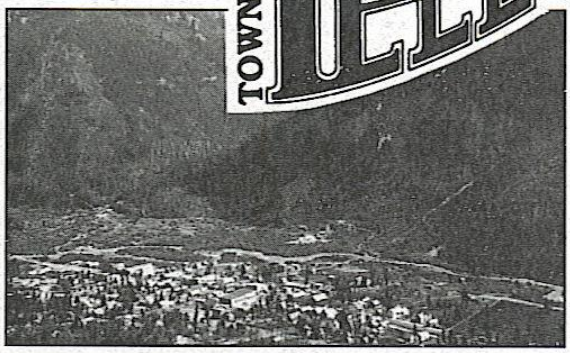
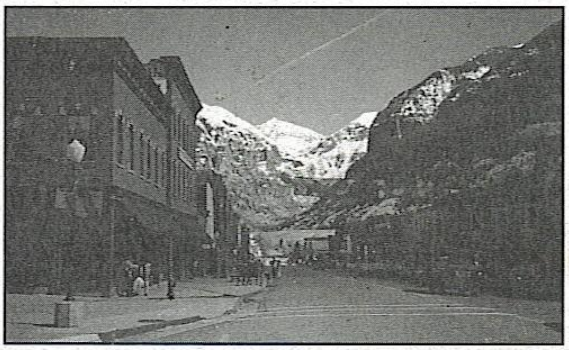
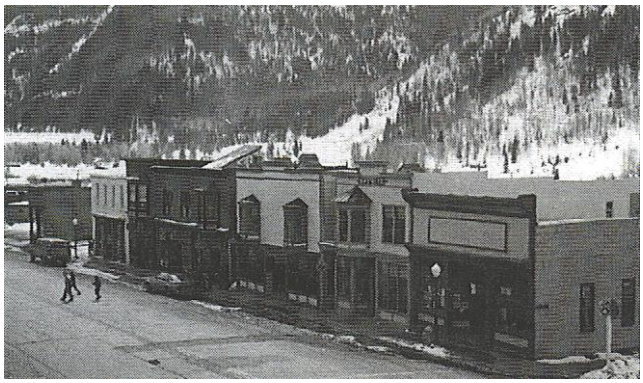
TOWN OF TELLURIDE





DESIGN GUIDELINES FOR BUILDING IN TELLURIDE

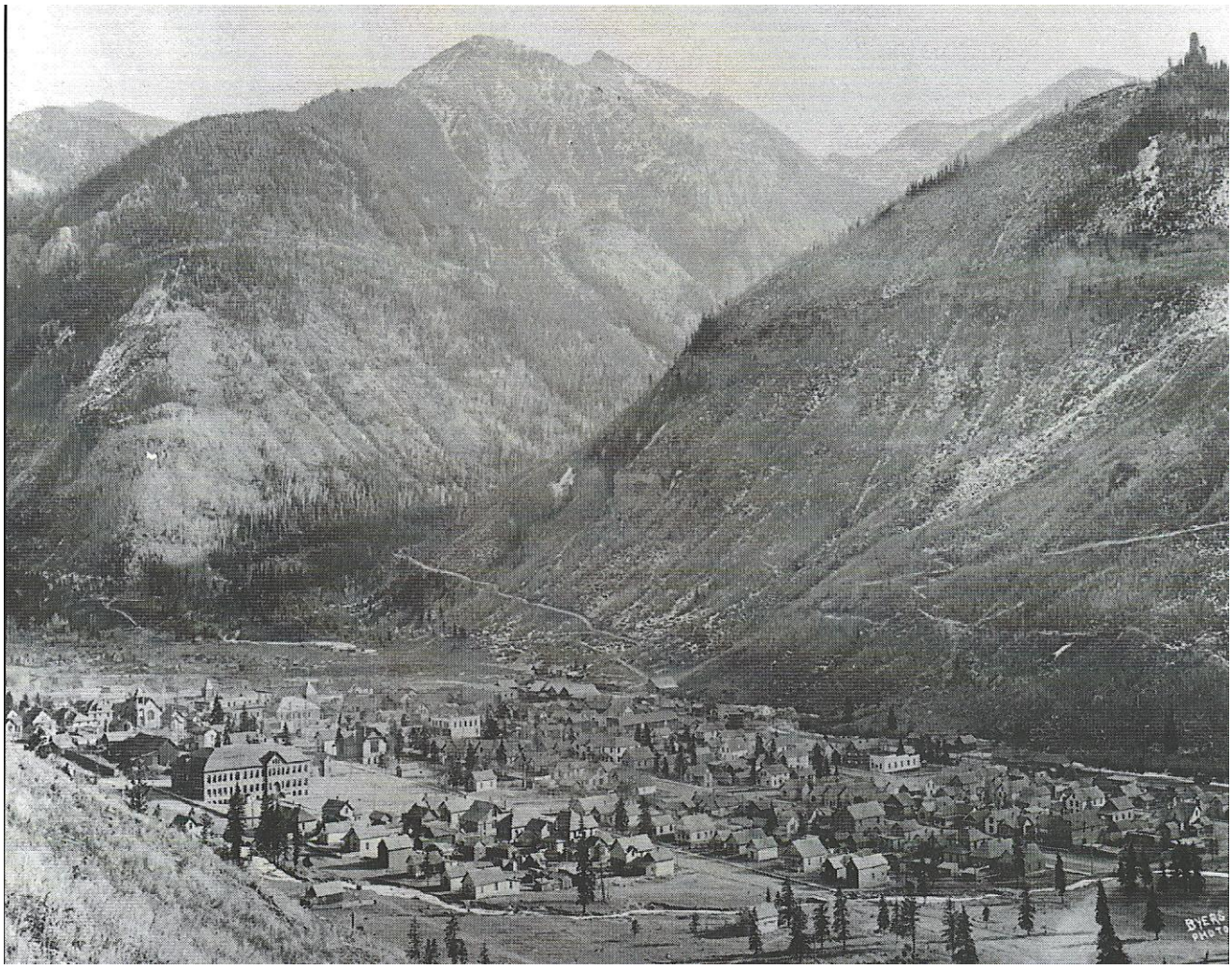
DESIGN GUIDELINES
FOR BUILDING IN TELLURIDE



TOWN OF TELLURIDE, COLORADO

Prepared by
Winter & Company
and
The Telluride Community

September 1997



Telluride as it appeared shortly after the turn-of-the-century. The main street runs diagonally across the center of the picture. The old school is visible along the left edge of the picture. In the center foreground, a stand of trees defines the western limit of development.

The photographs on the cover illustrate the evolution of Telluride's character over a one-hundred year period.

CREDITS

TOWN OF TELLURIDE

Telluride Town Council
Elaine Fischer, Mayor
Park Brady
Carlisle Connick
Michael Covington
Bill Dodge
Jerry Green
Dan "Yogi" Kirst

Historic and Architectural Review Commission
Cal Wilbourne, Chairperson
Rebecca Dant
Ascenzo DiGiacomo
Bunny Freidus, Chairperson
Mindy Hurlbut
Jessica Storm
Dave Valentine

Planning and Zoning Commission
Michael Zivian, Chairperson
Seth Cagin
Rebecca Dant
Kathy Green
Jim Jennings
John Steel
Tom Weekes

Town of Telluride Planning Department
Steve Ferris, Planning Director
Lance McDonald, Long Range Planner
Kaye Simonson, Historic Preservation Planner
Dorinne Doddy, Assistant Planner
Kerry Welch, Planning Technician

CONSULTANTS

Winter & Company
Nore V. Winter, Guidelines Director
Brian W. Koenig
Betsy Shears
Diana Brent
Julie Husband
Ray Kramer

SPECIAL THANKS

Portions of this document are excerpts from "Building in Telluride," produced in 1980 by Barbara Cole and David Cooper, and "Design Guidelines for Building in Telluride, October 1988 edition by Winter & Company, Rosall, Remmen and Cares, Inc. and the Telluride Community.

Historic descriptions include data from Front Range Research, Inc., conductors of an historic survey in Telluride in 1987.

The historic photographs (on pages I, IN-2, IN-4, IN-5, HO-2, HO-3, GS-10 and MS-1) are courtesy of the Colorado Historical Society.

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, no does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

This program receives Federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Special thanks are due to Christine Pfaff, of the State Historic Preservation Office, and to Ellen Beasley for her contribution to earlier drafts of this document.

Previous editions of this document are as follows: 1980, October 1988, March 1990, September 1991, August 1993, June 1994 and March 1995.

CONTENTS

WHICH CHAPTERS APPLY TO YOUR PROJECT?

Use the chart below to determine which section of t his book you should use in planning your project.

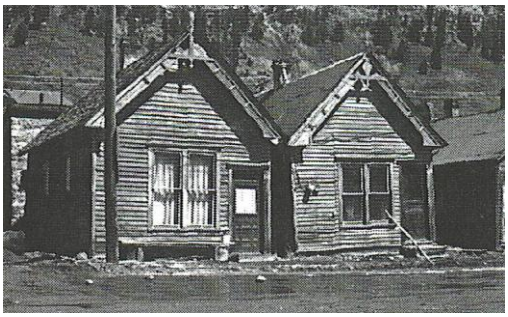
Type of work: ***Sections to use:***	Introduction, IN-1	Historic Overview, HO-1	General Standards, GS-1	Standards for Rehabilitation, RE-1	Guidelines for Treatment Areas
To renovate, alter or construction an addition to a historic building	X	X	X	X	X
To alter or construct an addition to a non-designated or non-rated building in the Historic Preservation Overlay District:	X	X	X	X	X
To construct a new building in the Historic Preservation Overlay District:	X	X	X		X
To make site improvements to a historic property:	X	X	X	X	X
To make site improvements to a non-designated or non-rated property:	X	X	X		X
To construct a sign:	X	X	X		

INTRODUCTION

This book presents design guidelines for building in Telluride. The guidelines are the community's standards and policies for design of the built environment and are based on a commitment to preserving historic resources, enhancing the overall design character of the town and enhancing livability.

Why have design standards and 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 protecting the traditional character of the town at large. 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 Telluride.



The Cribs before restoration (circa 1980).

The guidelines further provide the Town, through its Historic and Architectural Review Commission (HARC), 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 Cribs after restoration. The Cribs are significant examples of the few remaining structures of their type. Valued by the community, buildings such as these prompted the citizens of Telluride to adopt the Design Guidelines.

What is historically significant in Telluride?

