Town of Georgetown, CO *Design Guidelines*



Book I Design Review in Georgetown

July 2000

Town of Georgetown, CO Design Guidelines



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July 2000

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Chapter 1
The Design Review Process

Introduction

This book, ***Design Review in Georgetown***, is Book I of a three-book report entitled ***Design Guidelines for Georgetown, Colorado***. It presents the following:

- A summary of the types of construction projects that are required to be reviewed by Georgetown's Design Review Commission (DRC), a list of the information that should be submitted for the DRC review, a matrix that guides users to the Design Guidelines (presented in Books II and III) that the DRC will use to evaluate projects, and the criteria the DRC will apply when reviewing projects.
- The history of design review in Georgetown, why to have design guidelines, what they are, how they should be used, and how they are administered by the Design Review Commission (DRC)
- The general history of development in Georgetown, which helps provide an understanding of the historic context in which the town developed

This three-book report, ***Design Guidelines for Georgetown, Colorado***, updates and replaces past design guidelines used by the Town of Georgetown. These design guidelines apply to all construction projects in Georgetown, except for a few smaller projects (which are noted later in this chapter) and except for interiors of buildings.

The design guidelines for the Town of Georgetown are organized into three books:

- **Book I: Design Review in Georgetown**
- **Book II: Design Guidelines for the Historic Design District**
- **Book III: Design Guidelines for the Millsite, Meadows & Gateway Design Districts**

Book I Design Review in Georgetown *(includes procedural requirements)*	**Book II** Design Guidelines For The Historic Design District	**Book III** Design Guidelines For The Millsite, Meadows & Gateway Design Districts

Design Districts and Character Areas

The Town of Georgetown is divided into four geographic "Design Districts." Each of these design districts is further subdivided into component "Character Areas." Design guidelines are different for each of the Character Areas; therefore, it is important to review those particular chapters that are applicable to an individual project.

The Design Districts and their component Character Areas are shown on the following map and are listed below:

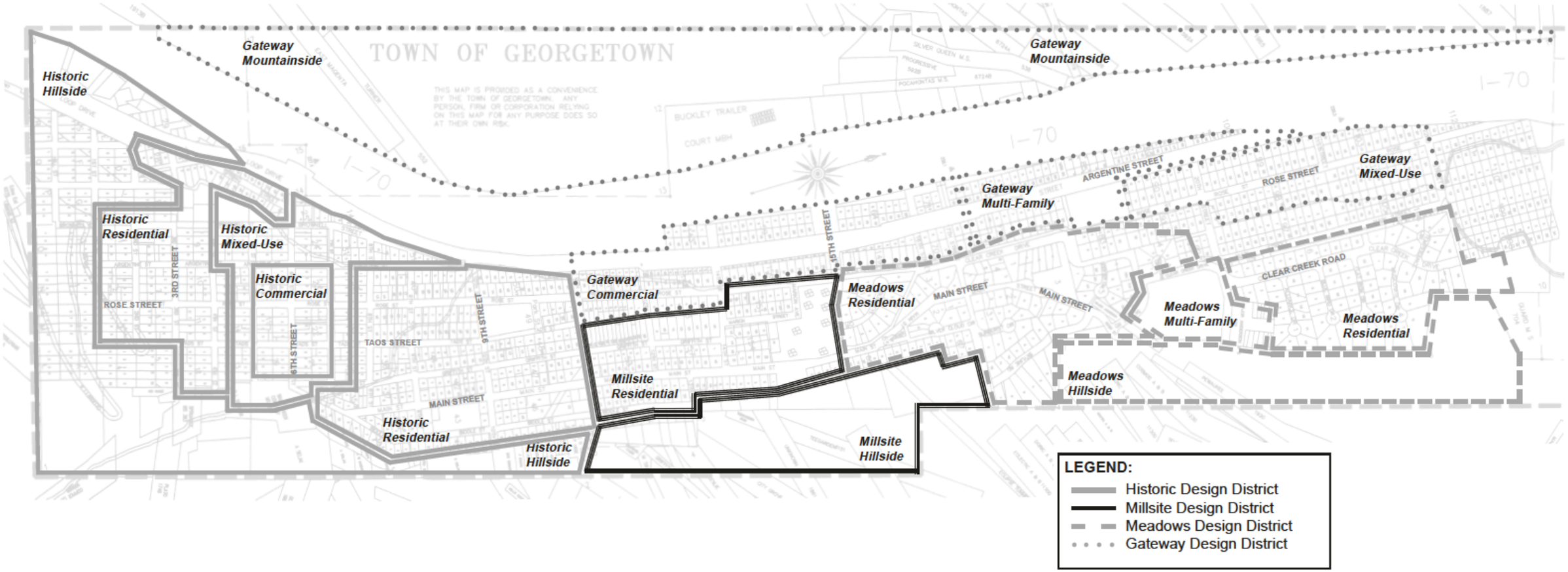
- The **Historic Design District** includes:
  - Historic Residential Character Area
  - Historic Commercial Character Area
  - Historic Mixed-Use Character Area
  - Historic Hillside Character Area
- The **Millsite Design District** includes:
  - Millsite Residential Character Area
  - Millsite Hillside Character Area
- The **Meadows Design District** includes:
  - Meadows Residential Character Area
  - Meadows Multifamily Character Area
  - Meadows Hillside Character Area
- The **Gateway Design District** includes:
  - Gateway Commercial Character Area
  - Gateway Mixed-Use Character Area
  - Gateway Multifamily Character Area
  - Gateway Mountainside Character Area

What is Design Review?

The history and architecture of Georgetown are recognized as nationally significant in the preservation of American history by the 1966 designation of the Georgetown Silver Plume National Historic Landmark District. For this reason Georgetown's residents believe that its historical heritage and resources should be protected and designs for alterations and new construction should be compatible with historic structures. Design Review Guidelines, administered by the Town-appointed DRC, are the primary regulatory tool the Town has chosen to protect its historical heritage and resources.

The Town of Georgetown requires that property owners or developers with proposed new construction projects (i.e., exterior remodeling or rehabilitation, add-ons to existing buildings, or construction of new buildings) obtain a Certificate of Appropriateness (COA) before they can obtain a building permit. **This requirement applies to construction projects regardless of where they are located in Georgetown.**

COAs are issued by the Design Review Commission if the proposed project is approved in the DRC's design review process. The DRC relies upon the design guidelines when it reviews projects for "appropriateness" with the design context of Georgetown and its Character Areas. Design guidelines apply in addition to provisions in the zoning ordinance and building codes for construction of buildings, site work and signs.


TOWN OF GEORGETOWN
THIS MAP IS PROVIDED AS A CONVENIENCE BY THE TOWN OF GEORGETOWN. ANY PERSON, FIRM OR CORPORATION RELYING ON THIS MAP FOR ANY PURPOSE DOES SO AT THEIR OWN RISK.
Historic Hillside
Gateway Mountainside
Gateway Mountainside
Historic Residential
Historic Mixed-Use
Historic Commercial
Gateway Commercial
Gateway Multi-Family
Gateway Mixed-Use
Meadows Residential
Meadows Multi-Family
Meadows Residential
Meadows Hillside
Millsite Residential
Historic Residential
Historic Hillside
Millsite Hillside
I-70
ROSE STREET
3RD STREET
6TH STREET
9TH STREET
15TH STREET
TAOS STREET
MAIN STREET
ARGENTINE STREET
CLEAR CREEK ROAD
LEGEND:
Historic Design District
Millsite Design District
Meadows Design District
Gateway Design District

Ordinance/Regulatory Document

The Design Review Commission exists under the terms of Title 17 "Land Use Regulations" of the Georgetown Municipal Code. The ordinance outlines the powers and duties of the DRC. The ordinance also authorizes the Commission, with the approval of the Town Board (by resolution), to establish written design guidelines to provide information on what "is" and "is not" considered appropriate within the individual Character Areas.

Title 17 of the Town of Georgetown's Municipal Code provides the following:

- Enabling powers, calling for design review & establishing the DRC
- Design districts & regulations
- COA application requirements
- Criteria used by the DRC to evaluate applications

Criteria for Certificate of Appropriateness (COA) Issuance

As mentioned in Title 17 of the Municipal Code, Georgetown's DRC must use the following criteria for determining whether or not to recommend that a Certificate of Appropriateness be issued to a project:

1. The effect of the proposed change on the general historic and/or architectural character of the structure or the area
2. The architectural style, arrangement, texture, materials used on existing and proposed structures and their relation to other structures in the area
3. The effects of the proposed work in creating changing, destroying or affecting otherwise the exterior architectural features of the structure upon which such work is to be done
4. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the structure or area
5. The use to which the structure or area will be put
6. The condition of existing improvements and whether or not they are a hazard to public health or safety.

The Design Review Commission

The Board of Selectmen of the town of Georgetown appoints seven volunteer members to the Georgetown Design Review Commission (DRC). The DRC is comprised of four at-large Georgetown property owners, one representative from the Planning Commission, one representative from the Board of Adjustments, and one architect with the knowledge and skill to support all of the town's aesthetic concerns.

It is important to note that portions of the town are not historic but also remain subject to design review. Guidelines for these areas are primarily based on principles of urban design which respects the historic context. Thus, the intent of the guidelines for the area outside the Historic Design District (i.e., the Meadows, Millsite Area, and Gateway) is to ensure that new construction maintains a traditional scale and character and uses appropriate materials.



DRC meetings are open to the public. Times and places are posted at the Town Hall, the Library, and the Post Office. You are welcome, if you wish, to postpone your formal application until you've had a chance to watch the DRC in action— and to have an informal question and answer session with us after the "application agenda" is finished.

Guidance for Which Book(s) To Use

Depending upon the type of construction project and its location, property owners and developers should use the following books in this report to assist in understanding the design review process and meeting its requirements.

Which book(s) do you need? Criteria:	Book I *All* Chapters	Book II (section 1) *Your* Character Area	Book II (section 2) *Site* Design Guidelines	Book II (section 3) *Building* Design Guidelines	Book III (section 1) *Your* Character Area	Book III (section 2) *Site* Design Guidelines	Book III (section 3) *Building* Design Guidelines
Your proposed project requires a COA.	8						
Your proposed project is in the Historic Design District.	8	8	8	8			
Your proposed project **does** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	8		8	8	8		
Your proposed project **does not** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	8				8	8	8

Types of Projects Reviewed by the DRC

Section 17.04.050 of the Municipal Code requires a COA for "any new construction; additions to or remodeling of existing structures, where the exterior appearance of the structure is involved; moving or demolition of existing structures; and erection of fences or walls."

In general this means that all persons desiring to construct, demolish, move or in any way alter the exterior of a building or property, must obtain a COA from the DRC. The construction of new fences, major structural landscape elements and signs also must receive a COA. Repairs (i.e., exact replacement in size, shape, materials and texture) do not require DRC approval but may require a building permit. (Property owners should check with the Georgetown Building Inspector regarding whether planned repairs must be reviewed by the DRC.)

The DRC must review the following types of work.

Rehabilitation and Alterations of an Historic Building

This includes any property designated as "historic" in the historic district. Any alteration to the exterior of a historic building, including the construction of an addition to it, is subject to review. (*Book II: Design Guidelines for the Historic Design District* applies to such a property.)

Alteration of All Other Structures

This may be a property that is older but has lost its integrity as a historic structure, or it may be a newer building that has not achieved historic significance. *Section 1: Design Guidelines for the Character Areas* and *Section 3: Design Guidelines for Building Design* apply to such a property. (Note that either *Book II* or *Book III* may apply to such a property, depending upon its location.)

Site Work

This includes landscaping of grounds for new construction as well as new grading and construction of driveways and fences for all projects. *Section 1: Design Guidelines for the Character Areas* and *Section 2: Design Guidelines for Site Design* apply to such a project. (Note that either *Book II* or *Book III* may apply to such a property, depending upon its location.)

New Construction

Construction of any new, freestanding structure, either as a primary or an accessory structure, is subject to review. *Section 1: Design Guidelines for the Character Areas, Section 2: Design Guidelines for Site Design* and *Section 3: Design Guidelines for Building Design* apply to such a project. (Note that either *Book II* or *Book III may* apply to such a property, depending upon its location.)

Demolition

Demolition of whole or parts of buildings or accessory structures require approvals. Demolition of site features such as fences and walls also requires approval.

Public Sector Projects

Any public sector project that proposes to alter the historic and/or visual character of a street, streetscape, park or other publicly owned property is subject to review by the DRC.

Maintenance and Repair Exception

Maintenance and repair generally are not reviewed by DRC. However, if the maintenance and repair activity changes the physical appearance of a building or involves the removal and replacement of significant materials and components on a historic structure, DRC approval may be required.



The DRC does not review routine maintenance which does not involve a change in design, materials or other aspect of the exterior appearance of the property. Such routine maintenance is considered work necessary to prevent building deterioration.

Types of Work Reviewed:
- Rehabilitation & alterations of a historic building
- Alterations of all other structures
- Site work
- New construction
- Public sector projects

"Small Project" Exception

The DRC has developed a list of "small projects" that will be deemed "appropriate" upon a required review by the Building Inspector, instead of through review by the DRC, except as noted. This list will continue to evolve; however, currently "small projects" are defined as the following:

- **Hot Tubs** - Hot tubs must be placed entirely within an enclosure and are not visible from any public way. Other hot tubs require DRC review.
- **Reroofing** - Any reroofing which uses asphalt 3-Tab, small scale T-lock, or 40-year dimensional shingles, or standard cedar shingles, is appropriate. All other reroofing, including all metal roofs, requires DRC review.
- **Gutters and Downspouts** - Guttering is appropriate if painted to match the house AND if no exterior trim elements are altered in any way. Historic homes should consider the half round gutter shape to accommodate molding and preserve the historic character.
- **Mechanical Installations** (e.g., air conditioners/condensers) - Small unit mechanical systems that are placed on side or rear facades, painted to match the existing structure, have no reflective metallic surfaces and/or are screened from view and do not exceed 3' by 2 1/2' by 2 1/2' are appropriate.
- **Satellite Dishes** - Satellite dishes are appropriate if no more than 2 feet in diameter and mounted on sections of the roof or property which do not face the street
- **Signs** - All signs that meet all requirements of Chapter 18 of the Georgetown Municipal Code, including the size, materials, lighting and location, may be approved by the Building Inspector. A sign application may be referred to the DRC when it requests alternative materials, extensive brackets, unusual lighting arrangements or unusual configurations.

Getting Organized to Apply for a COA

A project is deemed to merit a Certificate of Appropriateness when the DRC determines that a sufficient number of the criteria have been adequately met.

The Design Review Commission will consider how each proposed project meets the guidelines and how the proposed work would therefore help to accomplish the design goals set forth in this document and in the other relevant codes and regulations.

The design review process is "reactive," in that it only applies to proposed actions initiated by the property owner. While it guides an approach to certain design problems by offering alternative solutions, it does not dictate a specific outcome and it does not require a property owner to instigate improvements that are not contemplated. For example, if an owner plans to repair a deteriorated porch, the guidelines indicate appropriate methods for such work. If porch repair is the only work proposed by the property owner, the process does not require that other building features that may be deteriorated, such as a roof in poor condition, be repaired.

Following the following steps should result in an organized and, hopefully, more successful application process for a COA.

Step 1. Consider Professional Design Assistance

These guidelines are not intended to take the place of professional design assistance, which is highly recommended, but rather to assist the owner and designer in creating the best project. Property owners are strongly encouraged to engage licensed architects and other design and planning professionals to assist them in developing their concepts. Doing so may facilitate

a quick review process and often will save the owner time and money. Please note that the DRC cannot design or assist in the design process of any project submitted for approval.

Step 2. Check Other Town Regulations

Remember that the guidelines supplement other adopted Georgetown ordinances. Town Hall can provide information about these regulations. These other regulations also may affect the design character of a project. Examples include:

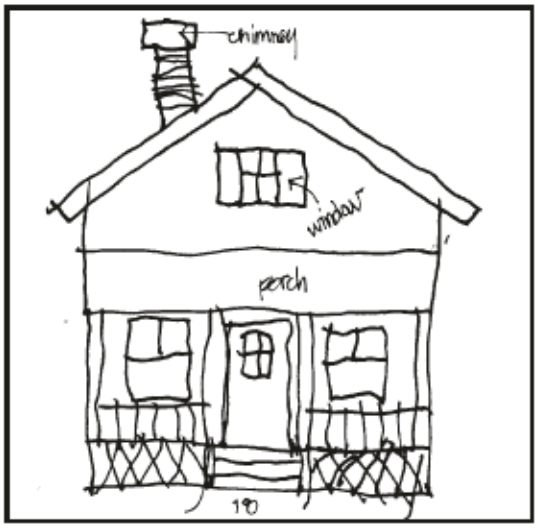
- Land Use Code
- Sign Code
- Building Code

Step 3. Become Familiar with the Design Guidelines

Review the basic organization of the guidelines book and determine which chapters will apply to the project.

Step 4. Review the Site Context

Consider immediately adjacent properties and also the character of an entire block. In many cases, the character of a Character Area in general is also an important feature. Understanding the historic character of the area, as well as that of surviving historic resources, is vital to the development of an appropriate design.



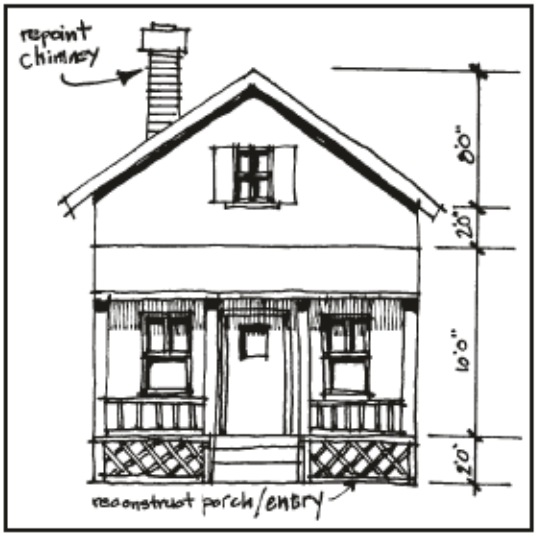
Inappropriate drawing: the scale and character are not clearly conveyed, nor are there any dimensions.

Step 5. Develop a Design Concept Using the Guidelines

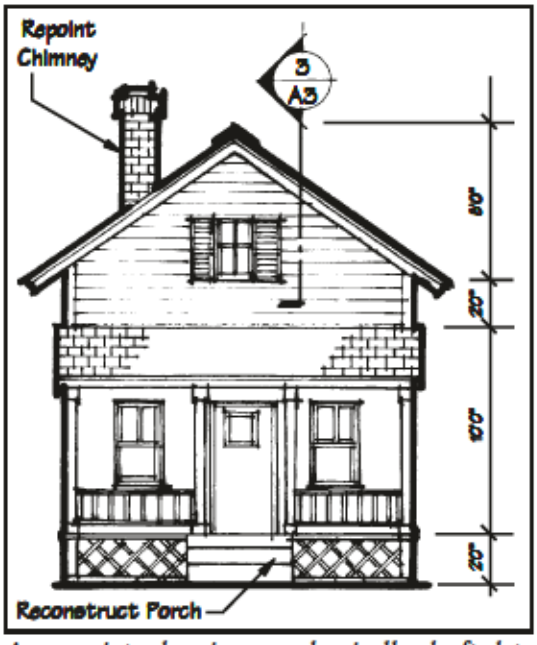
The guidelines form the basis for the DRC's design review decisions.

Step 6. Preliminary Review (optional)

Prepare a packet for preliminary review by the DRC prior to the expenditure of drawings for final review. This step is highly recommended for new construc-



Appropriate drawing: while in free-hand, this drawing does adequately convey the scale and character of the proposed work.



Appropriate drawing: mechanically drafted to scale, this drawing best conveys the character of the proposed work.

Before starting to design, here are some steps to help get organized:

Step 1. Consider Professional Design Assistance

Step 2. Check Other Town Regulations

Step 3. Become Familiar with the Design Guidelines

Step 4. Review the Site Context

Step 5. Develop a Design Concept Using the Guidelines

Step 6. Preliminary Review (optional)

Step 7. Prepare a Complete Submittal Package

Step 8. Submit the Design for Formal Review

tion, accessory buildings, major alterations and additions.

Step 7. Prepare and Submit a Complete Application Packet for Formal Review

An application packet should be prepared (the contents of which are discussed in the following section) and submitted to the DRC for review. A presentation of the proposed project to the DRC is necessary to obtain a COA. The presentation should focus on how the proposed work complies with the design guidelines.

Step 8. Submit the design for formal review.

Presentation to the DRC is the culmination of the design review process. The presentation should focus on how the proposed work complies with the Guidelines.

The DRC has two categories for projects that must be reviewed: major projects and minor projects. Minor projects are those that do not add square footage or add less than 50 square feet; major projects include all else. The DRC has separate submittal requirements for these two types of projects.

Submittal Requirements

Major Projects

Major project applications must be complete and submitted 10 days prior to the DRC meeting for which they are scheduled to be on the agenda. Two copies of following information should accompany the application:

- ❑ A completed application and check off sheet (available from Town Hall)
- ❑ Full sets of construction drawings, including:
  - ❑ Dimensioned floor plans
  - ❑ Dimensioned elevations showing height, width, depth of building and dimensions of door and window openings
  - ❑ Site plan for new construction, additions, accessory structures, to include a topographical (topo) plan with a minimum of 2 foot contours for new construction and site grading (setbacks must be indicated on the site plan)
  - ❑ List of exterior materials (separate from the drawings) and samples of all synthetic materials
- ❑ Landscape plan for all new construction, accessory structures and additions to a building footprint



All applications are due 10 days prior to the Design Review Commission meeting.

Preliminary Reviews

A preliminary review by the DRC is highly recommended for new construction, accessory buildings, major alterations and additions. Preliminary review packets are due ten days prior to the DRC meeting for which they are scheduled to be on the agenda. The review packet should contain the following materials:

- ❑ Preliminary review request
- ❑ Scaled elevations and floor plans with dimensions
- ❑ List of exterior materials
- ❑ Site plan with topographical plan

Minor Projects

Minor project applications must be complete and submitted ten days prior to the DRC meeting for which they are scheduled to be on the agenda. One copy of the following information should accompany the application:

- ❑ A completed application and check off sheet (available from Town Hall)
- ❑ Scaled drawings with dimensions
- ❑ List of exterior materials (product samples may be required)
- ❑ Site plan for fences, walls, patios and decks (setbacks must be indicated on all site plans)

These design standards apply to all projects in the Town of Georgetown, including alteration to any existing property as well as construction of a new building. Taking on a project in a historic community can, at its outset, appear quite challenging. One of the purposes of this document is to help clarify the goals and objectives of the Town of Georgetown for enhancing its natural and historic sense of place. To assist in this endeavor, consider the following five "precepts" as you consider any potential project:

Basic Design Standards

1. Keep it Simple

The image of Georgetown is that of a simpler time. Much of the built environment is composed of simple forms which reflect the climate, a "western" attitude, the town's remoteness as well as the limitations of early transportation systems.

2. Keep It in Scale

Another aspect of Georgetown is its sense of scale. Much of the town is perceived from a variety of view points. This overall scale is reflected in the street layout and in the buildings which enhance a pedestrian environment.

3. Respect All Historic Resources

Georgetown's historic resources are vast. While the mineral resources have been mostly extracted, the sense of history is evident through the integrity of the town's many historic buildings. Typically, old buildings should significantly outnumber new structures in an intact historic district. The *sense of time and place* on the street is also important. One should be able to perceive the character of the neighborhood as it was historically.

4. Make All New Design Compatible to the Existing Context

While the historic resources are extensive, they must be balanced with a new project which reflects the dynamics of changing times. That is, while historic, the town is not frozen in time. For this reason, new construction should draw upon the design elements of the historic buildings, while not directly imitating them. Therefore, regarding this concept, consider the following as a general *STANDARD*:

New interpretations of traditional building types in the Historic Design District are encouraged, such that they are seen as products of their own time yet compatible with the history.

1) Historic details that were not found in Georgetown are inappropriate.
2) Historic proportions of height, width and depth are very important to be compatible with the historic mass and scale of Georgetown .

5. Read All Applicable Design Guidelines.

How to Understand the Design Guidelines Presented in Books II and III

A Typical Guideline

Guidelines are contained in Books II and III of this report. A typical design guideline may contain of five parts:

- The first is the design element category (e.g., retaining walls, windows, residential parking) under which the design guideline falls. These categories are numbered (i.e., in arabic numbers) in Book II and in Book III.
- Second is an introductory discussion of the design element and why it is important. Included in this discussion is a policy statement that describe a desired state or condition of the design element being discussed. *Policy statements are shown in italics in the introductory discussion of the design element.*
- Third is the design guideline statement itself, which is typically performance-oriented, describing a desired design treatment. Design guidelines are listed as capitalized letters under each design element.
- The design guideline statement is followed by supplementary information that is treated as sub-points of the guideline. These sub-points may include additional requirements, or may provide an expanded explanation. These sub-points are listed as arabic numbers under each design guideline.
- Additionally, a photograph or illustration may be provided, to clarify the intent of the guideline.

When referencing a design guideline, the Book number, chapter number, design element number, the design guidelines letter and sub-point number should be used.

For example, the design guideline about garages in the Historic Design District (Book II) at right would be referenced as:

Book II.Chapter 6.6.B.1

6. Residential Parking/Garages/Driveways

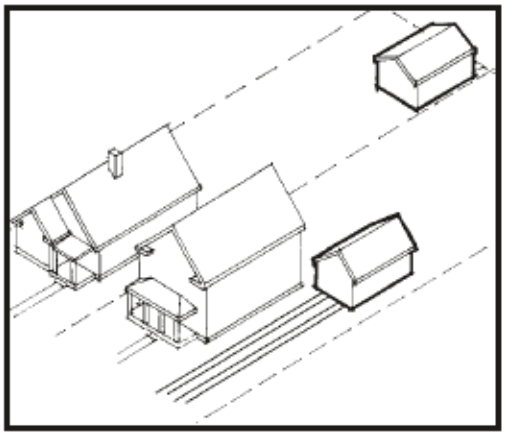
When the automobile and its associated storage were introduced, parking was an ancillary use and located to the rear of a site. This tradition should be continued, and in all cases, the visual impacts of parking—which includes driveways, garages and garage doors—should be minimized.

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.



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.

A typical design guideline used by the Design Review Commission.

It is important to note that all of the elements of the design guidelines (i.e., including the introductory and informational sections, the policy statement, and the subpoints) constitute the material upon which the DRC will make its determination of the appropriateness of a proposed project.

The numerical ordering of the Guidelines does not imply a ranking of importance, although the DRC has attempted to organize the guidelines from bigger issues, the "macro," to detailed concerns, the "micro." The emphasis placed on individual guidelines varies on a case-by-case basis, depending upon the context of the proposed project.

Definitions of Key Terminology

The degree to which a property owner must comply with design guidelines varies from guideline to guideline. The degree of compliance required is dictated by the language used in the guideline itself. The following terms related to compliance are used in the design guidelines contained in this report. The definitions of these terms indicates the degree of compliance required.

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

Consider - When the term "consider" is used, a design suggestion is offered to the applicant as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it.

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

Guideline - In the context of this document, a "guideline" is design directive that must be met, in order to be in accordance with the intent of these guidelines.

Historic Structure - In general, an historic structure is one that is at least 50 years old or older, or is associated with significant people or events. In the context of this document, an historic structure is one that dates from the town's historic period (1860-1915) of significance used for defining context and retains a significant amount of its physical integrity and character-defining features. However, other buildings may date from outside this period of significance and still be considered historic (e.g., the early ski period, Swiss Chalet architecture from the 1950s).

Imperative mood - Throughout this document, many of the guidelines are written in the imperative mood. The applicant is often instructed to "maintain" or "preserve" an established characteristic. For example, one guideline states: "Maintain the original proportions of a door." In such cases, the user shall comply. The imperative mood is used, in part, because this document is intended to serve an educational role as well as a regulatory one.

Inappropriate - Inappropriate means impermissible. When the term "inappropriate" is used, the relevant design approach shall not be allowed. For example, one guideline states: "A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate." In this case, a design out of character with the historic building would not be approved.

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 "historic" and "non-historic" structures in the town.

Non-Historic Structure - Recent buildings and those fifty years old or older that have lost their integrity are considered to be "non-historic structures." These structures do retain value as residential or commercial properties, but do not possess the significance and/or physical integrity necessary to be listed as "historic."

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

Should - If the term "should" appears in a design guideline, compliance is strongly encouraged, but is not required.

