

Town of Georgetown, Colorado Design Guidelines



Book II Guidelines for the Historic Design District

Revised
June 2010

**Town of
Georgetown, Colorado
Design Guidelines**



**Book II
Guidelines for the
Historic Design District**

**Revised
June 2010**

Acknowledgments

Funding

This project was partially funded by a State Historical Fund Grant Award from the Colorado Historical Society and by the Town of Georgetown.

Board of Selectmen

Thomas A. Bennhoff, Police Judge, *Ex-Officio Mayor*

Lee M. Behrens, Ward 1

Matthew Skeen, Ward 1

John Jackson, Ward 2

James McCann, Ward 2

Kathryn Johnson, Ward 3

Mary Pat Young, Ward 3

Design Review Commission

Joan Eaton, Co-Chairman

Mark Reynolds, Co-Chairman

Harry Benson

Jim Blugerman

Cynthia Neely

Shawn Plett

Bob Smith

Robert Carper, Architectural Advisor

Town of Georgetown Staff

Tom Hale, Town Administrator

Merinel Williams, Town Clerk

Mary Sims, Treasurer

Photo and Illustration Credits

Historic photos are courtesy of the Denver Public Library, Western History Collection

Winter & Company

Special recognition for the invaluable assistance in preparation of the 2000 version of these Design Guidelines, upon which this 2010 revision is based

Table of Contents

Introduction to Book II

Introduction	1
1. What are Design Guidelines?.....	2
2. Why have Design Guidelines?.....	2
3. The Scope of the Guidelines	2
4. Basic Preservation Theory	2

Section 1: Design Guidelines for the Historic Character Areas

Chapter 1 - Design Guidelines for the Historic Residential Character Area

Introduction	7
1. Mass and Size	9
2. Building and Roof Form	10
3. Building Setbacks	11

Chapter 2 - Design Guidelines for the Historic Commercial Character Area

Introduction	13
1. Mass and Size	15
2. Building and Roof Form	16
3. Building Setbacks	17
4. Recessed Entries	18
5. Preservation of Commercial Storefronts	18
6. New Storefront Character	20
7. Detail Alignment.....	21
8. Corner Lots	21
9. Third Stories on Storefront Buildings	22
10. Site Furniture	23

Chapter 3 - Design Guidelines for the Historic Mixed-use Character Area

Introduction	25
1. Mass and Size	27
2. Building and Roof Form	28
3. Building Setbacks	29
4. Architectural Character.....	30

Chapter 4 - Design Guidelines for the Historic Hillside Character Area

Introduction	31
1. Mass and Size	32
2. Building and Roof Form	33
3. Platting	34
4. Streets and Driveways.....	34
5. Views	35
6. Building Orientation.....	35
7. Cut-and-Fill.....	36
8. Landscaping.....	37
9. Lighting	37

Section 2: Design Guidelines for Site Design in All Historic Character Areas

Chapter 5 - Design Guidelines for Setting

Introduction	41
1. Natural Resources	42
2. On-Site Hazards	42
3. Site Drainage.....	43
4. Views	43
5. Site Relationship and Building Orientation	44
6. Building Setbacks	45
7. Pedestrian Systems	46

Chapter 6 - Design Guidelines for Site Features

Introduction	47
1. Landscaping and Site Features	48
2. Retaining Walls	50
3. Fences, Walls and Gates.....	51
4. Sidewalks	53
5. Lighting	54
6. Residential Parking, Garages and Driveways	55
7. Public and Commercial Parking.....	56
8. Service Areas	57
9. Utilities	58
10. Snow Shedding.....	59

Section 3: Design Guidelines for Building Design in All Historic Character Areas

Chapter 7 - Design Guidelines for Architectural Features

Introduction	63
1. Architectural Character.....	64
2. Preservation of Historic Features	65
3. Replacement of Missing Elements.....	66
4. Directional Emphasis	67
5. Roofs	67
6. Windows, Doors and Other Openings	68
7. Porches, Awnings, Decks and Patios	71
8. Building Foundations.....	73
9. Chimneys and Stovepipes	74

Chapter 8 - Design Guidelines for Building Materials

Introduction	75
1. Wood and Siding	76
2. Paint	78
3. Masonry.....	79
4. Metals.....	80
5. New Building Materials.....	81
6. Roof Materials	82

Chapter 9 - Design Guidelines for Additions and Accessory Structures

Introduction	85
1. Existing Additions	86
2. New Additions	87
3. Roof and Dormer Additions.....	89
4. Preserving Accessory Structures	90
5. New Accessory Structures	91

Introduction

This is Book II of a three-book document entitled *Design Guidelines for Georgetown, Colorado*. It presents the Town's design guidelines for the Historic Design District. The guidelines themselves are organized into three sections with a total of nine chapters:

Section 1: Design Guidelines for Historic Character Areas

- Chapter 1, Design Guidelines for the Historic Residential Character Area
- Chapter 2, Design Guidelines for the Historic Commercial Character Area
- Chapter 3, Design Guidelines for the Historic Mixed-Use Character Area
- Chapter 4, Design Guidelines for the Historic Hillside Character Area

Section 2: Design Guidelines for Site Design in All Historic Character Areas

- Chapter 5, Setting
- Chapter 6, Site Features

Section 3: Design Guidelines for Building Design in All Historic Character Areas

- Chapter 7, Architectural Features
- Chapter 8, Building Materials
- Chapter 9, Additions and Accessory Structures

This book presents design guidelines for rehabilitating or adding on to historic structures throughout Georgetown. This book also presents guidelines for constructing new buildings or for remodeling or adding on to non-historic structures within the Historic Design District.

This three-book document, *Design Guidelines for Georgetown, Colorado*, updates and replaces past design guidelines used by the Town of Georgetown.

These design guidelines apply to all exterior construction projects in Georgetown, with a few exceptions. Please read Book I for more information about what types of projects are reviewed.

Book I
**Design
Review in
Georgetown**

*Includes
procedural
requirements*

Book II
**Design
Guidelines
Historic
Design
District**

Book III
**Design
Guidelines
for the
Millsite,
Meadows &
Gateway
Design
Districts**

What are Design Guidelines?

Design guidelines convey community consensus about design. As such, they provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of Georgetown. While guidelines provide direction, they are not intended to be inflexible. In-

stead, they are to be used to promote communication about how design changes can blend into and enhance community character. While the guidelines may suggest methods to achieve design objectives, the Town recognizes that there may be other methods.

Why have Design Guidelines?

These guidelines inform the designers, architects and property owners about design objectives the citizens hold for their community. They indicate an approach to design that property owners may use to make decisions about their buildings and to maintain the

town's traditional character. The guidelines also provide the Town, through the Design Review Commission, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

These Guidelines apply to all external construction projects within the Town, both in the public and private sector. Refer to Book I for information about what types of projects require DRC review.

Section 17.04.050 of the Municipal Code requires a COA for "the erection, moving, demolition, alteration or addition to, or the external restoration or external reconstruction of any building or structure, inclusive of driveways, parking areas, patios, sidewalks and walkways, and fences and walls."

Basic Preservation Theory

The Concept of Historic Significance

What makes a property historically significant? In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly is significant. Historic properties must have qualities that give them significance. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people or the understanding of Georgetown's pre-history or history.
- Construction and design associated with distinc-

tive characteristics of a building type, period or construction method.

- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the *National Register of Historic Places Standards*, administered by the National Park Service.

The Period of Significance

In most cases, a district is significant because it represents, or is associated with, a particular period in

its history. Frequently, this begins with the founding of the community and continues through the peak of its historic activity. Buildings and sites that date from the period of significance are typically considered "historic" and contribute to the character of the district.

The Town of Georgetown, for example, has a period of significance that spans approximately 65 years (1850-1915). Most of the structures built during this period represent the town's mining era. Throughout this period, the town was witness to the construction of a number of buildings and alterations that have become an integral part of its character.

Conversely, a few structures have been built, or alterations have been made, after this period that are generally considered "non-historic" and may be considered for removal or replacement. However, there are also examples of buildings that date from outside the period of significance that may be considered historic (e.g., the early ski period, Swiss Chalet architecture from the 1950s).

In 1995, an historic survey was completed. The purpose of the survey was to record all of the major buildings in Georgetown, to update and expand the existing information from the previous survey (1976) and to

record all previously unrecorded buildings. These two surveys taken together provide the DRC and property owners with a listing of all contributing structures to the Historic Landmark District.

The Concept of Integrity

A district's integrity is derived from having a substantial number of historically significant structures and sites within its boundaries. Each of those properties also must have integrity, in that a sufficient percentage of the structure must date from the period of significance. The majority of the building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. It is these elements that allow a building to be recognized as a product of its own time.

Section 1
Design Guidelines
For the
Historic Character Areas

Chapter 1 Design Guidelines for the Historic Residential Character Area

Introduction

The Historic Residential Character Area contains the greatest number of single family structures in Georgetown that have survived from the mining era. They represent a distinctive historic area within the town and contribute greatly to the town’s historic significance.

A variety of building styles occurs in this area. However, a similarity of building forms, materials and size is evident. Buildings range from small, wood frame, single-family cottages to larger, single-family homes as well as to some duplexes and a few institutional structures. Most buildings are simple in design, although some ornamentation was used historically. The smaller houses tend to exhibit very few details, reserving most ornamentation for porches. Larger houses show more ornamental detail. However, even these are modest overall. A limited range of detail is an important characteristic of the area.

Exterior wall materials traditionally were horizontal wood siding, with the exception of a few brick homes. Stone was used generally for foundations. Board and batten was found on outbuildings and occasionally on primary residences. Decorative shingles were sometimes applied to eaves and dormers.

Buildings were often expanded over time, resulting in additions usually to the rear of the structure. Generally, these were smaller in size than the main structure. Attic spaces were sometimes expanded by adding dormers. Other functions were accommodated in secondary structures, such as barns and sheds, that were detached and located at the rear of the property.

The limited combination of roof forms found on many buildings creates another striking feature. Most all are simple gabled or hip roofs. Steep pitches are

common. Wood shingles and standing seam metal were used on many early buildings, while today composition shingles are frequently used. Historically, a typical parcel had one large structure located at the front, with smaller supporting buildings located in the rear. Informal plant massings were located along fence lines and building foundations.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

- In this chapter the following topics are addressed:*
- Design Goals
 - Mass and Size
 - Building and Roof Form
 - Building Setbacks



The Historic Residential Character Area.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Single-family residences are the dominate type of structure.
- Institutional uses (churches and parks) are also found here.
- Historically major north-south streets had sidewalks – flagstone or boardwalks – but only a few remain today.
- Front yards are defined by a fence.
- Horizontal wood siding dominates.
- Variety of architectural styles exists.
- Gabled or hipped roofs dominate..
- Simple detailing on simple cottages.
- Elaborate detailing exists on larger, high-style residences.
- Houses and their elements have a predominantly vertical emphasis..

Design Goals

The Historic Residential Character Area should continue to develop in a coordinated manner so that an overall sense of visual continuity is achieved. Preservation of the integrity of this area is a primary goal of the Design Review Commission. The dominant character of this area should be that of a single-family, residential neighborhood. Projects that include a primary building with a subordinate secondary structure will aid in maintaining the historic character of this area..

The design goals for the Historic Residential Character Area are:

- To emphasize the preservation and restoration of historic structures and building detailing. For example, where an existing historic building exists, a property owner’s first priority should be its continued use, not replacement..
- To continue the use of traditional building materials. For example, when the majority of buildings along a street are constructed with wood lap siding, a new development should relate in visual appearance.
- When needed, to design an addition such that the early character of the original building is maintained. For example, an addition should be placed to the rear of the primary structure and not visually

dominate it.

- To reinforce the basic characteristics established early in the town’s development in new construction.
- To develop new buildings which respect their historic neighbors. For example, where properties abut an historic building, special care should be taken in relating to these precious resources.
- To maintain the small-size character of the area. For example, when a new building is planned adjacent to small historic buildings, it should not visually dominate them.
- To provide landscaping that defines public and private spaces on a site, similar to that seen historically.
- To keep the automobile, and its associated storage, as an ancillary use on a site. Parking for an automobile should not be the primary or dominant feature on a building’s site.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To minimize the amount of light spill from a structure.
- To preserve historic landscaping.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.



The Historic Residential Character Area

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Georgetown’s Historic Residential Character Area.

They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size and Form

1. Mass and Size

The mass and size of buildings in Georgetown are among the elements that have greatest influence on compatible construction in the community. *The height, width and depth of a new building should be compatible with historic buildings in the community at large, within the Historic Residential Character Area and especially with those structures that are immediately adjacent to the new building. The size of a building also should relate to its lot size and placement on the lot.* A limited mix of “small” and “large” building sizes exist in the Historic Residential Character Area. Even on larger lots where larger buildings occur, the traditional building size is preserved. *This*

A. New construction should appear similar in mass and size to historic structures found in the Character Area.

- 1) Residences in the Character Area are from one to two stories, but are typically one and one-half story.
- 2) The tradition of one to two story street facades should be continued.
- 3) Break up the massing of larger buildings into components that reflect this traditional size.

B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.

- 1) Historic residences within a 300 foot radius of the

established size should be maintained.

new structure should be used in calculating the height of the surrounding context.

C. A façade should appear similar in dimension those seen historically in the town.

- 1) Typically, a residential building front is narrow in width. Additional widths were accomplished with a setback or change in building plane.

For more information, refer to Architectural Feature guidelines in Chapter 7 of this book.



Compared with the size of the traditional building at the right, this new structure at the left would be considered inappropriate because of its massive size.



2. Building and Roof Form

The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. Additions are usually located to the rear of the main building. In a basic sense, it is the combinations of these shapes that establish a sense of scale for the neighborhood. *These characteristic forms should be preserved, in their height, width and depth, throughout the Historic Residential Character Area.* New construction that does not respect these existing form characteristics may diminish the integrity of the historic district and the quality of life for surrounding residents.

A. Use building forms similar to those found traditionally.

- 1) Vertically-oriented rectangular shapes are typical and are encouraged.
- 2) One simple form should be the dominant element in a building design.
- 3) Building forms that step down in size to the rear of the lot are encouraged.
- 4) Smaller, secondary buildings should be simple rectangular shapes, as well.

B. Use traditional roof forms.

- 1) Sloping roof forms, such as gabled, hip and shed, should be the dominant roof shapes. Avoid flat roofs.
- 2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 9:12, although some are as low as 7:12. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
- 3) Non-traditional roof forms are inappropriate.
- 4) Orient ridge lines parallel with the floor planes and perpendicular to the street.

C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.

- 1) Dormers should be used with restraint, in keeping with the simple character of buildings in Georgetown.
- 2) The top of a dormer roof should be located below the ridge line of the primary roof and set back from the eave.

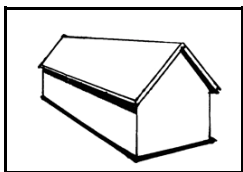
D. Roofs should be similar in size to those used historically on comparable buildings.

- 1) The length of a roof ridge should not exceed those seen historically on comparable buildings. Historically, in residential contexts, the maximum ridge length was 35 to 40 feet.

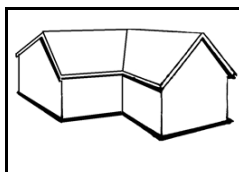


Use building forms similar to those found traditionally. Vertically-oriented rectangular shapes are typical and are encouraged.

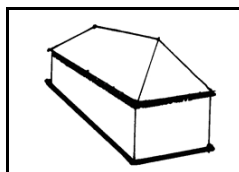
Appropriate residential roof forms seen on historic structures include:



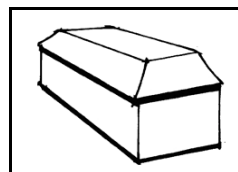
Gabled



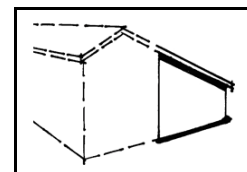
Cross-Gabled



Hipped



Mansard



Shed (additions)

Setting

3. Building Setbacks

Most front facades align at a relatively uniform setback from the street in each block. The rhythm created by the placement of buildings and side yards is an especially important characteristic of the area. *This historic development pattern contributes to the visual continuity of the neighborhood and should be preserved.*

A. Maintain the alignment of building fronts along the street.

- 1) Setbacks should fall within the established range of setbacks in the block.
- 2) For additions to existing buildings, set them back from the front of the structure such that they do not alter the perceived character of the front. Typically a setback from the building front should be, at a minimum, equal to the width of the facade.

B. Side yards should match the dimensions of historic yards along the street.



Maintain the alignment of building fronts along the street.



Additions and accessory structures should be set back from the front of the primary structure.

Chapter 2

Design Guidelines for the Historic Commercial Character Area

Introduction

Sixth Street is the central historic commercial corridor of Georgetown. It contains some of the most picturesque historic commercial buildings in the region and functions as the commercial core of activity for the town. Preservation of such historic and architectural assets, especially in the Historic Commercial Character Area, is vital to the community.

Sixth Street evolved from an early period of tents and small frame structures into a collection of masonry structures and larger wood buildings. Many had false fronts that established rectangular facades as the dominant shapes on the street. Seeking to demonstrate the permanence of the community, builders presented a “refined” image to the street, with decorative trim and painted finishes, while the rear or alley facades were utilitarian in nature and constructed of simpler materials.

Traditionally, the buildings seen along the street were one to two stories in height, with ground-level floors oriented to pedestrian views. Large display windows and recessed entries highlighting the goods and services offered inside were typically used. Upper-story windows were vertically oriented, usually rectangular, and appeared as smaller openings in a predominantly solid wall. A horizontal band of molding usually separated the ground floor from up-

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Buildings aligned at the sidewalk edge
- Two-story, traditional commercial buildings
- Mix of wood and masonry construction
- Transparent ground floor with smaller windows “punched” into predominantly solid upper floors
- Predominantly flat-roof buildings, although gabled buildings with false fronts existed.

per portions of the façade and the entire building was capped with a parapet or decorative cornice. All of these elements combined to establish a linear emphasis on the street.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- Design Goals
- Mass and Size
- Building and Roof Form
- Building Setbacks
- Recessed Entries
- Preservation of Commercial Storefronts
- New Storefront Character
- Detail Alignment
- Corner Lots
- Third Stories
- Site Furniture



The Historic Commercial Character Area

Design Goals

The Historic Commercial Character Area now appears less developed than it had during boom years of the mining era, because some early buildings were lost to fire and demolition. However, development is possible and new buildings should continue to relate to the traditional storefront and the retail character established in this area.