The historic buildings, sheds and site features of Telluride are valuable assets that contribute to the distinct character of the community. These resources have historic significance because they tell of an earlier time when mining in the Rocky Mountain West influenced the entire nation and they convey a sense of the people that built the community during those boom times. In addition to the area's mining history, Telluride is known as the development site for AC (Alternating Current) power, labor struggles and William Jennings Bryant's "Cross of Gold" speech. That significance was recognized with the designation of Telluride as a National Historic Landmark District in 1963. Today, Telluride is still special, due to the efforts of the community to preserve the historic status of the district, as well as the sense of community and quality of life.

Some casual observers may not understand what is significant about Telluride's structures that survive from the mining era because they are not "fancy." For those who expect all historic buildings to be mansions and monumental public edifices, the simple, vernacular construction of Telluride may appear to lack significance. The fact is, these vernacular structures help to convey the reality of life in a mining boom town at the turn of the century and it is their simplicity of design and modest scale that are so important. The structures that survive from that era serve as a connection with the past and help to inform people of the past.

Historic primary structures, such as houses, stores and warehouses, are certainly important, but secondary buildings, including sheds and barns, are as well. Other site features from the period of historic significance also are valued. For example, rock retaining walls and fences help one to

Telluride as it appeared at the time of designation.

understand how people once lived here. Even the manner in which a building is arranged on its site is significant. If these features are destroyed, our ability to "read" the historic character of the town is diminished, even if the primary structures are preserved.

The two types of historic district designation

Historic properties are identified in a series of professionally conducted property surveys that have evaluated the significance and integrity of each site using widely accepted criteria. Preliminary surveys conducted in the 1960s and 1970s identified many of the historic buildings and the historic district was established. These surveys of historic buildings in Telluride were revised in 1986 and 1987. Based on this survey, the boundaries of the National Historic Landmark District were redefined and a period of significance from 1878 to 1913 was established. A more recent survey in 1996 provided additional information about secondary structures.

Note that there are two historic district designations to consider in Telluride: a local district, which is established by Town Council, and a National Historic Landmark District.

*There are 2,211 National Historic Landmarks in the United States. This is out of 67,407 buildings, properties, sites and districts listed on the National Register of Historic Places. * Within the Telluride National Historic Landmark District, there are 305 historic primary and secondary structures and one site, which are designated as contributing to the district.*

Cas of July 1, 1997)

The National Historic Landmark District

The designation of the core of Telluride as a National Historic Landmark District is important. This listing is the highest level of recognition available to sites by the Secretary of the Interior. These sites are so special that, in theory, they are eligible for consideration for development as National Parks. As a National Historic Landmark, the town is also listed on the National Register of Historic Places, a list of sites and properties of historic significance that reflect our country's heritage. The National Register and the Landmarks program are administered by the National Park Service and nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior. Properties so designated are also listed in the National Register.

The town's status as a National Historic Landmark District, listed on the National Register, provides important marketing potential for the visitor industry, and makes special incentives available to property owners for preservation through the federal and state tax codes. Additional flexibility in compliance with federal guidelines for programs such as the flood insurance design requirements of the Federal Emergency Management Agency (FEMA) may also be available to these buildings. These provisions significantly enhance the feasibility of preserving historic structures in Telluride.

Local historic district designation

The designation of the town as a National Historic Landmark District does not provide protection to ensure that it is preserved for future generations. If the integrity of the district is not maintained, the Landmark status could be removed. To that end, the Town of Telluride has established a local landmark district, in order to regulate development and conduct design review, thus protecting the integrity of the district. Criteria for the designation of the local district are set forth in the town's Land Use Code.

As early as 1961, the Secretary of the Interior announced that the Telluride region was eligible for historic landmark status given that it possessed "exceptional historic value to the American people..." In 1963 Telluride was officially designated as a National Historic Landmark District because it possessed "outstanding significance in commemorating and illustrating the history of the United States." It was at this point in time that Mayor Doyle Duncan, in a letter to the National Park Service, agreed:

"...to preserve, so far as practical and to the best of our ability, the historical integrity of this important part of the national cultural heritage. Toward this end, we agree to continue to use property (in Telluride) only for purposes consistent with its historical character." (Letter to Conrad I. Wirth, director, N.P.S., Dept. of the Interior, dated June 28, 1963.)

In 1963 Telluride was officially designated as a National Landmark District.

It was not until 1973, however, that the Trustees of the Town of Telluride enacted local controls. A Historic Preservation Commission (Ordinance #254) was established "in order to maintain and preserve the historic and architectural atmosphere and integrity of Telluride and protect the landmark status." By April, 1974, an Historic Preservation Zone (HP) was established for the entire town.

As a result of this zoning, the town conducts a review of the design of new structures as well as changes to historic buildings, before the issuance of a building permit. Major legislative amendments to the HP zone provisions were adopted in October of 1988 (Ordinance #843).

It is important to note that the Master Plan, adopted in 1987^ separates the historic district boundary from the town limits. Outlying areas in the Historic Preservation Overlay District remain subject to design review, but 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 landmark district is to ensure that new construction maintains a traditional scale and character and uses appropriate materials.

As a statutory town, the authority for Telluride to enact this zoning legislation, which controls aspects of design and development, rests in three state enabling acts: The Local Use Government Land Control Enabling Act, C.R.S. Section 29-20-101, et seq., the Areas and Activities of State Interest provisions of C.R.S. 24-65.1-101, et seq., and the Planning and Zoning provisions of C.R.S. 31-23-101, et seq. As a home-rule municipality since 1977, Telluride possesses full authority to regulate historical and architectural matters of local interest. The authority of the community to regulate such construction is a recognized right of governments in the United States, having been upheld at various levels of the courts. Special consideration is given to historic buildings in other regulations that are employed in Telluride, such as the Uniform Code for Building Conservation, which provides greater building code flexibility for historic structures.

GOALS AND OBJECTIVES FOR PRESERVATION AND URBAN DESIGN

The Telluride Master Plan defines policies for design in the context of the Telluride Historic Landmark District, as well as for transitional areas and newer developing areas in the town. The goals and objectives as defined in the plan are as follows:

1. Historic Preservation

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

The buildings also serve as records of building technologies and styles of earlier periods. As such, they contribute to the unique visual character of Telluride. 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.

Fourth of July Celebration, 1887.

This 1963 photo of a preserved historic house, demonstrates how important Telluride's historic resources were even at the time of designation.

In general, there are three types of historic buildings that are valued in Telluride: First, there are a number of major buildings that stand out because of their size, unique design or special function. These are designated as *local landmarks,* by ordinance. Most buildings in this category are public structures, although some are privately owned. Secondly, there are vast numbers of *primary buildings* that combine in groups to form parts of the overall historic scene. These are identified in surveys of historic structures, in various categories of significance. Finally, there are *secondary structures,* such as barns and sheds, which contribute to the historic character of the town. Planning for each of these categories is important.

Goal:

A. PRESERVE THE HISTORIC CHARACTER OF TELLURIDE.

Objectives:

1) Assure the preservation of individual historic landmarks.
2) Promote the preservation of all primary buildings that contribute to the historic significance of Telluride.
3) Maintain the integrity of the National Historic Landmark District and the Telluride Historic Landmark District.

2. 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 Telluride. 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 district, but urban design concepts extend beyond this boundary, both geographically and conceptually. A defined policy of urban design principles can help citizens achieve these goals for quality of development in general.

Goal:

A. DEVELOP A COORDINATED SENSE OF URBAN DESIGN THAT ESTABLISHES VISUAL CONTINUITY AND YET CELEBRATES SPECIAL FEATURES AND ASSETS.

Objectives:

1) Maintain the traditional or historic scale and character of Telluride throughout the town, including newly developing areas that do not have an established historical context.
2) Develop and enhance a pedestrian-oriented environment.
3) Protect and enhance views across town to special natural features and to architectural landmarks. Views to the east end of the valley and to the river are especially important.

Specific policies that will help achieve these goals are also defined in the Master Plan, one which specifies that design guidelines shall be used in a review process to monitor the character of design for all development in Telluride.

This Gothic Revival house, constructed in 1891, housed the Telluride Institute where university students, known locally as "Pinheads", came to study the practical application of electrical engineering.

THE TYPE OF WORK REVIEWED

The following types of work are reviewed by HARC:

This house, -which is non-rated, sits on a temporary site, awaiting a new home. A new building is being built on its original site.

Rehabilitation and alterations to a historic building -

This includes any property designated in surveys as "contributing" or "supporting" to the historic district. Any alteration to the exterior of a historic building, including the construction of an addition to it, is subject to review. The Standards for Rehabilitation apply to such a property, as well as the General Standards and those for the relevant Treatment Area.

Alteration to an existing "noncontributing" structure -

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. The General Standards and those for the relevant Treatment Area apply to such a property.

Site work -

This includes landscaping of grounds as well as new grading and construction of driveways. The General Standards and those for the relevant Treatment Area apply to such a project.

New construction -

Construction of any new, freestanding structure, either as primary or secondary building, is subject to review. The General Standards and those for the relevant Treatment Area apply to such a project.

Sign work -

Installation of a new sign or alteration of an existing one is also subject to review. The section of sign guidelines in the General Standards apply.

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

Note that the guidelines in this document apply in addition to provisions in the zoning ordinance and building codes for construction of buildings, site work and signs.

The design guidelines also incorporate principles set out in the *Secretary of the Interior's Guidelines for Treatment of Historic Properties*, a widely-accepted set of basic preservation design guidelines. It is the intent of this document to be compatible with the *Secretary of the Interior's Guidelines,* while expanding on those basic preservation principles.

THE REVIEW PROCESS AND SUBMITTAL REQUIREMENTS

The review procedures and submittal requirements are available at the Town Hall in documents separate from this guideline book. In general, the submittal procedures provide for a series of stages for review that progress from informal discussions with staff and the commission to formal review of conceptual plans to review of final design at a public hearing. The amount of documentation required for each phase is defined in the submittal procedures. The review process which a project must follow depends on the scope of work proposed. "Insubstantial" activities may be approved by staff, while "Minor" activities are reviewed and approved by the HARC chairperson. Projects which will have a greater impact on the community are reviewed by the entire Commission. "Small-scale" projects require final approval, while "Large-scale" projects must also receive preliminary approval.

Refer to Land Use Code Article 7, Divisions 2 and 3 for more information on the review process and submittal requirements.

Determining potential compliance with the standards

HARC and Planning Department staff administer the design review process. In doing so, they 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.