When physical conditions permit or ***when feasible*** - In some design guidelines, the applicant is asked to comply with the statement "when feasible." In these cases, compliance is required, except when the applicant can demonstrate that it is not physically possible to do so. For example, one guideline states: "Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using recognized preservation methods when physical conditions permit, rather than remove the element." In this case, the owner shall retain the original material, unless they can demonstrate that it has deteriorated to the extent that it is not practical to do so.

Chapter 2

Design Review in Georgetown

Preservation and Design Review is Important in Georgetown

The historic significance of the Town of Georgetown is widely recognized—Georgetown is generally regarded as one of the best surviving examples of a Rocky Mountain mining-era boom town. Historic preservation is a well-established part of town planning and is important to the residents of Georgetown. Even those who live and work in the newer portions of town point with pride to the town's historic resources as evidence of the community's character. Although the town's historic character is recognized by many as an important asset, it is fragile and must be carefully managed and nurtured. If the town's genuine historic character is lost it can not be replaced.

The town can be dynamic and change in response to changing community goals and economic conditions, however preserving Georgetown's heritage should remain a primary goal of the community. This was acknowledged by the Secretary of the Interior when the town was designated as part of the Georgetown/Silver Plume National Historic Landmark in 1966. Design guidelines are one of the most comprehensive, effective and objective ways to maintain the design character of a community and to protect its historic resources.

Historic Preservation

A sense of history is an important part of community identity in Georgetown. The historic buildings serve as reminders of the people who first settled and worked in the valley, and they offer suggestions of the historic lifestyles of these early citizens. In this sense, the buildings are a physical link to the cultural and social heritage of Georgetown.

The buildings also serve as records of building technologies and styles of earlier periods. As such, they contribute to the unique visual character of Georgetown. This visual character helps provide a sense of identity to residents and also adds to the attraction for visitors. Preservation of this connection with history is a high priority of most citizens in the community. In general, there are three types of historic buildings that are valued in Georgetown:

- First, there are a number of major landmarks that stand out because of their size, unique design or special function.
- Secondly, there are vast numbers of primary buildings that combine in groups to form parts of the overall historic scene.
- Finally, there are secondary structures, such as barns and sheds, which contribute to the historic character of the town.



The design guidelines for the Town of Georgetown are organized into three books.

Book I: Design Review in Georgetown

Book II: Design Guidelines for the Historic Design District

Book III: Design Guidelines for the Millsite, Meadows and Gateway Design Districts

These three types of historic structures are identified in surveys of historic structures, in various categories of significance. Planning for each of these categories is important.

Urban Design

Residents are concerned about the general quality of design in the man-made environment and wish to promote good design that will enhance the quality of life in Georgetown and maintain its historical character. They wish to raise the level of community expectations for the character of the environment and wish to enhance the attractiveness and functional utility of the community as a place to live, work and visit. A significant portion of the elements that affect the design of the urban environment are already established in the historic buildings and site features within the Historic Design District, but urban design concepts extend beyond them, both geographically and conceptually.



The Town of Georgetown was designated as part of the Georgetown/Silver Plume National Historic Landmark in 1966.

See the "Summary of Characteristics" and "Design Goals" discussion at the beginning of each Character Area chapter for more information regarding the specific context which you may be asked to respect or relate to.

A defined policy of using sound urban design principles can help citizens achieve the goal of ensuring the quality of development in Georgetown. In order to accomplish this goal, the following objectives apply:

- Alterations and new construction should be compatible with the character of the neighborhood.
- The design principles should encourage creative solutions that will enhance the character of the neighborhood. While compatibility is an objective, the intent is not to stop development or to freeze the neighborhood in time, making all buildings appear to be from a fixed period.
- Georgetown is diverse architecturally and has already experienced change. Continuing change is therefore expected and appropriate new design approaches should be encouraged while respecting historic resources.
- Private property values and investments should be protected.

Design Review

Georgetown has had a design review system for many years. This system uses a set of "design guidelines" to guide the review, modification and acceptance/rejection of applications for major modifications to existing buildings or the construction of new structures. Building owners and developers must apply for a "Certificate of Appropriateness" (COA) from the Town before they can proceed with their planned renovation or construction activity. The COA is granted by Georgetown's Design Review Commission (DRC), a volunteer group that evaluates the application against the Design Guidelines in order to determine acceptance, rejection or modifications required.

Design Guidelines

Design guidelines form the backbone of the Design Review System. They are specific guidelines outlining the treatments that are appropriate and inappropriate for construction or renovation features, such as: building orientation, scale and mass, materials, architectural features, landscaping and site treatment, accessory structures (such as sheds, garages, trash receptacles, signs). Design Guidelines are for use throughout the Town of Georgetown, in the four Design Districts and within the twelve Character Areas they contain. They address a variety of construction and repair activities, including the rehabilitation of historic properties, alterations to "non-historic" structures and the construction of new buildings. They also provide guidelines for landscape and site design.

Purpose of Design Guidelines

One purpose of the design guidelines is to inform property owners about the design policies of the town. These focus on preserving the integrity of the community's historic resources and compatible new construction. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors. Another purpose is to provide information that property owners may use in making decisions about their buildings by addressing basic principles of urban design which promote an environment that is scaled to the pedestrian, maintains cohesive neighborhood identity and respects the unique natural setting of Georgetown.

The guidelines further provide the Town, through its DRC, a basis for making informed, consistent decisions about proposed new construction and alterations to buildings and sites in the community in its formal permitting processes. The Guidelines help provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders, when they are followed carefully. The Guidelines indicate the views held by the community and are administered by the DRC and the Georgetown Board of Selectmen so that applicants may understand Georgetown's standard for design in the early stages of project development.

Use of Design Guidelines

The Georgetown Design Review Commission (DRC) must issue all affected property owners who plan to make changes to the exteriors of buildings a Certificate of Appropriateness (COA). In order to review each project in a consistent manner, the DRC will use these guidelines as a basis for determining the appropriateness of the work proposed.

The guidelines are provided to property owners to aid in planning an approach to the development in the town. Property owners are encouraged to review the guidelines when planning an improvement project, to assure that the work contemplated will help preserve the historic character of Georgetown. Owners must comply with the guidelines prior to securing a building permit. The Guidelines help provide uniform review and increase predictability, and are a means to prevent delays and minimize added costs to developers and builders, when they are followed carefully. The Guidelines indicate the views held by the community and are administered by the DRC and the Georgetown Board of Selectmen so that applicants may understand Georgetown's standard for design in the early stages of project development.

Although the design guidelines are written so that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

Development of These Design Guidelines

The policy and goals of the design guidelines presented in this report reflect Georgetown property owners' and residents' thoughts and ideas about design in the town, as formulated in two public workshops conducted in May and October of 1999. Their input provides the basis for making decisions about projects that may affect the appearance of individual properties or the overall character of the town.

These guidelines are intended to help property owners understand the building elements that make up their town and what it takes for a new building (or a substantially altered building) to respectfully relate to the context. This approach does not require residents to spend more money on their projects or to make their buildings "look old." Rather, it is a means to help construction activity more closely relate to the mass, scale, form and character of the context within which it is occurring.

History of Design Review

The Town of Georgetown adopted its first local preservation ordinance in 1970, which required that a certificate of appropriateness (COA) be obtained by a property owner before a building permit could be issued. While this made Georgetown an early pioneer in preservation in Colorado, its policies were founded on well-established precedent. In the late nineteenth century, a few U.S. cities established special committees to review the designs for public facilities. Around the turn of the century, laws mandating certain methods of construction appeared around the country. Today, more than 2,200 design review commissions have been identified across the country.

The rights of communities to guide design character through review systems have been upheld many times and at all levels of the courts. Consideration has focused on appropriate "due process" of review, on the scope of powers provided in empowering ordinances and in the design guidelines that have been applied. Georgetown encountered such a challenge in 1978, which led to the clarification of the boundaries of areas subject to design review.

Chapter 3

Historic Preservation in Georgetown

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 prehistory or history.
- Construction and design associated with distinctive 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 "historic" and "non-historic" structures in the town.

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 sig-

nificance 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.

Preservation Principles

The following preservation principles should be applied to historic properties in Georgetown.

Respect the Historic Design Character of the Building.

Don't try to change its style or make it look older, newer or more ornate than it really was. Confusing the character by mixing elements of different styles is also an example of disrespect.

Seek Uses That are Compatible with the Historic Character of the Building.

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site. An example of an appropriate adaptive use is converting a residence into a bed and breakfast establishment. This can be accomplished without radical alteration of the original architecture.

Note that the Design Review Commission does not review uses; however, property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the Commission. In addition, the zoning code provides some incentives associated with certain uses and these may require Commission comment.

When a more radical change in use is necessary to keep the building in active service, then those uses that require the least alteration to significant elements are preferred. It may be that in order to adapt your building to the proposed new use, such radical alteration to its significant elements would be required that the entire concept is inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

Establish an Approach

The first step is to investigate the history of the property. This may identify alterations that have occurred and may help in developing an understanding of the significance of the building as a whole as well as its individual components.

This historical research should be followed with an on-site assessment of existing conditions. In this inspection, identify those elements that are original and those that have been altered. Also determine the condition of individual building components.

Finally, list the requirements for continued use of the property. Is additional space needed? Or should the work focus on preserving and maintaining the existing configuration?

By combining an understanding of the history of the building, its present condition and the need for actions that will lead into the future, one can then develop a preservation approach. In doing so, consider the terms that follow:

Adaptive Use

Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. A good adaptive use project retains the historic character of the building while accommodating its new functions.

Maintenance

Some work focuses on keeping the property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. In some cases, preventive maintenance is executed prior to noticeable deterioration. No alteration or reconstruction is involved. Such work is considered "maintenance." Property owners are strongly encouraged to maintain their properties in good condition so that more aggressive measures of rehabilitation, restoration or reconstruction are not needed.

Preservation

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials. Essentially, the property is kept in its current good condition.

Rehabilitation

"Rehabilitation" is the process of returning a property to a state which makes a contemporary use possible while still maintaining those features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive use of the building with minor additions. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Remodeling

To remake or to make over the design image of a building is to remodel it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. Remodeling is inappropriate for historic buildings in Georgetown.

Renovation

To renovate means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration

To restore, one reproduces the appearance of a building exactly as it looked at a particular moment in time: to reproduce a pure style—either interior or exterior. This process may include the removal of earlier work or the replacement of missing historic features. A restoration approach is used on missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.

Combining Preservation Strategies

Many successful rehabilitation projects that involve historic structures in Georgetown may include a combination of preservation, restoration and other appropriate treatments. For example, a house may be adapted for use as a restaurant, and in the process, missing porch brackets may be replicated in order to restore the original appearance, while existing original dormers may be preserved.

The primary objectives of a preservation approach for your historic structure should be:

1. The preservation of a building's important or "character-defining" features;
2. The enhancement and preservation of the building's relationship to other structures in the historic district and its own site integrity; AND
3. Provision for an efficient contemporary use.

The contents of a preservation approach should contain strategies for each of these three types of work:

- Protection and maintenance of historic features that survive in generally good condition.
- Repair of historic materials and features that are deteriorated.
- Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

If your building is considered to be an **Historic** structure, the emphasis of your preservation plan should be on protection, maintenance and repair. For most historic structures, original details are intact, so replacement of historic materials will be less of a task.

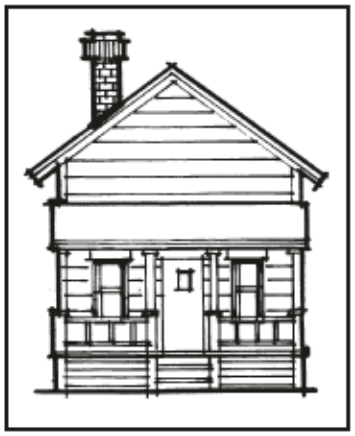
If your building is considered to be a **Non-Historic** structure, your rehabilitation plan may well include significant efforts toward replacing historic materials and restoring original design elements that are presently missing, as well as maintenance and repair work.

Alterations to primary facades that change historic configurations are generally discouraged for all historic buildings. Additions to these buildings should be clearly subordinate to the original and generally are appropriate only to the rear.

Each preservation project is unique. It may include a variety of treatment techniques, including the repair and replacement of features and maintenance of those already in good condition. Some of the basic preservation treatments are described in the section that follows. In each case, it is important to develop an overall strategy for treatment that is based on an analysis of the building and its setting.



This property retains a high degree of integrity: most of the original features and materials survive. It would be considered an "historic structure."



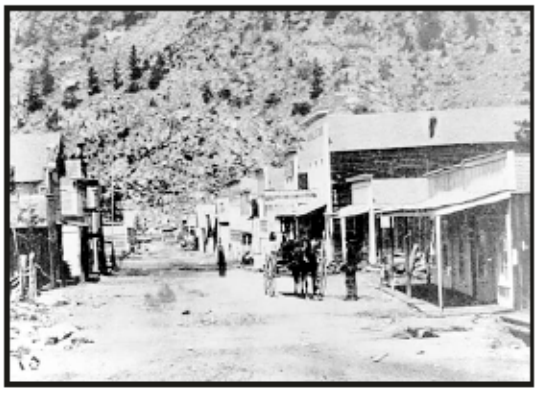
In this case, the building has lost some of its original features and materials and integrity has been compromised. Nonetheless, these losses are retrievable and, after a rehabilitation, could be considered an "historic structure" once again.



A building in this condition has lost a substantial amount of details and materials. It is no longer possible to adequately interpret its historic character and therefore, it would be considered a "non-historic structure."

Historic Overview

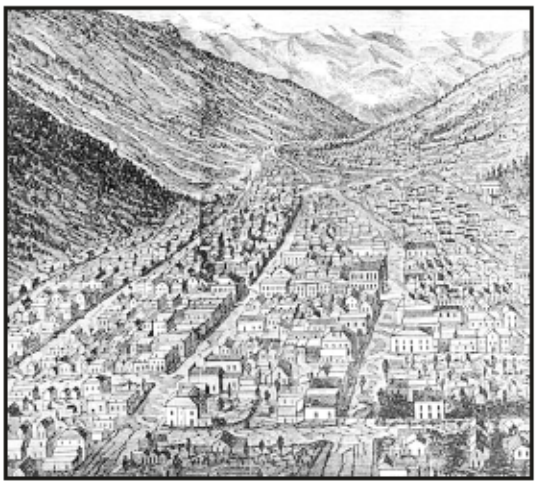
Prior to the advent of gold prospectors in the 1850s, the Front Range valleys were trading sites for the Ute Indians of the mountains and the Arapaho Indians of the plains. Trappers and explorers had wandered into the dense, beaver-laden forests, and the first gold seekers found an occasional reminder of the trapper's presence.



Downtown, circa 1870.

In 1859, major gold finds were made in the Central City and Idaho Springs areas drawing a great number of fortune seekers. Among these, two Kentuckians, David and George Griffith, began prospecting up the creek from Idaho Springs.

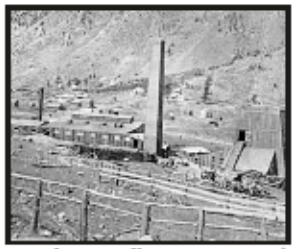
At the confluence of two streams, in the area of Twelfth and Rose Streets in present day Georgetown, their pans revealed gold. Immediately they staked their claim



An historic lithograph of Georgetown, circa 1880.



Downtown in 1878.

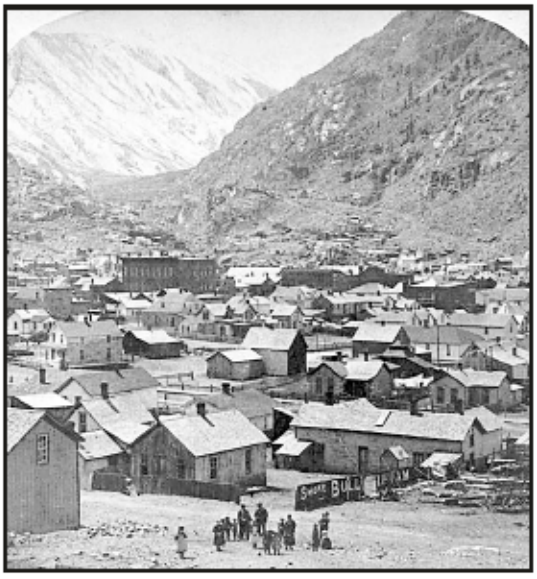


A silver mill, circa 1900.

and in 1860, the Griffith Mining District was established. Other prospectors flocked to the area and George's Town, laid out by David Griffith, began to grow. There was little placer gold in the Griffith discovery and the boom ended almost as abruptly as it had started.

The prospectors knew that the mountains surrounding Georgetown contained rich silver veins but these had been ignored in the search for gold. It was not until the staking of the Belmont Claim in 1864 that the silver boom began. It was to last for the next thirty years.

A silver camp named Elizabethtown grew up at the south end of the valley under the shadow of Leavenworth Mountain. By 1867, the focus of the valley had shifted there and to the rich mines above it. In 1868, the citizens of both towns—George's and Elizabeth's—met at the corner of Rose and Mary Streets and decided to form one town: Georgetown. In 1868 a territorial charter, under which the town still operates, established an "alcalde" form of government, one headed by a police judge, derived from the Spanish mining camps in California.

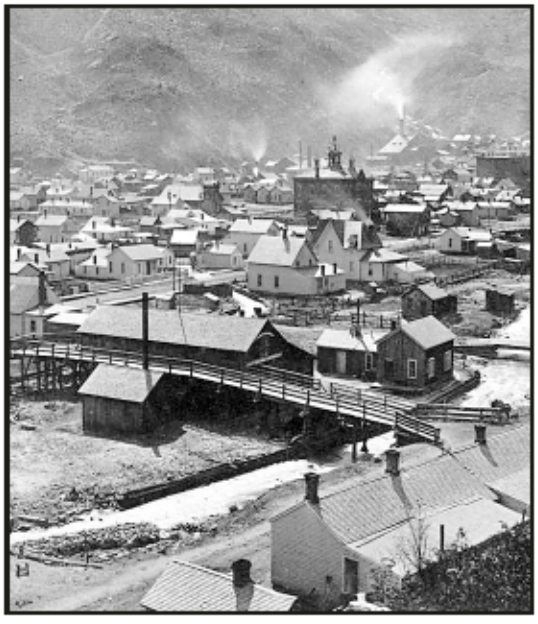


Georgetown, circa 1890.

By 1870, Georgetown had 3,000 residents. The requirements of silver processing had spurred the construction of numerous mills with investors from Chicago, New York, Philadelphia and London providing the necessary capital.

Within the old mining camp, log structures were covered with lap siding and embellished with carpenter's lace. Fine new residences were constructed. A school was first organized in 1867 and the large brick school built in 1874. Methodist, Congregational, Catholic, Lutheran, Episcopal and Presbyterian churches were established. Georgetown also offered luxurious lodgings in the Barton House, Hotel de Paris and several other hotels. Entertainment was available in the opera houses and the saloons. Volunteer fire departments were formed to protect, successfully, the wood frame town against the real threat of destruction by fire.

Georgetown continued to expand with the mining economy. Merchants, lawyers and newspapermen came in the wake of the miner. The first newspaper, *The Colorado Miner*, began publication in 1867. Stores of all types, from hat shops to liveries to bakeries, crowded the downtown area.



Georgetown, circa 1878.

Georgetown had become one of Colorado's major cities.

While the town was definitely settled, it was not always peaceful. Miners from the surrounding mountains descended on the town on Saturday night to enjoy a bit of the good life, returning to the mines by torchlight before dawn on Monday morning.

The peak of Georgetown's boom was reached in the late 1870s and early 1880s. Five thousand people were living in the valley, and the Colorado Central Railroad, which wound its way from Denver up Clear Creek Canyon, arrived in Georgetown in 1877. The mines and mills maintained full and profitable operation throughout this period. Fine brick buildings were built to replace some of the more temporary wooden ones. Flagstone sidewalks, granite walls and a city park added refinement. The Georgetown Loop, completed in 1884, connected Georgetown and Silver Plume with 4-1/2 miles of track winding back over itself to climb the 600 feet in 2-1/2 statute miles.

Two decades of prosperity inspired a confidence in Georgetown that even the gradually declining price of silver could not shake. The town was still building when, in 1893, the United States Congress repealed the Sherman Silver Purchase Act and silver mining was no longer profitable due to lack of confidence and financing from east coast and overseas investors. For Georgetown, the Silver Queen, the thirty year boom was over. The mines, still containing now unmarketable silver, gradually closed. The population dwindled to 200 in the 1930s. Although never a true ghost town, many structures were abandoned and later demolished.



A house in 1875.



A house in 1875.



A house in the 1880s.



A house from the 1890s.

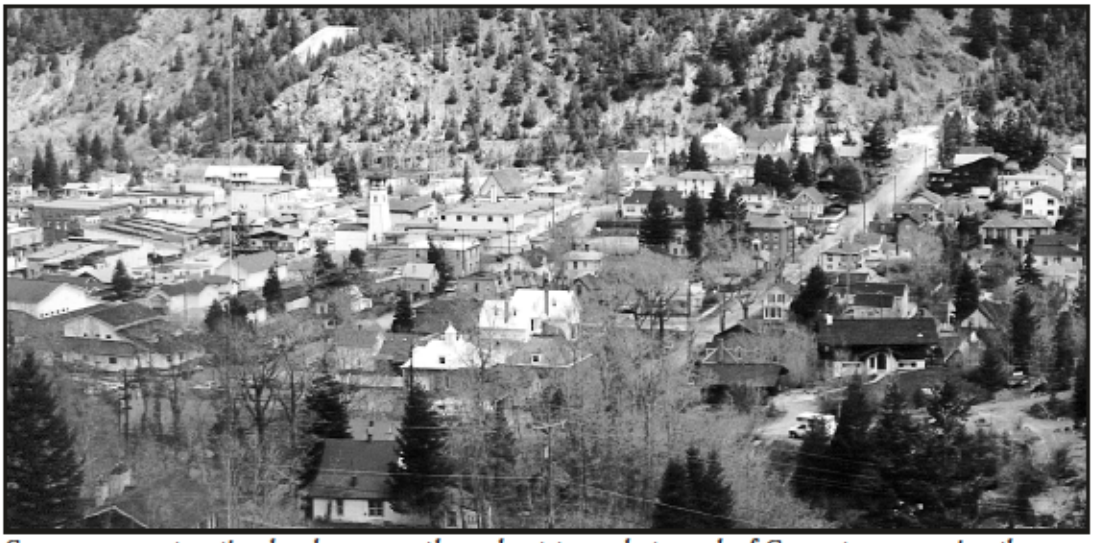
The post World War II years brought another boom to Georgetown. With easy access to Denver, the quiet charm of a proud mountain town rich in Nineteenth Century architecture and history has created a new life for the town.

Present day Georgetown contains more than 200 19th century structures, an incomparable collection of western bonanza architecture. The region's contribution to frontier mining history received national recognition when, under the Historic Preservation Act of 1966, the Georgetown/Silver Plume Mining District was designated a National Historic Landmark District by the U.S. Department of the Interior. A number of Georgetown buildings have also been designated individually as National Register sites.

In May of 1970, the Town of Georgetown passed its first Historic Preservation Ordinance to assist the town in protecting its past while building its future. Design guidelines were developed in 1978 and were updated in 2000.







Some new construction has been seen throughout town, but much of Georgetown remains the same today.

Appendix A

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general preservation principles established by the National Park Service to guide preservation, rehabilitation, restoration or reconstruction projects. These standards are also serve as the basis for many of the design guidelines presented in this document. The Secretary of the Interior's Standards state that:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design for alternations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

Appendix B
Glossary of Terms

Alignment. The arrangement of objects along a straight line.

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

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

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

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

Balustrade. A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard. A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

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

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

Character-Defining Features. A series of design features that, taken together, form the visual identity of an historic district, site or structure. On an historic structure for example, the character-defining features might include the size, materials, details and window and door openings of the building.

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

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

Composition Shingles. See asphalt shingles.

Corbelling. A series of projections, each stepped out further than the one below it; most often found on brick walls and chimney stacks.

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

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

Doorframe. The part of a door opening to which a door is hinged. A doorframe consists of two vertical members called *jambs* and a horizontal top member called a *lintel*.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

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

Eave. The underside of a sloping roof projecting beyond the wall of a building.

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

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

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Feeling. As related to the determination of "integrity" of a property, *feeling* refers to how a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

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

Frame. A window component. See window parts.

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

Glazing. Fitting glass into windows and doors.

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

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

Historic Resource. A building, site, structure or object adding to the historic significance of an historic district.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. See "physical integrity".

Kickplate. The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront glazing area.

Lap Siding. See clapboards.

Location. As related to the determination of "integrity" of a property, *location* refers to a historic property existing in the same place as it did during the period of significance.

Mass. The physical size and bulk of a structure.

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

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

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

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

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

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

Panel. A sunken or raised portion of a door with a frame-like border.

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

Period of Significance. Span of time in which a property attained the significance. In Georgetown, the period of significance is roughly between 1850 and 1915.

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

Opaque Fence. A fence that one *cannot* see through.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

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

Physical Integrity. Results when a sufficient percentage of a structure dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character-defining features also should remain intact.

Porch Piers. Upright structures of masonry which serve as principal supports for porch columns.

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

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

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

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

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

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof. The top covering of a building. Following are some types:

- ***Flat roof*** has only enough pitch so that rain water or melting snow can drain.
- ***Gable roof*** has a pitched roof with ridge and vertical ends.
- ***Hip roof*** has sloped ends instead of vertical ends.
- ***Shed roof*** (lean-to) has one slope only and is built against a higher wall.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Semi-Transparent Fence. A fence that one *can* see partly through.

Setting. As related to the determination of "integrity" of a property, *setting* refers to the physical environment of a historic property.

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

Side Light. A usually long fixed sash located beside a door or window; often found in pairs.

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

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

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

Stile. A vertical piece in a panel or frame, as of a door or window.

Stabilization. The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

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

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

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

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

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Transparent Fence. A fence that one *can* see through.

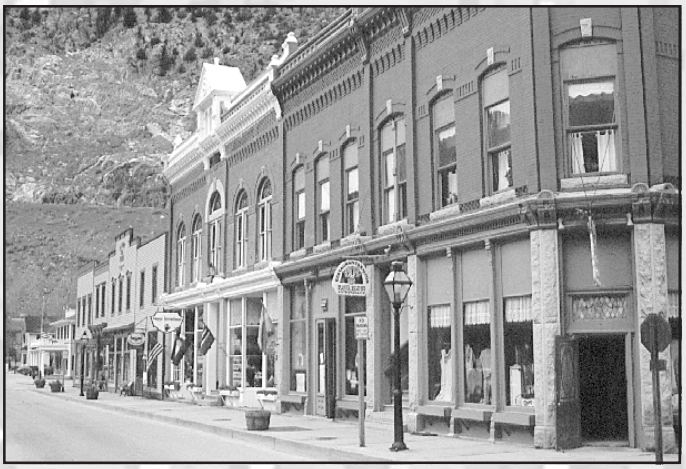
Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

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

Window Parts. The moving units of a window are known as *sashes* and move within the fixed Frame. The *sash* may consist of one large *pane* of glass or may be subdivided into smaller panes by thin members called *muntins* or *glazing bars.* Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called *mullions.*

Workmanship. As related to the determination of "integrity" of a property, *workmanship* refers to the physical evidence of the crafts of a particular culture, people or artisan.

Town of Georgetown, CO





Book II Guidelines for the Historic Design District

July 2000

Town of Georgetown, CO



Book II Guidelines for the Historic Design District

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July 2000

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Introduction

Book II

Introduction

This is Book Two of a Three-Book report 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 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 Character Areas

- Chapter 5, Setting
- Chapter 6, Site Features

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

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

The book presents design guidelines for rehabilitating or adding on to historic structures throughout Georgetown. The 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 report, ***Design Guidelines for Georgetown, Colorado***, updates and replaces past design guidelines used by the Town of Georgetown. These design guidelines apply to all construction projects in Georgetown, except for a few smaller projects and for interiors of buildings. (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 For The Historic Design District

Book III
Design Guidelines For The Millsite, Meadows & Gateway Design Districts

The design guidelines for the Town of Georgetown are organized into three books:

- **Book I: Design Review in Georgetown**
- **Book II: Design Guidelines for the 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. Instead, 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 city, through the Design Review Commission, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

Section 17.04.050 of the Municipal Code requires a COA for "any new construction; additions to or remodeling of existing structures, where the exterior appearance of the structure is involved; moving or demolition of existing structures; and erection of fences or walls."