The design goals for the Historic Commercial Character Area are:

- To preserve all historic buildings. This is especially important as new development occurs.
- When needed, to develop additions to historic buildings that are compatible in size, form, materials and design.
- To continue the use of traditional building materials found in the area.
- To maintain the traditional mass, size and form of buildings seen along the street. For example, a new building should be a rectangular mass that is one or two stories in height, as seen from the street. Taller portions may be set back from the front of a building.
- To design new commercial buildings with storefront elements similar to those seen historically but without direct imitation of historic details. For example, a commercial building should include recessed entries, display windows, kickplates, transom windows, midbelt cornices, cornices or pediments, and vertically-oriented upper-story windows.
- To design new construction that reinforces the retail-oriented function of the street and enhances its pedestrian character.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To provide site amenities such as benches, lights, waste receptacles, landscaping, etc., to enhance the pedestrian experience.
- To reduce the visual impacts of service areas, utilities, mechanical equipment and the automobile. Such areas should, at a minimum, be appropriately landscaped or screened from view.
- To minimize the amount of light spill from a structure.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations to non-historic buildings located in Georgetown's Historic Commercial Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Building features

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

Building Mass, Size and Form

1. Mass and Size

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform façade widths evenly spaced along Sixth Street create a rhythm that contributes to the visual continuity of the district. At a smaller size, the repetition of upper-story windows across most building fronts also creates a unifying effect. *These features and similar patterns are some of the most important characteristics of the Historic Commercial Character Area and should be respected in all rehabilitation and new construction.*

A. Maintain the average perceived size of two-story buildings at the sidewalk.

- 1) New construction should present a tall one story or two story facade at the front property line.
- 2) Facade heights of new buildings should fall within the established range of the block, and respect the historic proportions of height to width.
- 3) Floor-to-floor heights should appear similar to those of historic buildings in the area.

For more information, refer to Architectural Feature guidelines in Chapter 7 of this book.

B. Traditional spacing patterns created by the repetition of uniform building widths along streets must be maintained.

- 1) No facade should exceed 50 feet without a clear expression of this standard module.
- 2) Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in facade material, window design, facade height or decorative details are examples of techniques that may be considered. These variations should be expressed through the structure such that the composition appears to be a collection of smaller building modules.



In this photo, a vacant lot lies between historic structures in Telluride, Co. Compare the “before” with the infill project in the photo at the right.



Here, a new building is divided into “modules” that reflect the traditional building widths. Contemporary interpretations of historic details are used to demonstrate that the building is new.

2. Building and Roof Form

One of the most prominent unifying elements of Sixth Street is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. *This characteristic is important and should be continued in new projects.*

A. Rectangular forms should be dominant on commercial facades.

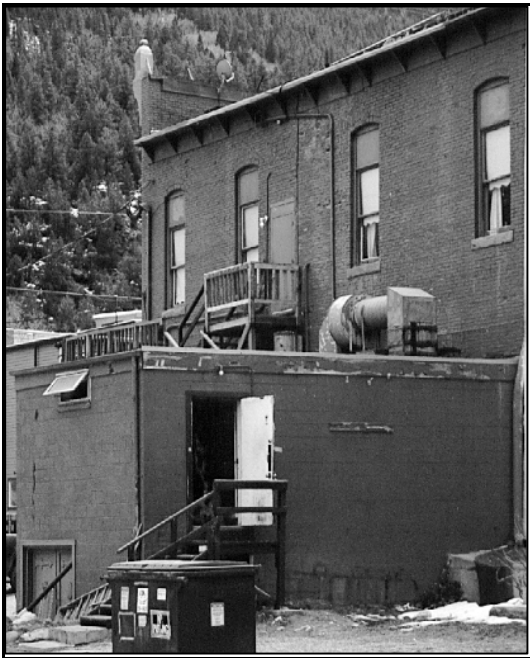
- 1) Rectangular forms should be vertically oriented
- 2) The façade should appear as predominantly flat, with any decorative elements and projecting or setback “articulation” appearing to be subordinate to the dominant form.

B. Use flat roof lines as the dominant roof form.

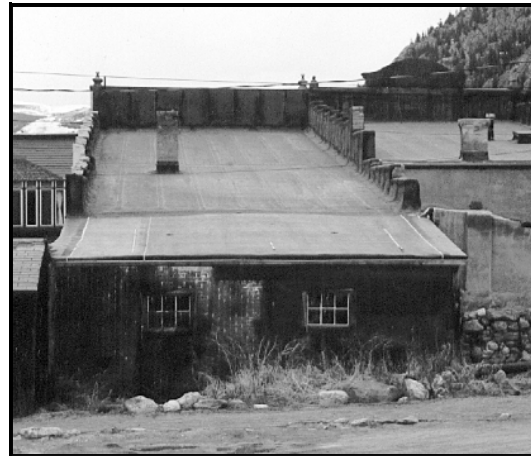
- 1) Gabled roofs may also be used if a false front or parapet with horizontal emphasis obscures it.
- 2) Parapets on side facades should step down toward the rear of the building.

C. Along rear facades, a building form should step down in size, and not be a continuous two- or three-story façade plane.

- 1) This is especially encouraged when rear areas are anticipated to have pedestrian activity.
- 2) Consider using additive forms, such as sheds, stairs and decks. These forms must, however, remain subordinate to the primary structure.
- 3) Use projecting roofs at the ground floor over entrances, decks and separate utility structures to establish a human scale that invites pedestrian activity.



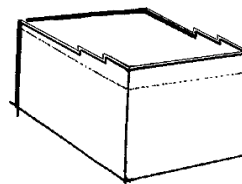
Along rear facades, a building form should step down in size.



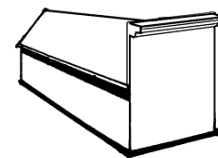
Use flat roof lines as the dominant roof form. Parapets on side facades should step down towards the rear of the building.

Appropriate commercial roof forms seen on historic structures include:

Flat



False Front



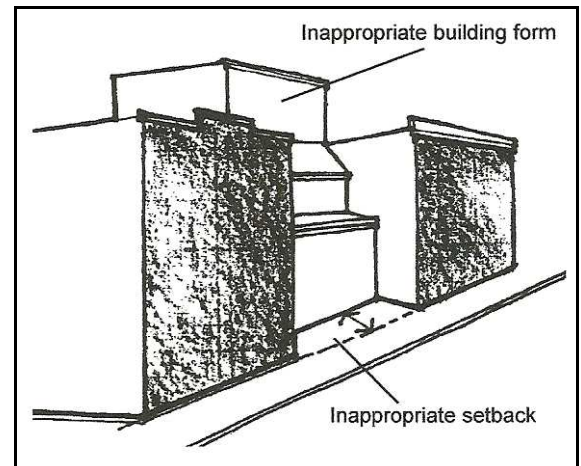
Setting

3. Building Setbacks

Buildings create a strong edge to the street because they were traditionally aligned on the front lot line and were usually built out the full width of the parcel to the side lot lines. Although small gaps do occur between some structures, they are the exception. *These characteristics are vitally important to the historic integrity of the district and should be preserved.*

A. Maintain the alignment of facades at the sidewalk's edge.

- 1) Placing the façade of the building at the property line is required by the zoning ordinance and should be modified only in special circumstances.
- 2) Locating entire building fronts behind the established storefront line is inappropriate.



Facades should be aligned at the sidewalk's edge. Locating entire building fronts behind the established storefront line is inappropriate.

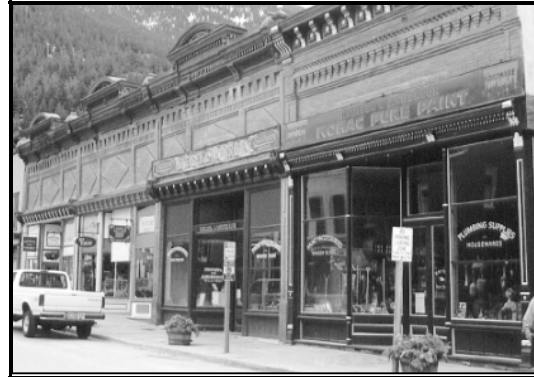
Building Features

4. Recessed Entries

Most primary entrances to commercial buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. *The repetition of this feature along the street contributes to the traditional or human scale of the area, and should be continued in future projects.* Entrance doors were traditionally topped with transom windows that extend the vertical emphasis of these openings.

A. Maintain the pattern created by recessed entryways.

- 1) Set the door back from the front façade an adequate amount to establish a distinct threshold for pedestrians. A recessed dimension of four feet is typical.
- 2) Where entries are recessed, the building line at the sidewalk edge should be maintained by the upper floor(s).
- 3) Use transoms over doorways to maintain the full vertical height of the storefront.
- 4) Oversized (or undersized) interpretations are discouraged.



Maintain the pattern created by recessed entryways.

5. Preservation of Commercial Storefronts

Many storefronts in Georgetown have components seen traditionally on commercial buildings. *The repetition of these standard elements creates a visual unity on the street that should be preserved.* While it is important that new buildings be compatible with the historic context, it is not necessary that they imitate other historic commercial storefronts. In fact, *stylistically distinguishing new buildings from their older neighbors is preferred when the overall design reinforces traditional development patterns.*

A. Preserve the historic character of a storefront when it is intact.

- 1) This will help maintain the interest of the street to pedestrians.
- 2) If the storefront glass is intact, it should be preserved.

B. If a storefront is altered, restoring it to the original design is preferred.

- 1) If evidence of the original design is missing, use a simplified interpretation of similar storefronts. The storefront still should be designed to provide interest to pedestrians.



Preserve the historic character of two-story commercial storefront buildings.

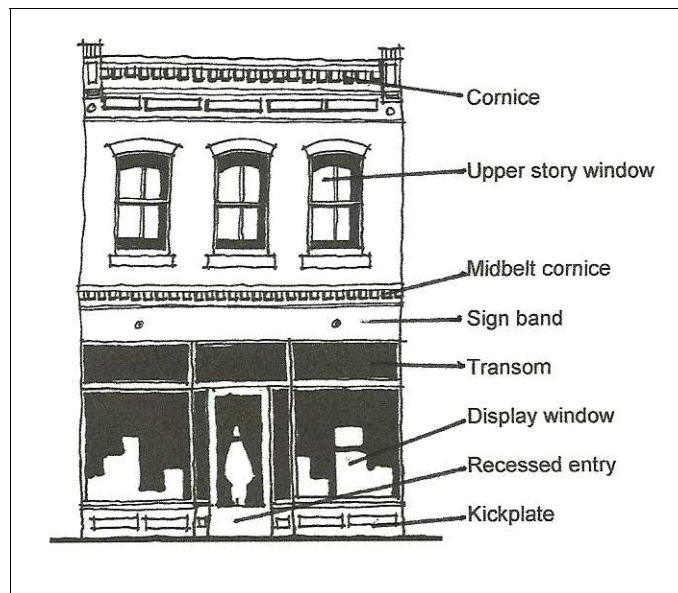
- 2) Historic photographs of Georgetown and its buildings are widely available and should be used when determining the original character of a storefront design.

C. Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate.

- 1) An alternative storefront design must continue to convey the characteristics of typical storefronts, including the transparent character of the display window, a recessed entry and cornices, to name a few.
- 2) Note that in some cases, an original storefront may have been altered early in the history of the building and taken on significance. Such changes should be preserved.

D. New interpretations of traditional building styles are encouraged in new construction projects.

- 1) A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow them to be seen as products of their own time, yet be compatible with their historic neighbors.
- 2) The literal imitation of older historic styles is discouraged.
- 3) In essence, infill should be a balance of new and old in design.



Typical storefront façade elements.

6. New Storefront Character

The street level floors of traditional Georgetown commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials. Upper floors are the reverse—opaque materials dominate, and windows appear as smaller openings puncturing the solid walls. These windows are usually double-hung. The street level is generally taller than the upper floors. Store fronts of 12 to 14 feet high are typical, whereas second floors of 10 to 12 feet are typical. *This typical storefront character should be maintained.*

A. Maintain the traditional spacing pattern created by upper story windows.

- 1) Maintain the historic proportions of windows.
- 2) Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.

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

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

C. To avoid confusion with historic structures, new construction should indicate the date of construction.



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.



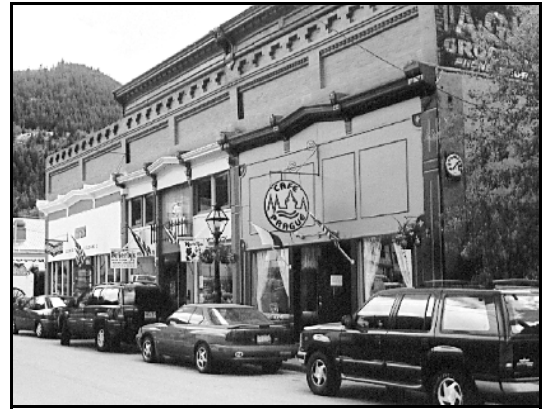
To avoid confusion with historic structures, new construction should indicate the date of construction.

7. Detail Alignment

A strong alignment of horizontal elements exists that reinforces the low, one- and two-story size of buildings. Alignment is seen at the first floor level with moldings that are found at the top of display windows; at upper floor levels, alignment is found among cornices, window sills and headers. *This alignment of horizontal features on building facades is one of the strongest characteristics of the street and should be preserved.* It is important to note, however, that slight variations do occur, which add visual interest. Major deviations from these relationships, however, disrupt the visual continuity of the street and are to be avoided.

A. The general alignment of horizontal features on building fronts must be maintained.

- 1) Typical elements that align include: window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.
- 2) When large buildings are designed to appear as several buildings, there should be some slight variation in alignments between the facade elements.



The general alignment of horizontal features on building fronts must be maintained.

8. Corner Lots

Many buildings on corner lots exhibit special features that add accent to both Sixth Street and the crossing streets. Corner entrances, towers and storefront windows that extend along both street facades are examples. *These elements are appropriate in many corner lot locations and should be encouraged.* These locations often served as focal points for public activity and therefore sitting areas and other gathering spots are appropriate. The architectural designs for corner lots should encourage such activities.

A. Maintain the clear distinction between the primary facade and the side of the building, when sides are visible, such as on corner lots.

- 1) Traditionally, storefront windows at the first floor turned the corner, with one or two storefront windows on each side of the building.
- 2) Sides of buildings generally had fewer windows and simpler detailing.

B. Special features that highlight buildings on corner lots may be considered.

- 1) Develop both street elevations to provide visual interest to pedestrians.
- 2) Corner entrances and bay windows are examples of elements that may be considered to emphasize corner locations.
- 3) Windows and other elements that provide visual interest to facades along side streets are also appropriate.

9. Third Stories on Storefront Buildings

Traditionally, most commercial storefronts in this area were one or two stories in height and, while each block contained a mix of these heights, an overall sense of unity in size was established. In a few cases, however, a new building may rise to three stories. *While this exception should not become the rule, the Design Review Commission may, on a case-by-case basis, approve a third story incorporated into a storefront type building.*

A. If a new three-story building is proposed, the third story should appear as a subordinate “addition” to a two-story building.

- 1) The third floor should be set back substantially from the sidewalk edge such that the building will appear to be one or two stories in height as seen from across the street.
- 2) Setback third floors should be designed to appear as an addition to the rear of the structure. Materials and details should be simpler than those of the primary façade.
- 3) In a project that incorporates more than one lot, the third-story element should not dominate the overall composition. One- and two-story facades should be dominant.

B. A true three-story facade in new construction may be considered on a case- by-case basis.

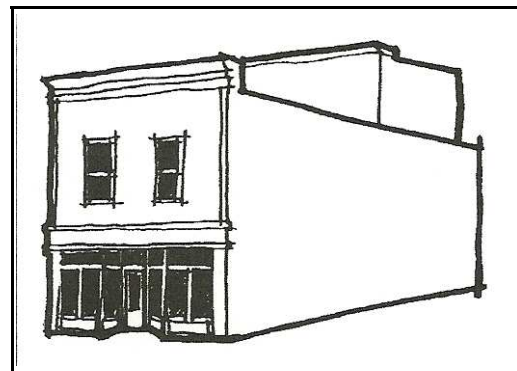
- 1) The height, proportions and placement of all facade components must appear to be in scale with all nearby buildings.



Where a third floor is proposed, maintain the two-story size as seen from across the street. (Compare with the photo below.)



As seen from the rear, the third floor appears as a subordinate additive form (see above photo).



A third story should be set back so its visibility is minimized as seen from the opposite side of the street, and it appears as a subordinate form.

10. Site Furniture

Site furnishings, including bicycle racks, waste receptacles and light standards, are features of contemporary life in Georgetown. Few of these elements appeared historically in the community and *it is important that the character of these elements not impede one's ability to interpret the historic character of the area.*

A. Site furniture should be simple in character.

- 1) Avoid any highly ornate design that would misrepresent the history of the area.
- 2) Benches, bike racks and trash receptacles are examples of site furnishings that may be considered.
- 3) In public open spaces within a project, trash and recycling receptacles should be placed near seating areas and at points of entry.

B. Site lighting within a project should not detract from the historic character of Georgetown.

- 1) Simple new designs are appropriate.
- 2) Historic styles that are out of character with the history of Georgetown are inappropriate because they could misrepresent the heritage of the community.
- 3) The location and spacing of lights should be similar to those existing in the area.



Site furniture should be simple in character.

Chapter 3

Design Guidelines for the Historic Mixed-Use Character Area

Introduction

Between the Historic Commercial and Historic Residential Character Areas lies a portion of the historic district that has developed with influences from both areas. The Historic Mixed-Use Character Area serves as a buffer between the traditional two-story commercial center of downtown and the surrounding, smaller residential buildings.

As development occurred outside the downtown commercial core, buildings naturally reduced in size down to reflect less intense commercial activity. Commercial buildings were one- and two-story, wood frame construction with gabled roof forms and false fronts, and also appeared less transparent than their counterparts in the commercial core.