A project is deemed to merit a Certificate of Appropriateness when they determine that a sufficient number of the standards have been adequately met.

How the review system works

The design review process is "reactive," in that it 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 of a historic house, the guidelines indicate appropriate methods for designing 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.

Planning A Project

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

1. CONSIDER PROFESSIONAL DESIGN ASSISTANCE.

These standards 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 HARC cannot design or assist in the design process of any project submitted for approval.

2. CHECK OTHER TOWN REGULATIONS.

Remember that the guidelines supplement other adopted Telluride ordinances. The Planning Department staff can provide information about these regulations and can direct applicants to other Town departments for specific details. These other regulations also may affect the design character of a project. Examples include:

Land Use Code
Sign Code
Building Code

For more information on where to get relevant town regulations call the Town Hall at (970) 728-3071.

3. BECOME FAMILIAR WITH THE DESIGN STANDARDS AND GUIDELINES.

The Standards and 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 Standards indicate the views held by the community and are administered by the Historic and Architectural Review Commission and the Telluride Town Council so that applicants may understand Telluride's standard for design in the early stages of project development. Review the basic organization of the guidelines book and determine which chapters will apply to the project. For many projects, the chapter of General Standards will apply, as will additional guidelines in the relevant Treatment Areas.

4. REVIEW THE HISTORIC SITE CONTEXT.

Consider the immediately adjacent properties and also the character of the block as a whole. In many cases, the character of the Treatment 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.

5. REVIEW THE PROJECT CONCEPT WITH PLANNING DEPARTMENT STAFF.

Applicants are encouraged to discuss the project at a conceptual level early in the design process to identify special standards that may apply.

6. DEVELOP A DESIGN CONCEPT USING THE STANDARDS.

The standards form the basis for HARC's design review decisions.

7. PREPARE A COMPLETE SUBMITTAL PACKAGE.

Documentation should be provided that clearly illustrates the character of the proposed work. Often times drawings and plans are unclear, which can delay the process. Be certain to present all the required drawings and plans. Submission requirements will vary depending upon the type of request. Generally these requirements include, but are not limited to:

Drawings and/or photographs of the site and any site features, including existing buildings;

Site plan (with any proposed site improvements);

A street profile or elevation showing the development in context of abutting properties indicating height and plan dimensions of nearby buildings;

Elevation drawings illustrating the proposed work;

Floor plans of the proposed work;

An impact statement describing the intent of the project and how the design meets the standards.

8. SUBMIT THE DESIGN FOR FORMAL REVIEW.

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

HOW THE GUIDELINES ARE ORGANIZED

The design guidelines book is organized into four sections:

1. The first section summarizes the history of building in Telluride. This provides a basis for many of the standards and guidelines that follow and should be read by all users. A description of basic building types found historically in the community is included.

2. The second section presents General Standards that apply to all projects, including rehabilitation and new construction, throughout the town.

3. The third section provides standards for the rehabilitation of historic buildings. Standards for Rehabilitation of Historic Buildings apply to pro posals involving structures which have been rated as either "Contribut ing" or "Supporting" by the town's architectural surveys. These standards provide review criteria and direction for proposals to add to or alter those structures which have been individually recognized for their historic in tegrity. Therefore the intent of these standards is to preserve this existing integrity.

4. Finally, the fourth section includes standards for the individual Treat ment Areas. These standards identify the distinct architectural, natural or topographic characteristics of a specific neighborhood.

THE FORMAT FOR THE STANDARDS AND GUIDELINES

A typical design standard or guideline in this document has four components:

1. The first element is a policy statement, which describes a desired state of condition of the design element being discussed.

2. This is followed by the design standard or guideline statement itself, which is typically performance-oriented, describing a desired design treatment.

3. The standard or guideline statement is followed by supplementary information, which may include additional requirements, or may provide an expanded explanation. These are listed as bullets.

4. Finally, an illustration may be provided, to clarify the intent of the standard or guideline.

It is important to note that all of these elements of the design standards, along with the introductory and informational sections, constitute the material upon which HARC will make its determination of the appropriateness of a proposed project.

A typical design standard in this document contains three components:

A policy statement providing background information on the particular design issue.

The design standard itself. This sets forth a basic principle for treatment of a selected design topic.

Supplementary requirements, listed under the standard. These clarify the primary design standard statement and may suggest specific methods for complying with it.

An illustration, in the form of a sketch or photograph that depicts a method of complying with the standard.

22. Policy: 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.

A. **MINIMIZE THE VISUAL IMPACTS OF TRASH STORAGE AREAS.**

a) Locate a service area along the rear of a site, accessed by an alley, when feasible.
b) Trash areas shall 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.
c) Provide adequate trash storage capacity such that debris will not overflow the containers.

Screened and covered trash areas are encouraged, to reduce visual impacts and to prevent show and ice buildup.

Illustration of a sample standards format.

The numerical ordering of the Policies and Standards does not imply a ranking of importance, although HARC has attempted to organize the standards and guidelines from bigger issues, the "macro," to detail concerns, the "micro." The emphasis placed on individual standards and guidelines varies on a case-by-case basis, depending upon the context.

Page numbering in the book is organized by chapter, to facilitate alterations and updates in the future. Each section's numbering is preceded by a letter code, which is an abbreviation for the title of the section.

DESIGN CONSIDERATIONS

In addition to the General Standards for Review and the Design Guidelines set forth in this document, Land Use Code Section 7-105 sets forth "Design Considerations" for the review of projects within the town. They delineate the "macro" issues associated with historic preservation in Telluride and identify those concerns which are fundamental to preserving the quality of life in Telluride. The relevance of each Consideration may vary depending upon the nature of the proposal. The Considerations are as follows:

1. The relationship of the development application to adjacent buildings and buildings within the same Treatment Area;

2. The impact of the development application on neighboring land uses with respect to light, views, open space, access, traffic, natural conditions and hazards;

3. The impact of the development application on the historic integrity of the Telluride Historic Landmark District;

4. The impact of the development application on the architectural integrity of the Historic Preservation Overlay District;

5. The degree to which existing historic character and architectural integrity are maintained and enhanced;

6. The degree to which the existing historic character and/or architectural integrity of the specific Treatment Area are preserved and enhanced;

7. The rating or designation for the structure pursuant to the Telluride Historic Architectural Surveys and, if appropriate, other available secondary resource materials such as the 1987 Historical Boundaries and Landmarks Survey in Telluride, Colorado, and the impact of the development application upon any new historic rating or designation proposed for the structure.

8. The impact of the development application upon the rating or designation of adjacent structures and structures within the applicable Treatment Area;

9. The condition of existing improvements and whether or not they are a hazard to public health or safety;

10. The purposes of the land use, density, height, bulk, ground coverage and setback restrictions within the applicable underlying zone district; and

11. The benefit to or impact of the development proposal on the town.

LIMITATIONS ON REVIEW

Land Use Code Section 7-107 establishes parameters other than design considerations for HARC's review of a project, as follows:

1) HARC shall not design or assist in the design of any buildings or projects submitted for approval. HARC shall restrict its considerations to a reasonable and professional review of the proposal and plans leaving full responsibility for the design and development to the applicant.

2) Individual creativity and innovation are to be encouraged in accordance within the limits of the design guidelines and the intent and purpose of Article 7 of the Land Use Code.

3) An application shall address and reasonably conform to the purposes and requirements of all applicable provisions of Article 7 of the Land Use Code including the general standards for review and the specific design guidelines for the applicable treatment area.

4) In trying to improve the quality of a design and maintain and enhance the architectural integrity and historic character of existing structures, HARC may consider economic factors. However, economic considerations and cost shall not override other objectives.

5) HARC shall not unduly restrict building types or materials, or un duly vary the specific allowances or restrictions of the Land Use Code unless the project would otherwise fail to meet applicable approval criteria.

HISTORIC OVERVIEW

INTRODUCTION

The Town of Telluride was founded in 1878 and was originally known as "Columbia." It was renamed in 1881 to avoid confusion with another mining camp. Telluride was reportedly named after tellurium, a gold bearing ore, although a popular myth attributes the name to people saying, "To hell you ride" upon departing for the mining camp. The town's isolation at the bottom of a long box canyon along the San Miguel River Valley surrounded by the high peaks of the San Juan Mountains presented numerous challenges and hardships to early settlers drawn by the promise of gold and silver. Despite the obstacles, the mining industry and Telluride boomed. With the sudden increase in population and growth of the mining industry came the need for more efficient transportation and power systems. The advent of the railroad, electrical power and a telephone exchange triggered an increase of new construction, as well as the improvement of a number of existing buildings. It wasn't until the 1890s that Telluride began to take on a more permanent appearance and create the unique identity that it still has today.

Until 1873, the San Miguel River Valley was home to the Ute Indians, when the government forced the Utes to sell a large portion of the mountains as well as cede all mineral rights. In 1880, the Utes were permanently forced from the area. On August 23, 1875, a group of men located and recorded the first placer claim in the San Miguel Mining District. Six weeks later, the first lode claims were established by the Sheridan Group in Marshall Basin. On October 10, 1877, the Town of San Miguel was incorporated; it was located a few miles west of Telluride near the first placer claim. In January, 1878, Telluride was platted into an 80-acre townsite.

In 1882, the first toll road to the mining district was built by Otto Mears, and Telluride took its first step towards growing out of its mining camp phase. This road was built across Dallas Divide and into Telluride via Placerville; it followed the same route of today's Highway 145. Subsequently, other roads were constructed in the region, making the town more accessible to settlers seeking their fortunes. The new roads also provided a better means of ore shipment. Ore was carried by burrow trains to Ouray and from there by ox trains to Alamosa. Once it reached Alamosa, the ore was sent by rail into Denver.

With the arrival of the Rio Grande & Southern Railroad in 1890, Telluride experienced its greatest boom, and within ten years, the population had grown from 766 people to 2,446. This significant transportation improvement linked Telluride with the Denver and Rio Grande Railroad System, and for the first time ever, the town began to take on a more permanent appearance. Many of the wood buildings on Colorado Avenue (the main street) were replaced by more substantial buildings; it was during this time that many of the town's brick buildings and civic structures were constructed.