In general this means that all persons desiring to construct, demolish, move or in any way alter the exterior of a building or property, must obtain a COA from the DRC. The construction of new fences, major structural landscape elements and signs also must receive a COA. Repairs (i.e., exact replacement in size, shape, materials and texture) do not require DRC approval but may require a building permit. (Property owners should check with the Georgetown Building Inspector regarding whether planned repairs must be reviewed by the DRC.)

The DRC must review the following types of work.

Rehabilitation and Alterations of an Historic Structure

This includes any exterior alteration or rehabilitation of historic structures.

Alteration of All Other Structures

This includes any exterior alteration of a non-historic structure.

Site Work

This includes landscaping of grounds, new grading and construction of driveways, fences or walls.

New Construction

This includes the construction of any new primary or accessory structure.

Public Sector Projects

This includes a public project that would change any street, streetscape, park or other publicly owned property.

Demolition

This includes the demolition of a primary or accessory structures or site features.

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 prehistory or history.
- Construction and design associated with distinctive 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 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 55 years (1860-1915). 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 "historic" and "non-historic" structures in the town.

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.

Guidance for Which Book(s) To Use

Depending upon the type of construction project and its location, property owners and developers should use the following books in this report to assist in understanding the design review process and meeting its requirements.

Which book(s) do you need? Criteria:	Book I *All* Chapters	Book II (section 1) *Your* Character Area	Book II (section 2) *Site* Design Guidelines	Book II (section 3) *Building* Design Guidelines	Book III (section 1) *Your* Character Area	Book III (section 2) *Site* Design Guidelines	Book III (section 3) *Building* Design Guidelines
Your proposed project requires a COA.	X						
Your proposed project is in the Historic Design District.	X	X	X	X			
Your proposed project **does** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	X		X	X	X		
Your proposed project **does not** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	X				X	X	X

Section 1
Design Guidelines For the 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 out buildings 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.

In this chapter the following topics are addressed:

- Summary of Characteristics p. 7
- Design Goals p. 7
- Mass & Size p. 9
- Building and Roof Form p. 10
- Building Setbacks p. 11



The Historic Residential Character Area.

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.

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 Committee. 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 Historic Residential Character Area.

The design goals for the Historic Residential Character Area are:

- To emphasize the preservation and restoration of historic structures and building detailing (e.g., 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 (e.g., 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 (e.g., 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 (e.g., 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 (e.g., 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 (e.g., Parking for an automobile should not be the primary or dominant feature on a building's site.)
- To promote friendly, walkable streets (e.g., 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 Residential Character Area. They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size & 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 established size should be maintained.*

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

1) Residences in the Character Area 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 new structure should be used in calculating the height of the surrounding context.

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

1) Typically, a residential building front ranges from 15 to 30 feet in width. Additional widths were accomplished with a setback or change in building plane.



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

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



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



2. Building and Roof Form

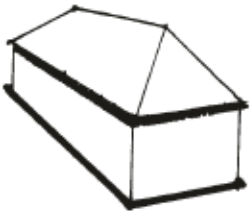
The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. Additions are usually located to the rear of the main building. In a basic sense, it is the combinations of these shapes that establish a sense of scale for the neighborhood. *These characteristic 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.

Appropriate residential roof forms seen on historic structures include:

Gabled:



Hipped:



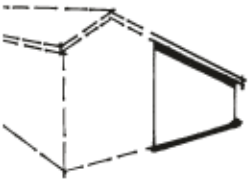
Cross-Gabled:



Mansard:



Shed (additions):



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.

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.



Maintain the alignment of building fronts along the street.

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

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 upper portions of the facade 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.

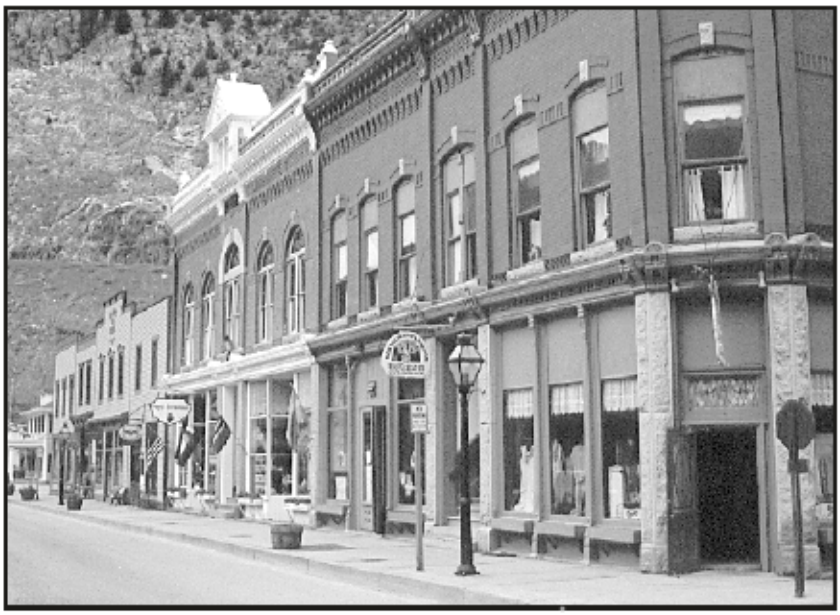
Summary of Key Characteristics

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

In this chapter the following topics are addressed:

- Summary of Characteristics p. 13
- Design Goals p. 14
- Mass & Size p. 15
- Building and Roof Form p. 16
- Building Setbacks p. 17
- Recessed Entries p. 18
- Preservation of Commercial Storefronts p. 19
- New Storefront Character p. 20
- Detail Alignment p. 21
- Corner Lots p. 21
- Third Stories p. 22
- Site Furniture p. 23



The Historic Commercial Character Area.



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.

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 that significantly contribute to the integrity of the town (e.g., 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 (e.g., A new building should be a rectangular mass that is one- or two-stories in height, as seen from the street; whereas, 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 (e.g., 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 (e.g., 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 (e.g., 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

Building Mass, Size & Form

1. Mass and Size

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade 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 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.



In this photo, a vacant lot lies between historic structures in Telluride, CO. Compare this "before" with the infill project shown in the photos at right.

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.



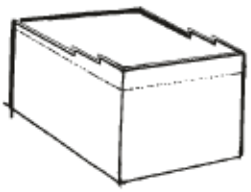
Here, a new building is divided into "modules" that reflect the traditional building widths. Contemporary interpretations of historic details are used to demonstrate that the building is new.

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.*

Appropriate commercial roof forms seen on historic structures include:

Flat:



False-Front:

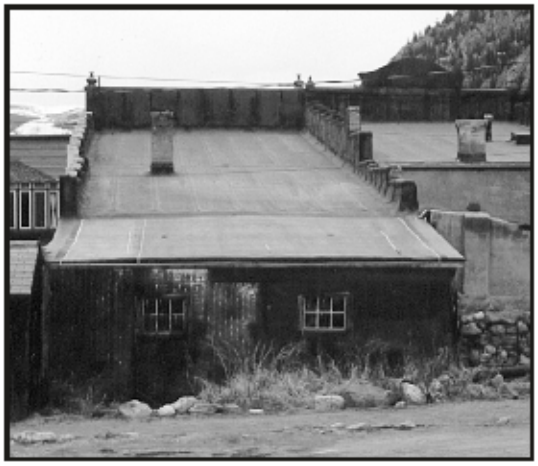


A. Rectangular forms should be dominant on commercial facades.

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.

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

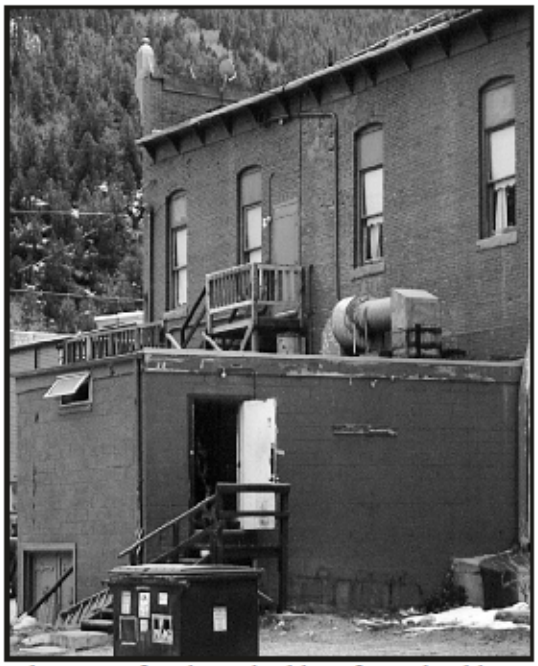
1) Gabled roofs may also be used if a false front or parapet with horizontal emphasis obscures it.
2) Parapets on side facades should step down towards the rear of the building.



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

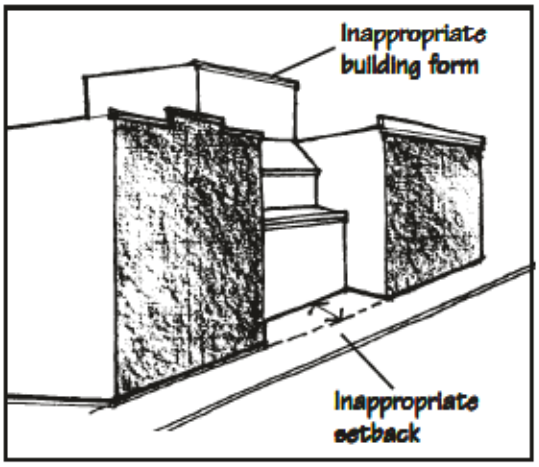
Setting

3. Building Setbacks

Buildings create a strong edge to the street because they 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 facade 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.

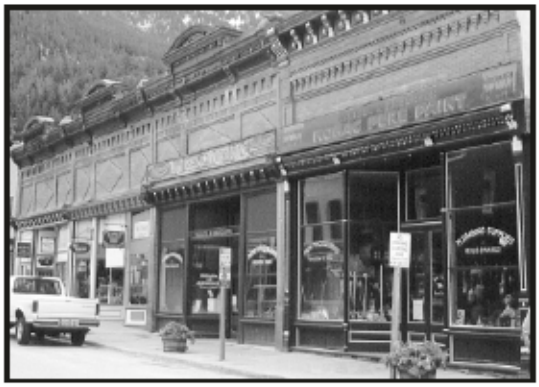
Building Features

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 facade 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.



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

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

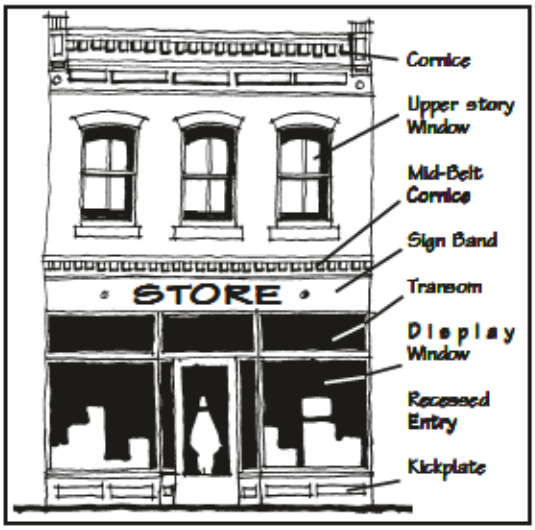
1) If evidence of the original design is missing, use a simplified interpretation of similar storefronts. The storefront still should be designed to provide interest to pedestrians.
2) Historic photographs of Georgetown and its buildings are widely available and should be used when determining the original 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 facade 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.

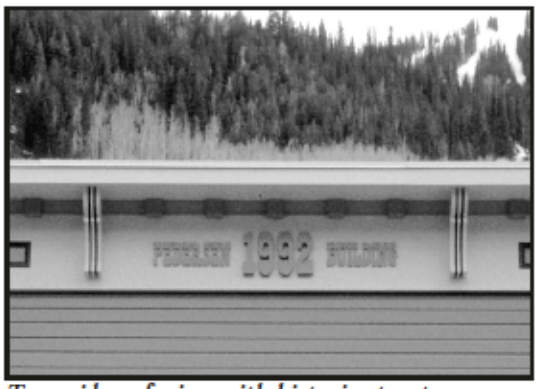
B. Maintain the distinction between the street level and the upper floor.

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, bay windows and towers are examples of elements that may be considered to emphasize corner locations.
3) Storefront windows, display cases and other elements that provide visual entrances 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 facade.
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.



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.



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).

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.

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.

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:

- Summary of Characteristics p. 25
- Design Goals p. 26
- Building Setbacks p. 27
- Mass & Size p. 28
- Building and Roof Form p. 29
- Architectural Character p. 29



The Historic Mixed-Use Character Area.



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.

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:

- To preserve all historic buildings that significantly contribute to the integrity of the town
- To maintain the small-size character of the area (e.g., 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 (e.g., 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 (e.g., 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 (e.g., 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:

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

Setting

1. 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 locate 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.



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.

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.

Building Mass, Size & Form

2. 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.





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

3. 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.

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.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

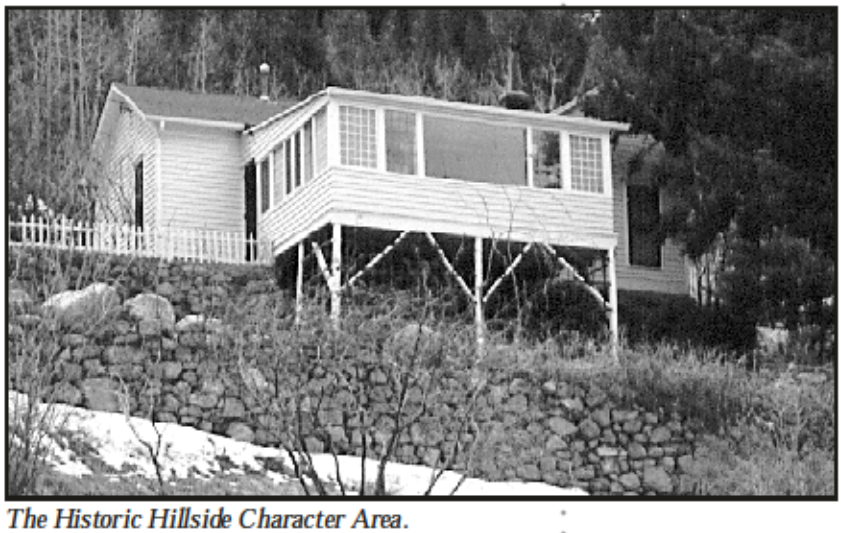
- trees and open space
- views (to and from)
- steep slopes
- retaining walls
- front yards on the uphill side
- single-family residences
- gabled or hipped roof forms
- horizontal wood siding
- simple detailing

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.

In this chapter the following topics are addressed:

- Summary of Characteristics p. 31
- Design Goals p. 31
- Mass & Size p. 32
- Building and Roof Form p. 33
- Platting p. 34
- Streets p. 34
- Views p. 35
- Building Orientation p. 35
- Cut-and-Fill p. 36
- Landscaping p. 37
- Lighting p. 37



The Historic Hillside Character Area.

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 (e.g., 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 four sections dealing with the following issues:

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

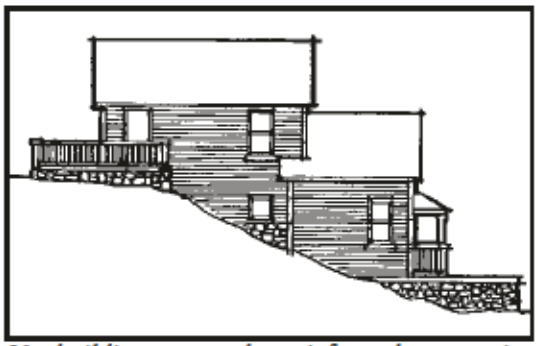
Building Mass, Size & Form

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.



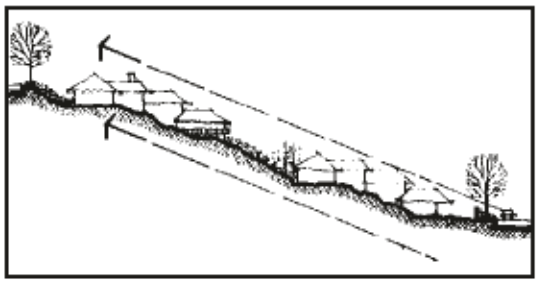
Use building masses that reinforce the perception of the natural topography. Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.

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.



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

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.

Setting

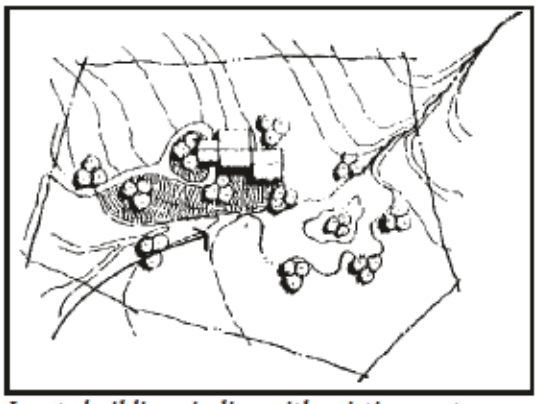
3. Platting

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

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.

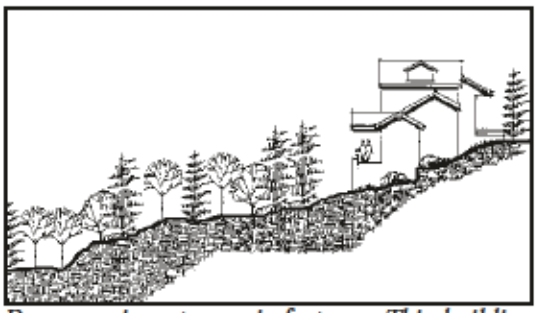
1) Although some road layouts are established in this area, consider ways to minimize disturbance of natural topography wherever new roads or drives are contemplated.
2) Keep cut-and-fill to a minimum.
3) Consider schemes that provide for compact streets and shared drives to minimize the area of paved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



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

6. Building Orientation

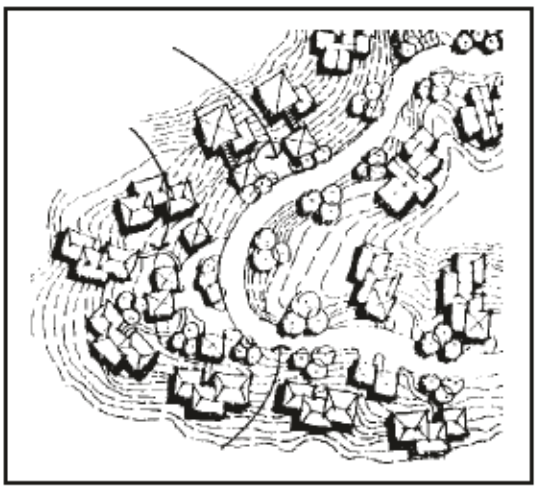
New projects in the Historic Hillside Character Area may be seen from lower viewpoints, and therefore any project has the potential for significant visual impact on the overall character of the town. *Visual impacts of any hillside development should be minimized.*

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.

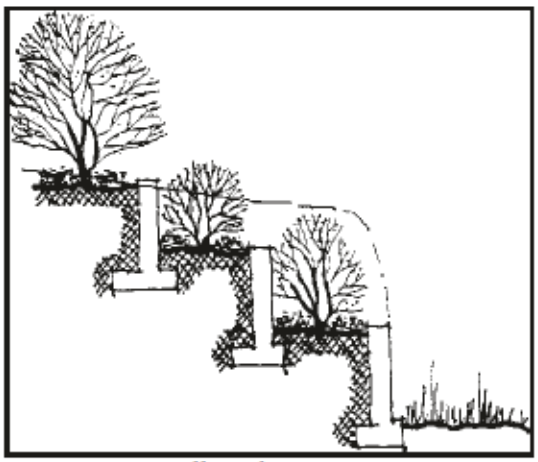
Site Design

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 1: General Design Guidelines for the Historic Design District.*



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 (e.g., 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 1: General Design Guidelines for the Historic Design District*.



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.

Section 2

Design Guidelines For Site Design in All Character Areas

Chapter 5

Setting Design Guidelines

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 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 p. 42
- On-Site Hazards p. 42
- Site Drainage p. 43
- Views p. 43
- Site Relationship and Building Orientation p. 44
- Building Setbacks p. 45
- Pedestrian Systems p. 46

1. Natural Resources

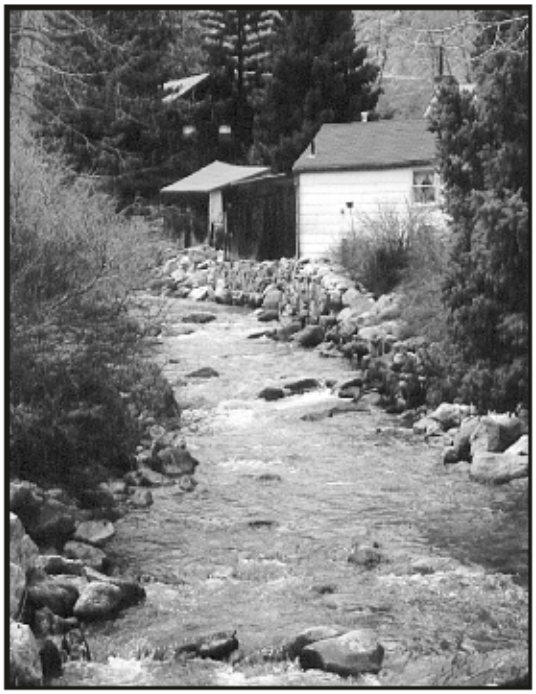
Natural resources, such as Clear Creek, South Clear Creek, Leavenworth Mountain and the steep hillsides surrounding the town, should be respected in all projects.

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 identified 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.*

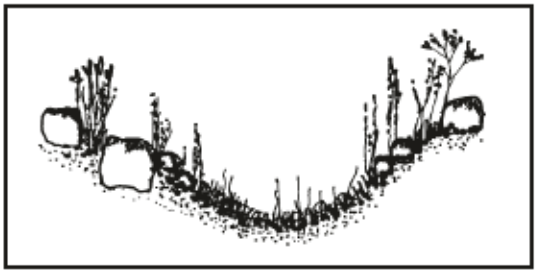
A. Drainage should not adversely affect adjacent properties.

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.



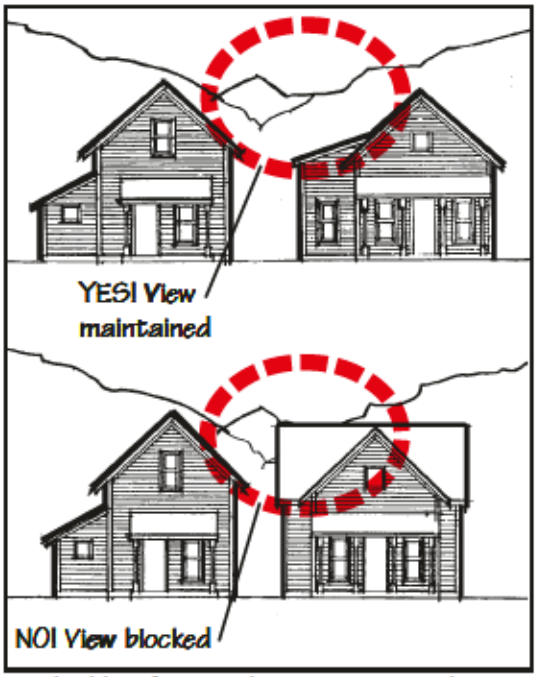
Develop drainage systems as landscape amenities, such as planted swales or rock beds.

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 the street (i.e., from a Town-maintained street).



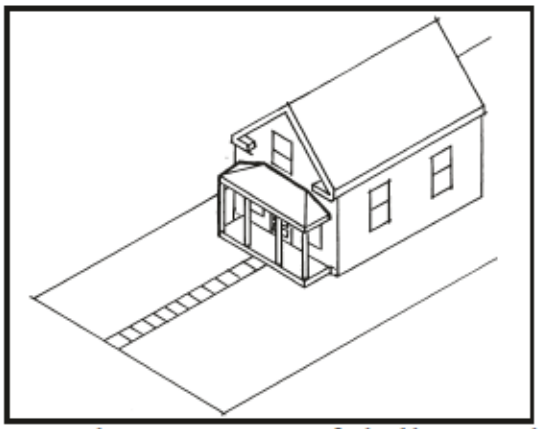
Preserve an historic structure in its original location on the site.

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.

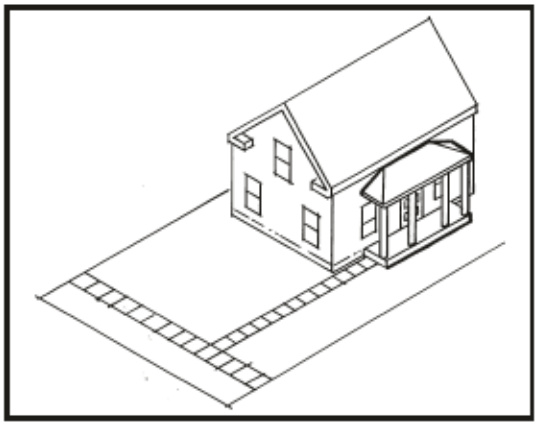
1) This orientation also should be compatible with any distinctive lot patterns in the relevant Character Area.
2) This applies to both primary and accessory structures.



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

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.



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

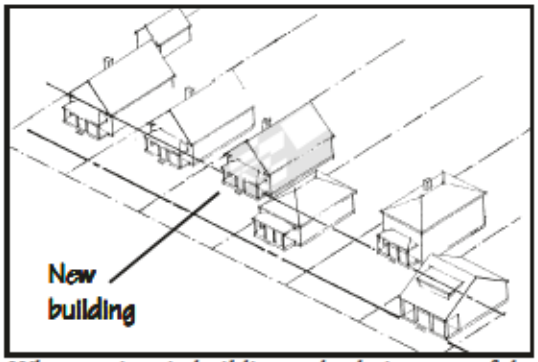
6. Building Setbacks

In many residential settings, a "hierarchy" of open space exists along the street. This begins with a "public" space, the sidewalk. A "semi-public" walkway then runs perpendicular from the sidewalk to a front porch, which defines a "semi-private" space. This in turn frames the front door, leading to the "private" space of the house. The space between the primary and accessory structure is "semi-private," and along the alley, it is again "public." *This hierarchy of open spaces within a residential setting should be maintained.*

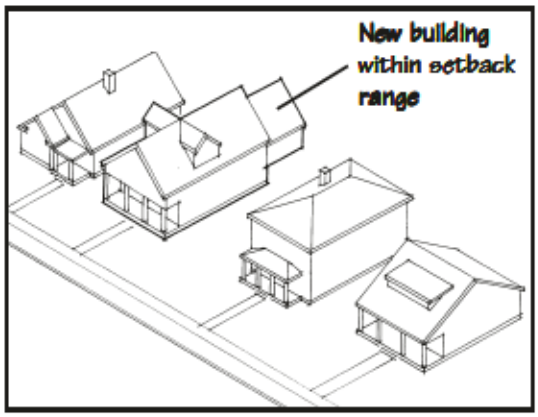
By contrast, buildings in commercial areas often were aligned immediately at the inside walkway edge. *This contributes to a sense of visual continuity in such blocks, and should be maintained.* The distance from the street or property line to the front of the building should be similar to that established historically in the Character Area and in similar contexts.

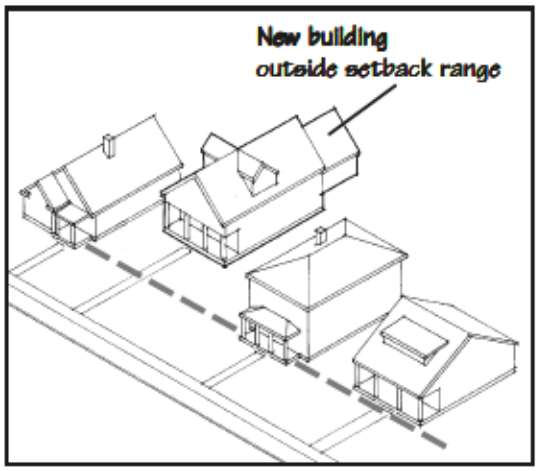
A. Maintain the pattern of alignment for building fronts in the Character Area.

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.