Larger institutional structures also appear in this area. These uses were typically located here because of the proximity to the downtown and the nature of their business – where goods and services are typically not for sale. The elementary school, Clear Creek County building and the old power station are some of the institutional buildings found here.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

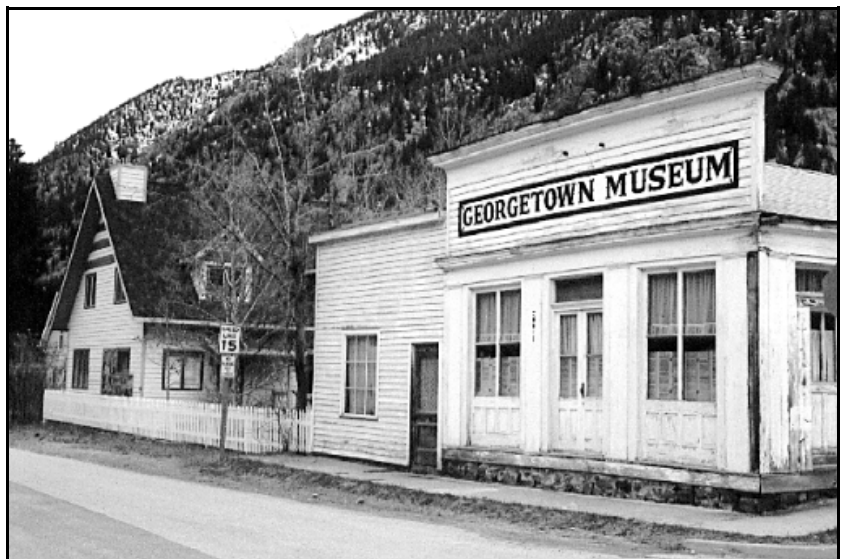
Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Mix of commercial and residential uses
- Commercial and institutional buildings aligned at the sidewalk edge
- Residential buildings set back with a front yard
- One- to two-story size
- Wood frame construction dominates
- Simple details seen on buildings
- Vertically oriented, double-hung windows on residential, commercial and institutional buildings
- A combination of large storefront windows and smaller, multi-paned commercial display windows where they exist

In this chapter the following topics are addressed:

- *Design Goals*
- *Mass and Size*
- *Building and Roof Form*
- *Building Setbacks*
- *Architectural Character*



The Historic Mixed-Use Character Area.

Design Goals

The Historic Mixed-Use Character Area should continue to develop with small-size buildings that relate to the building forms seen traditionally. Preservation of the original “transitional” character is an important goal for this area. Each historic building significantly contributes to the integrity of the town. This is especially important as new development occurs. It is critical that new construction be compatible with the historic character of the area.

The design goals for the Historic Mixed-Use Character Area are:

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

- To preserve all historic buildings that significantly contribute to the integrity of the town.
- To maintain the small-size character of the area. Except for a few large institutional buildings, most structures are one to two stories in height.
- To reinforce the “transitional” nature between the commercial core and the surrounding residential areas
- New developments should not introduce building designs that were not a part of the tradition. For example, a two-story brick commercial

building would be inappropriate.

- To continue the wide range of uses found in the area including: houses, retail businesses, offices and institutional facilities.
- To continue the wide range of traditional building materials found in the area, although it is preferred to use those materials seen on historic structures.
- To develop an appropriate landscaping design for a site’s use. When developing a residential site, use a front yard with accent landscaping or a fence to define the space. When developing a commercial or institutional site, provide amenities that will help to enhance the pedestrian experience.
- To promote friendly, walkable streets. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
- To minimize the amount of light spill from a structure.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Georgetown’s Historic Mixed-Use Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Building features

For additional consideration and general guidance in addition to the Guidelines in this Chapter:

- *If your project is residential in nature, refer to Chapter 1 in this Book, Design Guidelines for the Historic Residential Character Area.*
- *If your project is commercial, refer to Chapter 2 in this Book, Design Guidelines for the Historic Commercial Character Area.*

Building Mass, Size and Form

1. Mass and Size

The original residences and small, false-front commercial buildings contribute greatly to the overall character of this area. Although a few larger institutional structures exist, *the smaller size and sloping roof forms of the simple residences and businesses dominated the scene historically and should continue to do so.*

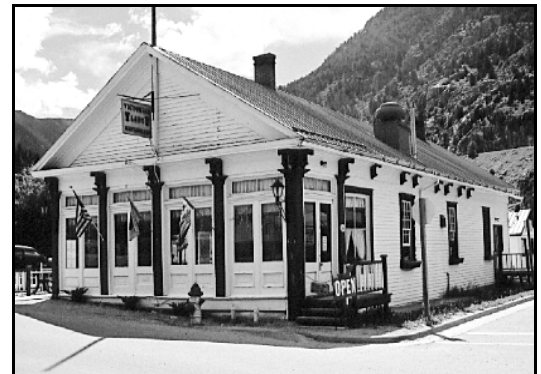
A. Maintain the average size of one- and two-story buildings.

- 1) As a means of minimizing the perceived mass of a project, consider developing a set of smaller buildings, with one primary building and other subordinate structures, rather than one large structure.
- 2) Consider a series of small building modules, or components, that may be interconnected.

B. Maintain the similarity of building heights.

- 1) The apparent height of the primary facade should not exceed two stories. This includes additions and new construction.
- 2) Limit the height of foundation walls to those seen historically.

For more information, refer to Architectural Feature guidelines in Chapter 7 of this book.



Maintain the average size of one- and two-story buildings

2. Building and Roof Form

Historically, individual building forms were simple rectangular solids with gabled roofs, and false-front facades obscuring them on commercial structures. This tradition should be continued in new developments.

A. Use building forms similar to those residences found traditionally.

- 1) Vertically-oriented rectangular shapes are typical and are encouraged.
- 2) One simple form should be the dominant element in a building design.
- 3) Building forms that step down in size to the rear of the lot are encouraged.
- 4) Smaller, secondary buildings should be simple rectangular shapes as well.

B. Rectangular forms should be dominant on commercial facades.

- 1) Rectangular forms should be vertically oriented.
- 2) The facade should appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.

C. Use roof forms that are similar in form and size to those used historically.

- 1) Sloping, gable roof forms should be the dominant roof shapes on residential type buildings.
- 2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 9:12, although some are as low as 7:12.
- 3) Use flat roof lines as the dominant roof form on commercial buildings. Gabled roofs may also be used if a false front or parapet with horizontal emphasis obscures it.
- 4) Roofs composed of a combination of roof planes, but simple in form, are also encouraged.
- 5) Roofs should be similar in size with those on historic structures.

Setting

3. Building Setbacks

As a group, buildings in this area do not relate to the street in a similar manner. Residential buildings are typically set back from the street edge, behind a front yard, while small commercial buildings are located at the sidewalk edge. Within this area, these sitings literally occur on adjacent lots. *New developments should therefore respect the siting patterns of those historic structures located on adjacent properties.*

A. When developing a commercial storefront type building, site it at the sidewalk edge.

- 1) Locating entire building fronts behind an established line of commercial storefronts is inappropriate.

B. When developing a residential building, site it within the established setback for neighboring structures.

- 1) New construction should be set back to match the average alignment of historic buildings on the street and to maintain the traditional front yard. This includes porches, bays and other building elements.
- 2) Landscaping and fences that help define the yard's front edge are encouraged.
- 3) Use porches to define entrances and to provide a sense of scale to building fronts.



When developing a commercial storefront type building, site it at the sidewalk edge. When developing a residential building, site it within the established setback for neighboring structures.

Building Features

4. Architectural Character

Historic buildings in the area were simple in style, and did not have much architectural ornamentation. *New buildings should also be simple in architectural style.*

A. Building details that maintain the simple character of this area are encouraged.

- 1) Ornamental trim and decoration that is in character with the manner in which ornamentation has been applied historically is encouraged.
- 2) Consider eaves, mullions, corner boards and brackets.
- 3) Use architectural ornamentation in limited amounts on individual buildings.

B. Repeat the patterns created by similar shapes and sizes of traditional building features.

- 1) Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged.

Chapter 4

Design Guidelines for the Historic Hillside Character Area

Introduction

The Historic Hillside Character Area is a partially developed area, with many houses constructed with traditional building forms. Many houses are built on steep slopes and have extensive retaining walls. They are located just up the mountainside above the homes in the Historic Residential Character Area.

This area has also been perceived as open space, and established trails in the area provide access above the town. Undeveloped land here is in a relatively natural state, which contrasts strongly with the Historic Residential Character Area below and therefore serves as a distinct boundary between the established settlement and the surrounding mountains. Since this area is quite visible from viewpoints lower on the valley floor, concern should be given to the visual impact of any project upon the overall perception of open space that forms the dramatic background for the Historic Residential and Commercial Character Areas. In some locations, steep slopes may present technical construction problems and visual impacts may be especially significant.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

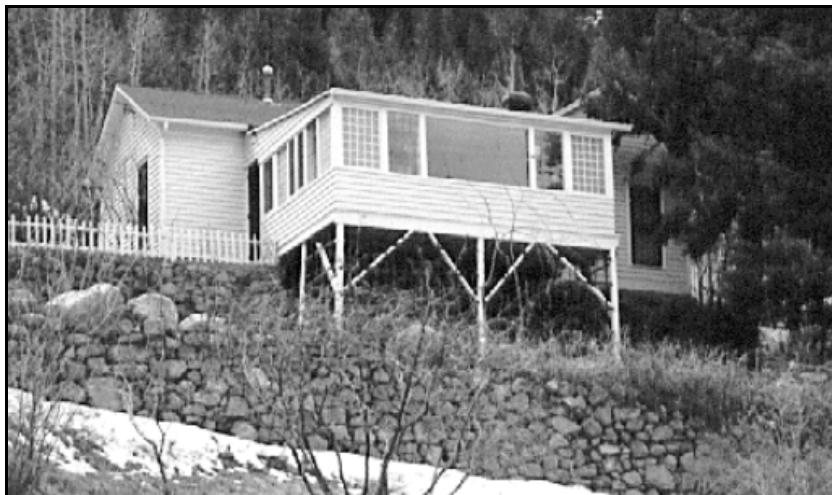
Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- Trees and open space
- Views (to and from)
- Steep Slopes
- Retaining walls
- Front yards on the uphill side
- Single-family residences
- Gabled or hipped roof forms
- Horizontal wood siding
- Simple detailing

In this chapter the following topics are addressed:

- Design Goals
- Mass and Size
- Building and Roof Form
- Plating
- Streets
- Views
- Building Orientation
- Cut-and-Fill
- Landscaping
- Lighting



The Historic Hillside Character Area

Design Goals

The Historic Hillside Character Area contains many existing buildings – both historic and not – as well as steep slopes and open space, some of which is undevelopable. The opportunity exists for increased development to occur on these slopes. Where sites are developable, projects should be designed to minimize their visual impacts as seen from the valley floor.

Make sure you understand the Design Goals for your Character Area. The Design Review Commission will consider how a proposed project meets these goals. Consider providing a written statement to the DRC that outlines how your project meets the intent of these goals.

The design goals for the Historic Hillside Character Area are:

- To maintain the natural, wooded character of the hillside.
- To avoid the cut-and-fill technique for building on steep slopes that might have negative visual impacts or create a geo-hazard.
- To avoid the removal of existing landscaping and to provide adequate, new landscaping that may help reduce a building’s perceived size.
- To continue the use of stone

retaining walls.

- To preserve all historic buildings that significantly contribute to the integrity of the town.
- To reduce the visual impacts of new developments, including additions. Keeping a structure small in size is encouraged.
- To relate to the character of buildings located below these slopes through building form, material and size.
- To minimize the amount of light spill from a structure.

Organization of This Chapter

This chapter presents the design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Georgetown’s Historic Hillside Character Area. They are organized into three sections dealing with the following issues:

- Building mass, size and form
- Setting
- Site design

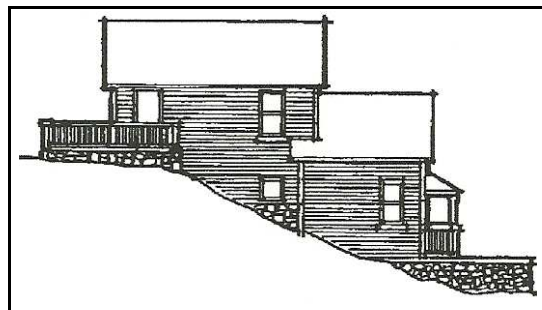
Building Mass, Size and Form

1. Mass and Size

The mass and size of buildings in Georgetown are among the greatest concerns for compatible construction in the community. The rugged, hillside character of the Historic Hillside Character Area is important and should also be maintained. Buildings in this Character Area will have significant impacts on the surrounding historic structures below. *These impacts should be minimized. Visually overpowering building forms should be avoided.*

A. Use building masses that reinforce the perception of the natural topography.

- 1) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
- 2) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.
- 3) Avoid placing tall buildings at high points on the site or in other highly visible areas.



Use building masses that reinforce the perception of the natural topography. Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.

For more information, refer to Architectural Feature guidelines in Chapter 7 of this book.

2. Building and Roof Form

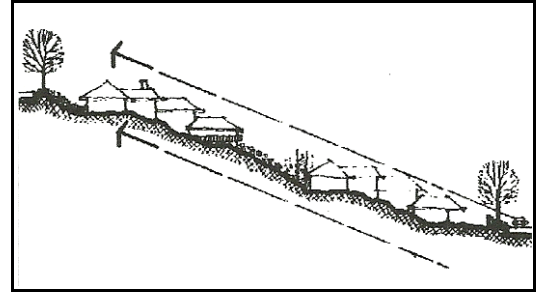
Traditionally, simple building forms appeared in Georgetown. Most were modest rectangular shapes. In some cases, larger masses were achieved by combining two or more simple masses, in which case one of the masses typically appeared to be the "dominant" element, while others appeared to be attached to it. The "integrity" of the dominant form was a distinctive feature. *Maintaining this tradition of building is vital to the protection of the character of Georgetown and the visual relationship with the Historic Residential Character Area.*

A. Use building forms similar to those used traditionally in the Historic Residential Character Area.

- 1) The overall building form should be similar to historic buildings found along the edge of the historic district.
- 2) Maintain the traditional proportions (height to width to depth) found in the residential neighborhoods of Georgetown.

B. Roof slopes that repeat the slope of the hillside are encouraged.

- 1) Roof forms that protect views of significant features and existing view corridors are encouraged.
- 2) Use muted colors that blend with the hillside.



Use building forms that reinforce the perception of the natural topography.

Setting

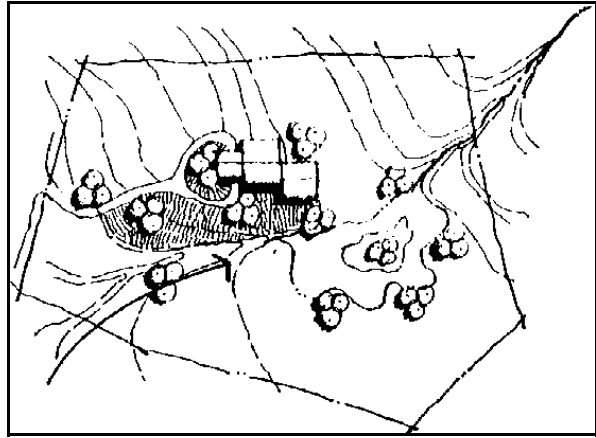
3. Platting

The Historic Hillside Character Area establishes the outermost edge of development in the town. *The platting and placement of buildings should result in projects that blend with the natural hillside and which are minimally visible from within the core of the town.*

A. Locate buildings in line with existing contours.

- 1) However, where a new building faces or abuts edges of the Historic Residential Character Area, compliance with the traditional grid is generally more important than conforming to natural contours.

B. New platting arrangements may be appropriate where they help to minimize the visual impact of projects and preserve the natural character of the hillside.



Locate buildings in line with existing contours.

4. Streets and Driveways

The location of the Historic Hillside Character Area above the core of the town, along with the steep terrain, increase the visibility of streets and driveways in the area. The area should establish a gradual change from the core to the hillside. *While building siting and streets should attempt to respect the historic grid, they should not result in projects that are out of character with the natural hillside.* Of special concern are those areas where the topography requires substantial cuts and retaining structures.

A. Minimize the visual appearance of all new roads, as seen from lower viewpoints in town.

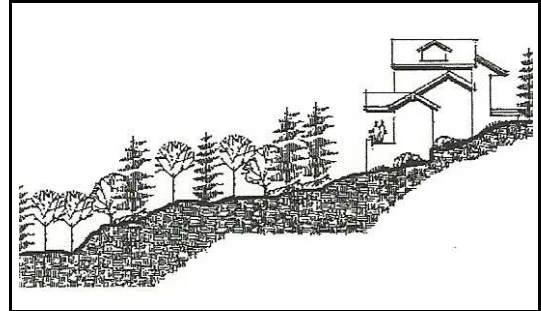
- 1) Although some road layouts are established in this area, consider ways to minimize disturbance of natural topography wherever new roads or drives are contemplated.
- 2) Keep cut-and-fill to a minimum.
- 3) Consider schemes that provide for compact streets and shared drives to minimize the area of paved (impervious) surfaces.

5. Views

Views from the area into the core of town and to the Historic Hillside Character Area from town are very important and should be preserved. *The impact that structures and site elements could have on these view corridors is great and should be avoided.* Careful planning of the proposed project is a must.

A. Preserve views to scenic features.

- 1) Consider positioning buildings on the site to maintain significant view corridors.
- 2) See also the design guidelines for Views in Chapter 5 in this book.



Preserve views to scenic features. This building rises above the vegetation of the hillside thereby blocking views, and is inappropriate.

6. Building Orientation

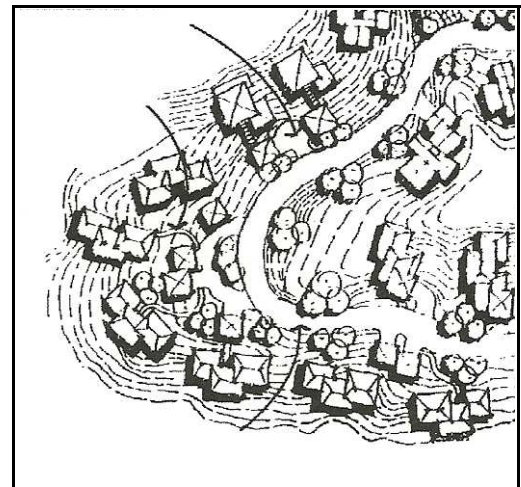
New projects in the Historic Hillside Character Area may be seen from lower view-points, and therefore any project has the potential for significant visual impact on the overall character of the town. *Visual impacts of any hillside development should be minimized.*

A. Place buildings in locations that minimize visibility, not on high points of the proposed site.

- 1) Consider clustering if buildings will be clearly visible from below.