With the tremendous growth came the need for technological improvements. The greatest expense to the mine owners was the cost of coal to power the steam engines used for hoisting and milling. In 1890, Lucien Lucius Nunn, a Telluride businessman associated with the Gold King Mine,

Until the arrival of the train in 1891, burro and oxen trains -were relied upon to bring supplies to Telluride and the mines and to haul ore to the mills.

found a solution to the mines' need for inexpensive power. In 1890, Nunn and Westinghouse constructed a commercial AC power plant, and by June 1891, the Gold King Mine switched from coal to electricity. By using alternating electrical current to power motors, ore could be mined much more economically than with the coal-fired steam engines. This method caused power costs for the mine to drop to one fifth the cost of coal per month. By 1894, the Town of Telluride and many of the mines and mills were electrically lighted. Nunn's development of the first large commercial AC system for power and lighting sparked a nationwide interest in alternating electrical current, and with the founding of the Telluride Institute in 1902 pioneering the study of electrical engineering, Telluride's notoriety had spread.

Telluride's historical significance is also derived from its role as a major producer of precious metals and the site of labor struggles. By 1897, San Miguel County was one of Colorado's principal milling centers, with an average annual gold production of $2 million. In 1900, San Miguel County ranked third in Colorado in gold production and fifth in the production of silver. However, with the industrialization of mining, miners and mill workers were increasingly dissatisfied with low wages, long hours and poor working conditions. Through the 1890s, the labor unions gained strength. In 1899, the mines established a "fathom system," where miners were paid for the amount of work they did, rather than a fixed daily wage. On May 2, 1901, the miners went on strike, and non-union labor was hired to replace strikers. On July 3, violence broke out when about 250 armed strikers surrounded the Smuggler-Union Mine. Three men were killed. Eventually a union contract was signed, establishing an eight-hour day wage for miners. In September of 1903, the mill workers went on strike, demanding a similar eight-hour day. The strike spread to the mines and the militia was called in, at the request of the mine owners.

The labor disputes were eventually settled. However, the costs of mining had risen dramatically, while silver prices had fallen since the Silver Crash of 1893. Disastrous snow slides and fires in 1902 and 1903 resulted in the mines standing idle. Other events that impacted the region included the 1914 flood, which damaged numerous buildings in town, and the 1918 influenza epidemic. By the 1920s, many of the mines began shutting down and Telluride's boom was over.

By the early 20th century, there was a noticeable decrease in new construction in Telluride, and the last major building built in the downtown area was the Sheridan Opera House, in 1913. By the time of the Great Depression, the population had dropped to only 505. Telluride made national headlines again in 1929, when Charles Waggoner, the president of the Bank of Telluride, paid off the bank's debts through a series of illegal transactions, at the expense of six New York banks. This event rivalled Butch Cassidy's 1889 robbery of the San Miguel Valley Bank, the "Wild Bunch's" first bank robbery.

In the 1930s, the Idarado Mining Company was formed and by 1953, the company had acquired nearly every mine in the region. Lead and zinc became the major products of the mine. However, mineral prices continued to drop while production costs rose. In 1978, the Idarado Mine closed. The mines were designated as a "Superfund" site and remediation of the mines began in 1992.

In 1972, Telluride experienced the beginning of its second boom. The advent of the Resort Era was initiated by the opening of the first lifts of the Telluride Ski area. During the first phase of growth the mountain stayed small. As the sport of skiing grew in popularity, so did the reputation of the little ski resort. Demand for more terrain and facilities increased, and in 1980 planning began for the mountain's expansion. The plan included a mid-mountain village as well as an airport. As the resort grew, Telluride received more exposure. This resulted in demands on the town for new construction, and land values increased dramatically. The new construction has provided Telluride with more architectural diversity and its overall character has evolved. However, design review of alterations to historic buildings, as well as new construction, has maintained the character of the historic town.

The street pattern of Telluride has changed little since it was originally platted in 1878. The main streets ran east and west, with side streets extending to the north and south. The main street, Colorado Avenue, was the commercial center and the dividing-line between the higher and lower elevations. The higher "sunnyside" was where the schools, churches, hospitals and more expensive homes were located. The saloons, warehouses, bordellos, gambling halls, foundries, railroad tracks and smaller, less expensive housing for the working class miners and laborers were found on the lower "riverside" of Colorado Avenue.

Because of its location on the floor of a box canyon, there is little room for expansion. The streets on the north are limited by canyon walls, and the south-side streets are restrained by the San Miguel River. The railroad ran parallel to the river and the tracks served as the terminus at the south end of the streets. The eastern edge of town is bordered by the Lone Tree Cemetery and the western edge opens up to the San Miguel River Valley. The Liberty Bell and Smuggler-Union Mills, along with the small community of Pandora, were located at the far east end of the valley. All of the mines were located above town in the adjacent mountains.

As with many other mining "boom towns," Telluride's architecture evolved through a series of phases. The earliest of these was a "settlement phase" which is characterized by the use of log construction and crude facilities including tents. The following phase is the "camp phase," which is identified by more permanent building types. The third phase which Telluride experienced is the "town phase." This is characterized by more decorated buildings, the replacement of some of the smaller, simpler "camp phase" structures with large brick or stone buildings and establishment of civic and cultural institutions.

If it were not for the lure of gold and silver amidst rocky peaks and rough terrain, Telluride might not have evolved the way it did. The town is famous not only for its scenic beauty and outdoor recreational activities, but for its boom-town atmosphere and western charm. From the first crude settlements to a world-class ski resort, the town's history is rich in struggles and successes.

The above historical information was compiled using information from the National Register of Historic Places Nomination form for the Telluride National Historic Landmark District, August 1988.

The ski runs seen in this photograph, have provided residents and visitors -with an exciting sport, -while also providing the town with its second boom

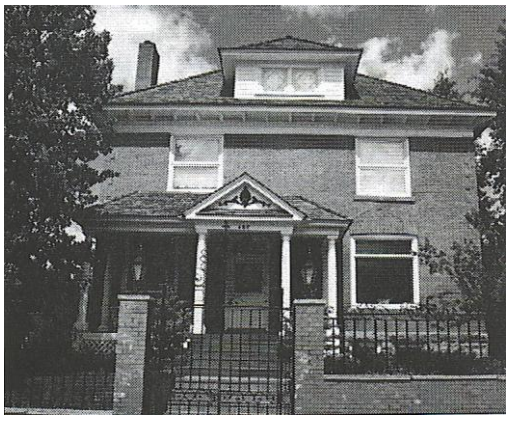
The pattern of streets and alleys, and building placement and forms, as seen in these historic photographs, has changed little over the years.

ARCHITECTURAL STYLES

RESIDENTIAL BUILDING TYPES

Example of an L-Plan house, constructed in 1897.

Front gable historic houses, located along Colorado Avenue.



The E. L. Davis House, constructed in 1899, is one of Telluride's finest examples of a hipped roof residence.

Almost all of the residences in Telluride are considered "vernacular." This means that they reflect local taste, custom and materials. With the exception of a few brick buildings, the majority of the structures are wood frame construction. Wood siding is the most common exterior treatment, and variations include clapboard, board and batten, shingle and simple drop siding. The early residential buildings were constructed for the sole purpose of providing shelter and, for the most part, did not seek to imitate any other styles. There are some homes which are more decorated than others, and those tend to reflect the influences of Queen Anne or Gothic Revival. Generally, the L-type, Gable end and Hip-roof residences are simple and contain relatively little decoration.

L-type:

The L-type house has an intersecting gable roof and very often has an attached porch which runs along the street-facing facade. Most of the L-type houses are 1-story, but 1-1/2 and 2-story versions also exist. Other features include:

- 1-story, covered porch
- bay windows

Gable end:

This house has the gable end of the roof facing the street. It is thought that this house type evolved from the earlier log construction in the area. Most are 1 or 1-1/2 story and a few are 2-story. Other features include:

- bay windows
- full width, 1-story porch
- decorative shingles
- gable ornaments

Hip:

Hip-roof homes were mainly square in plan with a small porch on the street facade. Although predominantly 2-story, some 1-story homes can be found. Other features include:

- hipped or gabled dormers
- bay windows
- front porches

Queen Anne:

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture of its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures and a desire to bring about a close relationship of architecture to ornamentation. Queen Anne refers to a residential building style, rather than a form which is more decorated than many found in Telluride. Typically 1-1/2 to 2-stories, the most common features are the steeply pitched roofline and front facing gable. Other architectural features typical to this style are:

- porches
- spindlework porch supports
- decorative wood shingles
- lace-like brackets
- pent roof enclosing gables
- forward extension of a triangular section or gable
- dormers
- patterned window panes
- bay windows

An example of the Queen Anne Style, this brick house ■was constructed in 1893.

Dutch Colonial:

The example to the right portrays a style known as "Dutch Colonial Revival," because of the use of a gambrel roof. This style is closely allied with the Shingle and the Queen Anne styles. The details, such as the window pattern, porches and materials are very similar. Other features include:

- gambrel roof; both side- and front-facing variations can be found
- shingle gable end
- two story
- prominent front porch, with classically-detailed porch supports and plain balustrades
- double-hung sash windows, with either single panes or multiple panes in the upper light
- lunette windows in the upper gable
- large, single pane windows with a fixed transom on the first story

This Dutch Colonial house was constructed ca. 1904.

Gothic Revival:

Most Gothic Revival houses were found in rural areas of the country. This style was seldomly seen in urban centers for two reasons. First, the writing of Alexander Jackson Davis and Andrew Jackson Downing, two architects of the period who popularized the style, stressed its suitability as a rural style, compatible with the natural landscape. Secondly, the building forms themselves, high, multiple gables and wide porches did not typically fit the narrow lot sizes in the larger cities. Typical features include:

- steeply pitched roofs
- cross gabled roofs
- decorative vergeboards on gables
- wall surface extending into gable without eave or trim
- windows extending into gables, frequently with a pointed arch
- one-story porch

Gothic Revival.

Brick Italianate style house, constructed in 1897.

Historic barn, constructed ca. 1891. This structure has been converted to a residence but retains the features of a barn.

Many properties typically had a collection of outbuildings, such as these historic sheds, located in the rear yard along the alley, -which served a variety of uses.