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



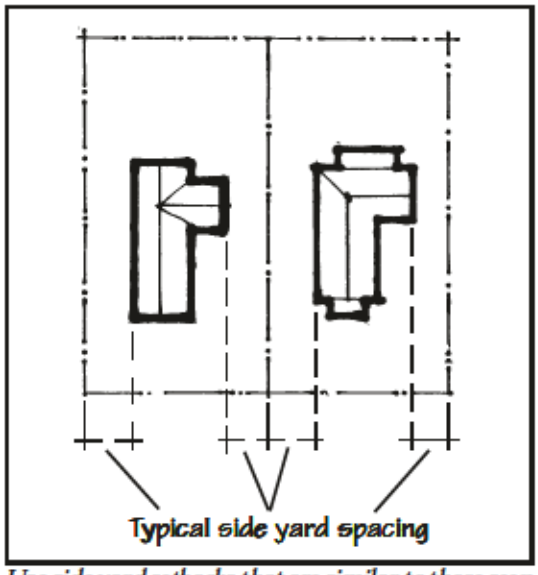


In a residential context, where similar front setbacks are characteristic, maintain the alignment of uniformly setback facades. In the bottom sketch, the new building is outside of the traditional range of setbacks and is inappropriate.

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.

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



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

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

Site Features Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the site design 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 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 p. 48
- Retaining Walls p. 50
- Fences & Walls p. 51
- Sidewalks p. 53
- Lighting p. 54
- Residential Parking, Garages and Driveways p. 55
- Public and Commercial Parking p. 56
- Service Areas p. 57
- Utilities p. 58
- Snow Shedding p. 59

1. Landscaping and Site Features

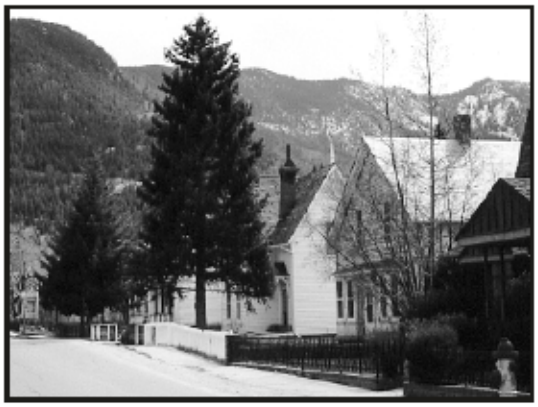
Please note that the DRC has limited involvement in landscaping and does not review ordinary landscaping. Check with the Town for more information on types of site work subject to review.

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.

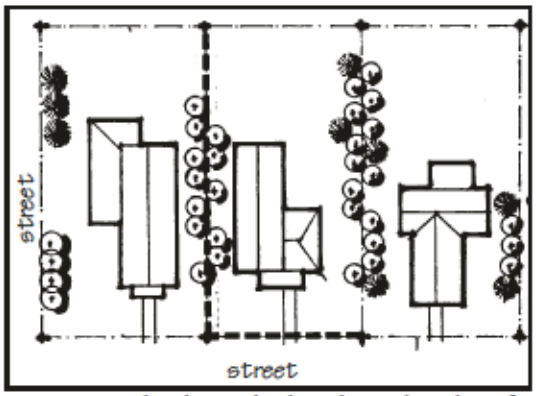
1) Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.
2) When trees must be removed, replace them with comparable plantings on the site.
3) Existing historic landscape features, such as fences, sidewalks and trees, should be preserved, and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



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

B. Incorporate established plantings in new projects.

1) Replacement plant materials should be similar in size or equivalent massing to the plants removed (e.g., 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.
4) Clear-cutting existing stands of vegetation with the intent to replant after construction is inappropriate.



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.

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.

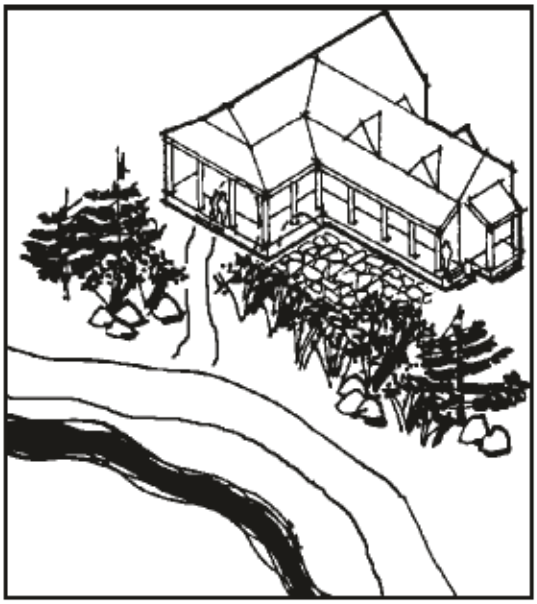
1) Using native trees, shrubs and wildflowers is encouraged.
2) Plant materials that are drought-tolerant are preferred. Using large areas of sod that require intense maintenance is discouraged.
3) Using perennials is encouraged.
4) Extensive areas of exotic plantings are discouraged.

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 edge 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.



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.

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 cementious 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.



Preserve original retaining walls.

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.



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

3. Fences and Walls

Fences and walls were not always a part of traditional construction in Georgetown. However, when used historically, 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.



An appropriate low, wood picket fence.



An appropriate twisted wire fence.



An appropriate low, wood picket fence.



An appropriate wrought iron fence.

Appropriate fence types seen throughout the Historic Design District include:
- wood picket
- wrought iron
- twisted wire
- short stone walls
- plant materials

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

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) Chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences are discouraged in front yards.
6) Note that using no fencing at all is often the best approach.



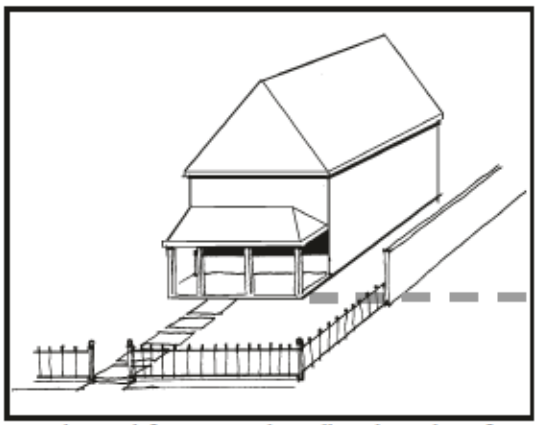
A solid wood plank fence also may be used in a rear yard, if the top of is "transparent" in character, such as a lattice element.

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, plastic, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences are inappropriate.



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.



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



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

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

1) New sidewalks should be made with red flagstone that matches the original in color, texture, size and finish. Concrete is inappropriate.
2) Boardwalks may also be considered where sidewalks existed historically, and when other laws permit.
3) A new sidewalk should align with those that already exist along a block.



New concrete sidewalks are inappropriate.

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.

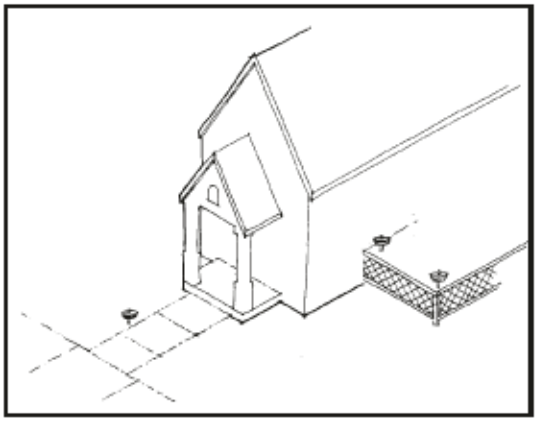
1) The design of a fixture should be simple in form and detail.
2) Lights that cast a color similar to that of daylight are preferred.
3) All exterior light sources should have a low level of luminescence.
4) Lighting fixtures should be appropriate to the building and its surroundings in terms of style,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

6. Residential Parking, Garages and Driveways

Although not a part of the historic streetscene 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.

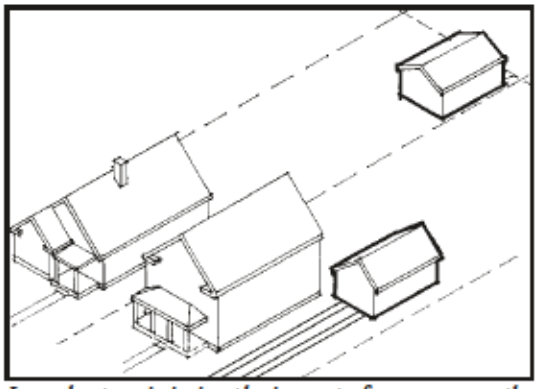
1) In order to minimize the impact of a garage on the street scene, locate it to the rear of the building. Setting a garage back substantially from the primary building front, may also be considered.
2) This will help reduce the perceived mass of the overall development.
3) The material and detailing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

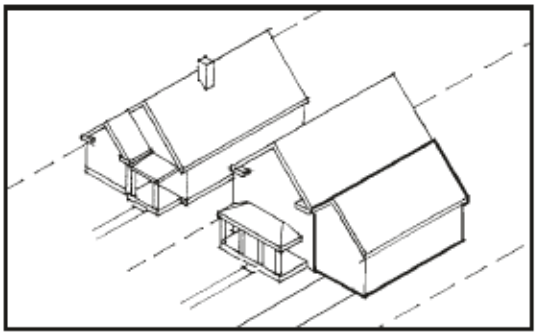
1) A garage door should be designed to minimize the apparent width of the opening. Use materials on the door that are similar to that of wall surface of the primary structure. This will make it read as an integral part of the structure. Wood clad garage doors are preferred.
2) When necessary, an attached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



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, gravel and grasscrete. Chip and seal may be considered, but large areas of black top or plain asphalt 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.



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 on page 45.)*
3) Provide adequate trash storage capacity so that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup 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.



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

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 also should be considered.



Trash areas for commercial uses should 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.



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

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.



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

E. Screen a satellite dish to reduce their visibility.

1) Use landscaping to screen a satellite dish that is mounted on the ground.
2) A small satellite dish should not be mounted to the front of a structure.
3) See also 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 not be mounted to the front of a structure.

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 Character Areas

Chapter 7

Architectural Features Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of architectural features on an historic structure and the construction of new buildings 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 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 p. 64
- Preservation of Historic Features p. 65
- Replacement of Missing Elements p. 66
- Directional Emphasis p. 67
- Roofs p. 67
- Windows, Doors and Other Openings p. 68
- Porches and Awnings p. 71
- Building Foundations p. 73
- Chimneys and Stovepipes p. 74

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 of 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.



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

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.



This new storefront is clad in wood siding and uses traditional historic details quite accurately. A stepped cornice expresses the traditional facade 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, calking, 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.



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

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 they were 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.

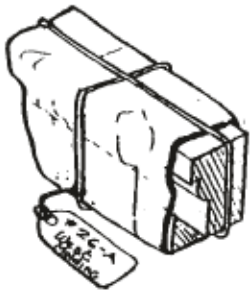
1) Document the location of an historic feature if disassembly is required so it may be repositioned accurately.



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



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

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

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.

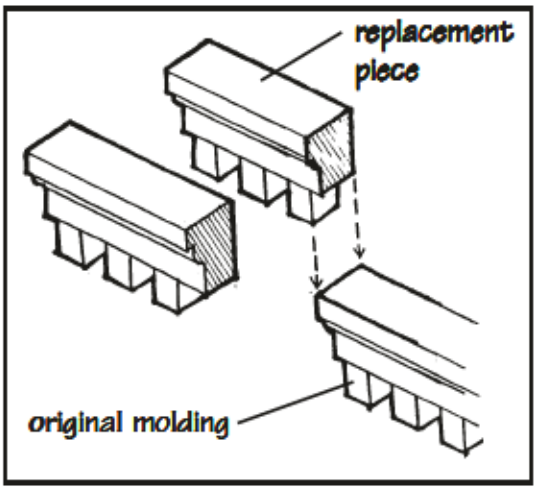
1) Replace only those portions that are beyond repair.

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.



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

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.

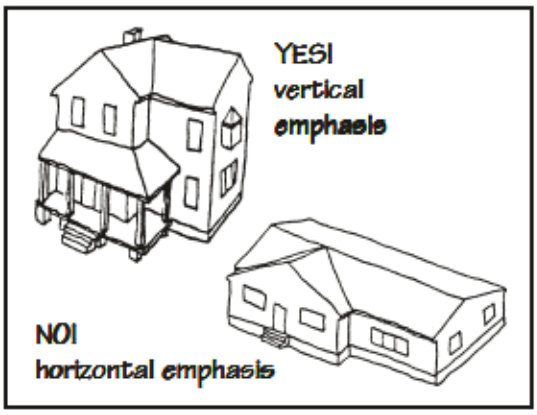
4. Directional Emphasis

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



Buildings should have a vertical emphasis.

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) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.
4) Placement of crickets or other snow guard devices should be done in such a way that they do not alter the form of the roof.
5) Preserve decorative roof accessories such as cresting, ridgecaps and finials.



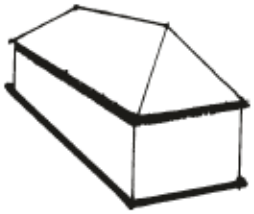
Bubbled or domed skylights are not appropriate.

Appropriate residential roof forms seen on historic structures include:

Gabled:



Hipped:



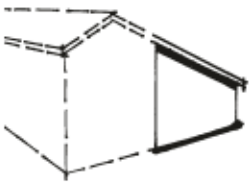
Cross-Gabled:



Mansard:

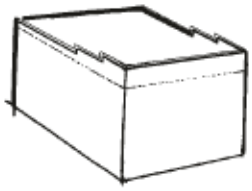


Shed (additions):



Appropriate commercial roof forms seen on historic structures include:

Flat:



False-Front:



Important features of a historic window include: frames, casings, sash, muntins, mullions, glazing, sills, heads, jambs and storm windows.

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.

6. Windows, Doors and Other Openings

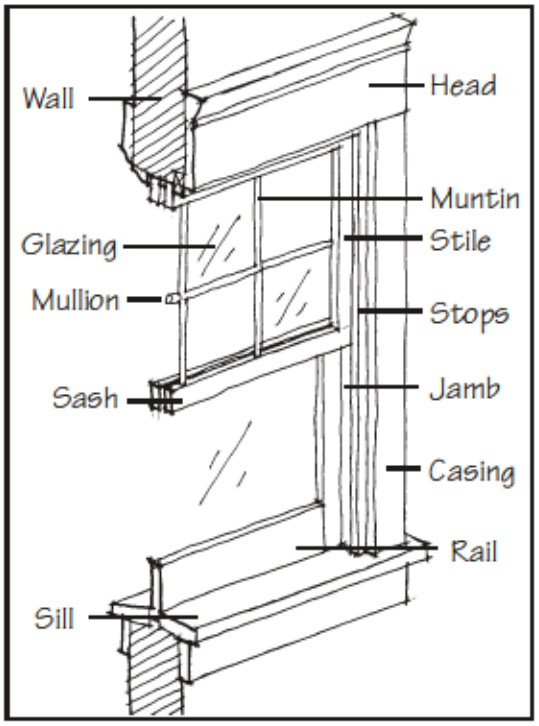
Windows and doors are some of the most important character-defining features of a structure. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They cast shadows that contribute to the character of the building. *Because windows and doors so significantly affect the character of a structure, their size and shape should be preserved on historic structures. Their appropriate use in new construction is also a very important consideration.*

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 and mullions may be considered.

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



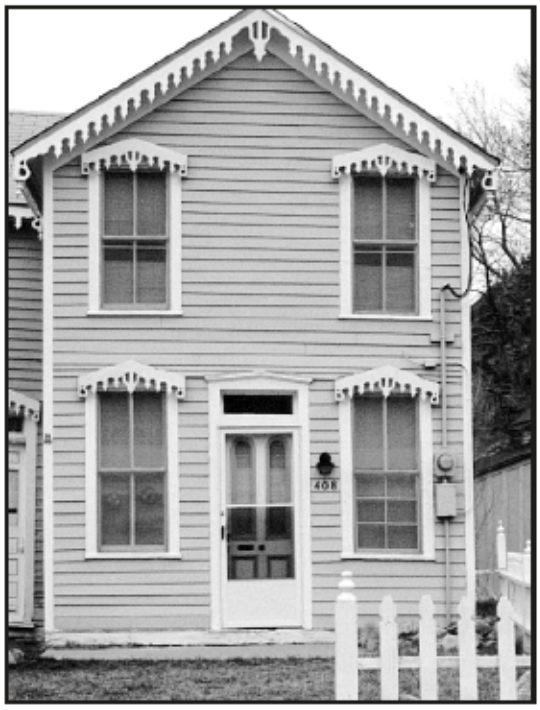
Maintain original window and door proportions.

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.



Preserve the historic ratio of window openings to solid wall.

Important features of a historic door include: frames, sills, heads, jambs and moldings.

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:

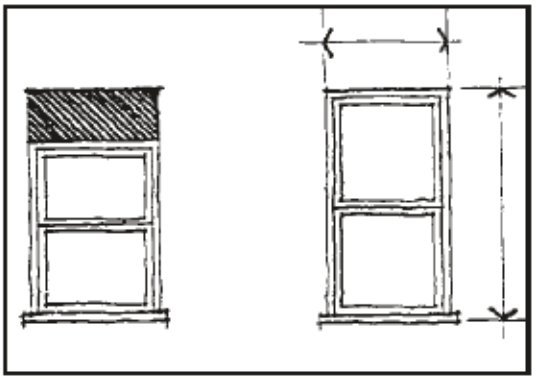


H. When replacing a window or door is necessary on an historic structure, match the original design as closely as possible.

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 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.



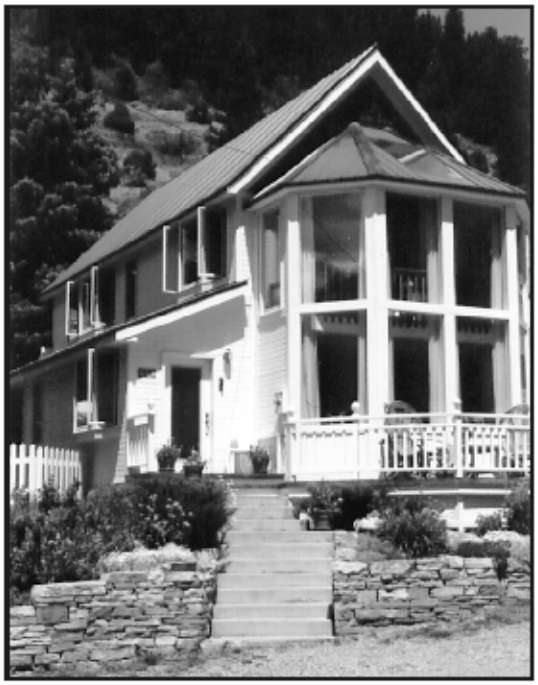
A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width.

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 mullions integral to the window. Pop-in muntins and mullions 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 and Awnings

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 provided in new construction, and should be compatible in size and shape and type to those seen historically.*

A. Preserve 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.

B. Avoid enclosing porches.

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





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

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



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.

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 are appropriate.
5) Non-operable or fixed metal awnings are discouraged.
6) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.





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.



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

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.



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

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.

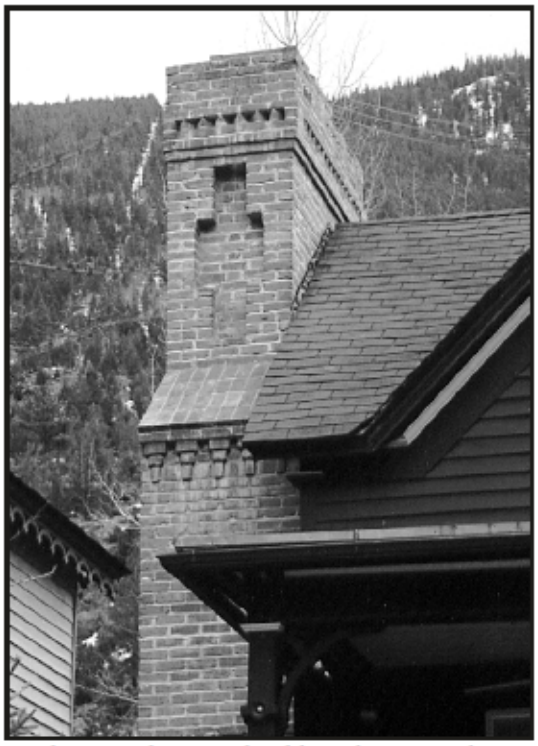
B. If replacement is absolutely necessary, a chimney should be replaced in the historic style.

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 nest 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

Building Materials Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of building materials on an historic structure and materials used for the construction of new buildings 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 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** p. 76
- **Paint** p. 78
- **Masonry Siding** p. 79
- **Metals** p. 80
- **[New] Building Materials** p. 81
- **[New] Roof Materials** p. 82

Historic Building Materials

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 out buildings.



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



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

1. Wood and Siding

Wood is an important building material used in the residential areas of the Historic Design District. *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.

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.



Protect wood features from deterioration. 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.*



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

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.



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

F. Original building materials should not be covered.

1) Vinyl, aluminum, imitation brick, stucco 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.

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

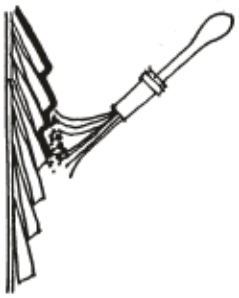
1) New coatings of stucco should not be applied.



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

2. Paint

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



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.

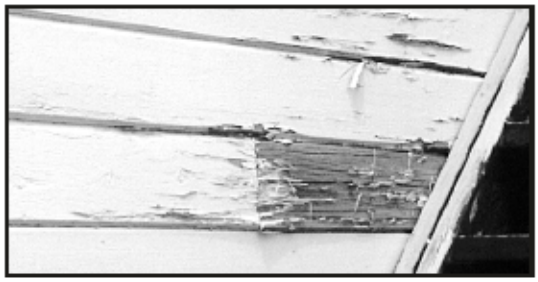
1) Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.

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

1) Lead-based paint is a toxic material that was widely used compounds in paint because of their 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-based paint that is not causing a hazard is appropriate to remain on a building.

C. Use compatible paints.

1) Some latex paints will not bond well to earlier oil-based paints without a primer coat.



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

D. 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, then 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.

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

3. Masonry Siding

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.

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.



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

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.



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

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.

E. Protect masonry from water deterioration.

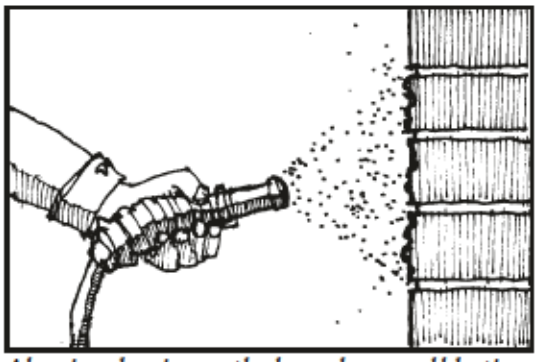
1) Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
2) Provide positive drainage away from foundations to minimize rising moisture.



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, will not be allowed for brick structures. They may remove the water-protective outer layer of the brick and thereby accelerate deterioration.



Abrasive cleaning methods, such as sand blasting, will not be allowed for brick structures.

4. Metals



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

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.

New Building Materials

5. 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. 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 that found traditionally (i.e., 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 Hardiplank 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 (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.



Wood shingles are generally appropriate for most buildings in Georgetown.

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

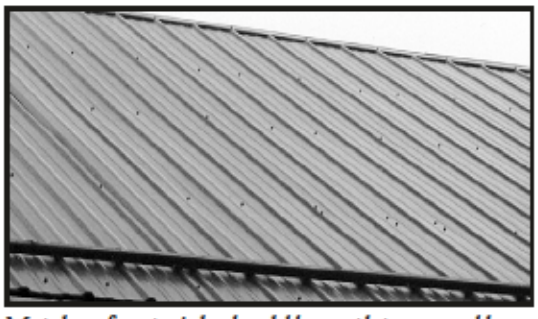
1) Roof materials should be earth tones and have a matte, non-reflective finish.
2) When choosing a roof replacement material the architectural style of the structure should be considered.
3) Where replacement is necessary, use similar materials to that seen historically. Wood shingles are generally appropriate for most buildings in Georgetown.
4) Composite shingles may be considered, if they are colored in earth tones.

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

1) 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 buildings.



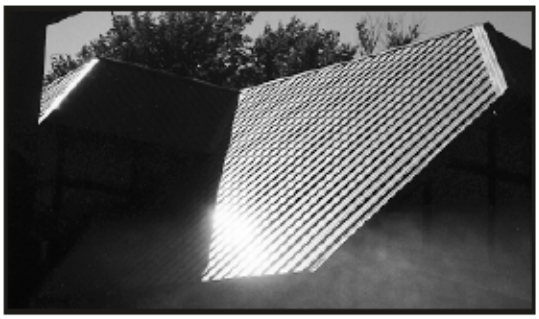
Composite shingles may be considered, if they are colored in earth tones.



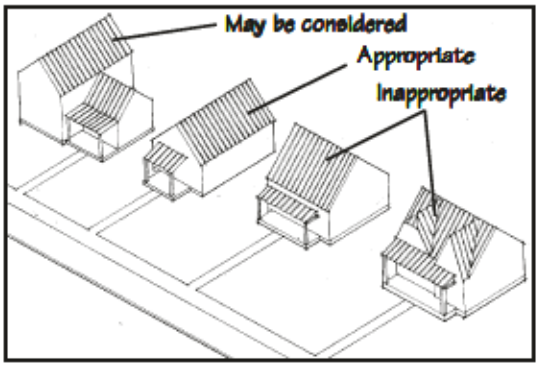
Metal roof materials should be earth tones and have a matte, non-reflective finish.

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) Seams 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) 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.



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.

Chapter 9

Additions and Accessory Structures Design Guidelines

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 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 p. 86
- New Additions p. 87
- Roof and Dormer Additions p. 88
- Preserving Accessory Structures p. 89
- New Accessory Structures p. 90

Building Additions

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.*

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.

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.



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

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

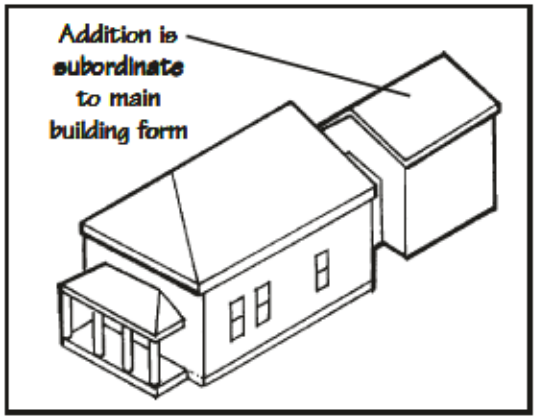
1) For example, a sun room or greenhouse may have been added within the last several decades and not achieved historic significance. In this case, removal of this addition and restoration of the original facade would be encouraged.

2. New Additions

When planning an addition to an historic building, consider the effect the addition will have on the historic building 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).



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.

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

1) An addition should respect the proportions, massing and siting of the historic building.
2) The form and detailing of an addition should be compatible with the historic 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 historic 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 the historic building and the addition may be considered.



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

Set a rooftop addition back from the front of the building. The "pop-top" addition on the middle sketch overwhelms the pedestrian scale of the district. Stepping the addition back from the primary facade helps to maintain the one-story character of this cottage.



Original Character



Inappropriate



Appropriate

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 cornerboard to define the connection, or a subtle change in material or a subtle differentiation between historic and more current styles.



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.

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

1) The materials also should 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.



As seen from the street (top 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.

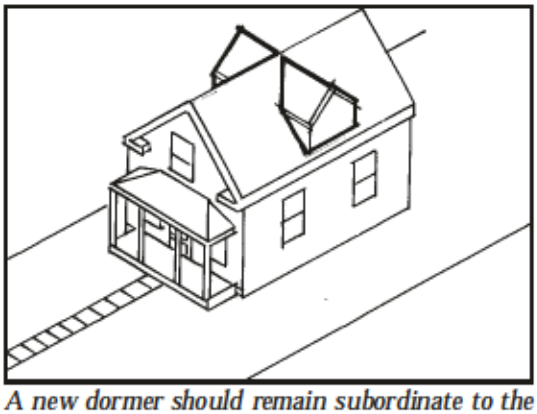
1) The size of roof additions, including dormers, should be kept to a minimum and should be set back from the primary facade so that the original roof line and form is perceived from the street.
2) Gabled dormers are appropriate for most architectural styles, and hipped dormers may be appropriate for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



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

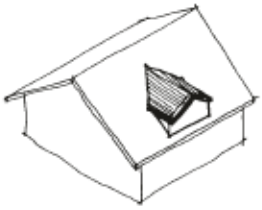
B. A new dormer should remain subordinate to the historic roof in size and character.

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

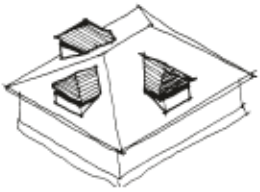


A new dormer should remain subordinate to the historic roof in size and character.