B. Orient buildings on the site to complement the natural topography.

- 1) Orientation to the conventional grid is not required in this Character Area.



Orient buildings on the site to complement the natural topography.

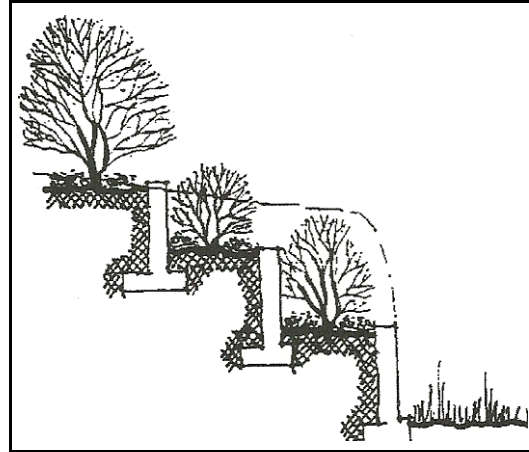
Site Design

7. Cut-and-Fill

Site development in the Historic Hillside Character Area may require cutting new roads or driveways into relatively steep slopes along with substantial excavations for foundations. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are significant as well. *To the greatest extent possible, cutting-and-filling of sloping areas should be avoided but, where it must occur, the visual impacts should be minimized.*

A. Minimize cut-and-fill excavation that would alter the perceived natural topography of the hillside.

- 1) Use earth berms, rock forms or stone retaining walls to minimize visual impacts of cuts. Hedges and fences may also be appropriate in some locations.
- 2) Minimize the height of walls and retaining devices.
- 3) Simple rock walls that use native stone may be considered. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are inappropriate.
- 4) The height of a retaining wall should not exceed four feet. In areas where cuts are steeper, a stepped or terraced wall should be used. The DRC will consider proposals for taller walls on a case-by-case basis.
- 5) See also the design guidelines for Fences and Walls in *Chapter 6* in this book.



Use retaining walls and terraces to minimize cut-and-fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials, or face them with rock.



Use earth berms, rock forms or stone retaining walls to minimize visual impacts of cuts.

8. Landscaping

Although most projects are encouraged to provide landscaping and screening on site, the use of typical ornamental materials may not be appropriate in the Historic Hillside Character Area. Typical hillside planting materials are natural and very modest in character. *Simple grasses and trees should be considered for landscaping materials.*

A. Use plant materials that blend with the hillside.

- 1) Landscape schemes that are rough, natural and/or subdued in character are encouraged.
- 2) Extensive areas of exotic plants and sod are discouraged where they would be visible from the public right-of-way.
- 3) Preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features, in place or relocate them within the site.
- 4) See also the design guidelines for Landscaping in *Chapter 6* in this book.



Use plant materials that blend with the hillside

9. Lighting

Those in the other parts of Georgetown can easily see all of the Historic Hillside Character Area. Light emanating from within a building can have an effect upon the character of the town at night. Large areas of glass can become sources of glare and can affect perception of the night sky. For this reason, the DRC will consider the potential lighting impacts that large glass areas may have. *Lighting should be shielded or otherwise minimized.*

A. Reduce the amount of light emanating from a development in the hillside.

- 1) Lighting from buildings located higher on hillsides are more visible at night and may affect the night character of the community.
- 2) Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be used with caution.



Large areas of glass in exterior walls that may allow "spill-over" of interior light sources, resulting in nighttime glare, should be used with caution.

Contact the Town for more information about Georgetown's "Dark Sky" ordinance.

Section 2
**Design Guidelines
For Site Design
In All
Historic Character Areas**

Chapter 5

Design Guidelines for Setting

Introduction

This chapter presents the design policies and guidelines for the setting of an historic structure or a new building in the Historic Design District. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of historic structures, new construction or both.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Natural Resources*
- *On-Site Hazards*
- *Site Drainage*
- *Views*
- *Site Relationship and Building Orientation*
- *Building Setbacks*
- *Pedestrian Systems*

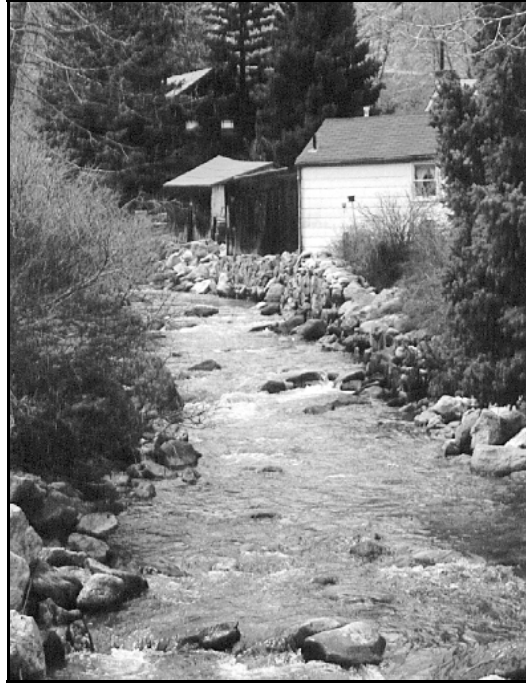
1. Natural Resources

Because the area is rich in natural resources, *any new restoration or construction project should respect and even enhance the setting for these features, such as waterways, wetlands and established groves of trees.* Roads, landscaped areas and buildings should be located and designed to accommodate any natural features of the particular site and its context.

A. Natural resources, such as Clear Creek, South Clear Creek, Leavenworth Mountain and the steep hillsides surrounding the town, should be respected in all projects.

B. Protect and enhance existing stands of vegetation.

- 1) Respect all shorelines in the area, in compliance with other regulations.
- 2) Provide temporary protection to existing vegetation during construction..



Natural resources, such as South Clear Creek, should be respected in all projects

2. On-Site Hazards

Portions of some Character Areas are within geo-hazard, flood and unstable soil areas. *Individual project plans should incorporate designs which mitigate the specific site conditions that may be present.*

A. Incorporate on-site hazard mitigation into the overall design concept.

- 1) Historic site orientations are preferred, but new platting arrangements that do not follow historic subdivision patterns may be considered where site conditions dictate.

3. Site Drainage

Surface drainage can significantly affect the character of a project and may also impact historic resources. For this reason, *runoff should be planned such that it will avoid negative impacts on adjacent properties.*

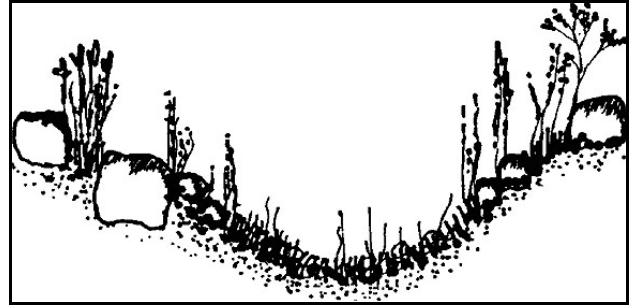
A. Drainage should not adversely affect adjacent properties.

- 1) Floodway areas must be designed to handle spring runoff and natural low flows.

B. Do not build new structures below adjacent roadways.

- 1) This will help minimize the impact of runoff created from the impervious surfaces of roadways.

C. Develop drainage systems as landscape amenities, such as planted swales or rock beds.



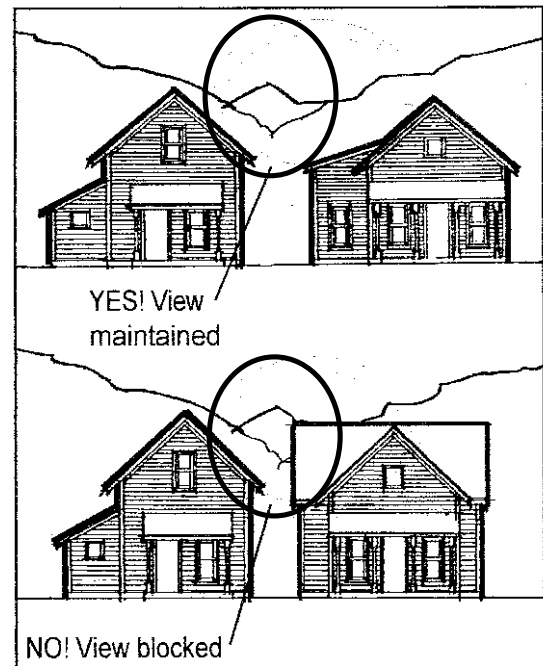
Develop drainage systems as landscape amenities, such as planted swales or rock beds.

4. Views

Views to natural and historic features abound in Georgetown and contribute to its unique setting. *These view corridors should be respected.* Maintaining views to the mountains and historic landmarks are especially important.

A. Preserve views to significant features from a public way.

- 1) Site plans for new construction should include consideration of retaining view opportunities for future projects.
- 2) Landscaping is encouraged and, in some situations, may be required in order to mitigate other visual impacts. Such landscaping, when mature, should maintain existing views and solar access corridors.
- 3) Consider seasonal factors that may enhance or inhibit views because of snow accumulations in winter or dense foliage in summer.
- 4) Developing overlooks to be accessible from public ways are encouraged.



Use building forms and maintain spacing between buildings which respect existing views, open spaces and solar access.

5. Site Relationship and Building Orientation

A building's historic significance includes its orientation and physical relationship to the street, alley and other structures on the site and adjacent properties. *An historic structure should retain its original orientation on the site and its physical relationship with other structures. New construction should also maintain these traditional patterns of building orientation.*

A. Preserve an historic structure in its original location on the site.

- 1) This includes orientation, setbacks, building height and the relationship of the first floor to finish grade.
- 2) Changing the grade of the site adjacent to a building to permit development of a below-grade area is not appropriate if it would be visible from a Town-maintained street.

B. A project should be designed to provide an attractive street edge.

- 1) This applies to landscaping and open space, as well as to the primary facade of a building.

C. Orient a new building parallel to its lot lines, similar to that of historic building orientations.

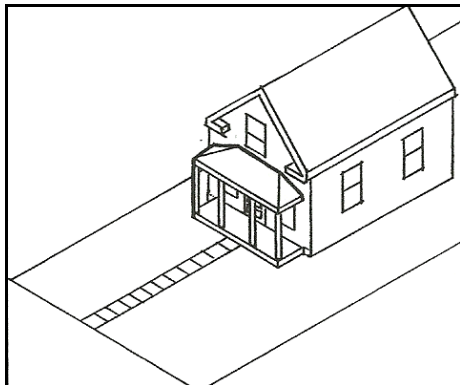
- 1) This orientation also should be compatible with any distinctive lot patterns in the relevant Character Area.
- 2) This applies to both primary and accessory structures.

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

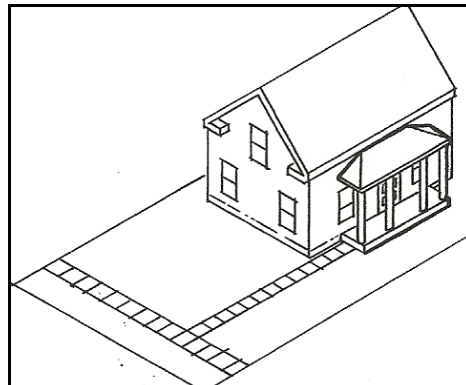
- 1) Buildings should have a clearly defined primary entrance. For example, provide a recessed entryway on a commercial building, or provide a porch on a residential structure, to define its entry.
- 2) The gable end of a structure should also face the street.
- 3) Entrances on the rear or sides of buildings should clearly be secondary to those on the front.
- 4) The primary entrance of a residence on a corner lot should orient toward the street at the narrow end of the lot.



Preserve an historic structure in its original location on the site.



Orient the primary entrance of a building toward the street. The gable end of a structure should also face the street.



The entrance element of this building does not face the street and is inappropriate.

6. Building Setbacks

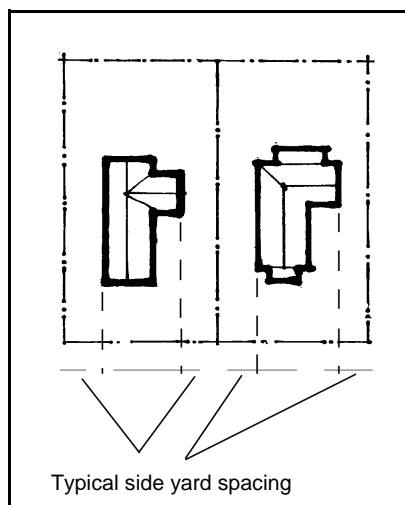
Public and private open spaces within a residential setting should be maintained. Buildings in commercial areas often were aligned immediately at the inside walkway edge. This contributes to a sense of visual continuity in such blocks, and should be maintained. The distance from the street or property line to the front of the building should be similar to that established historically in the Character Area and in similar contexts.

A. Maintain the pattern of alignment for building fronts in the Character Area.

- 1) In a residential context, where similar front setbacks are characteristic, maintain the alignment of uniformly setback facades.
- 2) In a residential context, where variety in building setbacks is a part of the historic context, locating a new building within the traditional range of setbacks is appropriate.
- 3) In a commercial context, a building should be located at the sidewalk's edge.
- 4) In some cases, site constraints may prevent aligning a new building with the historic context. In these situations, using landscaping elements such as fences and walls to define these lines may be considered.

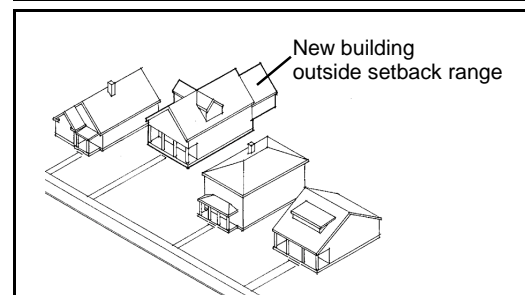
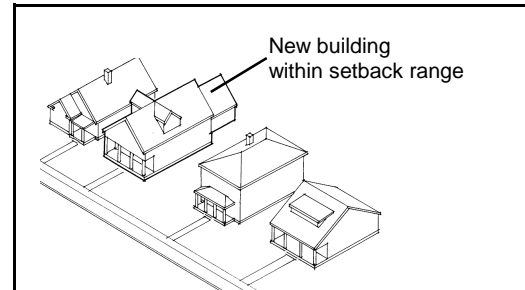
B. Maintain the historic pattern of residential side yard spacing found in the area.

- 1) Use side yard setbacks that are similar to those seen historically in the neighborhood.
- 2) Especially consider the historic rhythm of building spacing in the immediate block.
- 3) Where historic patterns do not exist, setbacks should match those appropriate for the building type or neighborhood.

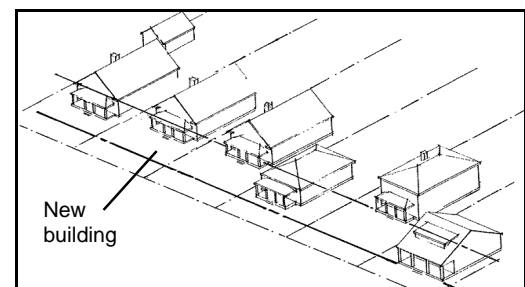


Use side yard setbacks that are similar to those seen historically or in the neighborhood.

C. Decks, balconies and porches should not significantly encroach into front and side yard setbacks.



In a residential context, where similar front setbacks are characteristic, maintain the alignment of uniformly set back facades. In the bottom sketch, the new building is outside of the traditional range of setbacks and is inappropriate.



Where variety in building setbacks is a part of the historic context, locating a new building within the traditional range of setbacks is appropriate.

7. Pedestrian Systems

Continuity of pedestrian routes is a goal of the Town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building. Streets, sidewalks and pathways should encourage walking, sitting and other pedestrian activities. Buildings should be visually interesting to invite exploration of the area by pedestrians. Existing pedestrian routes should be enhanced. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. Projects that support pedestrian activity and contribute to the quality of life are encouraged.

B. A project should encourage pedestrian activity.

- 1) Building entrances should be clearly identified.
- 2) Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.
- 3) Benches or sitting areas in front or at the sides of buildings are also encouraged.

Chapter 6

Design Guidelines for Site Features

Introduction

This chapter presents the design policies and guidelines for the setting of an historic structure or a new building in the Historic Design District. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of historic structures, new construction or both.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Landscaping and Site Features*
- *Retaining Walls*
- *Fences & Walls*
- *Sidewalks*
- *Lighting*
- *Residential Parking, Garages and Driveways*
- *Public and Commercial Parking*
- *Service Areas*
- *Utilities*
- *Snow Shedding*

1. Landscaping and Site Features

Traditionally, a simple palette of plant materials appeared in Georgetown, in response both to the limited availability of varieties and to the restricted range of plants that would grow successfully in Georgetown's climate. *While some variety in the landscaping is anticipated on individual properties, the overall character should be in keeping with that seen historically. Where landscape and site feature elements existed historically, they should be preserved.*

Plant materials should be used to create continuity among buildings, especially in front yards and along the street edge. Plants should be selected that are adapted to the Georgetown climate and that are compatible with the historic context. Consideration also should be given to the future care and maintenance of these materials.

A. Preserve historic landscape features.

- 1) Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.
- 2) When trees must be removed, replace them with comparable plantings on the site.
- 3) Existing historic landscape features, such as fences, sidewalks and trees, should be preserved, and should be protected during construction.

B. Incorporate established plantings in new projects.

- 1) Replacement plant materials should be similar in size or equivalent massing to the plants removed. A cluster of smaller new trees may be used to establish a massing similar to one large original tree.
- 2) Minimize disruption to root systems in excavation and relocation activity.
- 3) Clear-cutting existing stands of vegetation with the intent to replant after construction is inappropriate.



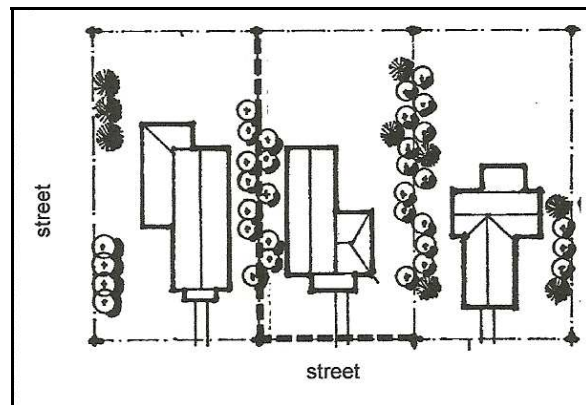
Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.