Italianate:

The Italianate style was introduced by Andrew Jackson Downing in his 1850 publication, *The Architecture of Country Houses.* He extolled the virtues of the Gothic Revival, but offered the "villa," a version based on Italian country houses that veered more toward classicism and did not have the religious overtones of the Gothic Revival. Characteristics include:

wood clapboard and plaster
double-hung, narrow windows, often with round arch heads
window panes are either one-over-one or two-over-two
protruding sills
ornate treatment of the eaves, including the use of brackets, modillions and dentil courses
low-pitched, hipped roof
blocked, cube shape, with a side-passage plan, or cross-gable
bay windows, often rectangular shape
quoins
cresting
transom, often curved, above the front door
ornate porch treatment, with round columns or square posts, and bargeboard ornament

SECONDARY STRUCTURES

Significantly adding to the town's architectural character are the large number of original, intact secondary structures. Most are wood frame construction, although a few log, concrete and stone buildings do exist. Many of the wood frame sheds are covered with corrugated metal siding, for the purpose of strengthening as well as fire proofing the structure. Secondary buildings served a variety of purposes such as: coal storage, outhouses, carriage houses, barns, garages and stables.

Barns, carriage houses, garages and stables:

These secondary structures served specific purposes. They were most often constructed of wood. They were simple, undecorated structures and their features vary. Features include:

gable or shed roofs
large wood doors
vertical or horizontal siding
siding is either board and batten, clapboard or corrugated metal

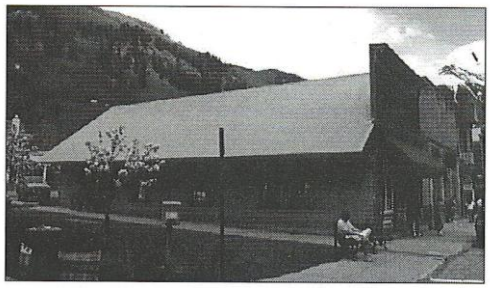
Sheds:

The shed is the simplest and most common secondary structure and was most often used for coal storage. A majority of the sheds are wood frame construction. Features include:

shed or gable roofs
board and batten or clapboard siding, or corrugated metal

COMMERCIAL BUILDING TYPE

Telluride's commercial buildings are predominantly located in the downtown district along Colorado Avenue. During the mining boom of 1890, many of the wood frame buildings were torn down and replaced with brick or stone buildings. The styles range from vernacular with Italianate or Queen Anne influences, to Romanesque and Classical Revival. Also seen along Colorado Avenue are metal facades. This treatment was popular in mining towns for its durability, strength and aesthetic value. The town's commercial building types fall into five categories as listed below.



This false front on this one-story -wood structure conceals a gable roof. Constructed before 1886, this is one of Telluride's oldest buildings.

Gable end:

Though none are remaining, this commercial type had their gable end facing the street. These simple commercial buildings looked like modified houses. They varied from 1 to 2-1/2 stories. Their architectural features include:

- horizontal wood siding
- bay windows
- doors with transom lights

The Mason's Building, constructed in 1899, is an example of a commercial masonry structure, -with Italianate influences, as well as a fraternal organization hall.

False front with gable roof:

Found along the main street, the false front vernacular buildings are wood frame construction. Most are 1-story and have little decoration. Distinct features are:

- false front
- gable roof
- recessed entries
- large glass display windows
- simple bracketed cornices
- bay windows

Flat roof:

More decorative elements are seen on the flat-roof style building than other commercial types. They varied in size from 1 to 3 stories, and most of the 2 or 3-story buildings used their upper floors as apartments or additional commercial space. Decorative features often reflected the Italianate style and usually included:

- brick, stone or metal facades
- glass storefronts which extended along the ground level of the street facade
- recessed entries
- bracketed cornices
- drop cornices
- bay windows
- doors with transom lights
- quoins (found only on the brick and stone buildings)

The historic Bank of Telluride building, constructed in 1910, is one of Telluride's few Classical (Greek) Revival buildings. The Ionic columns and entablature are terra cotta.

The Dahl House, a historic rooming house, constructed ca. 1890.

Classical Revival:

This commercial type is rare in Telluride, and the Classical Revival buildings that do exist were constructed at a later period. These masonry buildings were often used for institutional purposes, such as banks. Features found on this commercial type are:

- brick construction
- Ionic columns
- transom windows
- dentils along cornice

Boarding Houses:

Most boarding houses were front gabled vernacular buildings which were large versions of single family houses. The few remaining boarding houses show these features:

- vertical, double-hung windows
- porches
- bays

WAREHOUSE INDUSTRIAL

Located on the south side of town, the warehouse district is situated between Colorado Avenue and the train depot. The warehouses were strategically located in the lower "riverside" area, and away from the upper-class neighborhood.

Stone -warehouse constructed ca. 1900.

Gable roof warehouse:

These large buildings are front gabled and constructed of either stone, metal clad wood frame or wood frame with board and batten siding. Features may include:

- corrugated metal roofing
- shed roof over a loading dock
- wood window and door frames
- large warehouse doors

Shed roof warehouse:

This type of warehouse structure is wood frame construction, and usually no larger than 2-stories. There are no remaining warehouses of this type. Features include:

- board and batten siding
- metal roof
- large warehouse doors

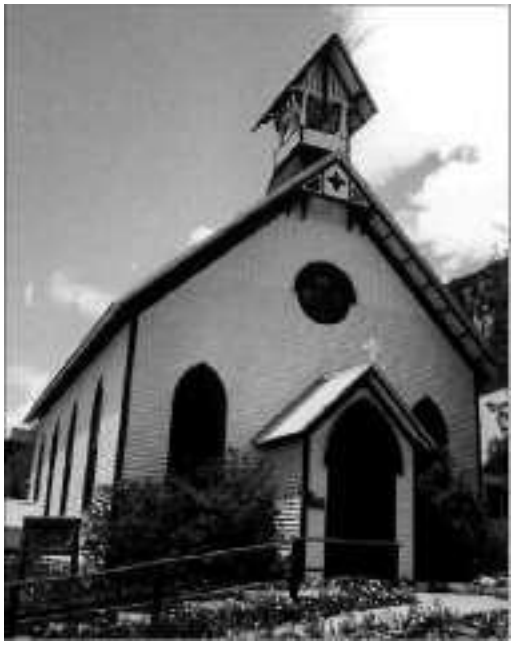
Denver and Rio Grande Southern Railroad Depot, constructed in 1890.

Depot:

The train depot has intersecting gables and clapboard siding and is similar in style to other Denver-Rio Grande and Southern depots in the region.

San Miguel County Courthouse, constructed ca. 1890.

Telluride School, constructed in 1895.



St. Patrick's Catholic Church, constructed in 1896.

INSTITUTIONAL

The town's civic buildings are constructed of either wood frame or masonry. The masonry buildings reflect Italianate influences, and the wood frame buildings are more vernacular.

Masonry Institutional:

Telluride's institutional buildings are predominantly 2-1/2 stories, and constructed of red brick or rusticated stone. The buildings which fall into this category are the Court House, the Miner's Hospital, the Old Telluride School, the Miner's Union and the Mason's Building. Their features include:

- highly rusticated stone foundation (on brick buildings)
- square tower marking the main entrance
- covered entry which extends off the center of the front facade
- decorated cornice
- gabled or hipped dormers
- paired double-hung windows
- ribbon windows at the top of cross gables
- brick arches and flat stone sills and lintels
- round decorative window in center gable
- pent roof enclosing gable
- roof-top cupola
- raised octagonal skylight

Wood frame institutional:

The historical wood frame institutional buildings in Telluride are the Telluride Institute, St. Patrick's Catholic Church, the Finn Hall, Swede/Finn Hall and the Old Town Hall. They range in size from 1 to 2 stories. Features common to these buildings are:

- horizontal wood siding
- entry porch or enclosed entry
- bay windows
- shaped windows
- gable roofed tower or cupola
- ornamental woodwork in the gable

GENERAL STANDARDS FOR ALL PROJECTS

INTRODUCTION

These design standards apply to all projects in the Town of Telluride, 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 Telluride for enhancing its natural and historic sense of place. To assist in this endeavor, consider the following four "precepts" as you consider any potential project:

Keep it simple -
The image of Telluride 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.

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

Respect the historic resources -
Telluride'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.

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 was not frozen in time. For this reason, new construction within Telluride should be *compatible* with the town's historic resources, drawing upon the design elements of the historic buildings, yet they should not directly imitate historic structures in their entirety.

Regarding this concept of what is compatible to the historic context of Telluride, consider the following as a general *STANDARD:*

New interpretations of traditional building types are encouraged, such that they are seen as products of their own time yet compatible with their historic neighbors.

1) Historic details that were not found in Telluride are inappropriate.
2) Historic details that are authentic to Telluride are also discouraged, to maintain a distinction between a new project and the historic building.
3) Historic proportions of height, width and depth are very important to be compatible with the historic mass and scale of Telluride.

Standards within this document build upon the base precepts and definitions included within this section. They are grouped in categories that reflect the typical design sequence, from broad-scale issues down to more detailed concerns.

The standards in this chapter are organized into six categories:

Note: Design Standards for individual Treatment Areas apply in addition to the general standards in this chapter. Readers should also refer to the Treatment Area that is cited for additional information.

New interpretations of historic details, such as this corner building, are encouraged.

URBAN DESIGN STANDARDS

1. Policy: Relationship to Site Context

The neighborhoods of Telluride have distinctive identities that result from common ways of building. This sense of setting is a product of the historic context that should be preserved.

A. ALL PROJECTS SHALL RESPECT THE TRADITIONAL CONTEXT OF THE COMMUNITY.

1) In all cases, consideration should be given to the broader historic context of the block, the Treatment Area and the town at large. Note that more recent buildings may in some cases differ from the historic building tradition. These structures should not be considered as a part of the traditional context to which a new project should respond.
2) If historic resources exist on the property, then the special standards for preservation also shall apply.

Sensitive Lands

Natural resources, such as the River Park, Cornet Creek and the steep hillsides on the edges of town should be respected in all projects.

Special ordinances -which apply to sensitive lands and conditions include:

The town's Geo-hazard, Flood Plain and Hydrology regulations, all contained in Article 8 of the Land Use Code.

2. Policy: Natural Resources

Because the area is rich in natural resources, any new 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. 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. BUILDING ON A RIDGE LINE IS INAPPROPRIATE.

1) Site buildings such that natural ridge lines are maintained and the visibility of the project from below is minimized.

C. NATURAL RESOURCES, SUCH AS THE RIVER PARK, CORNET CREEK AND THE STEEP HILLSIDES ON THE EDGES OF TOWN SHOULD BE RESPECTED IN ALL PROJECTS.

3. Policy: On-Site Hazards

Portions of some Treatment 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.

4. Policy: Relationship to the Town Grid

The grid arrangement of streets and alleys is one of the most fundamental organizing elements of the community's design framework which helps establish a sense of continuity throughout the town. In some cases, the rectangular character of the grid is modified where steep slopes dictate a curvilinear street design. Sometimes, an early building was oriented out of alignment with the grid, in response to strong environmental forces. This adds accent to the grid that underlies most of the town.

