	486 LEWIS ST	PS B 19 L 15A	BLK 19 LOT 15A; 13-35-2W	#98009196
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #20	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #22	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE LCE & GC	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #20	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #20	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #22	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #21	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #20	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 ADOBE UNIT #10	BLK 21 LOTS 12-15 & POR 16;	THE ABOBE CONDOMINIUMS
1902	X	X LEWIS ST	PS B 21 L 11	BLK 21 LOT 11; 13-35-2W	#94008942; #96001504;
1894	X	402 PAGOSA ST	PS B 21 L 30	BLK 21 LOT 30; 13-35-2W	#135741
1950	X	408 PAGOSA ST	PS B 21 L 29 N2	BLK 21 N2 LOT 29; 13-35-2W	#96007721
1895	X	414 PAGOSA ST	PS B 21 L 28 S2	BLK 21 S2 LOT 28; 13-35-2W	#20009050
1919	X	418 PAGOSA ST	PS B 21 L 26 N2 & 27	PAGOSA HOTEL MALL UNIT 2	(ON BLK 21 N2 LOT 26 & LOT
1919	X	422 PAGOSA ST	PS B 21 L 26 N2 & 27	PAGOSA HOTEL MALL UNIT 1	(ON BLK 21 N2 LOT 26 & LOT
1919	X	426 PAGOSA ST	PS B 21 L 26 S2	BLK 21 S2 LOT 26; 13-35-2W	#94007822
1919	X	432 PAGOSA ST	PS B 21 L 25 N2	BLK 21 N2 LOT 25 &	A SMALL PORTION OF LOT 26
1938	X	434 PAGOSA ST	PS B 21 L 25 S2	BLK 21 S2 OF LOT 25;	13-35-2W;
1958		438 PAGOSA ST	PS B 21 L 24	BLK 21 LOT 24; 13-35-2W	#98003558
1957		448 PAGOSA ST	PS B 21 L 23 N2	BLK 21 N2 LOT 23; 13-35-2W	#96004506
1898	X	452 PAGOSA ST	PS B 21 HERSCH GCL/LCE	HERSCH BLDG CONDO GCE/LCE	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 1B	HERSCH BLDG CONDO UNIT 1B	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 1A	HERSCH BLDG CONDO UNIT 1A	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 2D	HERSCH BLDG CONDO UNIT 2D	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 2B	HERSCH BLDG CONDO UNIT 2B	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 3	HERSCH BLDG CONDO UNIT 3	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 2C	HERSCH BLDG CONDO UNIT 2C	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 2A	HERSCH BLDG CONDO UNIT 2A	BLK 21 L 22 & S2 L 23
1898	X	452 PAGOSA ST	PS B 21 HERSCH U 4	HERSCH BLDG CONDO UNIT 4	BLK 21 L 22 & S2 L 23
1903	X	456 PAGOSA ST	PS B 21 L 21	BLK 21 LOT 21; 13-35-2W	#20102280
1896	X	460 PAGOSA ST	PS B 21 L 20 N2	BLK 21 N2 LOT 20; 13-35-2W	#20203878
1977		466 PAGOSA ST	PS B 21 L 19 N2-20 S2	BLK 21 N2 LOT 19& S2 LOT 20	13-35-2W;
1947	X	468 PAGOSA ST	PS B 21 L 18 N2-19 S2	BLK 21 N2 LOT 18; S2 LOT 19	13-35-2W
1910	X	474 PAGOSA ST	PS B 21 L 17-	BLK 21; 13-35-2W	E2 LOT 17 & E 2/3 S2 LOT 18
1937	X	480 SAN JUAN ST	PS B 21 L 17-	BLK 21 W 3/4 LOT 17 &	W 1/3 OF S 1/2 LOT 18;
2001		486 SAN JUAN ST	PS B 21 L 16-	BLK 21; PORTION LOT 16	TRIANGLE PARK

Appendix D

Allowable Exterior Color Considerations

Pagosa Springs has a unique melody of colors within our community that is associated with its diverse architectural style and heritage. A variety in color schemes and texture is desired to enhance the pedestrian experience and provide visual interest within the Historic District and for locally designed landmarks. The intent is to maintain the traditional range of building and sign materials and colors. Many colors are associated with individual building types and styles, while others reflect the tastes of distinct historical periods. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to combine a building form with its context.

Keep color schemes simple.

- Generally, the use of no more than 3 colors for the exterior of buildings, structures and signs is appropriate.
- Use of one base color for the building is preferred. Subtle natural colors are appropriate for the base color.
- Using only one or two accent colors is also encouraged, except where precedent exists for using more than two colors with specific architectural styles.

Coordinating the entire building in one color scheme is usually more successful than working with a variety of palettes.

- Using the color scheme to establish a sense of overall composition for the building is strongly encouraged.

Subtle natural colors are preferred for the background color of most buildings.

- A darker background color will allow you to use lighter colors for trim, where the highlights will show up better.
- Lighter colors can also be used as a background, but with a light background and accent color on the trim, the entire scheme is more susceptible to becoming too busy. If light background colors are used, it is best to use a different shade of the same hue for the trim.

Use of brighter colors for accents only.

- Reserve the use of stronger, brighter colors for accents, such as signs, ornamentation, and entrances.
- In most cases only one or two accent colors should be used in addition to the base color.
- Doors may be painted a brighter accent color, or they may be left a natural wood finish.
- Window sashes are also an excellent opportunity for accent color.

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