C. In new landscape designs, use plant materials that are compatible with the historic context of Georgetown.

- 1) Landscaping schemes that are simple and subdued in character are encouraged.
- 2) Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project.
- 3) Avoid planting too close to a structure that will damage architectural features or building foundations.

D. Use plant materials that are adapted to the Georgetown climate.

- 1) Using native trees, shrubs and wildflowers is encouraged.
- 2) Plant materials that are drought-tolerant are preferred. Using large areas of sod that require intense maintenance is discouraged.
- 3) Using perennials is encouraged.
- 4) Extensive areas of exotic plantings is discouraged.



Maintain a landscaped edge along the edge of a site. This will help to define the road edge and provide a separation between pedestrian and vehicular areas and neighboring properties.

E. When plant materials are used for screening they should be designed to function year-round.

- 1) When installed, these materials should be of a sufficient size and number to accomplish a screening effect year-round. For example, shrubs may be selected with a branch structure that will filter views in winter time, or mix evergreens with deciduous plants for a year-round effect.
- 2) Planting screens should include trees and shrubs. Ground covers and flowering perennials alone will not provide sufficient screening.

F. Maintain a landscaped edging along the edge of a site.

- 1) This will help to define the road edge and provide a separation between pedestrian and vehicular areas and neighboring properties.
- 2) In residential areas, this will also minimize the continued erosion of the street edge by keeping automobiles on the street or in designed parking areas.

G. Define interior walkways within a property to distinguish them from public sidewalks.

- 1) Appropriate materials include flagstone, brick, gravel or exposed aggregate concrete. Standard broom finish or screeded concrete and asphalt are not appropriate.

H. Handrails at ramps, walkways, steps, decks or patios should be designed to be compatible with the primary structure.

- 1) Appropriate materials are painted wood and non-reflective painted or factory-finished metal.

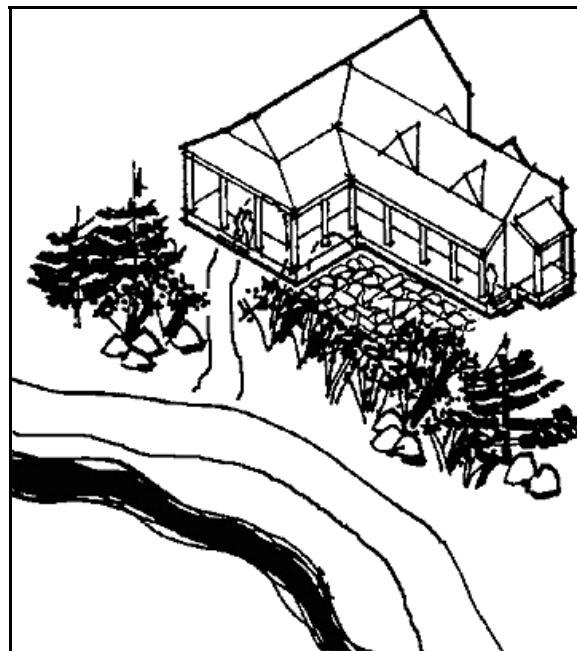
I. Appropriate patio materials, set in sand, include flagstone, brick and stone.

- 1) Other materials may be considered on a case-by-case basis.
- 2) Patio materials set in concrete are inappropriate.
- 3) Patio dimensions should be proportional to the lot and structure size.
- 4) Consider screening the patio from view from a public way. Accessibility issues may be considered on a case-by-case basis.

J. Decks may be appropriate.

- 1) For historical properties, a deck should be constructed at ground level, behind the front façade and adequately screened from view from public ways.

- 2) Composite deck material is appropriate for flooring only.
- 3) For new properties, balconies are appropriate if the design is incorporated into the design of the building.
- 4) Second story decks are not appropriate in the Historic Design District.



Maintain a landscaped edge along the edge of a site. This will help to define the road edge and provide a separation between pedestrian and vehicular areas and neighboring properties.

The Georgetown Municipal Code requires Design Review for exterior work, "...inclusive of driveways, parking areas, patios, sidewalks and walkways, and fences and walls, but excluding and excepting live vegetation (trees, shrubs and flora) utilized in landscaping, man-made landscaping structures less than fifteen (15) inches in height above grade, yard art, and signs for which no permit is required under the Town's sign regulations."

2. Retaining Walls

Stone retaining walls are used in some areas where yards slope down to the street, where steep slopes occur or at railroad grades. *These walls are important assets of the historic district and they should be preserved.*

A. Preserve original retaining walls.

- 1) Replace only those portions that are deteriorated beyond repair. Any replacement materials should match the original in color, texture, size and finish.
- 2) Do not introduce mortar into drystack retaining walls.
- 3) Painting a historic masonry retaining wall, or covering it with stucco or other cementitious coatings, is not appropriate.

B. Maintain the historic height, form and detailing of retaining walls.

- 1) Increasing the height of a wall to create a privacy screen is inappropriate.

C. Reduce water pressure on retaining walls by improving drainage behind them.

- 1) Also provide drains in the wall to allow moisture to pass through it.

D. For a new retaining wall, use materials similar to those seen historically.

- 1) Natural rock or stone should be used for a new retaining wall. Brick retaining walls will be considered on a case-by-case basis.
- 2) Log and railroad ties may be used in areas of minimal visibility on a limited basis for retaining walls and terracing, provided that the horizontal method of construction is utilized.
- 3) Unfaced concrete and concrete block are not appropriate.

E. Minimize the height of a new retaining wall.

- 1) Where a wall is necessary, limit its height to less than four feet. Use a series of terraces with short walls where the overall retaining height must be greater than four feet.
- 2) Contour the site to reduce the need for retaining walls.



Preserve original retaining walls.



For a replacement retaining wall, use materials that appear similar to that of the original.

3. Fences, Walls and Gates

Fences and walls were a part of traditional construction in Georgetown. They were simple wood picket or metal fences, as well as low stone walls. These were relatively low in height and had a "transparent" character, allowing views into yards and providing interest to pedestrians. *Where an historic fence or wall exists, it should be preserved. The height and design of a new fence or wall should be in character with those used traditionally in the neighborhood and they should relate in character to the principal structure on the lot.*

A. Preserve original fences.

- 1) Replace only those portions that are deteriorated.
- 2) Typical historic fence types seen throughout the Historic Design District include wood picket, wrought iron, twisted wire, short stone walls and plant materials.
- 3) An historic wood fence should be protected against the weather with a painted surface.

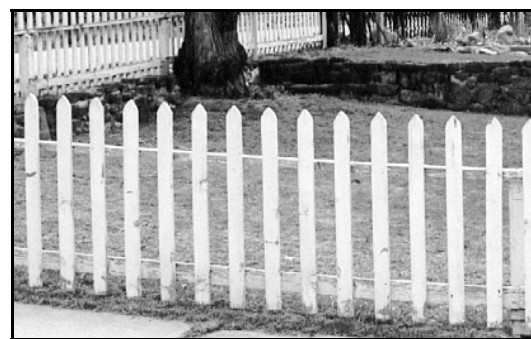


An appropriate low, stone wall.

Fences are usually low to the ground, between three and four feet in height, and "transparent" in nature.



An appropriate low, twisted wire fence.



An appropriate low, wood picket fence.



An appropriate low, wood picket fence.



An appropriate wrought iron fence.

B. A new fence or wall should be similar in character with those seen historically.

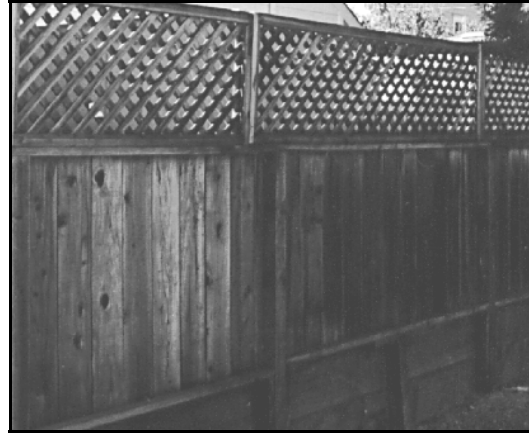
- 1) A fence or wall that defines a front yard or a side yard on a corner lot is usually low to the ground and "transparent" in nature. A fence or wall should not exceed four feet in height.
- 2) Solid, "stockade" fences do not allow views into front yards and are inappropriate. They may be considered in back yards and along alleys.
- 3) A solid wood plank fence also may be used in a rear yard, if the top of it is "transparent" in character, such as a lattice element. The fence may be four foot of solid with two of lattice or spaced pickets. A rear yard fence may not exceed six feet in height.
- 4) A wood fence should be painted.
- 5) Plastic and vinyl fences are discouraged in front yards.
- 6) Note that using no fencing at all is often the best approach.
- 7) Gate material and design should be appropriate to the fence.

C. A side yard fence should be set back from the primary facade of a house.

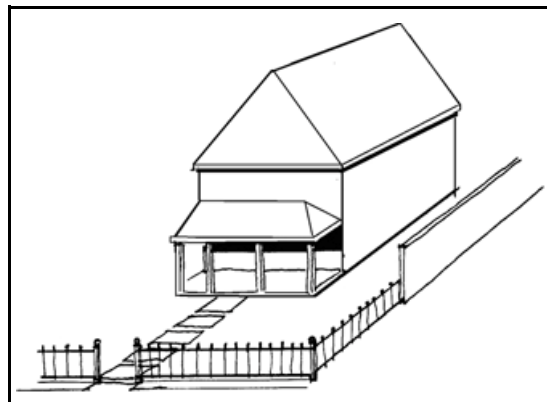
- 1) Two types of side yard fences may be considered: a fence that extends between two houses and a fence that runs between two houses.
- 2) The setback should be significant enough to provide the historic sense of open space between homes.
- 3) A side yard fence may be taller than their front yard counterparts, but the taller portion must be located behind the primary facade of the house.
- 4) Although a side yard fence is usually less transparent as well, it should incorporate "transparent" elements to minimize the possible visual impacts.
- 5) Also consider using lattice, or other transparent detailing, on the upper portions of the fence.

D. Appropriate fence materials include wood, iron, wire, stone or plants.

- 1) Chain link, concrete block, unfaced concrete, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences are inappropriate.



A solid wood plank fence also may be used in a rear yard, if the top of it is "transparent" in character, such as a lattice element.



A side yard fence may be taller than their front yard counterparts, but the taller portion must be located behind the primary facade of the house.

4. Sidewalks

Sidewalks, where they exist, are also significant elements. Historically, red flagstone sidewalks were seen along many of the north-south residential streets, the streets surrounding the historic school and city park, and along Sixth Street. In many areas, sidewalks do not currently exist, and never did historically. Currently there is a mixture of original flagstone, replacement flagstone, broken flagstone, and broken concrete sidewalks. Except for the commercial areas, sidewalks are typically unprotected by curbs. *Sidewalks should be compatible with the surrounding area.*

A. Preserve historically significant sidewalks.

- 1) Replace only those portions that are deteriorated beyond repair. Replacement should be made with red flagstone that matches the original in color, texture, size and finish.

B. When sidewalks are to be installed or replaced, they should be compatible with the historic character of the streetscape.

- 1) Sidewalks should be made with red flagstone that matches the original in color, texture, size and finish.

- 2) Textured concrete will be considered on a case-by-case basis. Plain concrete is inappropriate.
- 3) Boardwalks may also be considered where sidewalks existed historically, and when other laws permit.
- 4) A new sidewalk should align with those that already exist along a block.



Textured concrete will be considered on a case-by-case basis. Plain concrete sidewalks are inappropriate.

For interior walkways, refer to design guidelines for Landscaping Features, earlier in this Chapter.



When sidewalks are installed or replaced, they should be compatible with the historic character of the streetscape.



Historically, red flagstone sidewalks also existed along Sixth Street and should be preserved.

5. Lighting

The character and level of lighting is a special concern of the community. Historically, site, building or street lighting was not a part of the Georgetown nightlife. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible.* Traditionally, exterior lights were simple in character. Most used incandescent lamps. These were relatively low in intensity and were shielded with simple shade devices. This overall effect should be continued. *Thus, exterior lighting should be low in intensity, shielded and simple in character.*

A. Exterior lights should be simple in character and low in intensity.

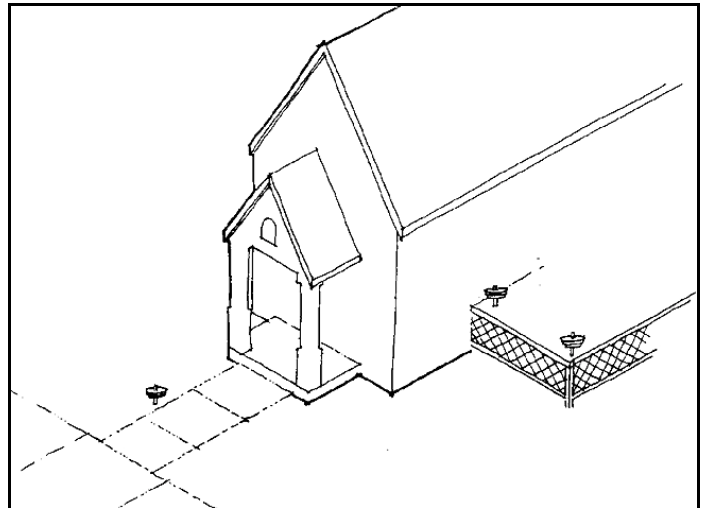
- 1) The design of a fixture should be simple in form and detail.
- 2) Lights that cast a color similar to that of daylight are preferred.
- 3) All exterior light sources should have a low level of luminescence.
- 4) Lighting fixtures should be appropriate to the building and its surroundings in terms of style, size and intensity of illumination.

B. Minimize the visual impacts of site and architectural lighting.

- 1) Unshielded, high intensity light sources and those that direct light upward are inappropriate.
- 2) Shield lighting associated with service areas and parking lots.
- 3) Timers or activity switches are strongly encouraged to prevent unnecessary sources of light late at night.
- 4) Where safety or security are a concern, the use of motion sensors that automatically turn lights on and off are strongly encouraged.
- 5) Do not wash an entire building facade in light.
- 6) Avoid placing lights in highly visible locations, such as on the upper walls of buildings.
- 7) Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.
- 8) Security lighting will be considered on a case-by-case basis.

C. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.

- 1) The use of downlights, with the bulb fully enclosed within the shade, or step lights that direct light only on to walkways, is strongly encouraged.
- 2) Lighting shall be carefully located so as not to shine into residential living space (on or off the property) or into public rights-of-way.



Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground. The use of downlights, with the bulb fully enclosed within the shade, is strongly encouraged.

Contact the Town for more information about Georgetown's "Dark Sky" ordinance.

6. Residential Parking, Garages and Driveways

Although not a part of the historic street scene of Georgetown, the automobile and its associated storage is a part of contemporary life. When they were introduced, parking was an ancillary use and located to the rear of a site. *This tradition should be continued, and in all cases, the visual impacts of parking – which includes driveways, garages and garage doors – should be minimized. On-site parking, when necessary, should be subordinate to other uses and the front yards should not appear to be a parking area.*

A. Avoid parking in the front yard.

- 1) Traditionally, front yards were not used as paved parking lots, and instead, yards provided views to facades and open space. Parking in the front yard is strongly discouraged because it would alter this established relationship.

B. A garage should not dominate the street scene.

- 1) A garage should be subordinate to the primary structure on the site.

C. A detached garage is preferred.

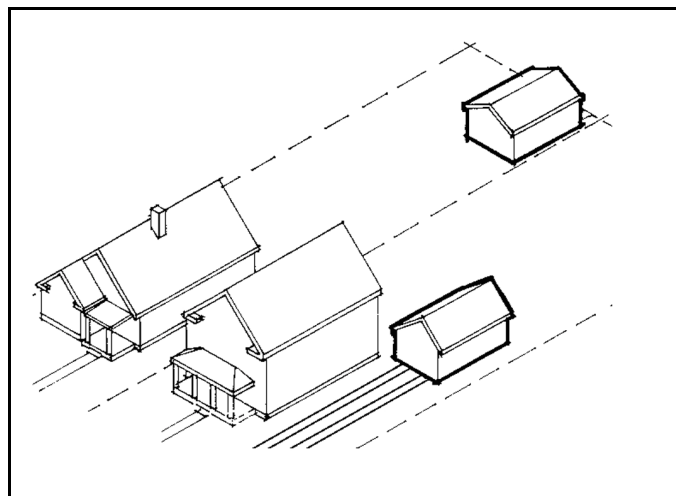
- 1) In order to minimize the impact of a garage on the street scene, locate it to the rear of the building. Setting a garage back substantially from the primary building front, may also be considered.
- 2) This will help reduce the perceived mass of the overall development.
- 3) The material and detailing of a detached garage should be utilitarian, to be compatible with other historic accessory structures.

D. When a garage must be attached, the percentage of building front allocated to it should be minimized.

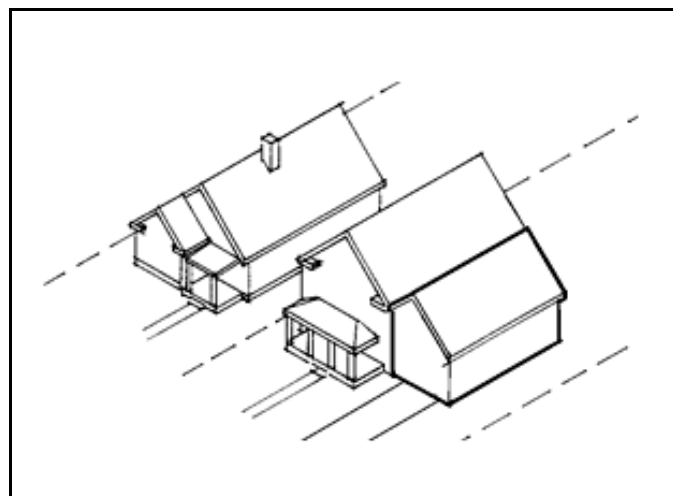
- 1) A garage door should be designed to minimize the apparent width of the opening. Use materials on the door that are similar to that of wall surface of the primary structure. This will make it read as an integral part of the structure. Wood clad garage doors are preferred.
- 2) When necessary, an attached garage should be detailed as part of the primary building.



Avoid parking in the front yard.