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.



Accessory Structures

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, then its preservation is encouraged.

1) When treating a 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 a historic accessory structure from its original location.
3) If an accessory structure does not date of the period of significance, then its preservation is optional.



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

B. If an existing accessory structure is beyond repair, then 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.

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

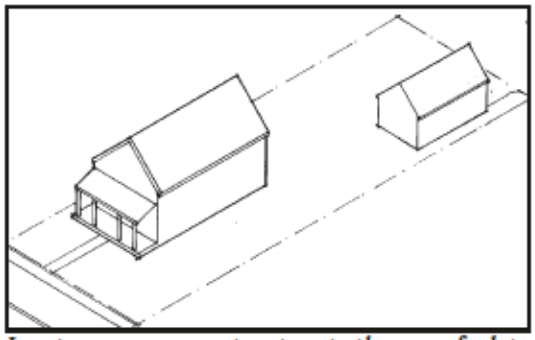
1) New uses which significantly alter the character or size of an accessory structure are not appropriate.

5. New Accessory Structures

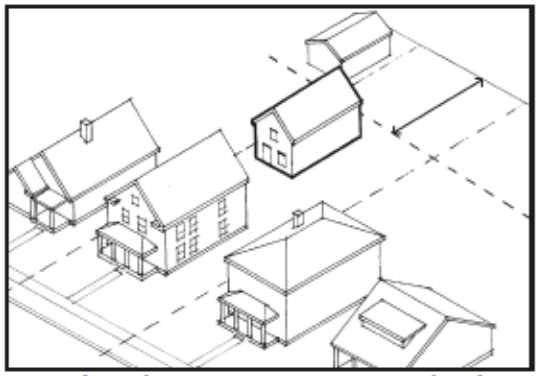
Accessory structures include garages, carriage houses, barns, sheds, mining structures and privies. *A new accessory structure should be subordinate to the primary structure on a site.*

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.



Locate an accessory structure to the rear of a lot.



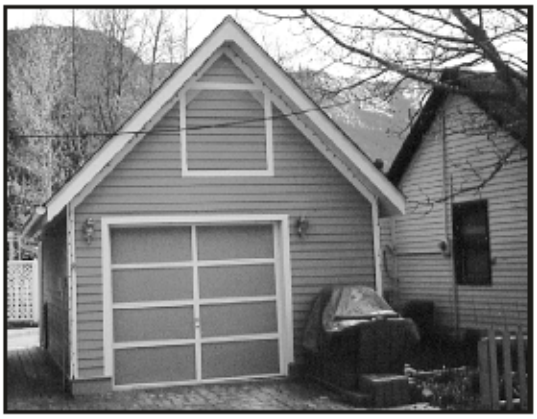
Not only is this accessory structure too big, but it is located too close to the primary structure.

B. Construct an accessory structure that is subordinate in size and character with 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) Tuff Sheds® and other pre-manufactured storage structures are not allowed.



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.



An accessory structure should be similar in character to those seen traditionally. Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

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.

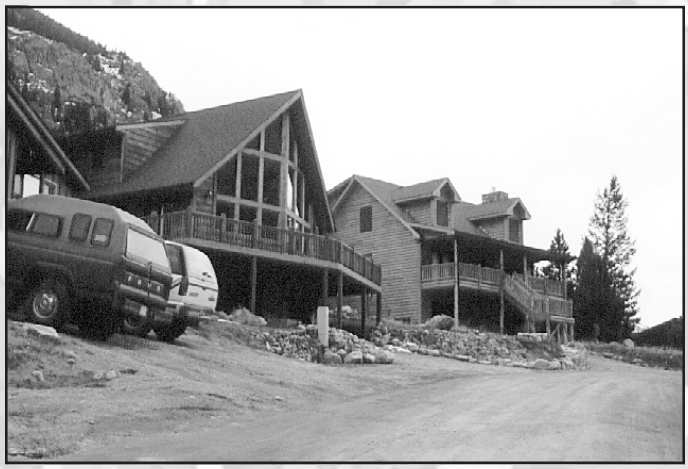
1) Appropriate siding materials for secondary buildings include: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
2) These materials should be utilitarian in appearance. The use of muted, natural colors and finishes is particularly encouraged.

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.

Town of Georgetown, CO







Book III Guidelines for the Millsite, Meadows and Gateway Design Districts

July 2000

Town of Georgetown, CO Design Guidelines



Book III Guidelines for the Millsite, Meadows and Gateway Design Districts

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

July 2000

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Introduction

Book III

Introduction

This is Book Three of a Three-Book report entitled ***Design Guidelines for Georgetown, Colorado***. It presents the Town's design guidelines for the Millsite, Meadows and Gateway Design Districts. The guidelines are organized into three sections with a total of fourteen chapters:

Section 1: Design Guidelines for Character Areas

- Chapter 1, Design Guidelines for the Millsite Residential Character Area
- Chapter 2, Design Guidelines for the Millsite Hillside Character Area
- Chapter 3, Design Guidelines for the Meadows Residential Character Area
- Chapter 4, Design Guidelines for the Meadows Multifamily Character Area
- Chapter 5, Design Guidelines for the Meadows Hillside Character Area
- Chapter 6, Design Guidelines for the Gateway Commercial Character Area
- Chapter 7, Design Guidelines for the Gateway Mixed-Use Character Area
- Chapter 8, Design Guidelines for the Gateway Multifamily Character Area
- Chapter 9, Design Guidelines for the Gateway Mountainside Character Area

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

- Chapter 10, Setting
- Chapter 11, Site Features

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

- Chapter 12, Architectural Features
- Chapter 13, Building Materials
- Chapter 14, Additions and Accessory Structures

The book presents design guidelines for new construction and alterations to non-historic buildings in the Millsite, Meadows and Gateway Design Districts.

This three-book report, ***Design Guidelines for Georgetown, Colorado***, updates and replaces past design guidelines used by the Town of Georgetown. These design guidelines apply to all construction projects in Georgetown, except for a few smaller projects and for interiors of buildings. (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 For The Historic Design District

Book III
Design Guidelines For The Millsite, Meadows & Gateway Design Districts

The design guidelines for the Town of Georgetown are organized into three books:

- Book I: Design Review in Georgetown
- Book II: Design Guidelines for the 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. Instead, 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 city, through the Design Review Commission, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

Section 17.04.050 of the Municipal Code requires a COA for "any new construction; additions to or remodeling of existing structures, where the exterior appearance of the structure is involved; moving or demolition of existing structures; and erection of fences or walls."

In general this means that all persons desiring to construct, demolish, move or in any way alter the exterior of a building or property, must obtain a COA from the DRC. The construction of new fences, major structural landscape elements and signs also must receive a COA. Repairs (i.e., exact replacement in size, shape, materials and texture) do not require DRC approval but may require a building permit. (Property owners should check with the Georgetown Building Inspector regarding whether planned repairs must be reviewed by the DRC.)

The DRC must review the following types of work.

Rehabilitation and Alterations of an Historic Structure
This includes any exterior alteration or rehabilitation of historic structures.

Alteration of All Other Structures
This includes any exterior alteration of a non-historic structure.

Site Work
This includes landscaping of grounds, new grading and construction of driveways, fences or walls.

New Construction
This includes the construction of any new primary or accessory structure.

Public Sector Projects
This includes a public project that would change any street, streetscape, park or other publicly owned property.

Demolition
This includes the demolition of a primary or accessory structures or site features.

Guidance for Which Book(s) To Use

Depending upon the type of construction project and its location, property owners and developers should use the following books in this report to assist in understanding the design review process and meeting its requirements.

Which book(s) do you need? **Criteria:**	Book I *All* Chapters	Book II (section 1) *Your* Character Area	Book II (section 2) *Site* Design Guidelines	Book II (section 3) *Building* Design Guidelines	Book III (section 1) *Your* Character Area	Book III (section 2) *Site* Design Guidelines	Book III (section 3) *Building* Design Guidelines
Your proposed project requires a COA.	8						
Your proposed project is in the Historic Design District.	8	8	8	8			
Your proposed project **does** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	8		8	8	8		
Your proposed project **does not** involve an historic property **and** is in the Millsite, Meadows or Gateway Design District.	8				8	8	8

Section 1
Design Guidelines For the Character Areas

Chapter 1

Design Guidelines for the Millsite Residential Character Area

Introduction

The Millsite Residential Character Area, a residential area just to the north of the Historic Design District, represents a unique neighborhood within the community. It contains many features that are similar to those found in the older residential neighborhoods, such as building materials, front yards and rectangular building forms. The area also contains some of the oldest structures from the original "George's Town." However, residences are predominantly newer and larger in size than historic residences.

The area is composed predominantly of rectangularly-shaped structures that are typically oriented with the short side facing the street. Buildings are typically larger in size than in the Historic Residential Character Area.

Although the Millsite Residential Character Area bears many resemblances to areas in the Historic Design District, it is developing a different context: with larger buildings, less landscaping and attached garages. A large-size multifamily development also exists in the northern part of the area.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- single-family residences dominate (although they are larger than those seen in the Historic Design District)
- larger versions of traditional building forms
- horizontal wood siding dominates
- variety of architectural styles
- gabled or hipped roof forms
- simple architectural detailing
- no sidewalks
- most homes have garages

Another important feature of this Character Area is that it contains one large multifamily development.

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 7
- Design Goals p. 8
- Mass & Size p. 9
- Building and Roof Form p. 10
- Relationship to the Town Grid p. 11
- Building Orientation p. 11



The Millsite Residential Character Area.

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.

Design Goals

The Millsite Residential Character Area has undeveloped land within its boundaries. The development of his land can affect the character of the area. Developments built in the recent past have respected certain aspects of the older buildings. This tradition of using similar building materials, landscaping, building mass and size should be continued in designs for new buildings. The potential for additional large, multifamily developments is a reality, and care should be taken that they will relate to the traditional setting of this growing, predominantly single-family neighborhood.

The design goals for the Millsite Residential Character Area are:

- To enhance the residential qualities of the neighborhoods
- To encourage a variety of architectural styles within the context of traditional buildings (e.g., These newer buildings should also relate in size.)
- To provide landscaping that highlights and defines public and private spaces on a site, similar to that seen historically (e.g., The planting of large, or shade-providing trees in this Character Area is particularly encouraged.)
- To preserve and restore historic structures, where they exist
- To develop new buildings that respect their historic neighbors (e.g., When a new development is planned adjacent to smaller existing buildings, it should not visually dominate them. Stepping a larger structure down as it approaches smaller buildings would be appropriate.)
- When needed, to design an addition such that the existing character of the building is maintained (e.g., An addition should be placed to the rear of the property and not visually dominate the primary structure.)
- To reinforce the basic characteristics of the surrounding context (including size, form, siting, landscaping and materials) when larger developments are considered
- To maintain the established street grid system (e.g., New developments should not introduce curvilinear street systems.)
- To keep the automobile, and its associated storage, as an ancillary use on a site (e.g., Parking an automobile should not be the primary or dominant feature on a building's site.)
- 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 Millsite Residential Character Area. They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size & Form

1. Mass and Size

The general shape of a new building should continue to relate to those historically established in the adjacent Historic Design District. However, the overall size of the structures in this Character Area tend to be larger than in the Historic Design District. This tradition should continue.

A. New building should be similar in mass and size to neighboring structures.

1) Single family homes are generally one, one and a half or two stories.
2) Multifamily residences are up to three stories.

B. Develop buildings that maintain the general shape of structures in the Historic Residential Character Area.

1) Buildings size, however, should be tied to the size of the lot. Small buildings are appropriate for smaller lots, and larger structures are appropriate for larger lots. Large structures on small lots are discouraged.
2) Where a larger building is necessary, "break up" the massing into components that reflect traditional proportions.
3) On larger structures, consider organizing the building mass into subordinate elements
4) Consider stepping down the mass of larger buildings to minimize their perceived size at the street.

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

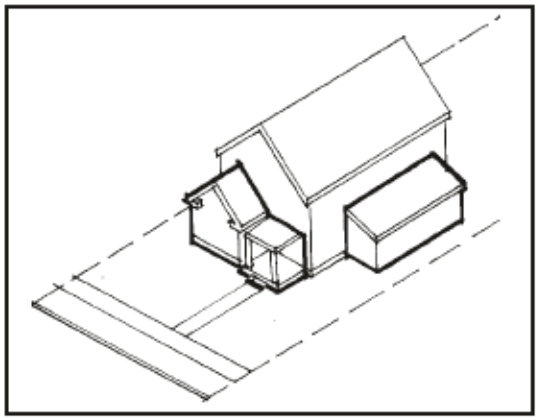
1) Residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

D. A facade should appear similar in dimension to those seen traditionally in the town.

1) Typically, a residential building front ranges from 15 to 30 feet in width. Additional widths were accomplished with a setback or change in building plane.



Develop buildings that maintain the general shape of structures seen in the Historic Residential Character Area.



On larger structures, consider organizing the building mass into subordinate elements

2. Building and Roof Form

Visual continuity should be reinforced through the use of building proportions and shapes that are similar to those found in the Historic Design District. A traditional residential structure consists of a simple rectangular form as the primary mass of the main building, to which smaller shed additions and porches are attached. The result is a "composite" form that is smaller in size toward the street and to the rear of the lot.

A. The simple forms of gable, hip and mansard roofs are appropriate.

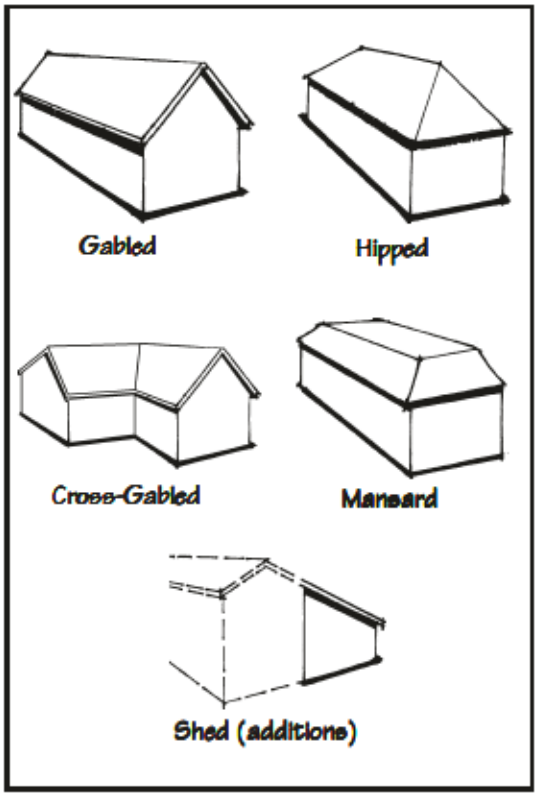
1) Free-form, low gable, coned, A-frame and geometric shape roofs are not appropriate.
2) Dormers should be simple and subordinate to the overall roof form.
3) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.
4) Shed roofs are appropriate as secondary roofs and may be considered for multifamily units.

B. Orient major roof elements to maintain existing views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.

C. Roof forms should be similar to those seen traditionally.

1) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.



The simple forms of gable, hip, mansard and shed roofs are appropriate.

Setting

3. Relationship to the Town Grid

The traditional street grid found in the core of Georgetown is a key ingredient that visually knits various neighborhoods together. As the town expands to the north, however, the street grid is less and less apparent. Many new developments have been platted to follow the natural contours. *Wherever the historic street grid still exists, it should be respected.*

A. Respect the established town grid.

1) Locate buildings on sites such that they reinforce the parcel orientation. To do so, orient primary building walls and roof ridges in line with the established town grid.

B. Build streets to extend the traditional grid system, where possible.

1) Extend the grid pattern of streets unless changing topography makes this impossible or would preclude building traditional style structures.
2) Extending a street that is part of the historic grid with a curvilinear street or a cul-du-sac is inappropriate.

4. Building Orientation

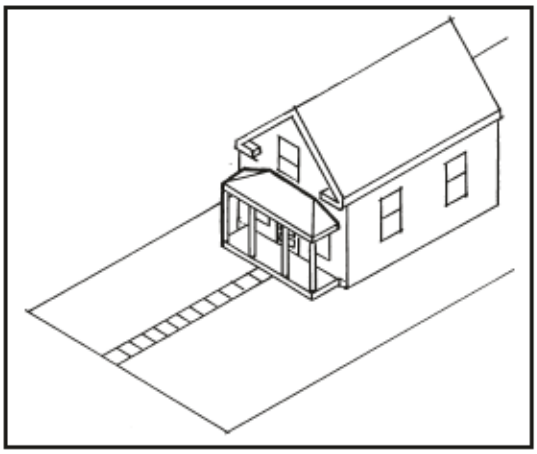
Traditionally, a building was oriented with its primary wall planes in line with the parcel's property lines. Since most buildings were rectangular in form, this siting pattern helped reinforce the image of the town grid in each neighborhood. *These traditional patterns of building orientation should be maintained throughout the Character Area.*

A. Orient a new building parallel to its lot lines, similar to that of historic buildings.

B. The use of a porch on a residential building is strongly encouraged.

1) This also applies to large, multifamily structures. There should be at least one primary entrance and it should be identified with a porch or entry element.

C. See also the design guidelines for building orientation in Chapter 10, Section 5.



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

Chapter 2

Design Guidelines for the Millsite Hillside Character Area

Introduction

The Millsite Hillside Character Area remains undeveloped, with heavily wooded, steep slopes and difficult access. However, with construction technology ever improving, the potential exists for future new construction in this area which overlooks the Millsite Residential Character Area. If these hillsides are developed under the current zoning regulations the development will have a significant impact on the areas of town below them.

Since this area is quite visible from lower viewpoints, concern should be given to the visual impact that any new project might have on the overall perception of open space that forms the dramatic background for the Millsite Residential Character Area. The potential effect of mass and size of buildings, cut-and-fill of steep slopes and light spill from new structures are all of major concern.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- heavily wooded
- views (to and from)
- natural features
- steep slopes
- difficult access

Design Goals

Developments within the Millsite Hillside Character Area should strive to reduce any impact on the single-family neighborhoods below. Although development on the steep slopes will be difficult, it is anticipated that this area will eventually be developed. Any new project should relate to the character of buildings below (i.e., in the Millsite Residential Character Area) through the use of similar building forms and materials. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help reduce any potential impacts of development in this area.

The design goals for the Millsite Hillside Character Area are:

- To maintain the natural, forested character of the hillside
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard
- To avoid the clear-cutting of the established mountain forest (e.g., Removing significant amounts of existing vegetation with the intent to replant is inappropriate.)
- To provide adequate, new landscaping which may help reduce a development's perceived size
- To minimize the visual and environmental impact a new road might have

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 13
- Design Goals p. 13
- Mass & Size p. 14
- Building and Roof Form p. 15
- Platting p. 15
- Streets p. 16
- Views p. 16
- Building Orientation p. 17
- Cut-and-Fill p. 17
- Landscaping p. 18
- Site Lighting p. 18

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 continue the use of stone retaining walls
- To relate to the character of buildings located below these slopes, through building form and material
- To reduce the visual impacts of new developments (e.g., Keeping a structure small in size is 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 Millsite Hillside Character Area. They are organized into three sections dealing with the following issues:

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

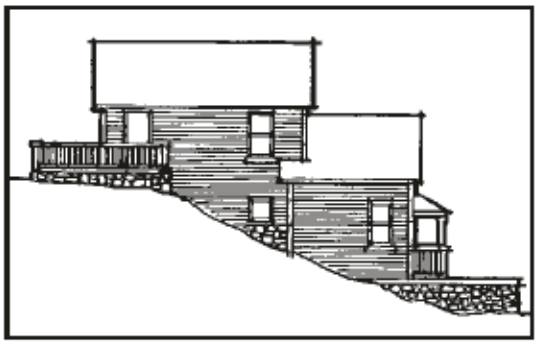
Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Millsite Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Visually overpowering building forms should be avoided.*

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

1) Buildings that are set into cuts in the hillside are encouraged.
2) Low-profile buildings are encouraged.
3) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
4) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.
5) 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.

2. Building and Roof Form

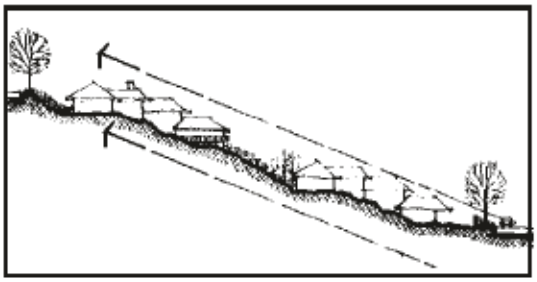
Because of its visible location, new developments in the Millsite Hillside Character can have significant impacts on views of the mountainside. *These impacts should be minimized. Although traditional roof forms are preferred, low pitched roofs may be appropriate in some cases.*

A. Use Simple rectangular shapes.

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

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

1) Roof forms that protect views of significant features are encouraged.
2) Use muted colors that blend with the hillside.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.



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

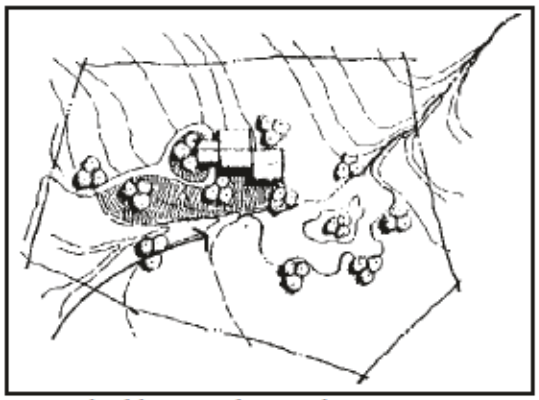
Setting

3. Platting

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

A. Locate buildings in line with existing contours when feasible.

B. New platting may be appropriate where it helps to minimize the visual impact of projects and preserves the natural character of the hillside.



Locate buildings in line with existing contours when feasible.

4. Streets

The terrain of the Millsite Hillside Character Area is steep. As a result, site development, including new roads and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

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

1) 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 road surfaces.

B. Preserve historic trails that are located in the hillside area.

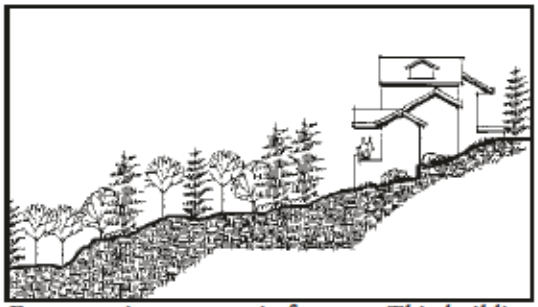
1) Consider concepts that would incorporate these routes into shared open space and public roads.
2) Locate buildings to maintain significant views from these trails, where feasible.

5. Views

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

A. Preserve views to scenic features when feasible.

1) Consider aligning streets to maintain significant view corridors.
2) *See also the design guidelines for Views in Chapter 10, section 4.*



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

6. Building Orientation

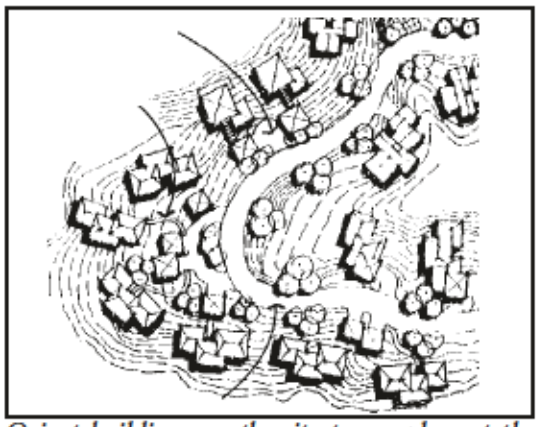
The hillside area can be seen from many points in Georgetown and from the surrounding mountainside, therefore any project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project should be minimized.*

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.

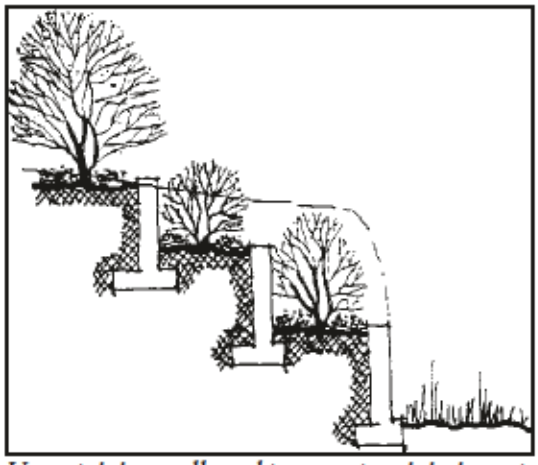
Site Design

7. Cut-and-Fill

Site development in the Millsite Hillside Character Area may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are 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 that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural 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. In areas where cuts are steeper, a stepped or terraced wall should be used.
3) *See also the design guidelines for Fences and Walls in Chapter 11, section 2.*



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.

8. Landscaping

Although most projects are encouraged to provide landscaping and screening on site, the use of typical ornamental materials may not be appropriate for the Millsite 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. The development of lawns is discouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 11, section 1.*

9. Site Lighting

Any new development in the Millsite Hillside Character Area stands a chance of being seen and detracting from the view of this 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 these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

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 avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.



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

Chapter 3

Design Guidelines for the Meadows Residential Character Area

Introduction

The newer residential area at the north end of town represents a unique neighborhood within the community. The development pattern is significantly different from that of the older areas in town. Street patterns are curvilinear, block shapes are irregular, cul-de-sacs are common and platted lots are considerably larger. This contrasts greatly with the uniform arrangement of streets and smaller lots in the Historic and Millsite Design Districts.

Development of this area occurred primarily in the 1960s and 1970s. Predominantly newer single-family and duplex residential construction, building design in the area reflects the contemporary styles, materials and colors of the mid-20th century.

Buildings are typically designed to maximize views to the surrounding countryside—with large expanses of glass, tall vaulted interior spaces, steeply pitched roofs, large decks and siting for the view instead of with the lot lines. Building materials range from stained log or timber, to synthetic siding, to board-and-batten, to ship-lap siding hung at varying angles. Earth tones and stained wood dominate.

The Meadows Residential Character Area also includes a wide variety of natural and man-made features including: Clear Creek, the lagoon and Georgetown Lake. These amenities should be protected as the area develops.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- curvilinear streets
- cul-de-sacs
- large lots and large buildings
- single-family residences and duplexes
- wood, log and synthetic siding
- sloping roof forms (from steeply pitched to very shallow)
- decks and patios
- larger expanses of glass
- lack of privacy fencing

Other important features of this Character Area include the minimal landscaping. Also garages are attached to the front of many structures—a practice which is no longer encouraged.



The Meadows Residential Character Area.

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 19
- Design Goals p. 20
- Mass & Size p. 21
- Building and Roof Form p. 22
- Platting p. 23
- Building Orientation p. 23

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.

Design Goals

Substantial amounts of the area remain undeveloped and as these areas are built out, buildings should relate to the existing structures in size, mass, orientation, roof line and materials. Projects should also be planned to reinforce and preserve existing view corridors and to establish new view opportunities. In doing so, consideration should be given to how views from existing projects and other future projects may be affected by the proposed construction.

The design goals for the Meadows Residential Character Area are:

- To reinforce and preserve existing view corridors and to establish new view opportunities
- To develop buildings that relate to existing structures in size, mass, orientation, roof line and materials
- To continue the use of natural building materials (e.g., These materials should be muted, earth-tone colored and have a non-reflective finish.)
- To provide landscaping that highlights and defines public and private spaces on a site and along a street, similar to that seen traditionally (e.g., The planting of large, or shade-providing trees in this Character Area is particularly encouraged.)
- To keep automobile storage as an ancillary use on a site
- To minimize the amount of light spill from a structure
- To promote friendly, walkable streets (e.g., Projects that support pedestrian activity and contribute to the quality of life are encouraged.)
- To maintain openness with minimal fencing

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 Meadows Residential Character Area. They are organized into two sections dealing with the following issues:

- Building mass, size and form
- Setting

Building Mass, Size & Form

1. Mass and Size

The general size and shape of new buildings in the Meadows Design District are expected to be larger than those in the Historic Design District and the Millsite Design District. *However, these larger buildings should still be at a "human scale."*

A. New building should be similar in mass and size to neighboring structures.

1) Single family homes are generally from one to two and a half stories.
2) Multifamily residences are up to three stories.

B. Develop a building to maintain the traditional proportions of structures in the Meadows.

1) Buildings should relate to the size of the lot. Small buildings are appropriate for smaller lots; however, large structures on small lots are discouraged.
2) "Break up" the massing of larger buildings into components that reflect traditional proportions.