This historic photograph of Telluride provides a birds-eye view of how the rectangular lots form the town grid

A. RESPECT THE ESTABLISHED TOWN GRID IN ALL PROJECTS.

1) Align streets and alleys to conform with the established grid whenever feasible
2) A rectangular lot shape is preferred, as opposed to a square one. Square lots tend to yield less positive open space and blur the image of the grid.

B. MAINTAIN THE IMAGE OF ESTABLISHED PROPERTY LINES.

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.
2) Use architectural and landscape features such as retaining walls, fences and hedges to define property boundaries along a plat line.

5. Policy: Alleys

Alleys are a part of the tradition in Telluride. They help to express the arrangement of the town grid, provide for service areas away from the street and offer opportunities for access to secondary structures. In some larger projects, internal walkways may link with the alley system. Existing alleys are framed with sheds and outbuildings, many of which are historic, that help define the alley edge and contribute to the low scale of these places. In general, a modest, rustic character is found. The variety of small buildings and ancillary structures along alleys also provides visual interest and helps make Telluride's alleys unique pedestrian routes. Vistas along alleys are also important. Preservation of this overall alley character is a major objective within the town.

A. PRESERVE THE SYSTEM OF ALLEYS AND RECTANGULAR BLOCKS IN SITE PLANNING.

1) An alley way should be sited on a north-south or east-west axis.
2) Alleys are used by pedestrians as well as vehicles. Design them to accommodate both user groups.

B. LOCATE ANY NEW BUILDING SUCH THAT THE IMAGE OF THE ALLEY IS MAINTAINED.

1) Retain the alleys in site plans.
2) Consider preservation of views along alleys when positioning buildings and fences.
3) The dominant facade of the building should be oriented **parallel** to the street(s) or alley(s), to reinforce the perception of the grid.
4) Even where alleys were not actually developed, they were platted and this should therefore be reflected in new projects. This may be expressed as an open corridor in a large project.

C. AN ALLEY LANDSCAPE DESIGN SHOULD BE SIMPLE IN CHARACTER.

1) Avoid highly elaborate planting schemes and ornate furnishings along alley edges.

6. Policy: Pedestrian Systems

In most neighborhoods, side-walks are required to be constructed along the edges of public streets in order to facilitate safe pedestrian circulation and provide convenient access to ground transportation.

Refer to the Streetscape Standards for specific design criteria.

Encouraging pedestrian activity is a major objective for the entire community and new development throughout the town should strengthen the appeal for walking and bicycling, both at day and night. Therefore, projects should be developed such that the ability to orient oneself within a neighborhood is facilitated and the quality of the walking experience is enhanced. Safe pedestrian ways should be provided throughout the town that are linked in an integrated system.

The traditional scale of buildings found in Telluride's historic core is considered to be at a pedestrian, or human, scale. That scale should be maintained to promote use of the area by pedestrians. Variety in color and texture is also desired to enhance the pedestrian experience and provide visual interest. Pedestrians should find walking along sidewalks and in alleys a comfortable and pleasant experience. The scale of buildings and the architectural treatments used should enhance this pedestrian-oriented experience.

A. ALONG THE PERIMETER OF A PROJECT, DEVELOP SIDEWALKS THAT ARE INVITING TO PEDESTRIANS.

1) Provide uninterrupted pedestrian circulation, connecting with adjacent properties along the public right-of-way.
2) Maintain established sidewalk lines and connect walks to abutting properties to provide continuity in pedestrian circulation systems.

B. DEVELOP THE STREET AND ALLEY EDGE OF A PROPERTY TO BE AT A PEDESTRIAN SCALE.

1) Provide visual interest on all facades which will be seen from streets, alleys and pedestrian ways.
2) A building should step down in scale along the street and alley edge. Elements such as decks, porches, bays and balconies, located at the first and second floors, should be used, in combination with positive open space. This is especially important for large buildings and projects on large parcels.
3) Buildings should express human scale, through materials and forms that are familiar building elements in town.
4) Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.
5) Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture to establish a human scale and provide visual interest.
6) A storefront in a commercial context should also convey a human scale.

C. DEVELOP PEDESTRIAN WAYS WITHIN A PROJECT SUCH THAT IT IS INVITING TO PEDESTRIANS.

1) Locate a pedestrian way to maximize solar exposure when feasible.
2) Minimize the amount of hard, paved surfaces by providing planted areas.
3) A pedestrian walkway between buildings should be a minimum width of 6 feet. Greater widths are encouraged.

7. Policy: Bicycle Systems

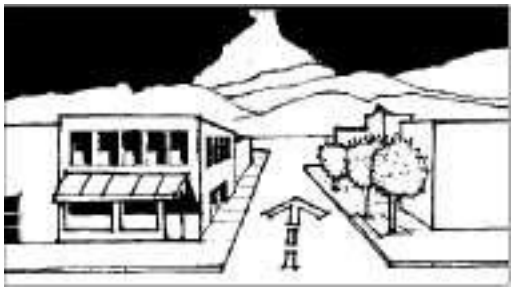
The use of bicycles is encouraged as an alternative mode of transportation in Telluride. Safe, continuous bicycle routes therefore should be provided throughout the area.

A. PROVIDE CONTINUITY IN BICYCLE ROUTES.

1) Connect bicycle trails within a project with those outside it.
2) Accommodate on-street bicycle routes by minimizing curb cuts and blind driveway intersections that would be hazardous to bicyclists.
3) Providing bicycle parking and storage facilities is encouraged.

Features such as balconies, courtyards and decks are encouraged along alleys to create visual interest.

Entrances to interior courtyards and pedestrian -ways should be inviting and at a human scale.



Buildings should be located on the site to preserve and enhance important views.

Yes

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

Refer to the Streetscape Standards for placement of street lights and furnishings in public rights-of-way.

Views

8. Policy: Views

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

A. **POSITION A NEW BUILDING OR ADDITION ON ITS SITE TO PRESERVE VIEW CORRIDORS.**

1) Consider enhancing view opportunities, both from outside the site, through it and from locations within the site.
2) Consider seasonal factors that may enhance or inhibit views because of snow accumulations in winter or dense foliage in summer.
3) Also maintain views along alleys by keeping a low scale of building.

B. MAINTAIN SPACING BETWEEN BUILDINGS WHICH RESPECTS EXISTING VIEWS, OPEN SPACES AND SOLAR ACCESS.

Streetscape Elements

9. Policy: Site Furniture

Site furnishings, including bicycle racks, waste receptacles and light standards, are features of contemporary life in Telluride. 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 (which are strongly encouraged) and trash receptacles are examples of site furnishings that may be considered.
3) A bike rack may be located along a street front where space is available and a minimum clear walkway can be maintained. Locating racks along walkways and courtyards within a project is also encouraged.
4) In public open spaces within a project, trash and recycling receptacles should be placed near seating areas and at points of entry.

B. STREET LIGHTS WITHIN A PROJECT SHOULD BE COMPATIBLE WITH THE HISTORIC CHARACTER OF TELLURIDE.

1) Simple new designs are appropriate. Historic light standard designs that are in character with those seen traditionally in the area also are appropriate.
2) Historic styles that are out of character with the history of Telluride 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, especially along Colorado Avenue and Pacific Avenue.

10. Policy: Public Art

While public art is a new feature to occur in the community, it enhances the quality of life and can contribute one's appreciation of the natural and historic features of the area. The use of public art is therefore encouraged, particularly in larger private projects and in public places. This especially applies to the Main Street, Warehouse/Commercial and Accommodations Treatment Areas.

A. THE USE OF PUBLIC ART IS ENCOURAGED.

1) Consider locations in courtyards and at building entrances where art may be viewed from the street.
2) Art that is developed as an integral part of the architecture is also encouraged.

Public art, along street edges and in open spaces visible from the street, can provide visual interest for pedestrians.

SITE DESIGN STANDARDS

11. Policy: Site Drainage

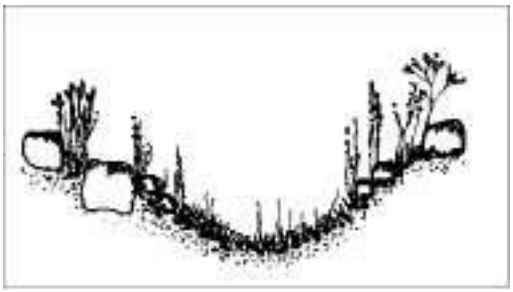
Surface drainage can significantly affect the character of a project and may also impact historic resources. For this reason, runoff should be planned such that will avoid negative impacts on adjacent properties.

A. DRAINAGE SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

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

B. DEVELOP DRAINAGE SYSTEMS AS LANDSCAPE AMENITIES, SUCH AS PLANTED SWALES OR ROCK BEDS.

1) Native plant life should be reintroduced to enhance the natural river character.



Develop drainage systems as amenities.

Refer to the town's Hydrology Ordinance for impacts on groundwater and the Streetscape Standards for the handling of surface drainage.

---

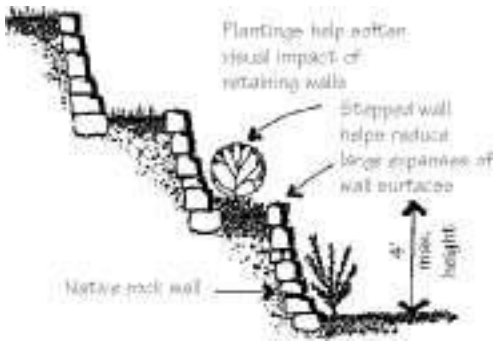
12. Policy: Cut and Fill of Steep Slopes

In some portions of town, site development may require cutting new roads or driveways 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.

See also the Cut and Fill Standards found in the Transitional Hillside and Developing Hillside Treatment Areas.

A. IN HILLSIDE LOCATIONS, MINIMIZE ANY CUT AND FILL THAT MAY ALTER THE PERCEIVED NATURAL TOPOGRAPHY OF THE SITE.

1) Orient buildings along existing contours when feasible; however, where new buildings face onto edges of the historic district, respecting the traditional grid is generally more important than following natural contours.
2) Use earth berms, rock forms or stone retaining walls to minimize the visual impacts of cuts, except where such elements may abut the historic district. In these cases, hedges and fences are more appropriate.
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. HARC may consider taller walls on a case-by-case basis.