In order to minimize the impact of a garage on the street scene, it should be detached and located to the rear of a building.



This garage, which is not setback and has a solid concrete driveway, is inappropriate.

E. Use paving materials that will minimize the impact a driveway will have on a streetscape.

- 1) Exposed aggregate concrete, gravel, brick or chip and seal are appropriate paving materials.
- 2) Consider providing only "tire tracks" instead of large driveways.
- 3) Plain asphalt or black top is not allowed.
- 4) Use materials that are not impervious to water and will not create runoff into the street or onto adjacent properties.

F. When parking is not located in a garage, screen it from view from the public right-of-way.

- 1) Consider using a fence, hedge or other landscape device.
- 2) Also consider visual impacts on adjoining properties.

7. Public and Commercial Parking

Public parking lots were not a part of Georgetown's early history. Therefore much of its historic character derives from a way of building in which the automobile was not a factor. *The visual impacts of features associated with storage of automobiles, including driveways, garages and parking lots, therefore should be minimized.* Care should also be taken to provide pedestrian circulation that is separate from, and does not conflict with, vehicular circulation.

A. Screen a parking area from view from the street.

- 1) Screen a parking area from view of the public right-of-way with plantings, fences and walls.

B. Design parking areas to be accessed from the rear of a site, rather than from the street.

- 1) An on-site parking area should be located behind a building, where its visual impacts will be minimized, unless site conditions (such as steep slopes) prevent this arrangement.

C. Parking should be planned to function efficiently.

- 1) Design the parking layout so that all spaces are accessible and usable throughout the year.
- 2) Provide adequate turning radii and travel lanes.

D. Minimize the visual impact that large areas of parking create.

- 1) Minimize the surface area of paving and consider using materials that blend with the natural colors and textures of the region. Options to consider are modular pavers, grasscrete, gravel and chip and seal. Large areas of uninterrupted parking are inappropriate.
- 2) When large parking lots are necessary, increase landscaping to screen the lot, and consider dividing the lot into smaller components. Provide landscaped "islands" in the interiors of lots. These may double as snow storage zones in winter months.

- 3) This guideline is especially important for projects on large parcels of land.



Screen a parking area from view of the public right-of-way with plantings, fences and walls.



Minimize the visual impact that large areas of parking create. This lot is not screened or landscaped and is discouraged.

8. Service Areas

Service areas include loading areas and storage areas for trash, recycling containers, snow, firewood and site maintenance equipment. Many of these require access year-round and should therefore be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized. *When laying out a site, adequate provision should be made for service areas.* They should not simply be located in “left over” side yards, for example.

A. Service areas should not be visible from major pedestrian ways.

- 1) Locate a service area along the rear of a site.
- 2) Trash areas, including large waste containers or dumpsters, should also be screened from view, using a fence, hedge or enclosure. For a larger storage area, consider using a shed to enclose it. *(See also design guidelines for Accessory Structures in Chapter 9 of this Book.)*
- 3) Provide adequate trash storage capacity so that debris will not overflow the containers.
- 4) Consideration should be given to wintertime snow and ice build-up that could otherwise impede access to receptacles.
- 5) Combine service areas with those of other properties, when feasible.

B. Trash storage should be designed to be secure from animals.

C. It is important that trash areas are accessible year-round.

D. The use of an off-street loading zone is encouraged.

- 1) In large structures locating a loading area in the building is preferred.

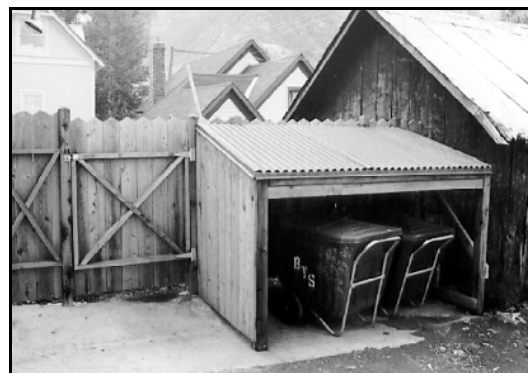
E. Provide access to a service area such that service vehicles will not interfere with pedestrians and other vehicular traffic.

F. In commercial uses, service entrances should be separate from those used by customers.

- 1) When feasible, the location of service areas should be coordinated with adjacent properties so that the size and number of driveways and other paved surfaces can be minimized.
- 2) Central service handling areas should also be considered.



Trash areas for commercial uses should be screened from view, using a fence, hedge or enclosure.



Trash areas for residences should also be screened from view, using a fence, hedge or enclosure.

9. Utilities

Utilities that serve properties may include telephone and electrical lines, ventilation systems, gas meters, propane tanks, air conditioners and fire protection, telecommunication and alarm systems. *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.*

A. Minimize the visual impacts of utilities and service equipment.

- 1) Provide adequate space for utilities. They should not simply be put into “left over” space that abuts the public right-of-way.
- 2) Locate utilities at the rear of a property and screen them.
- 3) Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design.
- 4) Vents for direct-vent fireplaces should not be installed on the building front.
- 5) Window air conditioning units or condenser elements should be located where they are not visible on a front facade.
- 6) Any utility device or piece of service equipment should have a matte or non-reflective finish and be integrated with the building colors.

B. Screen rooftop appurtenances, such as mechanical equipment and antennas, from view.

C. Place new telephone and electrical lines underground when feasible.

D. Solar devices should not block views or significantly detract from the setting.

- 1) If attached to the building, solar devices should lay flush with the roof line. This will not cause a significant decrease in the devices’ solar gain capabilities.
- 2) If not attached to the building, collectors should be located only in the side and rear yards. Exposed hardware, frames and piping should have a non-reflective finish, and be consistent with the color scheme of the primary structure.
- 3) Collectors not attached to the building should be screened by whatever landscaping may be necessary to reduce their visibility.



This exhaust fan is not integrated with the building and is inappropriate.



If attached to the building, solar devices should lay flush with the roof line. This device is inappropriate.

E. Place a satellite dish to reduce its visibility.

- 1) Use landscaping to screen a satellite dish that is mounted on the ground.
- 2) A small satellite dish should be mounted in the least visible location possible.
- 3) Refer to the Municipal Code for more guidance.

F. Wind generators should be located in rear and side yards, away from public view.

- 1) Their height shall not exceed that of the height of the primary structure.
- 2) Wind generators should be painted to match the color scheme of the primary structure and the natural surroundings.



A small satellite dish should be mounted in the least visible location possible.

10. Snow Shedding

New buildings should minimize the potential negative impacts of snow shedding patterns on adjacent properties and pedestrian ways.

A. Provide for safe snow shedding and removal.

- 1) Commercial buildings with metal-clad roofs should have snow guards, brakes or other devices to prevent snow and ice shedding onto public ways.
- 2) Locate decks, courtyards and pedestrian ways such that snow shedding hazards are minimized.
- 3) Provide adequate space for snow storage on the site.



Commercial buildings with metal-clad roofs should have snow guards, brakes or other devices to prevent snow and ice shedding onto public ways.

Section 3
**Design Guidelines
For Building Design
In All
Historic Character Areas**

Chapter 7

Design Guidelines for Architectural Features

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of architectural features on an historic structure or a new building in the Historic Design District. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of historic structures, new construction or both.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Architectural Character*
- *Preservation of Historic Features*
- *Replacement of Missing Elements*
- *Directional Emphasis*
- *Roofs*
- *Windows, Doors and Other Openings*
- *Porches and Awnings*
- *Building Foundations*
- *Chimneys and Stovepipes*

1. Architectural Character

Traditionally, buildings in Georgetown were simple in character. This is a fundamental characteristic that is vital to the preservation of the historic integrity of the town. *Regardless of stylistic treatment, a new building should appear simple in form and detail, in keeping with the tradition of Georgetown.* Buildings also should be visually compatible with older structures in the Historic Design District without being direct copies of historic buildings.

A. Respect the sense of time and place in all projects.

- 1) In all new construction, one should be able to perceive the character of the town as it was historically. Do not, however, attempt to create an exact perception of a point of time in the past.

B. Avoid stylistic ornamentation that confuses the history of Georgetown.

- 1) Use ornamental details with constraint.
- 2) Elaborate ornamentation, which is atypical in Georgetown, is discouraged.
- 3) Other styles that would also be misleading about the history of Georgetown are inappropriate.

C. New interpretations of traditional building styles are encouraged.

- 1) A new design that draws upon the fundamental similarities among historic buildings in the community, without copying them, is preferred. This will allow new structures to be seen as products of their own time yet compatible with their historic neighbors.
- 2) The exact copying or replication of historic styles is discouraged.
- 3) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.



A building date in the cornice reveals that the building shown at right is new construction.



This new storefront is clad in wood siding and uses traditional historic details quite accurately. A stepped cornice expresses the traditional façade widths of the street and upper story windows have traditional trim.

2. Preservation of Historic Features

Historic features, including building and architectural details, building form and scale contribute to the character and significance of a structure and should be preserved. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. Continued maintenance is the best preservation method. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment.

A. Protect and maintain significant stylistic features.

- 1) The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

B. Avoid removing or altering any historic or significant architectural features.

- 1) Preserve features such as original doors, windows and porches in their original form and position.

C. Minimize intervention with historic features.

- 1) Maintain character-defining features. Then, repair only those features that are deteriorated. Finally, replace only those features that are beyond repair.
- 2) Patch, piece-in, splice, consolidate or otherwise upgrade the feature, using recognized preservation methods.
- 3) Protect materials and features that are adjacent to the area being worked on.

D. Avoid adding features that were not part of the original building.

- 1) For example, decorative millwork should not be added if it was not an original feature of that structure.

E. When disassembly of an historic feature is necessary for its restoration, minimize damage to the original materials.

- 1) Document the location of an historic feature if disassembly is required so it may be repositioned accurately.



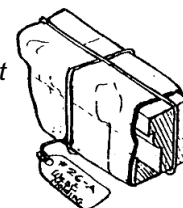
Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.



Avoid removing or altering any historic or significant architectural features.

Overall, a high percentage of the materials and features of the property must be historic in order to retain the integrity of the resource as an historic property.

When disassembly of an historic feature is required in a restoration procedure, document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled materials in their original configuration.



3. Replacement of Missing Elements

While restoration is the preferred alternative, replacement with a similar feature is an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should occur only if the existing historic material cannot be reasonably repaired.

A. Replacement of missing elements may be included in repair activities.

- 1) Replace only those portions that are beyond repair.

B. Replace missing original features in-kind.

- 1) Use the same kind of material as the original. However, a substitute material may be acceptable if the size, shape, texture and finish conveys the visual appearance of the original material.

C. Replacement of missing or deteriorated architectural elements should be based on accurate duplications of original features.

- 1) The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's genuine heritage.

D. When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of the original.

- 1) This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features.
- 2) The new element should be similar to comparable features in general size, shape, texture and finish.

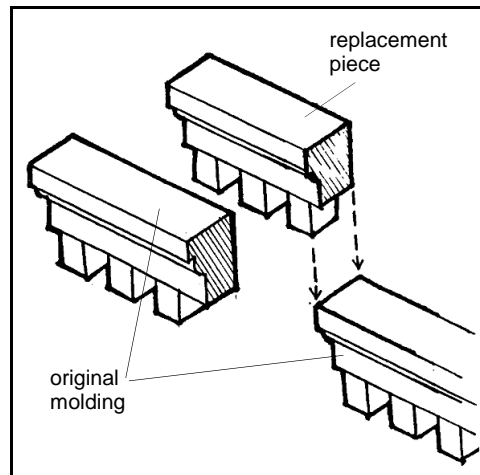
E. Conjectural designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

- 1) However, consider designs that are based on details from similar houses within the Historic Design District, when there is evidence that a similar element once existed. For example, where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of its design, then designs for historic brackets on historic houses that are clearly similar in character may be used as a model.



Replacement of missing architectural elements should be based on accurate duplications of original features.

Turned columns, brackets and jigsawn ornaments, if historic, are examples of architectural features which should not be removed or altered if possible.



Replacement of missing elements may be included in repair activities. Replace only those portions that are beyond repair.

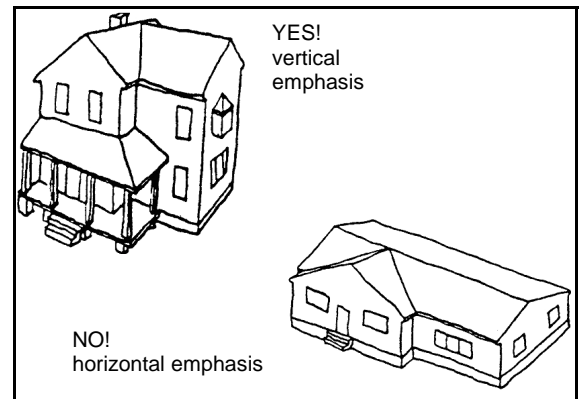
4. Directional Emphasis

The way a building reads as either vertical or horizontal, refers to its directional emphasis. Therefore, most buildings in Georgetown being two stories in height, have a vertical emphasis. *This should be continued in new construction.*

A. Buildings should have a vertical emphasis.

- 1) Where topography and the natural setting are a concern, buildings may deviate from this emphasis. Such deviations will be considered on a case-by-case basis.

B. Windows and door openings should reinforce the vertical emphasis of a building.



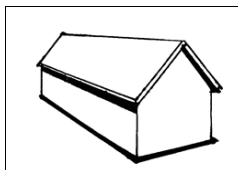
5. Roofs

Typical residential roof shapes are gabled, hipped and shed. Gabled roofs are the most frequent, and usually the gable end is oriented toward the street. Most commercial buildings have gently sloping, almost flat, roofs, but some have gable and shed roofs. *Because roof forms are often one of the most significant character-defining elements for some of the more simple structures in Georgetown, their preservation is important.*

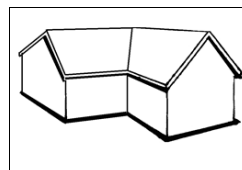
A. Preserve the original roof form.

- 1) Avoid altering the angle of the roof.
- 2) Maintain the perceived line of the roof from the street.
- 3) Placement of crickets or snow guard devices should be done in such a way that they do not alter the form of the roof.
- 4) Preserve decorative roof accessories such as cresting, ridgecaps and finials.

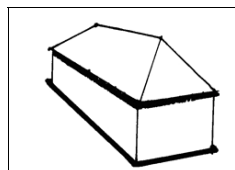
Appropriate residential roof forms seen on historic structures include:



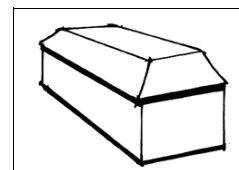
Gabled



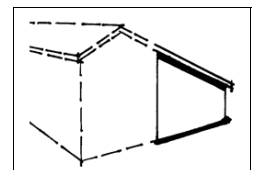
Cross-Gabled



Hipped

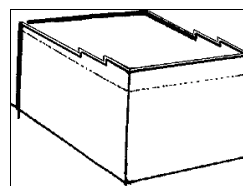


Mansard

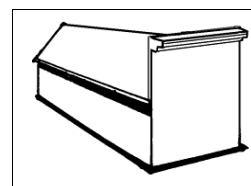


Shed (additions)

Appropriate commercial roof forms seen on historic structures include:



Flat



False Front

B. Preserve the original eave depth.

- 1) The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and, therefore, these overhangs should be preserved.
- 2) Cutting back roof rafters and soffits or in other ways altering the traditional roof overhang is inappropriate.



Preserve the original eave depth of a building.

C. Skylights may be considered.

- 1) Bubble or domed skylights are not appropriate. Flat skylights mounted flush with the roof may be considered.
- 2) Tubular skylights may be considered.
- 3) Skylights should not be a dominant feature on the roof.
- 4) Visibility of skylights from a public way should be minimized. Skylights should not be placed on roof faces parallel to and facing the street.
- 5) Skylight flashing and trim should be non-reflective.



Bubble or domed skylights are not appropriate.

6. Windows, Doors and Other Openings

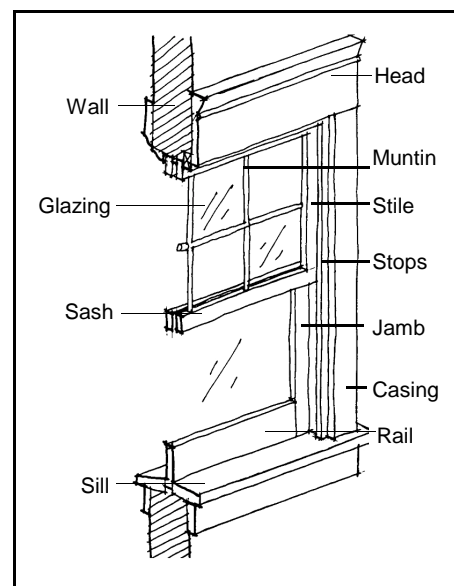
Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They cast shadows that contribute to the character of the building. *Because windows*

A. Preserve the functional and decorative features of original windows and doors.

- 1) Repair frames and sash by patching, splicing or reinforcing.
- 2) If replacement is necessary, replace with similar features to match the original.
- 3) Avoid the removal of historic windows and sash.
- 4) Be mindful that some existing windows or doors may not be original to the building and were inappropriate replacements. These should be replaced in accordance with these design guidelines.

B. Avoid changing the position of historic openings.

- 1) This is especially important on significant facades.
- 2) Avoid adding additional openings or removing existing openings on facades that are visible from the street.



Typical double-hung window components

C. Maintain original window and door proportions.

- 1) Altering the original size and shape is inappropriate.
- 2) Do not close down an original opening to accommodate a smaller window.
- 3) Restoring original openings which have been altered over time is encouraged

D. Maintain the historic subdivisions of window lights.

- 1) Replacing multiple panes with a single pane or operable windows with fixed panes is inappropriate.
- 2) Replacing true divided lights with snap-in muntins is inappropriate.

E. On a replacement window, wooden pop-in muntins may be considered.

- 1) Their use will be considered by the DRC on a case-by-case basis.
- 2) Pop-in muntins should be made from wood and they should convey the scale and finish of those true muntins seen historically.
- 3) Pop-in muntins should be used on both the inside and outside of the window.

F. Maintain the historic ratio of window openings to solid wall.

- 1) This applies both to historic structures and new construction.
- 2) Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- 3) Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
- 4) If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

G. Preserve original exterior storm windows.

- 1) Where exterior storm windows are necessary, or when replacing originals, wood windows with a sash matching that of the original windows are appropriate.
- 2) If storm windows were not an historic feature of a building, install new storm windows on the interior if feasible.
- 3) Exterior storm windows may be considered only if the frames match the proportions of the original windows.