C. Incorporate building elements that convey a human scale.

1) For example, provide a one-story porch or entry element.

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

1) Residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

E. A facade should appear similar in dimension to those seen elsewhere in the town.

1) Typically, a residential building front ranges from 15 to 30 feet in width. Additional widths were accomplished with a setback or change in building plane.



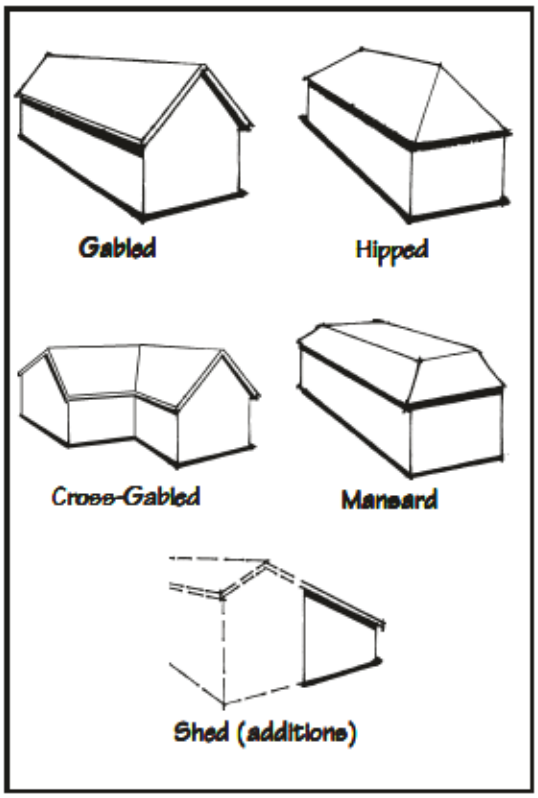
The Meadows Residential Character Area.

2. Building and Roof Form

The buildings in the Meadows Residential Character Area presently have numerous roof forms. *However, the community wishes to promote visual continuity with the older areas of Georgetown through the use of similar building and roof forms.*

A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should include a simple rectangular form with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
3) Dormers should be simple and subordinate to the overall roof form.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.



The simple forms of gable, hip, mansard and shed roofs are appropriate.

B Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties and views.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.

Setting

3. Platting

The traditional street grid found elsewhere in Georgetown is not present in this Character Area. Streets in this area are curvilinear, block shapes are irregular, cul-de-sacs are common and platted lots are larger than those in the Historic Design District. *Therefore, new developments should not necessarily orient to the grid pattern but rather to the established system of lots and blocks in the immediate area.*

A. Locate buildings in line with existing streets and the natural topography.

1) The natural creek bank and mountain topography should be maintained.

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

4. Building Orientation

Although additional contemporary development is expected in the Meadows Design District, it should still fundamentally relate to the traditional buildings in Georgetown. One of the most important elements of the traditional, older neighborhoods in Georgetown is the creation of an active pedestrian environment. Creating such an environment in the Meadows Residential Character Area is an important goal. One way to accomplish this is to orient new houses to the street in ways that will help encourage neighborly interaction.

A. Provide one primary entrance to a structure which faces the street.

1) The use of a porch on a residential building is strongly encouraged.

B. See also the design guidelines for building orientation in Chapter 10, section 5.

Chapter 4

Design Guidelines for the Meadows Multifamily Character Area

Introduction

Located in the center of the Meadows Design District, the Meadows Multifamily Character Area currently consists of two multifamily developments with separate identities that do not relate to each other or the surrounding Character Areas. The structures are very large, rectangular masses, three- to four-stories in height, are sided with painted wood, and have sloping roof forms.

Although new similar developments are not likely, these existing complexes can begin to include positive urban design components to help minimize their impact on the surrounding area. Attention should be given to landscaping, parking facilities and pedestrian circulation.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- curvilinear streets
- large size multifamily structures
- three- to four-stories in height
- wood siding
- sloping roof forms
- parking lots surrounding the structures
- private/internal circulation
- private decks

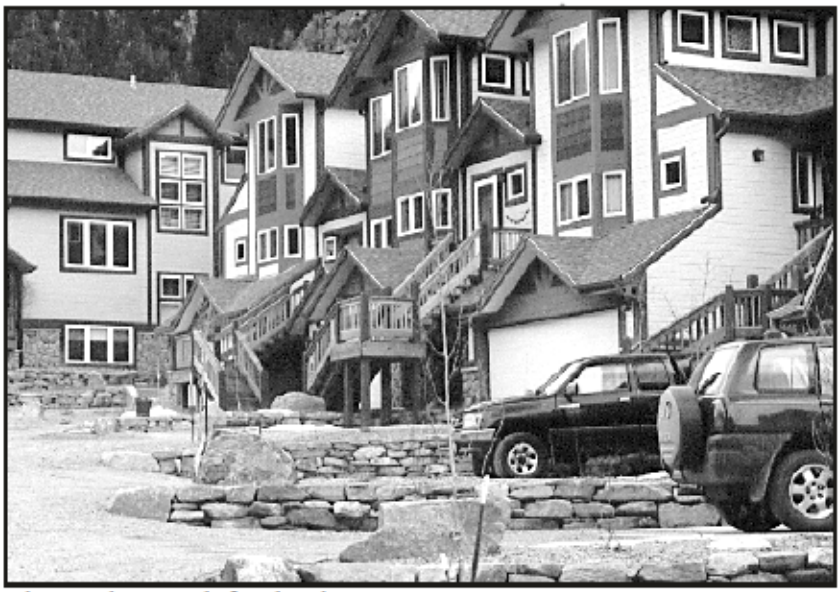
Design Goals

Opportunities for new development are not likely, but the existing projects should seek to enhance the pedestrian experience in and around their site. At a minimum, providing sidewalks or paths in and around a site, landscaping at the edge and in parking areas, as well as minimizing the visual impact of the parking areas, should be addressed.

Also, if the existing developments are razed or destroyed by fire or some other disaster, design goals and these guidelines are provided for redevelopment of the site.

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 25
- Design Goals p. 25
- Mass & Size p. 27
- Building and Roof Form p. 28
- Building Setbacks p. 29
- Building Orientation p. 29
- Positive Open Space p. 30
- Automobile Circulation and Parking p. 31



The Meadows Multifamily Character Area.

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 Meadows Multifamily Character Area are:

- To minimize the visual impact large developments may have on the surrounding single-family neighborhood (e.g., Building masses should be broken up into smaller modules, rather than introducing a single large mass. The introduction of tall trees may be one way to accomplish this.)
- To promote friendly walkable streets (e.g., Projects that support pedestrian activity and contribute to the quality of life are encouraged.)
- To link with other projects and trail systems
- To provide landscaping and open space within a development to serve as a benefit to tenants, town residents and visitors alike
- To minimize the visual impacts of the automobile and other areas associated with parking
- To minimize the amount of light spill from a structure



The Meadows Multifamily 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 structures located in Georgetown's Meadows Multifamily Character Area. They are organized into three sections dealing with the following issues:

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



The Meadows Multifamily Character Area.

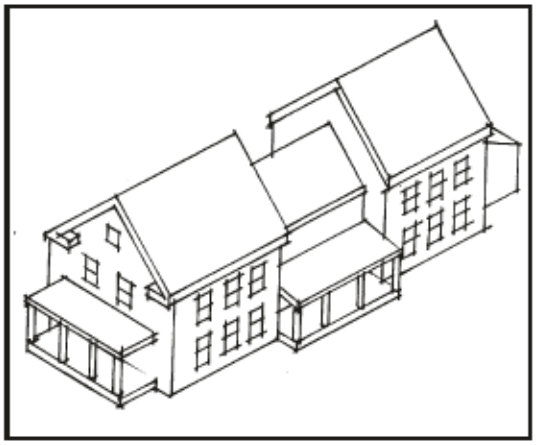
Building Mass, Size & Form

1. Mass and Size

Most of the surrounding structures are single-family residences, although they vary in size. *Portions of large multifamily developments should relate to some of the larger surrounding residences.*

A. Use building sizes that convey a sense of human scale.

1) In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot.
2) In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally.



In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot. In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally.

B. Incorporate traditional features that will convey a human scale.

1) Provide a one-story porch, or similar element, that will define a primary entrance and be oriented to the street.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.

2. Building and Roof Form

Large multifamily structures do not have to look like "big-box" institutional structures. *It is encouraged that they incorporate similar building and roof forms from the surrounding residences, even though the structures themselves might be larger.*

A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should be a simple rectangular solid with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs on new construction should have a minimum pitch of 8:12.. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
3) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.



Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.

Setting

3. Building Setbacks

The area within the setbacks and the position of building relative to street edges should be configured to enhance the pedestrian experience in the neighborhood.

A. Setbacks should be similar to those of single-family residences found in surrounding Character Areas.

1) Setbacks of buildings within the area should be varied.

4. Building Orientation

If redeveloped, large multifamily developments should fundamentally relate to those traditional buildings in Georgetown. One of the most important elements is a single primary entrance oriented to the street.

A. Provide at least one building entrance that faces the street.

1) Provide a one-story porch, or similar element which will define a front door or entrance and provide a sense of human scale.
2) Consider providing separate, distinguishable entrances for residents. This will help reduce the perceived mass of a project.
3) *See also the design guidelines for building orientation in Chapter 10, section 5.*

Site Design

5. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a lawn, garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
3) Locate open space in sunny areas whenever possible.

B. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.

C. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.



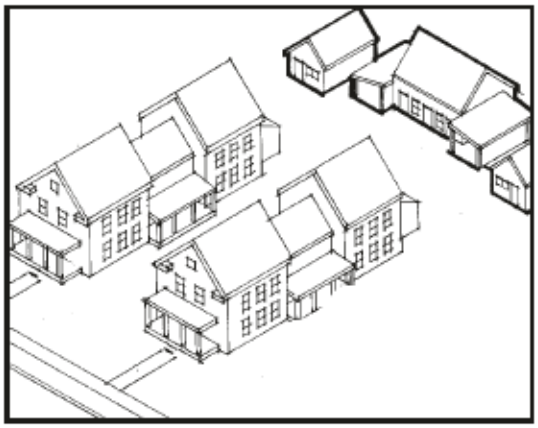
Developed shared open space between projects.

6. Automobile Circulation and Parking

Large-size multifamily projects typically have more automobile activity associated with them than do single-family residential areas. This should not, however, have any negative impacts on the area or in the town as a whole. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify and distinguish entrances to a property for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.



Consider providing parking in enclosed structures that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.

B. Minimize the visual impact of parking.

1) Consider providing parking in enclosed structures that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.
2) Consider aligning a parking entrance perpendicular with the street.
3) If attached parking is necessary, the single size garage doors should be designed to minimize the apparent width of the opening. Use materials on the doors 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 doors are preferred.
4) Locating parking in front of the building is discouraged. Doing so may increase the perceived mass and size of the structure as a whole.

Chapter 5

Design Guidelines for the Meadows Hillside Character Area

Introduction

The Meadows Hillside Character Area overlooks the north end of Georgetown. Containing large lots and undeveloped mineral claims along Saxon Mountain Road, the Meadows Hillside Character Area is the focus of current development in Georgetown. Although there are issues with steep, heavily wooded slopes, there is access along Saxon Mountain Road and additional future development is likely. The character of the existing houses is very similar to those seen in the Meadows Residential Character Area, with large building masses, large expanses of glass, steeply-pitched roofs and decks. However, due to their hillside locations, many of these structures tend to be taller in order to get views over the trees among which they are sited. If these hillsides are developed under the current zoning regulations the development will have a significant impact on the areas of town below them.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- heavily wooded
- open space
- views (to and from)
- steep slopes
- retaining walls
- painted or stained wood siding
- sloping roof forms
- simple detailing

Other important features of this Character Area include:

- large residences
- tall buildings

Design Goals

Projects within the Meadows Hillside Character Area should strive to reduce impacts on the undeveloped nature of the mountainside. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help reduce the potential impacts of a project. Buildings should appear to grow naturally from the hillside and not visually distract from its natural character.

The design goals for the Meadows Hillside Character Area are:

- To maintain the natural, forested character of the hillside
- To avoid the clear-cutting of the established mountain forest (e.g., Removing significant amounts of existing vegetation with the intent to replant is inappropriate.)
- To provide adequate, new landscaping that may help reduce a development's perceived size
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard
- To minimize the visual and environmental impacts new roads might have
- To continue the use of stone retaining walls
- To relate to the character of buildings located below these slopes through building form and material (e.g., Establishing a new or different context than that established below is not encouraged.)

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 33
- Design Goals p. 33
- Mass & Size p. 34
- Building and Roof Form p. 35
- Platting p. 35
- Streets p. 36
- Views p. 36
- Building Orientation p. 37
- Cut-and-Fill p. 37
- Landscaping p. 38
- Site Lighting p. 38

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 reduce the visual impacts of new developments (e.g., Keeping a structure small in size is encouraged.)
- To minimize the visual impacts of the automobile
- 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 Meadows Hillside Character Area. They are organized into three sections dealing with the following issues:

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

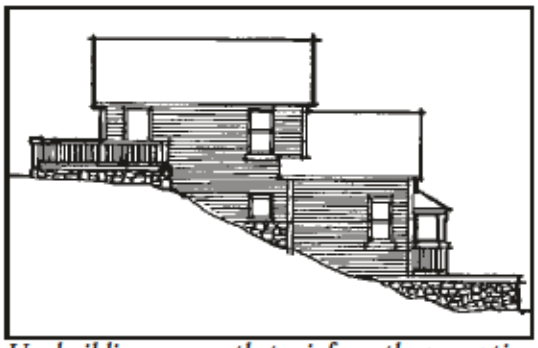
Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Meadows Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Visually overpowering building forms should be avoided.*

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

1) Buildings that are set into cuts in the hillside are encouraged.
2) Low-profile buildings are encouraged.
3) Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.
4) Step buildings down at hillside edges, to minimize visual impacts and reduce the apparent height.
5) 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.

2. Building and Roof Form

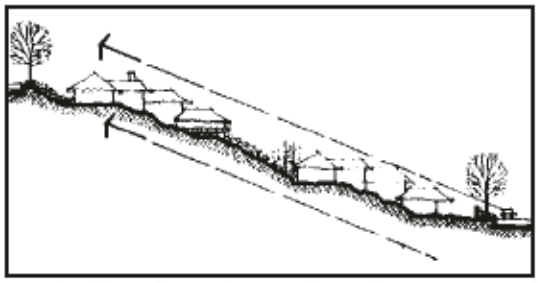
The rugged, hillside character of the Meadows Hillside Character Area is important and should be maintained. Buildings in this Character Area will have significant impacts on the surrounding hillside and the environment. *These impacts should be minimized. Although traditional roof forms are preferred, low pitched roofs may be appropriate in some cases.*

A. Use Simple rectangular shapes.

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

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

1) Roof forms that protect views of significant features are encouraged.
2) Use muted colors that blend with the hillside.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.



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

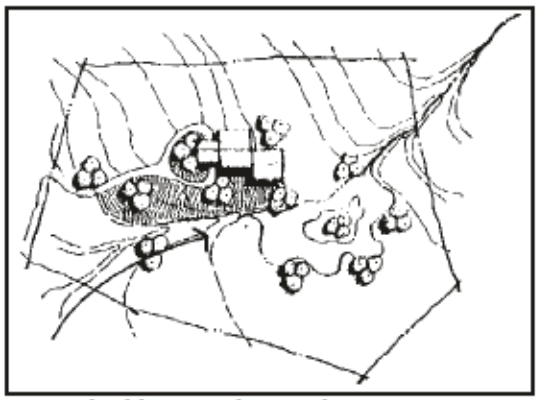
Setting

3. Platting

The Meadows 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 when feasible.

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



Locate buildings in line with existing contours when feasible.

4. Streets

The terrain of the Meadows Hillside Character Area is steep. As a result, site development, including new roads and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

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

1) 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 roads.



Saxon Mountain Road winds its way through the Meadows Hillside Character Area.

B. Preserve historic trails that are located in the hillside area.

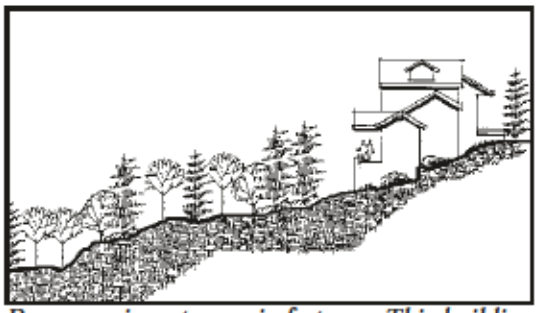
1) Consider concepts that would incorporate these routes into shared open space and public roads.
2) Locate buildings to maintain significant views from these trails where feasible.

5. Views

Views into the Meadows Hillside Character Area, down to the core of town and to the mountains are very important and should be preserved. *The potential impacts that structures and site elements could have on these view corridors are great and should be avoided. Careful planning of the proposed projects is a must.*

A. Preserve views to scenic features when feasible.

1) Consider aligning streets to maintain significant view corridors.
2) *See also the design guidelines for Views in Chapter 10, section 4.*



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

6. Building Orientation

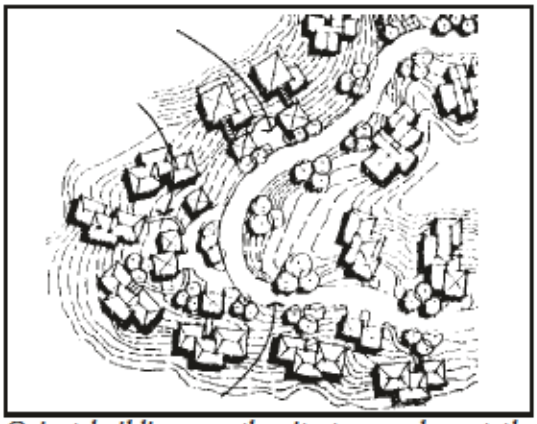
The hillside area can be seen from many points in Georgetown and from the surrounding mountainside; therefore, any new project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project should be minimized.*

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.

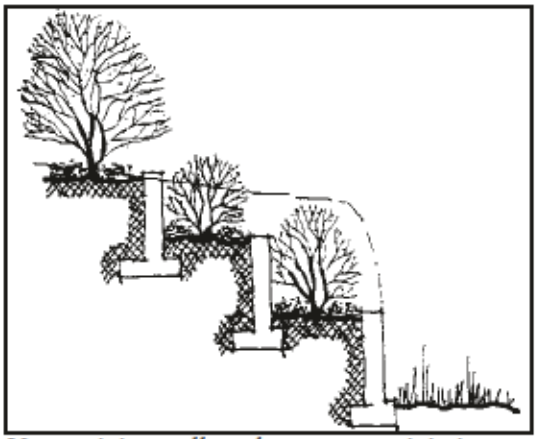
Site Design

7. Cut-and-Fill

Site development in the Meadows Hillside Character Area may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are 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 that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural 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) *See also the design guidelines for Fences and Walls in Chapter 11, section 2.*



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.

8. Landscaping

Although most projects are encouraged to provide landscaping on site, the use of typical ornamental materials may not be appropriate for the Meadows 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. The development of lawns is discouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 1, section 1.*

9. Site Lighting

Any new development in the Meadows Hillside Character Area stand a chance of being seen and detracting from the views of this area from below. 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 these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

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 avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.



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

Chapter 6

Design Guidelines for the Gateway Commercial Character Area

Introduction

In many respects, the Gateway Commercial Character Area is the first "street level" view of Georgetown seen after entering the town from Interstate 70. Future developments should change the current character by promoting dispersed parking, creating a road edge and developing larger size structures.

The current character of the Gateway Commercial Character Area is typical of "strip commercial" areas that are dominated by and cater to the automobile. Many of the services found here are typical to a highway interchange: gas stations, restaurants, motels and a visitor's center. Although these uses are typically associated with the automobile, that does not necessarily define this area's future character. In order to counter the current "strip commercial" character of the area, new developments will have to be designed very carefully to meet the design goals for the area. In the portion of the area immediately adjacent to residential properties, the mass, size and roof forms of those properties should be considered.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- buildings set back from street edge
- variety of building styles
- service and parking areas in front of buildings
- free-standing signs
- auto-oriented / dominated
- irregular road edge

Design Goals

As this area continues to develop, it is important to the Town that a coordinated image be established. This image should utilize architectural forms from the area's historic period of significance.

The design goals for the Gateway Commercial Character Area are:

- To change the existing pattern of development
- To serve as the gateway into the Historic District, without imitating it or creating a false sense of history
- To establish a coordinated image
- To minimize the impact of the automobile and large trucks, by managing a parking system (e.g., Large areas of parking, as seen from the street, are discouraged. Parking should be screened with landscaping and broken up into smaller areas.)



The Gateway Commercial Character Area.

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 39
- Design Goals p. 39
- Mass & Size p. 41
- Building and Roof Form p. 42
- Relationship to the Town Grid p. 43
- Pedestrian Systems p. 44
- Positive Open Space p. 45
- Automobile Circulation and Parking p. 46
- Service Areas p. 47
- Corporate and Franchise Designs p. 48
- Architectural Character p. 48

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 clearly define the road edge and entrances and exits with landscaping (e.g., A limited number of cuts should be allowed in the area.)
- To link existing and future developments with other projects and trail systems
- To promote friendly, walkable streets (e.g., Projects that support pedestrian activity and contribute to the quality of life are encouraged.)
- To provide a safe environment for the pedestrian (e.g., Providing walking paths, pocket parks and landscaping along the street edge is encouraged.)
- To develop contemporary interpretations of the traditional context, not historic-look-alike buildings
- To minimize the amount of light spill from a structure
- Be sympathetic to adjacent residential construction



The Gateway Commercial 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 Gateway Commercial Character Area. They are organized into four sections dealing with the following issues:

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

Building Mass, Size & Form

1. Mass and Size

A variety of building sizes existed in this area historically. *While contemporary design approaches are encouraged, developments should continue to exhibit a variety in sizes, similar to the buildings seen traditionally.*

A. A variety of sizes is appropriate in new developments.

1) Differentiate a primary facade with significant set backs in the wall plane.
2) Variations in facade treatment may be continued through the structure, including its roof line and front and rear facades to reduce the perceived size of the building.

B. Building heights of larger projects should provide variety.

1) A larger development should step down in height towards the street or smaller, surrounding structures.
2) A new building on the west side of Argentine may be three stories in height.
3) A new building on the east side of Argentine (closer to the neighboring residential structures) may only be two stories in height.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.

D. A primary building facade should not exceed fifty feet in width, without a significant setback.

1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

2. Building and Roof Form

Developments in the Gateway Commercial Character Area are expected to be quite a bit larger than in the rest of town. *The predominant rectangular forms seen throughout town should dominate.*

A. Use building forms that are similar to those structures seen traditionally.

1) Buildings should have vertical proportions.
2) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Roofs should have a pitch similar to those seen historically.

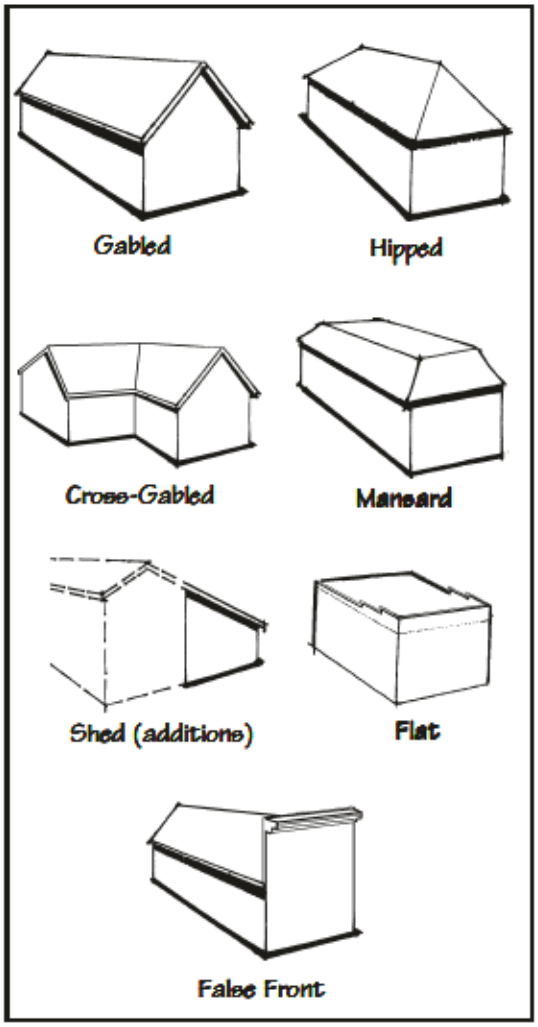
1) Gable, hip and shed roofs are appropriate.
2) Most primary roofs have a minimum pitch of 8:12.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.
4) Eave depths should be a minimum of 1 foot.



Use building forms that are similar to those structures seen traditionally.

C. Long ridgelines parallel to the street shall be broken by dormers, setbacks or in some other fashion.

1) Unbroken ridge lines generally shall not be longer than one and one-half times the height of the building.



The simple forms of gable, hip, mansard and shed roofs are appropriate.

Setting

3. Building Setbacks

Historically, a wide variety of building types have been found in this Character Area. This variety dictated differing building siting patterns. *New developments should build on this tradition and provide a variety of building setbacks.*

A. Coordinate site plans with surrounding properties to enhance the sense of open space, building spacing and parking and service areas.

1) By coordinating site plans certain site functions (e.g., parking, ingress, egress and service areas) may be shared.

B. A variety of building setbacks may be considered.

1) This variety should include buildings located both at the front and rear of properties. The majority of the buildings should be closer to the street edge, however.
2) Setbacks to large buildings should be varied, and should be treated as positive open space, amenities to be enjoyed by pedestrians.
3) Use landscaping to define the street edge and provide a separation between pedestrian and automobile routes.

C. Siting a building behind major areas of parking is strongly discouraged.

4. 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. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. A project should be designed to provide an attractive street edge and to encourage pedestrian activity.

1) This applies to landscaping and open space, as well as to the primary facade of a building.
2) Projects that support pedestrian activity and contribute to the quality of life are encouraged.
3) Building entrances should be clearly identified and oriented to face the street.
4) Consider the following building elements that help provide an attractive street edge and encourage pedestrian activity:
   - display windows
   - public art or murals
   - facade articulation
   - landscaping

B. Develop pedestrian pathways that connect with other developments.

1) Such a pathway should lead along the street edge. This will help to clearly identify the road edge.
2) Consider developing focal points along pedestrian routes with special pedestrian amenities. Benches, mini parks and planters are examples of amenities that are encouraged.
3) Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should also be provided which connect to external pedestrian systems.

Site Design

5. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4) Locate open space in sunny areas whenever possible.



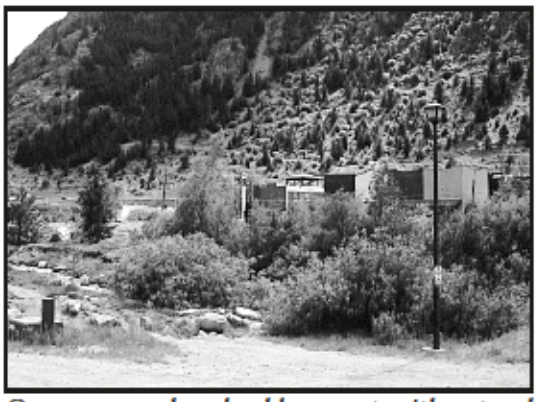
Create "places" with distinct identities within projects.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.



Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.

6. Automobile Circulation and Parking

The Gateway Commercial Character Area should provide a controlled, organized automobile system which provides a safe pedestrian environment. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

Projects that can occur in the Gateway Commercial Character Area also have automobile activity associated with them. This should not, however, make it an unsafe environment for the pedestrian. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify the road edge and project entrances for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

B. Minimize the number of entrances along a street edge.

1) Sharing ingress and egress points with neighboring projects is strongly encouraged.

C. Place parking areas to the rear of a site when feasible or disburse throughout the site.



Clearly identify the road edge and project entrances for both automobiles and pedestrians. Leaving the road edge undefined is discouraged.

7. Service Areas

Since a project designed in this Character Area will be visible from more than one side of the site, there is no clear "rear yard" that service areas should be placed in. *Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.*

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

1) Service and trash areas should be screened from view on all sides. Consider using a shed to enclose it.
2) Also consider designing a service area as an integral part of the building design, on interior portions of the building.
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.

B. Service and trash areas should not be located adjacent to site amenities such as the lagoon.

1) Service areas should not impede access to the lagoon.
2) Service areas should not detract from the enjoyment of the lagoon.