Use stepped retaining walls to minimize the visual impact of hillside cuts and maintain the perceived natural topography of the site.

13. Policy: 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 front or rear yard, or as a court area. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Lawns, gardens, courts and plazas as well as decks, porches and balconies can enhance the function and appeal of open space. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

Open space along the street edge and at the rear of the building, along -with amenities such as benches and tables, enhance the pedestrian experience.

A. **PROVIDE POSITIVE OPEN SPACE WITHIN A PROJECT.**

1) Setting a building back from the street, in line with other historic properties in the block, may also contribute to the open space of the neighborhood.
2) Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
3) In a commercial project, provide plazas and court yards as part of the positive open space scheme.
4) Locate open space in sunny areas whenever possible.
5) Refer to the specific Treatment Areas for appropriate placement of open space.

B. PROVIDE OPEN SPACE IN COMMERCIAL PROJECTS THAT WILL BE PERCEIVED AS A PUBLIC AMENITY.

1) Where interior courts occur, provide visual and physical access from the street.
2) Provide amenities that encourage the use of open space, such as benches and bike racks.

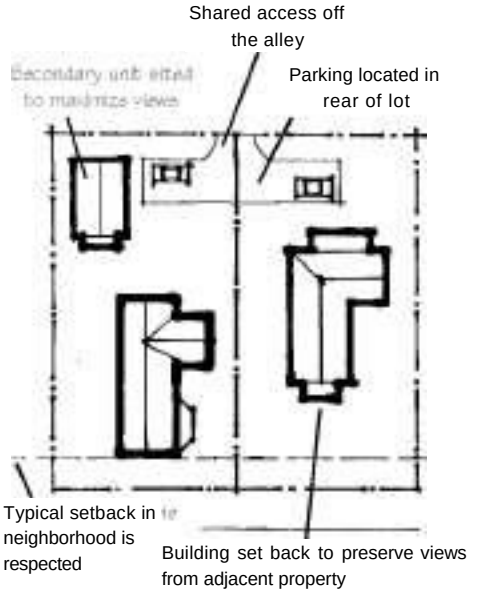
Site Plan, Orientation and Setbacks

14. Policy: Site Planning

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding. When feasible, coordinate site plans to complement adjacent projects.

A. COORDINATE THE SITE PLAN OF INDIVIDUAL BUILDING LOTS WITH THOSE OF ADJACENT PROPERTIES.

1) Coordinate site plans with adjacent properties with respect to views. In some cases, unusual setbacks that deviate from the norm may be appropriate when they help protect views to significant features.
2) Consider opportunities to minimize the number of driveways and the area allocated to parking spaces and service areas through cooperative planning with adjoining properties. Shared driveways and joint trash collection areas, for example, would reduce the visual impact of these elements in the neighborhood.



Consider the effects of development on the neighbor's property and coordinate the site plan -with the adjacent property to minimize those impacts.

15. Policy: 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.

A. 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 Treatment Area.
2) This applies to both primary and alley structures.

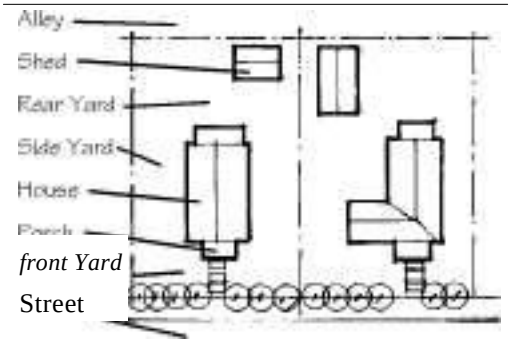
B. ORIENT THE PRIMARY ENTRANCE OF A BUILDING TOWARD THE STREET.

1) Buildings should have a clearly defined primary entrance. For example, provide a recessed entry way on a commercial building, or provide a porch on a residential structure, to define its entry.
2) Entrances on the rear or sides of buildings should clearly be secondary to that of the front.
3) Secondary public entrances to commercial spaces are strongly encouraged along alleys.

Maintain the pattern of primary entrances facing the street. For new buildings, the use of porches to define entrances is encouraged.

The Land Use Code permits HARC to modify dimensional limitations for setbacks. Each request is considered on a case-by-case basis in the context of the neighborhood, and allowing for historic precedent, pursuant to the Design Guidelines.

Historic buildings were aligned along the street edge, with uniform front setbacks.



Maintain the traditional pattern of building placement and yards.

16. Policy: 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 secondary structure is "semi-private," and along the alley, it is again "public." This hierarchy of spaces should be maintained.

Buildings were typically set back a uniform distance from the sidewalk. Some variety in front yard setbacks existed but was within a relatively narrow range. This establishes a continuous front yard area along the street. 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. The distance from the street or property line to the front of the building should be similar to that established historically in the Treatment Area and in similar contexts.

Side and rear yard setback patterns also were distinctive features. In many residential neighborhoods, a rhythm of buildings and side yards results from the relatively uniform side yard setbacks. Therefore the spacing between adjacent buildings should be similar to that seen traditionally in the community and specifically to the Treatment Area. In the rear, sheds often defined the alley edge, which helped define the space of the rear yard, between the primary and secondary structures. This rhythm of side and rear yards should be maintained. Note that natural conditions may influence setbacks as well. Steep hillsides, river and creek edges and wetlands are examples of natural site constraints that may require special setback conditions.

A. MAINTAIN THE PATTERN OF ALIGNMENT FOR BUILDING FRONTS IN THE TREATMENT AREA.

1) Where similar front setbacks are characteristic, maintain the alignment of uniformly setback facades.
2) Where a variety in building setbacks is a part of the historic context, locating a new building within the range of setbacks seen traditionally is appropriate.
3) In some cases, site constraints may prevent aligning a new building with the historic context. Using landscape elements such as fences and walls to define these lines may be considered in these situations.
4) Special consideration may be given to corner lots.'

B. MAINTAIN THE HISTORIC PATTERN OF SIDE YARD SPACING FOUND IN THE AREA.

1) Use side yard setbacks that are similar to those seen historically in the neighborhood.
2) Consider especially 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. MAINTAIN THE GENERAL ALIGNMENT OF SECONDARY STRUCTURES ALONG ALLEY EDGES.

1) Consider impacts of the placement of alley structures on views, access and quality of open space.
2) Some variation in setbacks to alleys is desired to provide visual interest for pedestrians.

D. DECKS, BALCONIES AND PORCHES SHOULD NOT SIGNIFICANTLY ENCROACH INTO FRONT AND SIDE YARD SETBACKS.

The alignment of alley buildings along alley edges is encouraged.

Landscaping and Site Features

17. Policy: Plant Materials

Traditionally, a simple palette of plant materials appeared in Telluride, in response to a limited supply of varieties and also because the climate restricted the range of plants that would grow successfully. While some variety in the landscape is anticipated on individual properties, the overall character should be in keeping with that seen historically.

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 Telluride climate and that are compatible with the historic context. Consideration also should be given to the future care and maintenance of these materials.

For information regarding xeriscaping, refer to "Gardening and Landscaping at High Altitude," available at Town Hall. The town may require evaluation by a professional forester to determine -whether the development plan will negatively impact native vegetation.

A. MAINTAIN ESTABLISHED PLANTINGS IN PLACE, WHEN FEASIBLE.

1) Existing native plantings should be preserved in place, when feasible. This particularly applies to significant trees and shrubs. If it is absolutely necessary, relocate them within the site. Fall and early spring are preferred transplanting times.
2) Replacement plant materials should be similar in size or equivalent massing (i.e. 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.

Place buildings on the site so that mature vegetation is preserved, such as these cottonwood trees.

B. IN NEW LANDSCAPE DESIGNS, USE PLANT MATERIALS THAT ARE COMPATIBLE WITH THE HISTORIC CONTEXT OF TELLURIDE.

1) Landscaping schemes that are simple and subdued in character are encouraged.

C. USE PLANT MATERIALS IN QUANTITIES AND SIZES THAT WILL HAVE A MEANINGFUL IMPACT IN THE EARLY YEARS OF A PROJECT.

Use plant materials that are adapted to the Telluride climate. Using perennials is encouraged.

The new iron fence and stone retaining wall are reminiscent of historic fences.

D. USE PLANT MATERIALS THAT ARE ADAPTED TO THE TELLURIDE 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 PLANT MATERIALS IN GOOD CONDITION SUCH THAT THEY WILL ACHIEVE THEIR INTENDED DESIGN EFFECT.

18. Policy: Fences and Walls

Simple wood picket and metal fences were used historically, especially in front and side yards. These were relatively low in height and had a "transparent" character that allowed views into yards, providing interest to pedestrians. Solid wood plank fences were used occasionally along alley edges, but also were relatively low in height, allowing views into the yards. The height and design of a new fence should be in character with those used traditionally in the neighborhood. In addition, fences should relate in character to the principal structure on the lot.

Low rock retaining walls also were a part of the landscape tradition in Telluride. These typically aligned at the sidewalk edge and were constructed of native rock, often in a "dry stack" design. New retaining walls should be similar in character to those seen historically.

A. A **NEW FENCE SHOULD BE SIMPLE IN CHARACTER.**

1) A fence abutting a street should be "transparent," allowing views into the site.
2) Fences may not exceed 3-1/2 feet in height in a front yard.
3) In a rear yard, a "transparent" fence (one with spaces between boards) may rise to a maximum of 6 feet in height.
4) A solid wood plank fence also may be used in a rear yard, to a maximum of 5 feet in height. An additional foot in height may be added to the top of the 5 foot solid fence if it is "transparent" in character, such as a lattice element.

B. FENCE MATERIALS SHOULD BE SIMILAR TO THOSE USED TRADITIONALLY.

1) Appropriate materials for all locations are:
   - Painted wood pickets
   - Wrought iron or cast metal
   - Twisted, decorative wire
2) In addition, solid wood plank fences may be used in rear yards.
3) Inappropriate materials are:
   - Chain link
   - Slatted "snow" fences
   - Mesh "construction" fences

C. MINIMIZE THE HEIGHT OF RETAINING WALLS.

1) When feasible, contour the site to reduce the need for retaining walls.
2) Where a wall is necessary, limit its height to less than 30 inches, when feasible. Use a series of terraces with short walls where the overall retaining height must be greater.
3) If a fence is to be placed on top of a wall, the combined height should be in scale with walls and fences seen historically.

Refer to GS'(12) (A) for retaining -walls in steep hillsides.