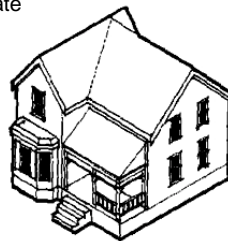
Important features of an historic door include Frames, Sills, Heads, Jambs and Moldings.



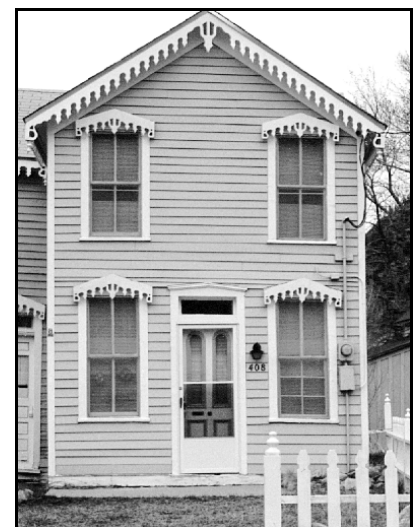
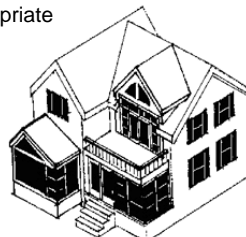
Maintain original window and door proportions.

Preserve the historic ratio of window openings to solid wall. On the sketches below, the shaded areas represent the amount of glass on a wall surface.

Appropriate



Inappropriate



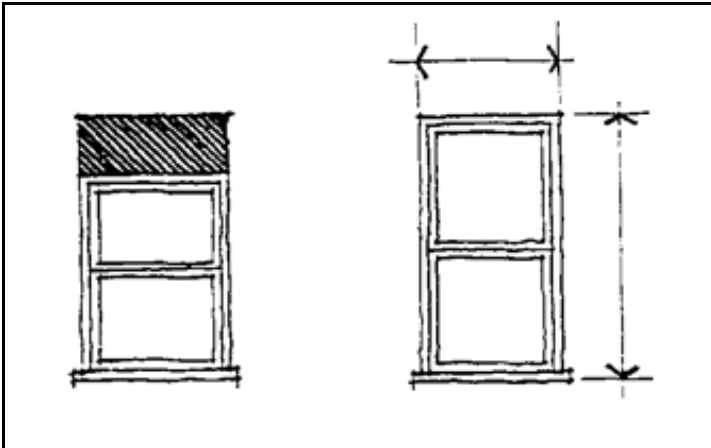
Preserve the historic ratio of window openings to solid wall.

H. When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.

- 1) Preserve the original casing, and use it with the replacement.
- 2) Use the same material (wood) as that used historically.
- 3) Vinyl clad and aluminum windows and doors are inappropriate.
- 4) Simple paneled doors were typical.
- 5) Very ornate doors are discouraged, unless photographic evidence can support their use.
- 6) Match the number and size of divided lights and panels.
- 7) Glass in a window or door should be clear. Any type of tinting is inappropriate.

I. A new opening should be similar in location, size and type to those seen traditionally.

- 1) All buildings which face the street should have a well-defined front entrance.
- 2) A general rule for a window opening is that the height should be twice the dimension of the width.
- 3) Windows should be simple in shape, arrangement and detail.
- 4) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.



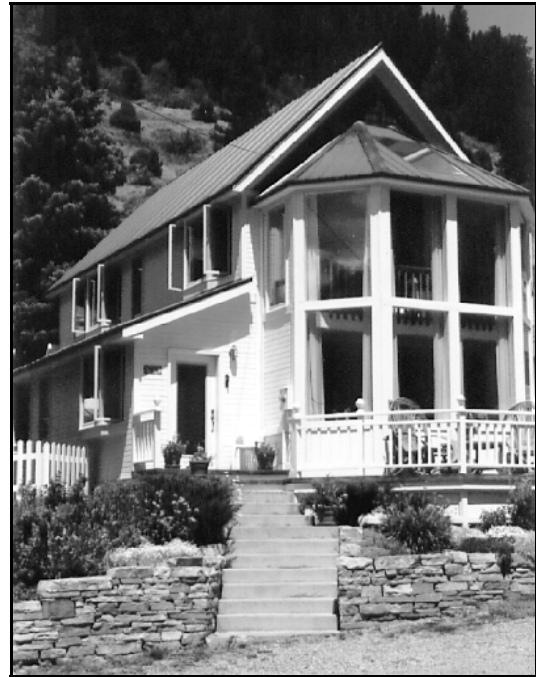
A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width.

J. Windows and doors should be finished with trim elements similar to those used traditionally.

- 1) This trim should have a dimension similar to that used historically.
- 2) Divided lights should be formed from smaller muntins integral to the window. Pop-in muntins are inappropriate.



A new opening should be similar in location, size and type to those seen traditionally.



Large surfaces of glass, like that seen on this two-story atrium in Telluride, CO, are inappropriate on residential structures and on the upper floors and sides of commercial buildings.

7. Porches, Awnings, Decks and Patios

Projecting elements, such as porches and awnings, help to provide visual interest to a building, can influence its perceived scale, protect entrances and pedestrians from snow and provide shade in summer. A porch is often one of the most important character-defining elements of a residential facade. *Where porches exist on historic structures, they should be maintained in their original condition and form. If a porch no longer exists on an historic structure, then it should be replaced. These features should also be provided in new construction, and should be compatible in size and shape and type to those seen historically.*

A. Preserve or reconstruct an original porch.

- 1) Replace missing posts and railings where necessary.
- 2) Match the original proportions and the spacing of balusters.
- 3) Avoid using wrought iron posts and railings. Vinyl posts and railings are inappropriate.

B. Avoid enclosing porches.

- 1) Enclosing a porch with opaque materials that destroy the openness and transparency of a porch is inappropriate.

C. If replacing a porch is necessary, reconstruct it to match the form and detail of the original.

- 1) Use materials similar to the original.
- 2) Avoid decorative elements that are not known to have been used on the building.
- 3) If it is known that a building had a porch, efforts should be made to accurately reconstruct it.
- 4) When you do not know what the original looked like, it is important that new details be compatible with the design of the porch and the style of the house.
- 5) See Chapter 8 in this Book, *Building Materials*, for information about substitute materials having an appearance similar to those historically found.



Avoid enclosing a front porch. A porch should remain open to the air. Compare the character of the enclosed porch on the left to that of an original porch on the home to the right.



A porch is often one of the most important character-defining elements of the primary façade and should be preserved.

D. The use of a porch on any new residential building is strongly encouraged.

- 1) A porch should be similar in scale to those used historically, but should be large enough to function as more than just an entry landing.

E. The use of an awning on a commercial building may be considered.

- 1) The awning should fit the dimensions of the storefront or window opening. It should not obscure ornamental details.
- 2) Avoid exotic forms that are not traditionally found in Georgetown.
- 3) Coordinate the color of the awning with the color scheme of the entire building.
- 4) Operable fabric awnings are appropriate.
- 5) Non-operable or fixed metal awnings are discouraged.
- 6) Vinyl awnings are inappropriate.
- 7) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.

F. Appropriate patio materials, set in sand, include flagstone, brick and stone.

- 1) Other materials may be considered on a case-by-case basis.
- 2) Patio materials set in concrete are inappropriate.
- 3) Patio dimensions should be proportional to the lot and structure size.

G. Decks and balconies may be appropriate.

- 1) For historical properties, a deck should be constructed at ground level, behind the front façade and adequately screened from view from public ways.
- 2) Composite deck material is appropriate for flooring only.
- 3) For new properties, balconies are appropriate if the design is incorporated into the design of the building.
- 4) Second story decks are not appropriate in the Historic Design District.

H. Handrails at ramps, walkways, steps, decks or patios should be designed to be compatible with the primary structure.

- 1) Appropriate materials are painted wood and non-reflective painted or factory-finished metal.



If replacing a porch is necessary, reconstruct it to match the form and detail of the original. When you do not know what the original looked like, it is important that new details be compatible with the design of the porch and the style of the house. The replacement railing on the top photograph is in scale with that seen historically, whereas the balusters are spaced too widely in the bottom photo.

8. Building Foundations

Many of Georgetown's historic houses and sheds were built on stone foundations. Some of these have deteriorated and must be replaced. *When replaced, foundations should be consistent with the original foundation.*

A. When replacing a foundation wall, design it to be compatible with that seen on similar historic buildings.

- 1) The form, materials and detailing of a foundation wall should be similar to the original foundation and of nearby historic buildings. Match the mortar in strength, detail, composition and color.
- 2) New foundation walls should not increase the height of the structure to the degree that the historic character or alignment of building fronts are compromised.
- 3) If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street facade, especially on historic structures.

B. In new construction, a clear distinction between foundation and wall material should be present.

- 1) For example, wood siding should not extend to the ground.

C. Exposed foundation walls on new construction should be of stone-faced, exposed aggregate concrete or stucco.

- 1) Foundations should have minimum of six inches (6") and a maximum of twelve inches (12") of exposure of plain concrete.



When replacing foundation walls, design them to be compatible with similar historic buildings in the Design District.



In new construction, a clear distinction between foundation and wall material should be present. For example, wood siding should not extend to the ground.

9. Chimneys and Stovepipes

Because of the cold mountain winters, the use of chimneys and stove pipes is an integral part of most residential construction in Georgetown. The sole purpose of a chimney is the safe removal of smoke and sparks. Any major deterioration of a chimney compromises this purpose, with many implications for the comfort and safety of the building's inhabitants. *The proper maintenance and repair of historic chimneys is therefore important.*

A. An historic chimney should not be removed.

- 1) A chimney is an important exterior design element.

B. If replacement is absolutely necessary, a chimney should be replaced in the historic style.

- 1) The chimney shape should match that of the historic one being replaced.
- 2) The brick laying pattern and mortar should match that of the historic chimney being replaced.

C. A chimney should be regularly checked for deterioration.

- 1) Chimneys are subject to the same forces of deterioration as all other character-defining features. However, because of their location, chimney problems are more often neglected.
- 2) Annual chimney inspections should be conducted for leaning, cracking, deteriorated pointing or brickwork, deteriorated flashing, deteriorated flue liner, build-up of surface soot and intrusions such as nests or debris.

D. A stovepipe, on any building, should have a matte, non-metallic dark finish.



An historic chimney should not be removed.



A stovepipe, on any building, should have a matte, non-metallic, dark finish. The bottom half of this stovepipe is reflective and is inappropriate.

Chapter 8

Design Guidelines for Building Materials

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of building materials on an historic structure or a new building in the Historic Design District. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of historic structures, new construction or both.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Wood and Siding*
- *Paint*
- *Masonry*
- *Metals*
- *New Building Materials*
- *New Roof Materials*

1. Wood and Siding

Wood is an important building material used in the residential areas of the Historic Design District. *Wood will be preferred for use on contributing historic structures. To preserve the wood, its painted or stained finish should be maintained.*

A. Preserve original siding.

- 1) Avoid removing siding that is in good condition or that can be repaired in place.
- 2) Remove only siding which is deteriorated and must be replaced.
- 3) If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.
- 4) Replacement skirt boards, when required, may be composite material painted to match.

B. Protect wood features from deterioration.

- 1) Provide proper drainage and ventilation to minimize rot.
- 2) Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted historically, it should remain painted, including all trim.

C. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.

- 1) Avoid the removal of damaged wood that can be repaired.

D. Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.

- 1) Abrasive methods such as sandblasting are not appropriate, as it permanently erodes building materials and finishes and accelerates deterioration.
- 2) A firm experienced in the cleaning of historic buildings should be hired to advise on the best, lowest impact method of cleaning appropriate to the project.
- 3) Property owners also should note that early paint layers may be lead-based, in which case, special procedures are required for its treatment.
- 4) If siding materials that contain asbestos were used to cover original material, it is highly recommended that they be removed. *Please note that asbestos is a hazardous material and may require removal by a qualified contractor.*

Wood is the dominant building material found in the residential areas of the Historic Design District. It is typically seen as lap siding on primary structures and as log or board and batten on buildings.



Repair wood features by patching or piecing-in new wood elements that match the original.



Protect wood features from deterioration. If the building was painted historically, it should remain painted, including all trim.

E. Remove later covering materials that have not achieved historic significance.

- 1) If original materials are presently covered, consider exposing them. For example, asphalt siding that covers original wood siding is considered to be inappropriate.
- 2) Once the non-historic siding is removed, repair the original, underlying material.
- 3) If a structure has a stucco finish, removing the covering may be difficult and may not be desirable. Test the stucco to ensure that the original material underneath will not be damaged by removing the stucco.

F. Original building materials should not be covered.

- 1) Vinyl, aluminum, imitation brick or other composite materials are inappropriate.
- 2) If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- 3) Limited use of stucco may be considered in areas of severe deterioration.

G. Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodically cleaning it.

- 1) New coatings of stucco should not be applied.



Original building materials should not be covered. If original materials are presently covered, consider exposing them;



Where a covering of stucco has taken on historic significance, consider repairing damaged areas and periodic cleaning.



Some older accessory structures, and even primary structures, were simple log cabins.



Board and batten siding was a common building material for secondary structures.

2. Paint

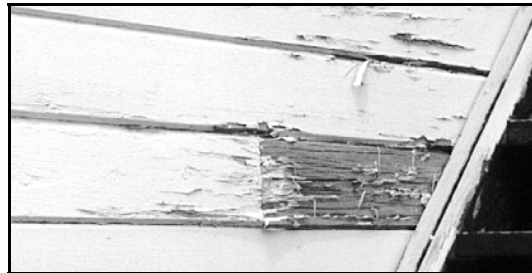
Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and mills were left unfinished. The range of paint colors available historically was limited. *Wood surfaces should be painted and in colors consistent with the historic color scheme.*

A. Always prepare a good substrate.

- 1) Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.

B. Paint experts suggest that the wholesale removal of lead-containing paint is not appropriate.

- 1) Lead-containing paint is a toxic material that was widely used because of its excellent adhesion, drying and covering abilities.
- 2) Remove, control or manage the lead hazard rather than wholesale removal of historic features and finishes.
- 3) Careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children and lead in soil is a basic approach.
- 4) Lead-containing paint that is not causing a hazard is appropriate to remain on a building.



Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.

C. Using the historic color scheme is encouraged.

- 1) The DRC will not review actual color selections, however, if an historic scheme is not to be used, consider the following:
 - Generally, one muted color is used as a background, which unifies the composition.
 - One or two colors are usually used for accent, to highlight details and trim.
 - A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.

D. Muted colors can help reduce the perceived size of a building.

Typical paint colors included white, tan, buff and other light colors. Trim colors included dark green, black, cream and sometimes red and blue.

3. Masonry

Many of the buildings in the commercial area were built of brick or stone. Some of the more prominent houses in the residential areas were also constructed of masonry. *Masonry construction should be preserved in its original condition.*

A. Preserve masonry features that define the overall historic character of the building.

- 1) Examples are walls, cornices, pediments, steps and foundations.
- 2) Avoid rebuilding a major portion of exterior masonry walls that could be repaired. Reconstruction may result in a building which is no longer historic and is essentially new construction.



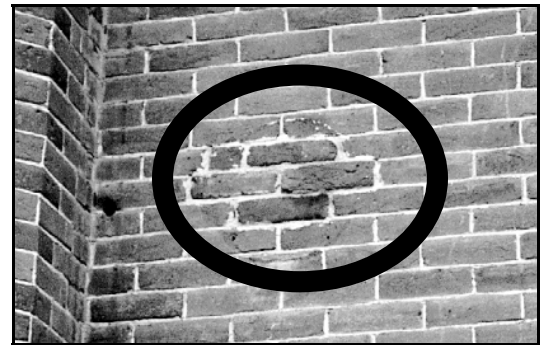
Preserve masonry features that define the overall historic character of the building,

B. Preserve the original mortar joint and masonry unit size, the tooling and bonding patterns, coatings and color.

- 1) Original mortar, in good condition, should be preserved in place.

C. Repoint mortar joints where there is evidence of deterioration.

- 1) Duplicate the old mortar in strength, composition, color, texture, joint width and profile.
- 2) Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
- 3) Avoid using mortar with a high portland cement content, because it will be substantially harder than the brick and does not allow for expanding and contracting. Nor does it allow the mortar to breathe. The result will be deterioration of the brick itself.



Avoid using mortar with a high portland cement content, because it will be substantially harder than the brick and does not allow for expanding and contracting.

D. Brick or stone that was not painted historically should not be painted.

- 1) Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.



Some of the more prominent buildings in the residential areas were constructed of masonry.

E. Protect masonry from water deterioration.

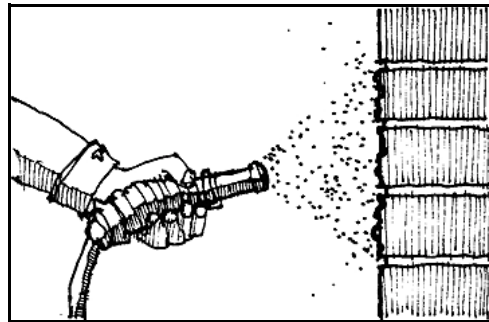
- 1) Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
- 2) Provide positive drainage away from foundations to minimize rising moisture.



Protect masonry from water deterioration.

F. Clean masonry with the gentlest methods possible.

- 1) Clean masonry only as described below.
- 2) Test cleaning procedures in sample patches first.
- 3) Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
- 4) Abrasive cleaning methods, such as sand blasting, should not be used for brick or stone structures. They may remove the water-protective outer layer of the brick or stone and thereby accelerate deterioration.



Abrasive cleaning methods, such as sand blasting should not be used for brick or stone structures.

4. Metals

Metals were used for a variety of applications including columns, storefronts, siding, roofing, window hoods and decorative features. *Metal applications should be maintained where they exist(ed).*

A. Preserve architectural metal features that contribute to the overall historic character of the building.

- 1) Examples are columns, roofs, window hoods and storefronts.

B. Protect metals from corrosion.

- 1) Provide proper drainage to minimize water retention.
- 2) Maintain protective coatings, such as paint, on exposed metals.

C. Repair metal features by patching, splicing or otherwise reinforcing the original metal whenever possible.

D. Use the gentlest cleaning method possible when removing deteriorated paint or rust from metal surfaces.

- 1) Harsh abrasive cleaning methods should be avoided.