Building Design

8. Corporate and Franchise Designs

One of the concerns in building design is that One of the concerns in building design is that when national chain companies or their franchises construct buildings in the Gateway Character Area that they do so in a way that reinforces the design traditions of Georgetown. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Bright logo colors are used over large expanses of a building that contrasts too strongly with the established palette of Georgetown.
- Large blank walls on "big box" buildings are bland and out of scale, and discourage pedestrian activity.
- Buildings are surrounding by parking lots and cars. Primary entrances are typically oriented to these parking lots, rather than to the street.
- Metal panels and large areas of featureless stucco are often used and these are out of character and not of human scale.

A. The use of stock building plans or typical corporate or franchise operation designs are not allowed.

1) Building designs or styles should be compatible with the character of Georgetown.

9. Architectural Character

Buildings throughout Georgetown are simple in character. *A new development in the Gateway Mixed-Use Character Area should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

1) Because of this Character Area's highly visible location, any development should provide a refined facade to address the street and the lagoon.

Chapter 7

Design Guidelines for the Gateway Mixed-Use Character Area

Introduction

The Gateway Mixed-Use Character Area is mostly undeveloped and is seen as open space along the western edge of the lagoon. This area is one of the first views of Georgetown from Interstate 70, and the way in which it develops is very important to the community. The land is zoned to be developed under one conceptual plan containing multiple uses. It is anticipated that a motel/hotel complex will be part of any development proposed for this area.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- one of the first views into town
- views into other areas
- views from the Meadows Design District
- flat open space
- minimal vegetative cover
- one development concept is required for the majority of this area
- the lagoon

Design Goals

As this area builds out, the Town wishes to ensure that it appears to be visually related to the community, through building forms and size. When new developments are planned, established characteristics of building form, size and materials that can be seen elsewhere in Georgetown should be expressed. This is particularly important for projects on large parcels and that may have a substantial impact on the area. Special care should be taken when designing a project to ensure that it is visually integrated in mass, size and character with the surrounding neighborhood.

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

- To develop the area with a unified image (e.g., It is anticipated that a large hotel/motel development will be built on a majority of the land. This should be an amenity for the entire community and not act as an isolated complex.)
- To maintain a natural state for the lagoon and its surrounding wetlands

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 49
- Design Goals p. 49
- Mass & Size p. 51
- Building and Roof Form p. 52
- Pedestrian Systems p. 53
- Positive Open Space p. 54
- Lighting p. 55
- Service Areas p. 56
- Automobile Circulation and Parking p. 56
- Architectural Character p. 57



The Gateway Mixed-Use Character Area.

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 reduce the visual impact on the surrounding areas (e.g., Building masses should be broken up into smaller modules, rather than introducing a single large mass. The building heights should also vary but not reach heights greater than three stories.)
- To present a refined image to all surrounding areas (e.g., Views from the Meadows Design District across the lagoon should not be into the service areas for this development. Innovative design solutions for the handling of interior service areas are strongly encouraged.)
- To minimize the visual impacts of the automobile
- To link existing and future developments with other projects and trail systems
- To preserve public access to the lagoon through the site (e.g., Although a private development, public spaces through and around the site should be provided to allow access to the lagoon.)
- To promote projects that support pedestrian activity and contribute to the quality of life
- 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 Gateway Mixed-Use Character Area. They are organized into four sections dealing with the following issues:

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

Building Mass, Size & Form

1. Mass and Size

Contemporary design approaches are encouraged. It is especially important that buildings create a gentle transition in size along boundaries with other Character Areas.

A. Use building sizes that relate to those structures found in neighboring Character Areas.

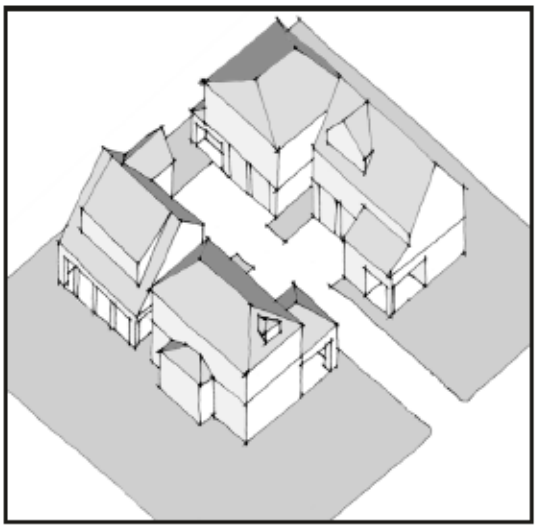
1) The heights of buildings should vary. Provide one, two and three story elements.

B. A primary building facade should not exceed fifty feet in width, without a significant setback.

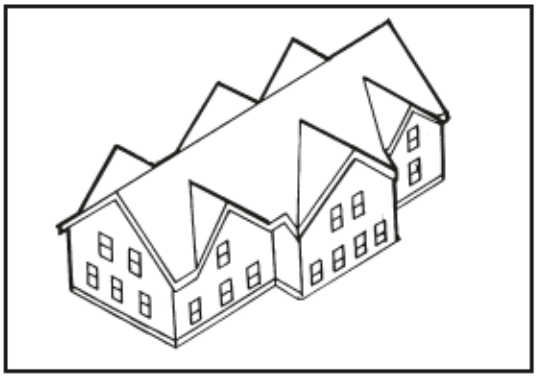
1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) This should occur under a unified concept, however.
3) The area between the buildings should also contribute to the overall positive open space of the site.



The heights of buildings should vary. Provide one, two and three story elements.



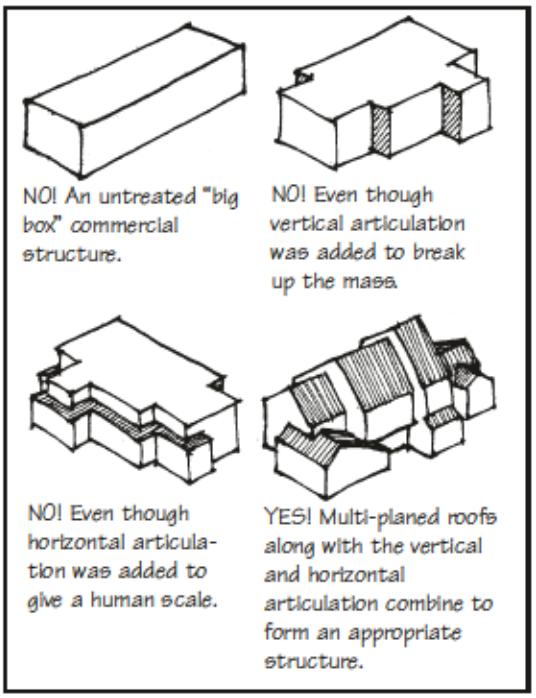
Break up a larger building into subordinate elements to reduce its apparent size.

2. Building and Roof Form

Developments in the Gateway Mixed-Use Area are expected to be quite a bit larger than in the rest of town. *Despite the overall size of the structure, the predominant rectangular form seen throughout town should dominate.*

A. Use building forms that are similar to those structures seen traditionally.

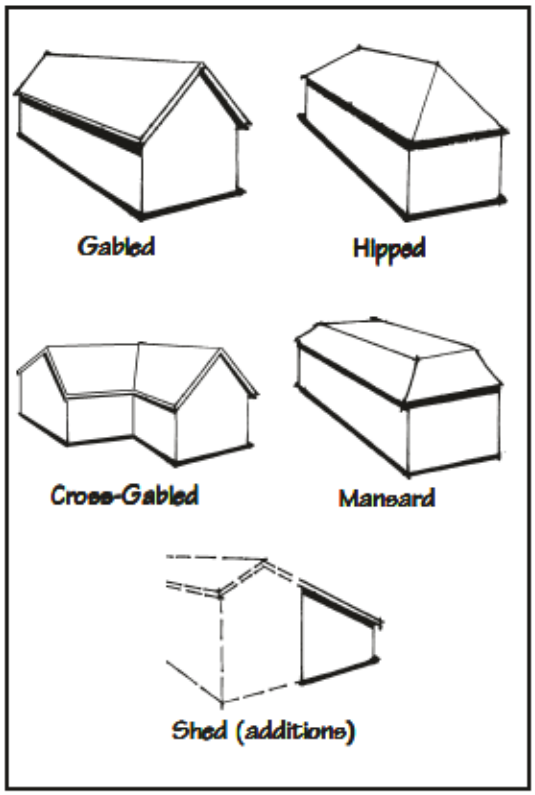
1) The primary building form should be a simple rectangular solid.
2) Divide larger portions of a building into modules that reflect the size of traditional building forms.
3) Buildings should have vertical proportions.



Break large buildings into modules to reduce perceived size.

B. Roofs should have a pitch similar to those seen historically.

1) Gable, hip, shed and flat roofs may be considered.
2) Most primary roofs have a minimum pitch of 8:12.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.
4) Eave depths should be a minimum of one foot.



The simple forms of gable, hip, mansard and shed roofs are appropriate.

Setting

3. 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. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

A. Develop projects to encourage pedestrian activity.

1) Provide variety in setback, height, color and building size and form to enhance the pedestrian experience. This should be done under a unified concept, however.

B. Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.
2) Pedestrian and bike paths should provide access to the lagoon.

Site Design

4. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4) Locate open space in sunny areas whenever possible.



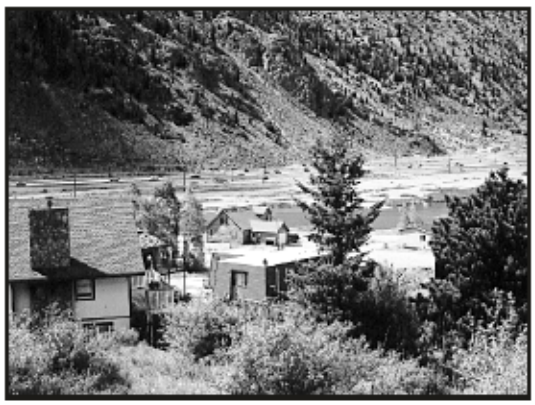
Create "places" with distinct identities within projects.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with and provide views to natural amenities such as Clear Creek and the lagoon.



Open spaces also should connect with and provide views to natural amenities such as Clear Creek and the lagoon.

5. Lighting

The character and level of lighting is a special concern of the community. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible. Exterior lights 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. 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.

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

1) Unshielded, high intensity light sources and those that direct light upward is inappropriate.
2) Shield lighting associated with service areas and parking lots. Light standards in a parking lot should be no taller than fifteen feet.
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.

6. Service Areas

Since a project designed in this Character Area will be visible from more than one side of the site, there is no clear "rear yard" that service areas should be placed in. *Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.*

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

1) Service and trash areas should be screened from view on all sides. Consider using a shed to enclose it.
2) Also consider designing a service area as an integral part of the building design, on interior portions of the building.
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.

B. Service and trash areas should not be located adjacent to site amenities such as the lagoon.

1) Service areas should not impede access to the lagoon.
2) Service areas should not detract from the enjoyment of the lagoon.

7. Automobile Circulation and Parking

A large-size project which can occur in the Gateway Mixed-Use Character Area will have more automobile activity associated with it than does residential areas. Any parking areas should not, however, have negative impacts on the area or the town as a whole.

A. Parking is a major consideration for this area and its visual impacts should be minimized.

1) Disperse smaller lots throughout the site. These smaller lots should also be screened from view.
2) 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, gravel and grasscrete. Chip and seal may be considered, but large areas of black top or plain asphalt are inappropriate.
3) Provide landscaped "islands" in the interiors of lots. (These may double as snow storage zones in winter months.)

B. Clearly identify project entrances for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.

Building Design

8. Architectural Character

Buildings throughout Georgetown are simple in character. *A new development in the Gateway Mixed-Use Character Area should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

1) Because of this Character Area's highly visible location, any development should provide a refined facade to address the street and the lagoon.

Chapter 8

Design Guidelines for the Gateway Multifamily Character Area

Introduction

The Gateway Multifamily Character Area is mostly undeveloped and is seen as open space along the western edge of the lagoon. This area is one of the first views of Georgetown from Interstate 70, and the way in which it develops is very important to the community. The land, which is adjacent to the Creek House, is zoned for multifamily residential developments.

Summary of Key Characteristics

Key design characteristics of this Character Area include the following:

- one of the first views into town
- views into other areas
- views from the Meadows Design District
- flat open space
- minimal vegetative cover
- the lagoon

Design Goals

As this area builds-out, the town wishes to ensure that it appears to be visually related to the community, through building forms and size. When new developments are planned, established characteristics of building form, size and materials that can be seen elsewhere in Georgetown should be expressed. Therefore, special care should be taken when designing a project to ensure that it is visually integrated in mass, size and character with the surrounding neighborhood.

The design goals for the Gateway Multifamily Character Area are:

- To maintain a natural state for the lagoon and its surrounding wetlands
- To reduce the visual impact on the surrounding areas (e.g., Building masses should be broken up into smaller modules, rather than introducing a single large mass. The building heights should also vary but not reach heights greater than three-stories.)
- To present a refined image to all surrounding areas (e.g., Views from the Meadows Design District across the lagoon should not be into the service areas for this development. Innovative design solutions for the handling of interior service areas are strongly encouraged.)
- To minimize the visual impacts of the automobile
- To preserve public access to the lagoon through the site (e.g., Although a private development, public spaces through and around the site should be provided.)
- To link existing and future developments with other projects and trail systems
- To promote projects that support pedestrian activity and contribute to the quality of life are encouraged
- To minimize the amount of light spill from structures

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 59
- Design Goals p. 59
- Mass & Size p. 60
- Building and Roof Form p. 61
- Pedestrian Systems p. 62
- Building Setbacks p. 63
- Building Orientation p. 63
- Positive Open Space p. 64
- Automobile Circulation and Parking p. 65
- Architectural Character p. 66

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.

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 Gateway Mixed-Use Character Area. They are organized into four sections dealing with the following issues:

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

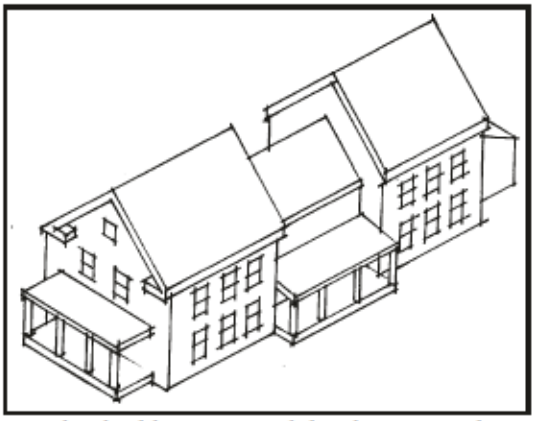
Building Mass, Size & Form

1. Mass and Size

There is a wide variety in building sizes in the surrounding Character Areas. *Although large buildings may be seen here, multifamily developments should provide a variety of sizes to minimize its visual impacts.*

A. Use building sizes that convey a sense of human scale.

1) In order to minimize the perceived size of a building, step down its height toward the street, neighboring structures and the rear of the lot.
2) In order to break up the perceived mass of structure, divide it into modules that are similar in size to buildings seen traditionally. A combination of two- and three-story buildings or building elements is encouraged.



Divide a building into modules that are similar in size to buildings seen traditionally.

B. Incorporate traditional features that will convey a human scale.

1) Provide a one-story porch, or similar element, that will define a primary entrance and be oriented to the street.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.

D. A primary building facade should not exceed fifty feet in width, without a significant setback.

1) Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

2. Building and Roof Form

Large multifamily structures do not have to look like "big-box" institutional structures. *It is encouraged that they incorporate similar building and roof forms from the surrounding residences, even though the structures themselves might be larger.*

A. Building and roof forms should be similar to that seen traditionally in the Historic Design District.

1) A building should be a simple rectangular solid with a sloping roof form. Gable, hip and shed roofs are appropriate.
2) Traditional roofs are simple and steeply pitched and most have hip or gabled ends facing the street. Most primary roofs have pitches of 8:12 to 12:12. Primary roofs of new construction should have a 8:12 minimum. Shed roofs, on additions, have a wider range of pitches from 4:12 to 12:12.
3) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.
4) Alternative roof element shapes may be considered in instances where views and solar access are to be protected and preserved.

B. Orient major roof elements to protect views.

1) Orientation of the major roof element must take into consideration the impact on neighboring properties.
2) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.

C. Eave depths should be a minimum of one foot.



Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

Setting

3. 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. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.* These routes should be pedestrian-friendly corridors and should be similar in design to those used in the core of town.

A. Develop projects to encourage pedestrian activity.

1) Provide variety in setback, height, color, texture of materials and building size and form to enhance the pedestrian experience.

B. Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.
2) Coordinate with public bicycle and pedestrian pathways.

C. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.
2) Pedestrian and bike paths should provide access to Clear Creek and the lagoon.

4. Building Setbacks

The area within the setbacks and the position of building relative to street edges should be configured to enhance the pedestrian experience in the neighborhood.

A. Setbacks should be residential in nature, providing for a landscaped front yard.

1) Setbacks of buildings within the area should be varied.

5. Building Orientation

Large multifamily developments should fundamentally relate to those traditional buildings in Georgetown. One of the most important elements is a single primary entrance oriented to the street.

A. Provide at least one building entrance that faces the street.

1) Provide a one-story porch, or similar element which will define a front door or entrance and provide a sense of human scale.
2) Consider providing separate, distinguishable entrances for residents. This will help reduce the perceived mass of a project.
3) *See also the design guidelines for building orientation in Chapter 10, section 5.*

Site Design

6. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects. This may occur as a lawn, garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "places" with distinct identities within projects.

1) Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
3) Locate open space in sunny areas whenever possible.



Developed shared open space between projects.

B. If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1) Buildings should be positioned on the site in a manner that minimizes the apparent mass and size and maximizes open space.

C. Connect open spaces among large projects.

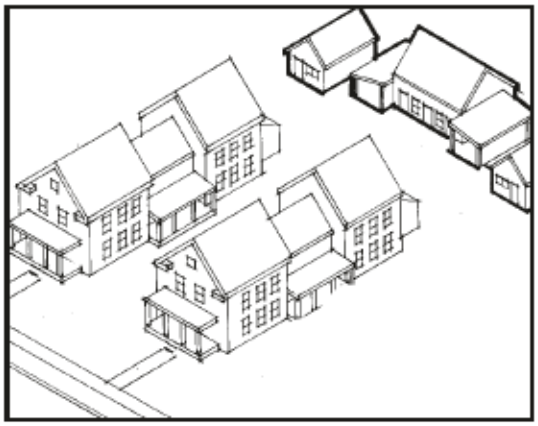
1) Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2) Open spaces also should connect with natural amenities such as Clear Creek and the lagoon.

7. Automobile Circulation and Parking

Large-size multifamily projects typically have more automobile activity associated with them than do single-family residential areas. This should not, however, have any negative impacts on the area or in the town as a whole. *Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.*

A. Clearly identify and distinguish an entrance to a property for both automobiles and pedestrians.

1) Use landscaping and lighting accents to identify entrances.



Consider providing parking in enclosed structures that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.

B. Minimize the visual impact of parking.

1) Consider providing parking in an enclosed structure that is separate from the primary structure. These garages should be smaller in size than the surrounding single-family residences, and appear as secondary structures on the site.
2) Consider aligning a parking entrance perpendicular with the street.
3) If attached parking is necessary, the single size garage doors should be designed to minimize the apparent width of the opening. Use materials on the doors that are similar to wall surface of the primary structure. This will make it read as an integral part of the structure.
4) Locating parking in the front facade is discouraged. Doing so may increase the perceived mass and size of the structure as a whole.
5) *See also the design guidelines for automobile circulation and parking in Chapter 11, section 5.*

Building Design

8. Architectural Character

Buildings throughout Georgetown are simple in character. *A new multifamily development should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.*

A. A new building that draws upon the fundamental characteristics of building in Georgetown is encouraged.

1) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

B. All facades should be given equal design consideration.

1) Because of this Character Area's highly visible location, any development should provide a refined facade to address the street and the lagoon.

Chapter 9

Design Guidelines for the Gateway Mountainside Character Area

Introduction

The Gateway Mountainside Character Area is a unique area of land west of Interstate 70, at the base of Republican Mountain. The land currently contains town shops, construction vehicle storage areas and a mobile home court. Although many of the steep, wooded mountain slopes are undevelopable, several flat areas exist and are available for development. This is a major view of Georgetown from the interstate, and will therefore have a major impact on the "first impression" of passersby. As these hillsides are developed, new construction will have a significant impact on the areas of town below them.

Summary of Characteristics

Key design characteristics of this Character Area include the following:

- trees and open space
- views
- steep slopes
- mostly undeveloped
- limited access

Design Goals

Developments within the Gateway Mountainside Character Area should strive to reduce any impact on the natural state of the mountainside. The use of traditional building materials and forms, as well as the retention of the mature trees, are important design elements that will help reduce any potential impacts of a project.

The design goals for the Gateway Mountainside Character Area are:

- To maintain the natural, forested character of the hillside
- To reduce the visual impacts of new developments (e.g., Keeping a structure small in size is encouraged.)
- To avoid the clear-cutting of the established mountain forest (e.g., Removing significant amounts of existing vegetation with the intent to replant is inappropriate.)
- To provide adequate, new landscaping that may help reduce a development's perceived size
- To avoid the cut-and-fill of steep slopes that might have negative visual impacts or create a geo-hazard

In this chapter the following topics are addressed:

- Summary of Key Characteristics p. 67
- Design Goals p. 67
- Mass & Size p. 68
- Building and Roof Form p. 69
- Platting p. 69
- Streets p. 70
- Views p. 71
- Building Orientation p. 71
- Cut-and-Fill p. 72
- Landscaping p. 73
- Site Lighting p. 73



The Gateway Mountainside Character Area.

- To minimize the visual and environmental impact a new road might have
- To continue the use of stone retaining walls
- To minimize the amount of light spill from a structure
- To screen service and storage uses from view

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.

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 Gateway Mountainside Character Area. They are organized into three sections dealing with the following issues:

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

Building Mass, Size & Form

1. Mass and Size

The rugged, hillside character of the Gateway Mountainside Character Area is important and should be maintained. New developments should respect this setting.

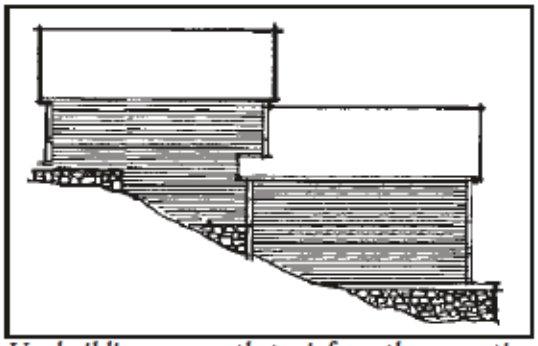
A. Use building forms which reinforce the natural topography.

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.

B. Building heights on larger projects should be varied.

C. Large lots should be developed with several buildings, rather than a single structure.

1) This will help reduce the perceived size of the project.
2) The area between the buildings should also contribute to the overall positive open space of the site.



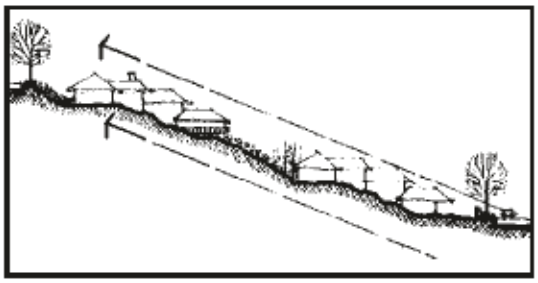
Use building masses that reinforce the perception of the natural topography. Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and size.

2. Building and Roof Form

The impacts a building has on this Character Area should be minimized. *Although traditional roof forms are preferred, low pitched roofs or earth-covered roofs may be appropriate in some cases.*

A. Use building forms that are similar to those structures seen historically.

1) Simple rectangular shapes should predominate.
2) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.



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

B. Roof slopes that repeat the slope of the mountainside 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.
3) Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.

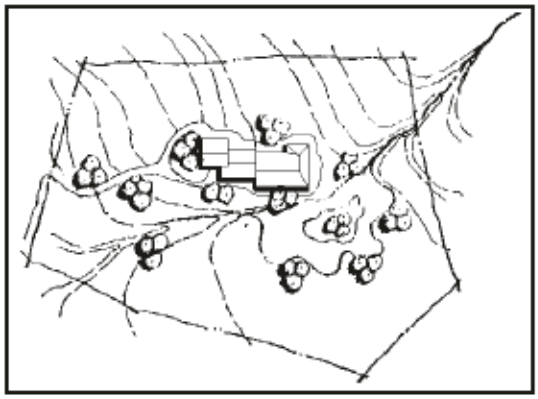
Setting

3. Platting

The Gateway Mountainside Character Area establishes the outermost western edge of the town. It can be seen from many points in Georgetown and is the first view of the town from the Interstate. *The visual impact of any hillside project should be minimized. The platting and placement of buildings should result in projects that blend with the natural hillside and are minimally visible from within the core of the town.*

A. Locate buildings in line with existing contours when feasible.

1) Orientation to the conventional grid is not required in this Character Area.
2) New platting may be appropriate where it helps to minimize the visual impact of projects and preserve the natural character of the hillside.



Locate buildings in line with existing contours when feasible.

B. 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.

C. Preserve historic trails that are located in the hillside area.

1) Consider concepts that would incorporate these routes into shared open space and public roads.
2) Locate buildings to maintain significant views from these trails.



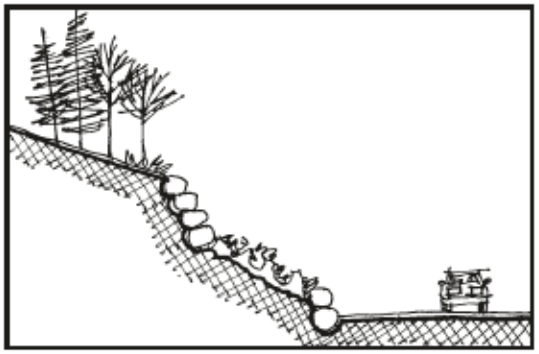
Preserve historic trails that are located in the hillside area.

4. Streets

The terrain of the Gateway Mountainside Character Area is steep. As a result, site development, including new roads and driveways, may require deep cuts. *These features may be visible from lower areas of town, and their visual impacts should be minimized.*

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

1) 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 roads.



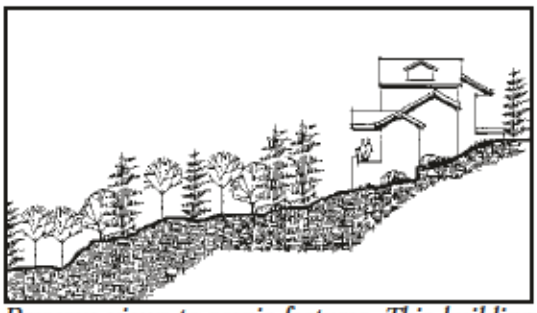
Minimize the visual appearance of all new roads, as seen from lower viewpoints in town. Consider ways to minimize disturbance of natural topography wherever new roads or drives are contemplated.

5. Views

Views into the Gateway Mountainside Character Area, down to the core of town and to the mountains are very important and should be preserved. *The potential 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 aligning streets to maintain significant view corridors.
2) This also applies to views into the mountainside. Therefore, developments should not negatively impact views slopes as seen from below.
3) *See also the design guidelines for Views in Chapter 10, Section 4.*



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

B. Provide landscaping around a development to help it blend in with the mountainside.

6. Building Orientation

The hillside area can be seen from many points in Georgetown and from the surrounding mountainside; therefore, any new project has the potential for significant visual impact on the overall character of the town. *The visual impact of any hillside project 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.

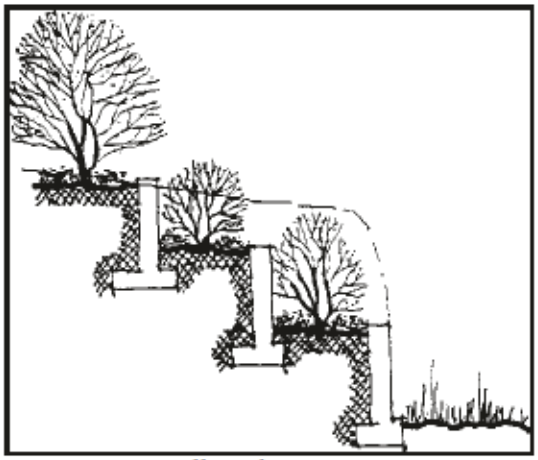
Site Design

7. Cut-and-Fill

Site development in the Gateway Mountainside Character Area may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are 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 that would alter the perceived natural topography of the site.

1) Use earth berms, natural rock or natural 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) *See also the design guidelines for Fences and Walls in Chapter 11, section 2.*



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.



Minimize cut-and-fill that would alter the perceived natural topography of the site. This excessive cut and retaining wall is inappropriate.

8. Landscaping

All projects must provide landscaping and screening on a site to help a development blend in with the mountainside. The use of typical ornamental materials may not be appropriate for the Gateway Mountainside 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 and screen a development from view.

1) Landscape schemes that are rough, natural and/or subdued in character are encouraged.
2) When feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
3) *See also the design guidelines for Landscaping in Chapter 11, section 1.*

9. Site Lighting

Any new development in the Gateway Mountainside Character Area stands a chance of being seen and detracting from the view of this area from lower in the town and from the interstate. 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 these reasons, the DRC will consider the potential lighting impacts that large glass areas may have.*

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 avoided.
3) Exterior site lights should be screened and focused down toward the ground to minimize their visibility from below.



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

Section 2

Design Guidelines For Site Design in All Character Areas

Chapter 10
Setting Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the setting of a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the DRC will base its decisions. Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

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, even in the newer, developing areas of the town, 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 p. 78
- On-Site Hazards p. 78
- Site Drainage p. 79
- Views p. 79
- Residential Building Orientation p. 81
- Pedestrian Systems p. 82

Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult Book II: Guidelines for the Historic Design District for guidance on design issues that relate to your particular project.

1. Natural Resources

Because many of the Character Areas in the Millsite, Meadows and Gateway Design Districts are rich in natural resources, *any project should respect and even enhance the setting for these features (e.g.*, waterways, wetlands and established groves of trees). Roads, landscaped areas and buildings should be located and designed to accommodate the natural features of the particular site and its context.

Be aware that portions of some Character Areas are within geo-hazard, flood or unstable soil areas. Individual project plans should incorporate designs that mitigate the specific site conditions that may be present.

A. Protect and enhance existing stands of vegetation.

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

B. Natural resources, such as Clear Creek, the lagoon, Georgetown Lake and the steep hillsides surrounding the town, should be respected.

1) A building form should not project out from its surroundings. Rather, it should blend in.

2. On-Site Hazards

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

A. Identify on-site hazard areas.

1) On-site hazard areas include flood plains and geo-hazards.
2) Be aware of specific regulations for on-site hazard mitigation. See the Town of Georgetown for more information.

B. 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 neighboring resources. For this reason, *runoff should be planned such that it will avoid negative impacts on adjacent properties.*

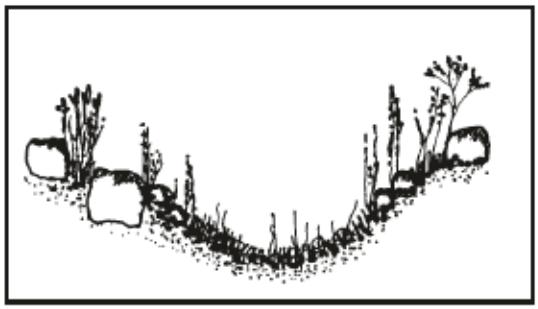
A. Drainage should not adversely affect adjacent properties.

1) Floodway areas should 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.
2) When it is necessary to build below the elevation of an adjacent roadway, plan drainage systems to accommodate roadway drainages.

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



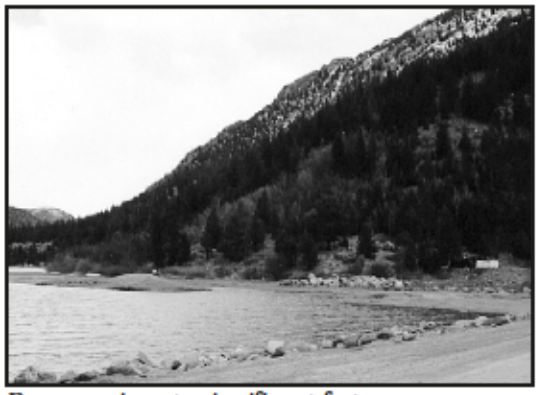
Develop drainage systems as amenities.

4. Views

Views of the natural setting of Georgetown are some of the community's greatest assets, contribute to the quality of life and value of properties, and should be protected and enhanced whenever feasible. *Projects should be planned to reinforce and preserve existing view corridors and to establish new view opportunities.* In doing so, consideration should be given to how views from existing projects may be affected by new construction.

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

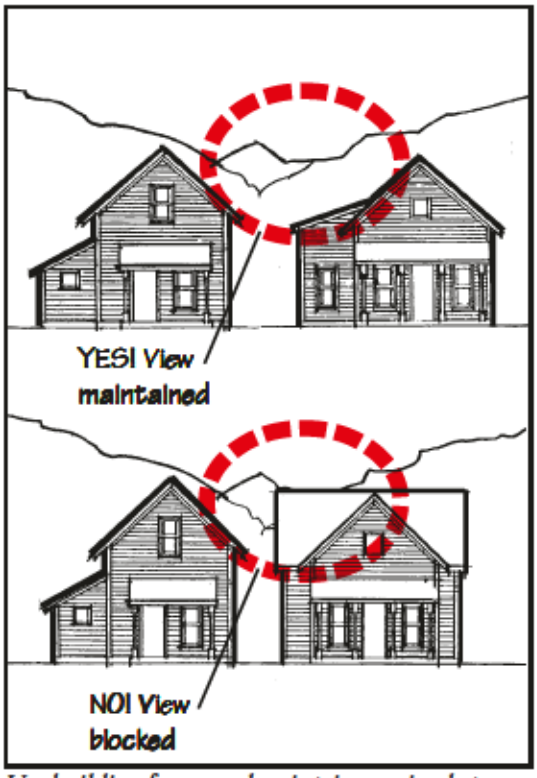
1) Site plans for new construction should also include consideration of retaining view opportunities for future projects.
2) Landscaping is encouraged and, in some situations, may be required in order to mitigate other visual impacts. Such landscaping, when mature, should maintain existing views and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



Preserve views to significant features.

B. Building forms that respect existing views are encouraged.

1) For example, rectangular forms oriented with the long side perpendicular to the street will often provide views through the property.
2) Reduced building footprints that increase side yard view corridors are encouraged.
3) Setbacks that deviate from the traditional may be used to protect views.



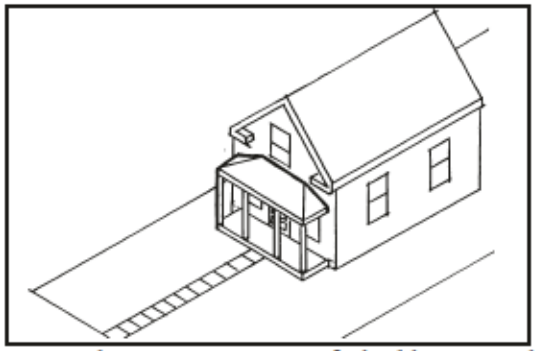
Use building forms and maintain spacing between buildings which respect existing views, open spaces and solar access.

5. Residential Building Orientation

Residential buildings, either single-family, duplex or multifamily, should be oriented to the street and provide a primary entrance that also faces the street except where a residential building is in a Hillside Character Area, or other area where topography is a factor, where a building should be located in line with the contours of a site.

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

1) Buildings should have a clearly defined primary entrance. For example, 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) An exception may be in hillside areas where a building should be located in line with the contours of a site.



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

B. Buildings on corner lots or visible from more than one major public ways should provide equal design consideration on both facades.

1) This may include a primary entrance on both facades.
2) Use varied building setbacks and changes in materials to create interest and reduce the perceived size.
3) Develop human-scaled entrances, using porches or similar elements to define doorways.
4) The primary entrance on a residence located on a corner lot should orient toward the street at the narrow end of the lot.



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

6. 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. *Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.*

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

B. Develop projects to 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.

C. Provide amenities that will encourage pedestrian activity within and through a development.

1) Sidewalks, paths and bike lanes which are protected from traffic are encouraged.

D. Consider developing paths within the parcel that encourage pedestrian access.

1) Internal routes within large projects should be provided which connect to external pedestrian systems.

Chapter 11

Site Design Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the site design of a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the DRC will base its decisions. Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

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, even in the newer, developing areas of the town, 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 p. 84
- Fences and Walls p. 85
- Lighting p. 86
- Residential Parking p. 87
- Public and Commercial Parking p. 88
- Service Areas p. 89
- Utilities p. 90
- Snow Shedding p. 91

Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult Book II: Guidelines for the Historic Design District for guidance on design issues that relate to your particular project.

1. Landscaping

Since the Millsite, Meadows and Gateway Design Districts can be seen from Interstate 70, extensive amounts of landscaping should be used to help minimize the visual impact of new development. *The landscaping should maintain, and in some respects enhance, the forested mountain image of the hills surrounding Georgetown.*

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. Consideration also should be given to the future care and maintenance of these materials.

A. Retain established plantings in new projects.

1) Existing native plantings should be preserved in place. This particularly applies to significant trees and shrubs.
2) Replacement plant materials should be similar in size or equivalent massing to the plants removed (e.g., a cluster of smaller new trees may be used to establish a massing similar to one large original tree).
3) Minimize disruption to root systems in excavation and relocation activity.
4) Clear-cutting existing stands of vegetation with the intent to replant after construction is inappropriate.

B. In new landscape designs, use plant materials that are compatible with 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.

C. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project.

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 are discouraged.

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 edge 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. Preserve the natural and existing topography of a site.

1) A substantial change in site grading is discouraged. Site grading in excess of two feet is considered a substantial change.

2. Fences and Walls

In order to provide definition to the road edge and to serve as a subtle link with the character of the Historic Design District, fences and walls may be considered. *When used, they should be simple in design and low to the ground and be in character with others in the area and with the primary structure on a site.*

A. A fence should be simple in character.

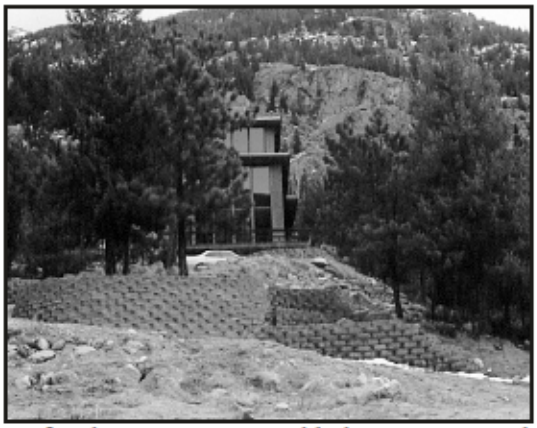
1) A fence should be "transparent," allowing views into a site (e.g., using a split rail fence to define a property line).
2) Fences should not exceed four feet in height.
3) A fence for screening an animal enclosure may reach heights of five or six feet. These should be located behind a building. Such enclosures will be considered on a case-by-case basis.

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

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

C. Retaining walls should appear similar to those used traditionally.

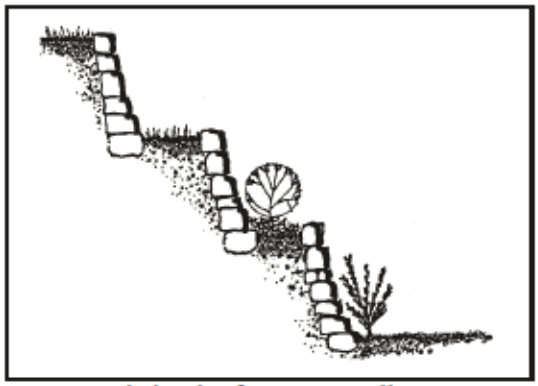
1) Dry stacked stone or mortared stone masonry retaining walls are appropriate.
2) Log and railroad ties may be used if the horizontal method of construction is utilized. Their appropriateness will be determined on a case-by-case basis.
3) Unfaced concrete, concrete block or cultured stone are not appropriate.



Unfaced concrete, concrete block or concrete with a stone veneer are not appropriate.

D. Minimize the height of retaining walls.

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) When feasible, contour the site to reduce the need for retaining walls.



Minimize the height of retaining walls. Use a series of terraces with short walls where the overall retaining height must be greater than four feet.

3. Lighting

The character and level of lighting is a special concern of the community. *Exterior lighting should be a subordinate element, so that the stars in the night sky are visible. Exterior lights 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. 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.

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

1) Unshielded, high intensity light sources and those that direct light upward is 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.

4. Residential Parking, Garages and Driveways

Parking can be accomplished in a number of appropriate ways, *but in general it should not have significant impact on the street scene.*

A. Avoid parking in the front yard.

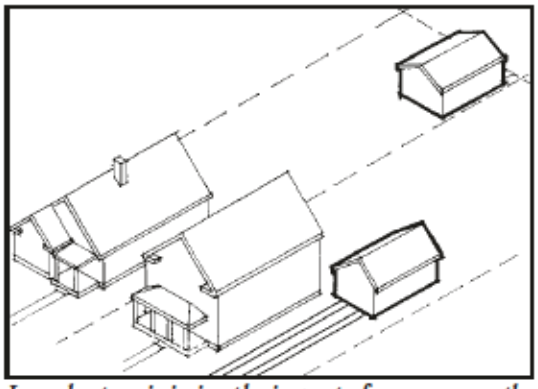
1) Parking in the front yard is strongly discouraged because it erodes the defined street edge and damages private landscaping.

B. A garage or garage doors should not dominate the street scene.

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

C. A garage that does not face the street is preferred.

1) In order to minimize the impact of a garage on the street scene, locate it to the rear of the building.
2) The material and detailing of a detached garage should be compatible with other the primary structures.
3) A detached garage is preferred in single-family areas of the Millsite Residential Character Area.



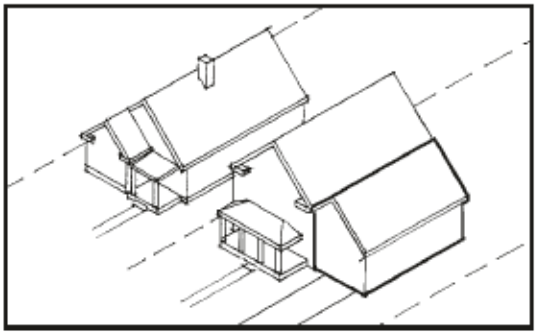
In order to minimize the impact of a garage on the street scene, it should be detached and located to the rear of a building.

D. The percentage of building front allocated to a garage opening 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 the wall surface of the primary structure. This will make it read as an integral part of the structure.
2) Where parking for more than one vehicle is needed use more than one garage door. Do not use one large garage door opening.



Avoid parking in the front yard.



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) Aggregate concrete, gravel 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 appropriate.
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.

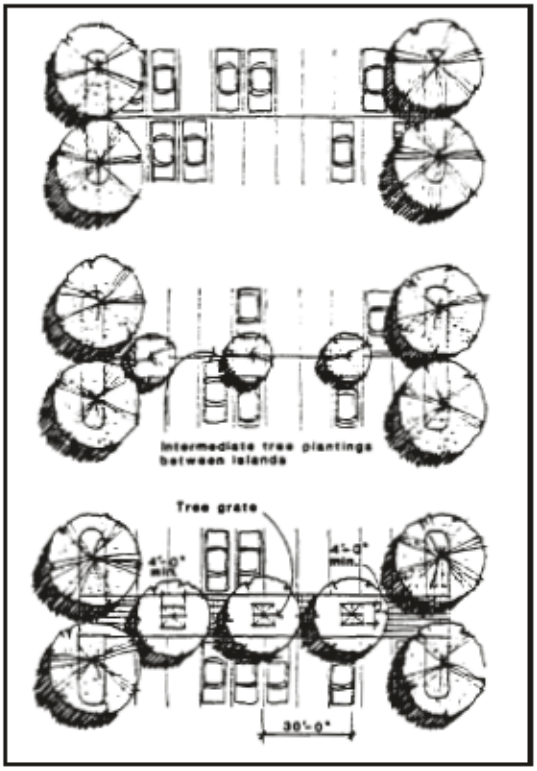
1) Consider using a fence, hedge or other landscape device.
2) Also consider visual impacts on adjoining properties.

5. Public and Commercial Parking

Large areas of parking are an anticipated part of large-size developments (e.g. multi-family residences and commercial areas). *Their impacts on the surrounding environs should be minimized.*

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.



Minimize the negative visual impact of cars parked on site. Divide parking lots into smaller areas with planted buffers between them.

B. Minimize the visual impact of large areas of parking.

1) When large parking lots are necessary, disperse them throughout a site. These smaller lots should also be landscaped to screen the lot.
2) Provide landscaped "islands" in the interiors of lots. (These may double as snow storage zones in winter months.)

C. 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.

D. Parking should be planned to function efficiently.

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

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

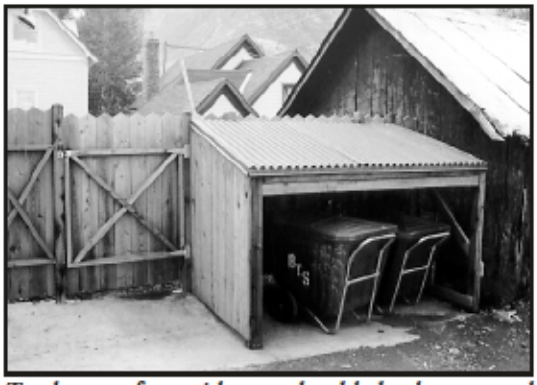
1) Aggregate concrete, gravel or chip and seal are appropriate paving materials.
2) Plain asphalt or black top is not allowed.
3) Use materials that are not impervious to water and will not create runoff into the street or onto adjacent properties.

6. Service Areas

Service areas include loading areas, trash storage, recycling containers, snow and firewood storage 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 these uses.* 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 of major pedestrian routes, using a fence or hedge. For a larger storage facility, consider using a shed to enclose it. *(See also design guidelines for Accessory Structures on page 105.)*
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be given to winter time snow and ice buildup that could otherwise impede access to receptacles.
5) Combine service areas with other properties, when feasible.



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

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, multifamily or mixed-use developments, service entrances should be separate from those used by pedestrians.

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 also should be considered.

7. Utilities

Utilities that serve properties may include telephone and electrical lines, ventilation systems, gas meters, propane tanks, air conditioners, alternative energy sources and fire protection, telecommunications 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. It should not simply be "left over" space that abuts the public right-of-way.
2) Locate utilities in 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 fire places 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 a building's colors.

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

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

D. Screen a satellite dish to reduce their visibility.

1) Use landscaping to screen a satellite dish that is mounted on the ground.
2) A small satellite dish that is mounted to a structure should be located to the rear of a structure.
3) See also the Municipal Code for more guidance.



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

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

1) If attached to the building, solar collection devices should lay flush with the roof line. This should 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 landscaping to reduce its visibility.

F. Locate a wind generator in rear and side yards, away from public view.

1) The height shall not exceed that of the height of the primary structure.
2) A wind generator should be painted to match the color scheme of the natural surroundings.

8. 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) Buildings with metal-clad roofs and side yard setbacks of less than 5 feet should have snow guards, brakes or other devices to prevent snow and ice shedding onto adjacent properties.
2) Locate decks, court yards and pedestrian ways such that snow shedding hazards are minimized.
3) Provide adequate space for snow storage on the site.



Buildings with metal-clad roofs and side yard setbacks of less than 5 feet should have snow guards, brakes or other devices to prevent snow and ice shedding onto adjacent properties.

Section 3
Design Guidelines For Building Design in All Character Areas

Chapter 12

Architectural Features Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the design of a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the DRC will base its decisions. Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

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, even in the newer, developing areas of the town, 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 p. 96
- Directional Emphasis p. 96
- Residential Windows, Doors and Other Openings p. 97
- Porches, Balconies, Decks and Awnings p. 98

Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult Book II: Guidelines for the Historic Design District for guidance on design issues that relate to your particular project.

1. Architectural Character

Even though a broadly-defined similarity with the core of town is desired, architectural details that mimic the historic building details found in Georgetown are discouraged. Buildings should, however, continue to be simple in character. *Regardless of stylistic treatment, a new building should appear simple in form and detail, in keeping with the tradition of Georgetown.*

A. New building designs that draw upon fundamental characteristics of building in Georgetown are encouraged.

1) The exact copying of an historic architectural style is not allowed.
2) New styles that are not in character with Georgetown are also not appropriate. Geodesic domes, for example, are not appropriate.

B. Use ornamental details with constraint.

1) A design that draws upon the fundamental similarities of traditional buildings in the community, without copying them, is preferred. This will allow the new buildings to be seen as products of their own time yet compatible with their older neighbors.
2) Applying highly ornamental details that were not a part of building in Georgetown is inappropriate.

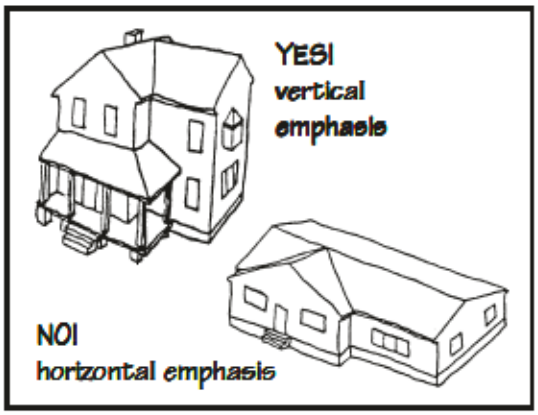
2. Directional Emphasis

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



Buildings should have a vertical emphasis.

3. 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. *Windows and doors on new developments should be used in a manner similar to that seen traditionally.* This includes the number and size of the openings on a single facade plane.

A. Window and door openings should correspond to the overall directional emphasis of a structure.

1) Bay and picture windows and sliding glass doors may be appropriate.

B. Metal or vinyl-clad windows and doors should have a matte, non-reflective finish.

C. A garage door should be designed to minimize the apparent width of the opening.

1) Use materials on the door that are similar to the wall surface of the primary structure. This will make it read as an integral part of the structure.
2) *See also the design guidelines for residential parking, garages and driveways in Chapter 11, Section 4.*

Large surfaces of glass are inappropriate. (On the sketches below, the shaded areas represent the amount of glass on a wall surface.)

Appropriate:



Inappropriate:



4. Porches, Balconies, Decks and Awnings

Porches, balconies and decks are part of contemporary life in Georgetown. They provide pleasant outdoor gathering places and are often sited in a manner to take advantage of spectacular views. *Their use is encouraged in new residential developments.*

A. The use of a porch, balcony, deck or awning is encouraged in residential development.

1) The size of a porch, balcony or deck should relate to the overall size of the primary structure to which it is attached.
2) A porch, balcony or deck should use similar materials to that of the primary structure.
3) Do not encroach upon significant open spaces, natural features or neighboring properties with a porch, balcony or deck.

B. Avoid enclosing porches.

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



The use of a porch, balcony or deck is encouraged in any residential development.

C. 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) Fabric awnings are appropriate.
5) Metal and vinyl awnings are not appropriate.
6) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.



The use of a porch, balcony or deck is encouraged in any residential development.

Chapter 13

Building Material Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the use of building materials on a new structure or building in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the DRC will base its decisions. Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

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, even in the newer, developing areas of the town, 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:

- Building Materials p. 100
- Roof Materials p. 101

Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult Book II: Guidelines for the Historic Design District for guidance on design issues that relate to your particular project.

1. Building Materials

Historically, a limited palette of building materials was used in Georgetown. This tradition should be continued in new developments, although the range of materials used may vary more than in the Historic Design District.

A. Appropriate wood materials include horizontal lap siding, board-and-batten and log.

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.

B. Appropriate masonry materials include brick and stone.

1) Masonry unit sizes should also be similar to those found traditionally.

C. 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 and trim 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.
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.

D. For commercial and mixed-use projects on large parcels, consider a combination of appropriate materials as a means to reduce the apparent size of the project.

1) Limited use of cultured stone may be appropriate in large projects.
2) Earth tone stucco may also be considered in large projects.



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.



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

E. A clear distinction between foundation and wall material should be present.

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

F. Exposed foundation walls 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.



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

2. Roof Materials

A variety of roof materials are seen throughout Georgetown. Today, the use of composition shingles dominates. Roof materials are major elements in the street scene and contribute to the character of individual building designs. *Roof materials should be used in a manner similar to that seen traditionally and chosen based on its compatible appearance with the environs of the Character Area.*

A. Roof materials should appear similar to those used traditionally.

1) Wood or composition shingles, in muted colors, are appropriate.



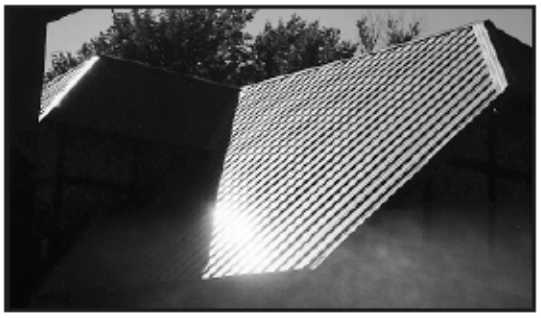
Metal roof materials should be earth tones and have a matte, non-reflective finish.



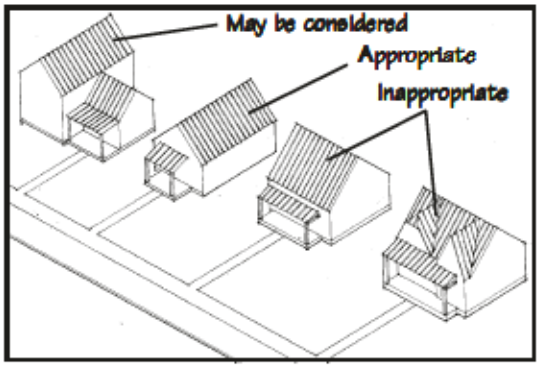
Composite shingles may be considered, if they are colored in earth tones.

B. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate.

1) Metal roof materials should be earth tones and have a matte, non-reflective finish.
2) Seams should be of a low 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) 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.



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.

Chapter 14

Additions and Accessory Structures Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the construction of an addition or new accessory structure in the Millsite, Meadows and Gateway Design Districts. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines which the DRC will base its decisions. Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult *Book II: Guidelines for the Historic Design District* for guidance on design issues that relate to your particular project.

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, even in the newer, developing areas of the town, 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:

- New Accessory Structures p. 104
- New Additions p. 105
- Roof and Dormer Additions p. 106

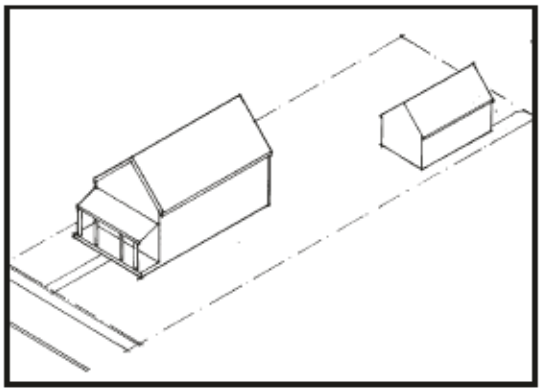
Note, that if your project involves an historic structure in any of these three Design Districts, you will need to consult Book II: Guidelines for the Historic Design District for guidance on design issues that relate to your particular project.

1. New Accessory Structures

An accessory structure—including sheds, barns and garages—can provide much needed storage space on a site, but can also have significant impacts on the surrounding area. *In order to avoid any negative impacts an accessory structure may have it should be well-designed and constructed of durable materials that help it relate to the primary structure on the site.*

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

1) Locating an accessory structure to the side of the primary structure, but set back substantially, is also appropriate.
2) Locating an accessory structure in the front yard is discouraged.



Locate an accessory structure to the rear of a lot.

B. Construct an accessory structure that is subordinate in scale with the primary structure.

1) In general, an accessory structure 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, scale and height, to the primary structure.
3) Tuff Sheds® and other pre-manufactured storage structures are not allowed.



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

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 accessory structures include: unpainted 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.

2. New Additions

When planning an addition to a building, consider the effect the addition will have on the building and the surrounding environs. *When creating an addition to minimize its visual impacts.*

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

1) An addition should respect the proportions, massing and siting of the primary building.
2) The form and detailing of an addition should be compatible with the primary building.
3) If an addition would be taller than the main building, set it back substantially from primary character-defining facades.

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

1) The materials also should be similar to those seen historically in the Design District.

3. Roof and Dormer Additions

Dormers were sometimes used to create more head room or floors that were not a full story. Most dormers had vertical emphasis, and only one or two were used on the side of a building. *A roof or dormer addition should be designed in a manner that does not alter the perceived scale of a 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 roof line and form is perceived from the street.

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

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