The historic stamped tin on the Georgetown Energy Museum is an architectural metal worthy of preservation.

5. New Building Materials

Traditionally, a limited palette of building materials—wood, brick and stone— was used in Georgetown. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character. *The type of materials used should be selected from those used historically in the community and specifically in the Character Area. Historic materials are always preferred. However, substitutions will be considered in new construction. Also, new materials should have a simple finish, similar to those seen historically.*

A. Maintain the existing range of exterior wall materials found throughout the Historic Design District.

- 1) Appropriate materials for primary structures include horizontal lap siding, board-and-batten, shingles (in limited applications), brick and stone.
- 2) Stucco will be considered on a case-by-case basis.
- 3) Reflective materials, such as mirrored glass or polished metals, are inappropriate.
- 4) Rustic shakes are inappropriate.
- 5) Corrugated metal may be considered on accessory structures and as additive forms on commercial buildings.

B. Exterior wood finishes should appear similar to those used historically.

- 1) Maintain protective coatings of paint or stain on exterior wood siding.
- 2) The lap dimensions of siding should be similar to those found traditionally which are four to five inches of lap exposure.

C. Masonry should appear similar to that used historically in texture and color.

- 1) Masonry unit sizes should be similar to those found traditionally.
- 2) Mortar joints should appear similar in color, texture and joint width, to those seen historically.

D. Newer, synthetic materials may be considered, if they appear similar in character and detailing to traditional building materials.

- 1) New materials must have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
- 2) Details of synthetic siding should match that of traditional wood siding. The lap dimensions of synthetic siding should be similar to that of historic wood-lap siding, which are typically four to five inches of exposure.
- 3) Materials such as aluminum and vinyl are inappropriate as substitute materials.
- 4) Physical samples of any synthetic materials must be provided to the Design Review Commission, and their use will be approved on a case-by-case basis.



Synthetic materials, such as this composite cement board, may be considered if they appear similar in character and detailing to traditional building materials.

E. For larger buildings and projects on large parcels, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

F. Materials should be applied in a manner similar to that used historically.

- 1) For example, brick veneer should not “float” above a wood clapboard wall.
- 2) Traditionally, heavier, coarser materials, such as rusticated stone and brick, were used as foundations.
- 3) More finished masonry or wood was used for primary walls, and wood was used for gable ends, roofs and details.
- 4) This "hierarchy" of materials should be continued.



Materials should be applied in a manner similar to that used historically.

6. Roof Materials

A variety of roof materials exist in the Historic Design District. Today, the use of composition shingles dominates. Historic research indicates that wood shingles and standing seam metal roofs were all seen in Georgetown. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time. *Roof materials should be used in a manner similar to that seen historically and chosen based on its compatible appearance to the structure and the Character Area.*

A. Preserve original roof materials.

- 1) Avoid removing roof material that is in good condition.
- 2) It is especially important to preserve historic materials, or replace them with similar materials when necessary.

B. Replacement roof materials for an historic structure should convey a size and texture similar to those used traditionally.

- 1) Roof materials should be earth tones and have a matte, non-reflective finish.
- 2) When choosing a roof replacement material, the architectural style of the structure should be considered.
- 3) Where replacement is necessary, use similar materials to those seen historically. Wood or 30-year or greater composite shingles are generally appropriate for most buildings in Georgetown.

C. Roof materials on new buildings should appear similar to those used traditionally.

- 1) 30-year or greater composite shingles in muted colors are appropriate.
- 2) Sawn wood shingles are appropriate for most building types. Wood shakes are inappropriate.
- 3) Corrugated metal may be appropriate for accessory or industrial buildings.



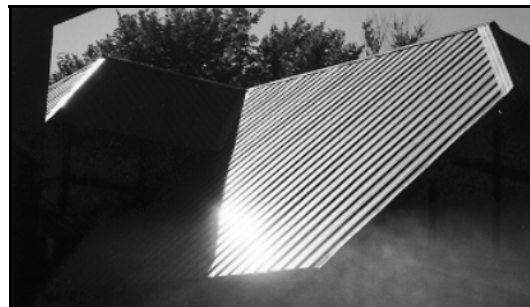
Wood shakes are inappropriate in the Historic Design District.

D. If they are to be used, metal roofs should be applied and detailed in a manner that does not distract from the historic appearance of the building.

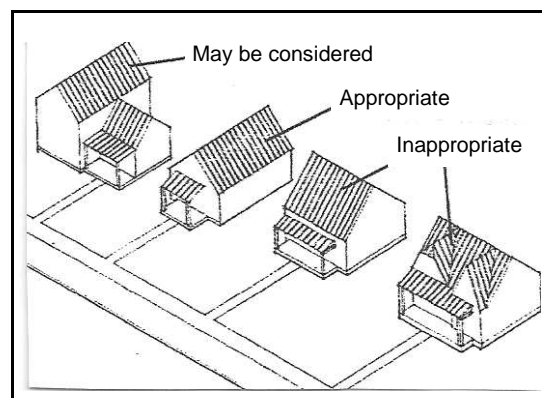
- 1) Metal roof materials should be earth tones and have a matte, non-reflective finish.
- 2) Ribs should be of a thin profile.
- 3) The edges of a standing seam metal roof should be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters should hide this detail.
- 4) Note that metal roofs work best on homes with front-facing gable roofs, small homes or homes with simple roof forms.
- 5) Many modern metal roofing materials do not have proportions that are appropriate to the historic character of the town and are inappropriate.
- 6) Flat seam roofing may be appropriate for some roofs.
- 7) Batten seam roofing and roofing with intermediate ribs are not appropriate.
- 8) Roofing with visible fasteners is inappropriate.
- 9) Physical samples of any metal roofing materials must be provided to the DRC, and their use will be approved on a case-by-case basis.

E. Gutters and downspouts are appropriate if painted to match the structure.

- 1) Avoid altering exterior trim elements in any way.
- 2) Historic homes should consider the half round gutter shape to accommodate molding and preserve the historic character.



Metal roof materials should have a matte, non-reflective finish. The glare seen from this roof is inappropriate.



Metal roofs work best on homes with front-facing gable roofs, small homes and/or homes with simple roof forms.



Composite shingles in muted colors are appropriate.

Chapter 9

Design Guidelines for Additions and Accessory Structures

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of historic additions and historic accessory structures and the construction of additions and new accessory structures in the Historic Design District. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the DRC will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of historic structures, new construction or both.

Do not forget that your property is located in the Georgetown-Silver Plume National Historic Landmark District. The town of Georgetown is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

In this chapter the following topics are addressed:

- *Existing Additions*
- *New Additions*
- *Roof and Dormer Additions*
- *Preserving Accessory Structures*
- *New Accessory Structures*

1. Existing Additions

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and *this significance should be recognized and respected.*

A. Preserve an older addition that has achieved historic significance in its own right.

- 1) For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.

B. A more recent addition that is not historically significant may be removed.

- 1) For example, a sun room or greenhouse may have been added within the last several decades and not achieved historic significance. In this case, removal of this addition and restoration of the original facade would be encouraged.



Preserve an older addition that has achieved historic significance in its own right.

An addition to an historic structure can radically change its perceived size and character if inappropriately designed.

In order to avoid a negative impact, the character-defining features of a building must be identified.

This may include:

- *Proportions*
- *Shape*
- *Materials*
- *Details*
- *Features*
- *Fenestration*
- *Siting*

Once these features are known, the impacts of constructing an addition can be carefully considered.

2. New Additions

When planning an addition to a building, consider the effect the addition will have on the original structure itself. *When creating an addition to an historic structure, the new work should be recognized as a product of its own time and yet the loss of the building's historic fabric should be minimized.* A design for a new addition that would create an appearance inconsistent with the historic character of the building is inappropriate.

A. Design an addition such that it will not obscure or destroy the character of the original building.

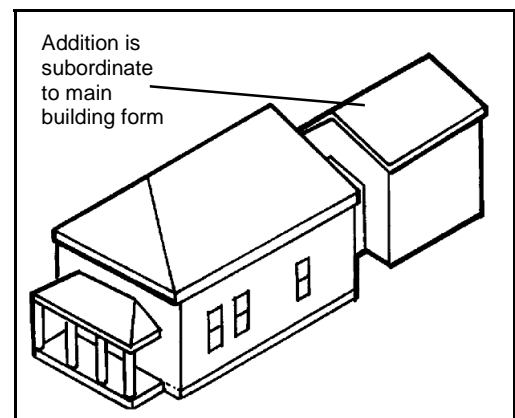
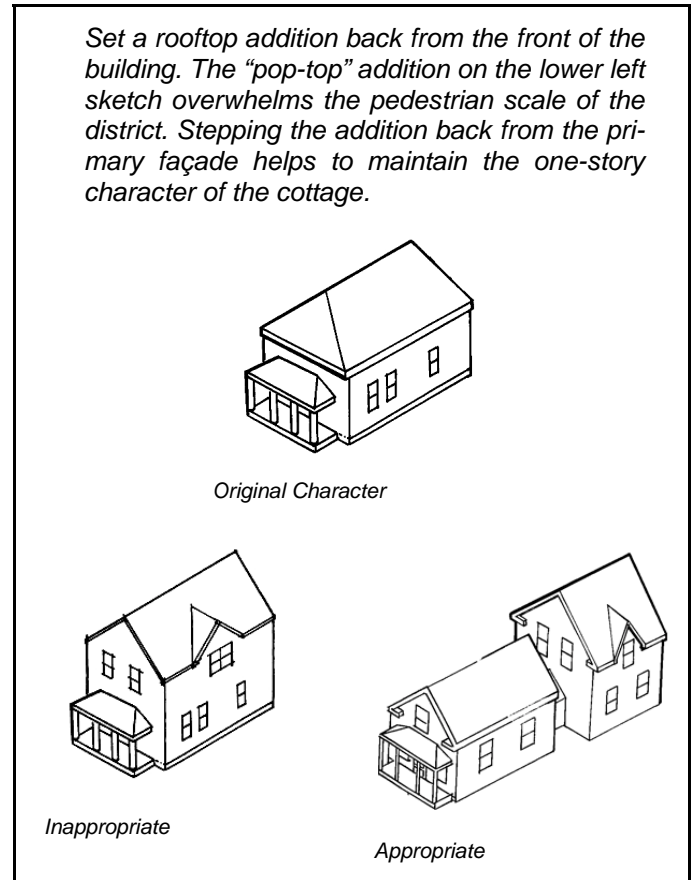
- 1) An addition that seeks to imply an earlier or later period than that of the building is inappropriate.
- 2) An addition that conveys an inaccurate variation on the historic style is inappropriate. For example, introducing very ornate Victorian details is inappropriate on the simple cottages of Georgetown.
- 3) An addition should not obscure or damage character-defining features such as windows, doors, porches, brackets or roof lines.

B. An addition should be visually subordinate to the main building.

- 1) An addition should respect the proportions, massing and siting of the building.
- 2) The form and detailing of an addition should be compatible with the building. Simpler details on an addition can help distinguish it from the original structure.
- 3) Set an addition back from the primary facade in order to allow the original proportions, form and overall character of the building to remain prominent.
- 4) If an addition would be taller than the main building, set it back substantially from primary character-defining facades.
- 5) A small "connector" linking an historic building and an addition may be considered.



A small "connector" linking the historic building on the left and the addition on the right may be considered.



Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

C. A substantial addition should be distinguishable from the historic building so it can be understood as a more recent change.

- 1) This can be accomplished with a jog in the wall planes, or by using a corner board to define the connection, or a subtle change in material or a subtle differentiation between historic and more current styles.

D. The materials of an addition should be similar to that of the primary structure.

- 1) The materials should also be similar to those seen historically in the Historic Design District.
- 2) Match the lap dimension, finish and size of materials on the historic structure.

E. Windows in an addition that are visible from the public way should be the same as those of the historic structure.

- 1) The window-to-wall ratio should be similar to that of the historic structure.

F Attached greenhouses and sunrooms should be integrated with the structure by use of the foundation and kneewall.



A substantial addition should be distinguishable from the historic building so it can be understood as a more recent change. This can be accomplished with a subtle change in material.



As seen from the street (left photo), the addition to the rear of this structure is not visible. This is encouraged.



3. Roof and Dormer Additions

Dormers were sometimes used to create more head room in attics. Most dormers had vertical emphasis, and only one or two were used on the side of a building. When considering constructing an addition to the top of an historic residence, it is important that the integrity of the building be preserved. *A roof or dormer addition should be designed in a manner that minimizes damage to historic building fabric, does not alter the perceived character from the street and is in keeping with the character of the original structure.*

A. Roof additions should be in character with the style of the primary structure.

- 1) The size of roof additions, including dormers, should be kept to a minimum and should be set back from the primary facade so that the original roof line and form is perceived from the street.
- 2) Gabled dormers are appropriate for most architectural styles, and hipped dormers may be appropriate for some architectural styles.

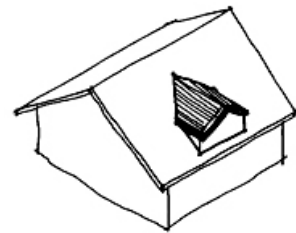


A new dormer should be lower than the primary ridge line and set in from the eave.

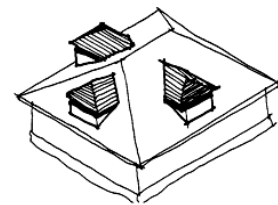
B. A new dormer should remain subordinate to the historic roof in size and character.

- 1) A new dormer should be lower than the primary ridge line and set in from the eave.

Roof additions should be in character with the style of the primary structure. Gabled dormers are appropriate for most architectural styles,



and hipped dormers may be appropriate for some architectural styles.



4. Preserving Accessory Structures

Accessory structures include garages, carriage houses, barns, sheds, mining structures and privies. *Because accessory structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

A. If an existing accessory structure dates from the town's period of significance, its preservation is encouraged.

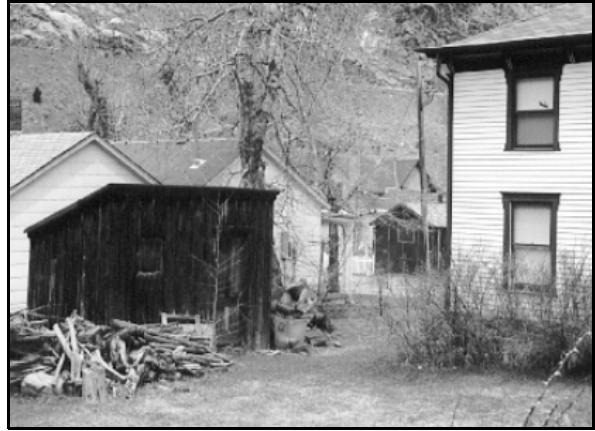
- 1) When treating an historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2) Avoid moving an historic accessory structure from its original location.
- 3) If an accessory structure does not date from the period of significance, its preservation is optional.

B. If an existing accessory structure is beyond repair, replacing it in-kind is encouraged.

- 1) An exact reconstruction of the accessory structure is not necessary in these cases. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.
- 2) If a new accessory structure is needed, see also the design guidelines for New Accessory Structures on the next page.

C. New uses that require minimal change and maintain the utilitarian character of an accessory structure are preferred.

- 1) New uses which significantly alter the character or size of an accessory structure are not appropriate.



If an existing accessory structure dates from the town's period of significance, its preservation is encouraged.

5. New Accessory Structures

Accessory structures include garages, carriage houses, barns, sheds, mining structures and privies. *A new accessory structure should be subordinate to the primary structure on a site.*

A. Locate an accessory structure to the rear of a lot.

- 1) Locating an accessory structure to the side of a primary structure, but set back substantially, may also be considered.

B. Construct an accessory structure that is subordinate in size and character to the primary structure.

- 1) In general, accessory structures should be unobtrusive and not compete visually with the house. While the roof line does not have to match the house, it is best that it not vary significantly.
- 2) An accessory structure should remain subordinate, in terms of mass, size and height, to the primary structure.
- 3) Pre-manufactured storage structures are not allowed.

C. An accessory structure should be similar in character to those seen traditionally.

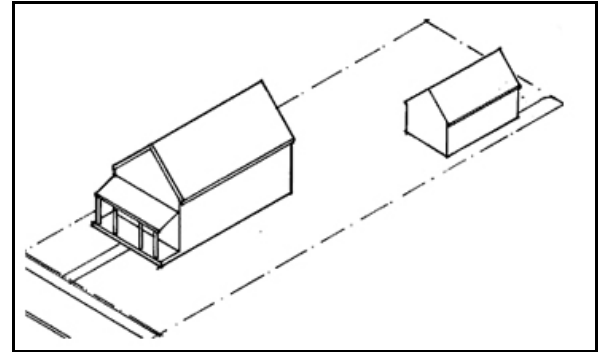
- 1) Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

D. Maintain the traditional range of building materials on accessory structures.

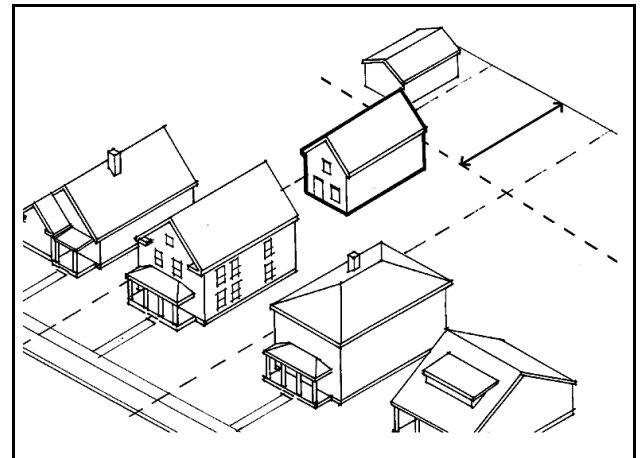
- 1) Appropriate siding materials for secondary buildings include preservative-treated or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
- 2) These materials should be utilitarian in appearance. The use of muted, natural colors and finishes is particularly encouraged.

E. Maintain the simple detailing found on accessory structures.

- 1) Ornate detailing on accessory structures is inappropriate.
- 2) Avoid details that may give an out building a residential appearance. Accessory structures should not mimic primary structures.



Locate an accessory structure to the rear of a lot.



Not only is this accessory structure too big, it is located too close to the primary structure.



Construct an accessory structure that is subordinate in size and character with the primary structure. This one is too big compared with the primary structure, and is inappropriate.