Stone retaining walls should be similar in design and height to historic -walls.

D. RETAINING WALL MATERIALS SHOULD APPEAR SIMILAR TO THOSE USED HISTORICALLY.

1) A simple wall of native rock is preferred. A dry stack design is appropriate.
2) Where mortar is used, it should appear similar to that used traditionally.
3) Alternative materials may be considered but they should convey the general scale, texture and character of rock walls. Appropriate materials are: Stone, brick and cast stone. Plain concrete walls may be used for low walls in side and rear yard conditions. Wood timbers also may be considered in rear yards and outside the historic district.

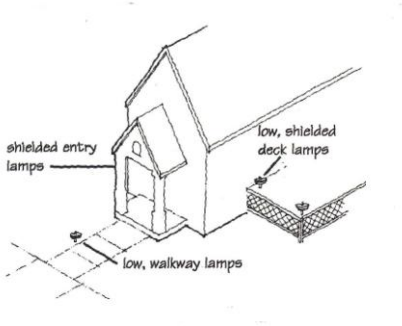
19. Policy: Exterior Lighting

The character and level of lighting is a special concern in the community. 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, which cast a color similar that of daylight. These were relatively low in intensity and were shielded with simple shade devices. This overall effect should be continued.

The above photo of Main Street at night illustrates the use of subdued lighting along Colorado Avenue.

A. EXTERIOR LIGHTS SHALL BE SIMPLE IN CHARACTER AND SIMILAR IN COLOR AND INTENSITY TO THAT USED TRADITIONALLY.

1) The design of a fixture should be simple in form and detail. Designs similar in character to those used historically are encouraged.
2) Lights along alleys should be utilitarian in design.
3) All exterior light sources should have a low level of luminescence. Lamps with a maximum equivalent of a 40 watt incandescent bulb (490 lumens) are preferred for site lighting. Lower intensities should be used in architectural fixtures such as step lights.



Use shielded lights which direct light onto walking surfaces to minimize the visual impacts of site lighting.

Refer to the Streetscape Standards for street light placement. Special lighting concerns for projects in the River Park Corridor Overlay are listed on page RPC-7. Special lighting concerns for the Transitional and Developing Hillside Treatment Areas are listed on pages TH-4 andDH-4.

Minimize the visual impact of light spill from a building. On commercial properties, they may have also been used to highlight building details and signs.

Interior lighting can have substantial impacts on the night character of the town. Consider the potential for light spillover when designing interior lighting, which can be affected by the placement and type of fixture.

Applicants may choose to submit an interior lighting plan so HARC can fully evaluate the impacts of interior lighting relative to glass area and spillover. In sensitive areas, such as the River Park, an interior lighting plan may be required.

B. MINIMIZE THE VISUAL IMPACTS OF SITE AND ARCHITECTURAL LIGHTING.

1) 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, or step lights which direct light only on to walkways, is strongly encouraged.
2) Unshielded, high intensity light sources and those which direct light upward will not be permitted.
3) Shield lighting associated with service areas, parking lots and parking structures.
4) Timers or activity switches may be required to prevent unnecessary sources of light by controlling the length of time that exterior lights are in use late at night.
5) Lighting shall be carefully located so as not to shine into residential living space, on or off the property or in to public rights-of-way.
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.

20. Policy: Site and Building Lighting

Traditionally, exterior lighting was used to illuminate building entrances. On commercial properties, they may have also been used to highlight building details and signs. However, it was not used to illuminate an entire facade. In general, lighting should help identify entrances and improve safety.

Illuminating site features, such as walkways and court yards, is a relatively new occurrence in Telluride. Site lighting should encourage pedestrian activity and safety. While it may be necessary to light such features to enhance their function, it is also important that the overall effect be subdued so the night sky is still visible.

Light emanating from within a building can also have a 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, HARC will consider the potential lighting impacts that large glass areas may have. This issue is related to that of solid-to-void ratios, which is addressed in GS(33)(B).

A. PROVIDE SITE LIGHTING THAT ENCOURAGES PEDESTRIAN ACTIVITY AT NIGHT.

1) Site lighting should be at a pedestrian scale and help define different functional areas of the property.

B. MINIMIZE THE VISUAL IMPACT OF LIGHT SPILL FROM A BUILDING.

1) 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.

21. Policy: Parking Design

The automobile was not a part of Telluride's early history. Therefore much of the 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 areas, therefore should be minimized. Cooperative parking plans shared between adjacent landowners also is encouraged as a means of reducing these visual impacts.

Care should be taken to provide pedestrian circulation that is separate from, and does not conflict with, vehicular circulation. This also applies to public parking facilities.

Basic parking layout issues can affect the appearance of parking areas. These should be resolved at a planning level, with review by the Planning and Zoning Commission if necessary, prior to applying for design review byHARC. These issues include:
- *Emergency access*
- *Adequate turning radius*
- *Snow storage and removal*
- *Adequate travel lanes*

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.
2) For structured parking, provide decorative screens or develop rooms in front of the parking area for human occupancy with activities visible to the street.

When parking cannot be located inside a structure, locate it out of view from the street at the side or rear. This parking area is accessed from the side alley, and is screened by the front portion of the building.

B. DESIGN PARKING AREAS TO BE ACCESSED FROM ALLEYS OR REAR DRIVES RATHER THAN FROM THE STREET.

1) In a residential context, the use of a detached garage, located along the alley, is especially encouraged.
2) If parking is located within a garage, minimize the size of the driveway.

C. LOCATE PARKING FACILITIES SUCH THAT THEY ARE SUBORDINATE TO OTHER SITE FEATURES.

1) An on-site parking area should be located inside or behind a building, where its visual impacts will be minimized, unless site conditions (such as steep slopes) prevent this arrangement.
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." Concrete also may be used; textured or colored concrete is preferred.
3) 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 interior of lots when feasible. (These may double as snow storage zones in winter months.)
4) This standard is especially important for projects on large parcels.

If parking must be accessed from the street, minimize visual impacts by setting the garage doors back from the street edge and placing inhabited space in the front. The louvers on the side facade of this building screen a first floor parking garage.

D. PARKING SHOULD BE PLANNED TO FUNCTION EFFICIENTLY.

1) Curb cuts and driveways should be minimal in width. Share a curb cut when feasible.
2) Design the parking layout so all spaces are accessible and usable year-round.
3) Provide adequate turning radii and travel lanes.

22. Policy: 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. Service areas should not be visible from major pedestrian ways. In commercial uses, service entrances should be separate from those used by customers. When feasible, the location of service areas should be coordinated with adjacent properties such that the amount of driveways and other paved portions can be minimized. Central service handling areas also should be considered.

Covered trash areas which include space for recycling containers are encouraged.

A. **MINIMIZE THE VISUAL IMPACTS OF TRASH STORAGE AREAS.**

1) Locate a service area along the rear of a site, accessed by an alley, when feasible.
2) Trash areas, including large waste containers (dumpsters) shall 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.
3) Provide adequate trash storage capacity such that debris will not overflow the containers.
4) Consideration should be give to snow and ice buildup in the winter time that could otherwise impede access to receptacles.
5) Combine service areas with other properties, when feasible.

Screened and covered trash areas are encouraged, to reduce visual impacts and to prevent snow and ice build-up.

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.**

23. Policy: Utilities

Utilities that serve properties may include telephone and electrical lines, ventilation systems, gas meters, 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.

Locate utilities away from view of the street. If it is necessary to place utilities in a visible location, use screens such as this utilitarian corrugated metal fence.

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 when feasible 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.

B. SCREEN ROOFTOP APPURTENANCES, SUCH AS MECHANICAL EQUIPMENT AND ANTENNAS, FROM VIEW.

BUILDING MASS, SCALE & FORM

24. Policy: Mass and Scale

The mass and scale of buildings in Telluride are among the greatest influences for 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 Treatment Area and especially with those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot.

The Painter Building and its addition typify the historic mass, scale and form of commercial buildings.

Building elements (roof form, openings, projections, additions, exterior wall form, foundations, etc.) should be of similar sizes to those found historically in the community and Treatment Area. Other "additive building elements," such as porches, decks and exterior stairways, also should be compatible in size, shape and type with those found in nearby historic buildings and should be treated as an integral part of the building design. Additive building elements can be used to add visual interest as well as minimize the perceived scale of a building.

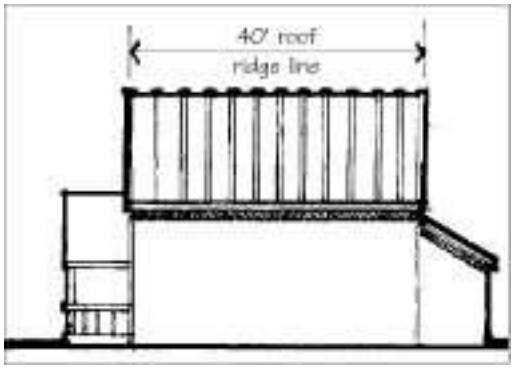
A. A FACADE SHOULD APPEAR SIMILAR IN DIMENSION TO THOSE SEEN HISTORICALLY IN THE TOWN.

1) Typically, a residential building front ranges from 15 to 30 feet in width. Additional widths were accomplished with a set back or change in building plane.
2) In a commercial setting, the typical facade width was 25 feet. This module should be maintained in new construction.

B. NEW CONSTRUCTION SHOULD APPEAR SIMILAR IN MASS AND SCALE TO HISTORIC STRUCTURES FOUND TRADITIONALLY IN THE NEIGHBORHOOD AND IN SIMILAR AREAS THROUGHOUT THE TOWN.

C. A LARGER BUILDING MAY BE DIVIDED INTO "MODULES" THAT REFLECT THE TRADITIONAL SCALE OF CONSTRUCTION.

1) If a larger building is divided into multiple "modules," these should be expressed three-dimensionally, by having significant architectural changes, throughout the entire building. A single form should remain the dominant element, such that the overall mass does not become too fragmented.
2) Consider stepping down the mass of larger buildings to minimize the perceived scale at the street.
3) Historic proportions of height, width and depth are very important to be compatible with the historic mass and scale of Telluride.
4) Building elements should be in scale with the overall mass of the building.



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

D. ROOFS SHOULD BE SIMILAR IN SCALE 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. In commercial and warehouse settings, the typical length was 50 to 75 feet, although some reached 100 feet.

E. MAINTAIN THE TRADITIONAL SCALE OF BUILDINGS ALONG THE ALLEY.

1) A variety of 1 and 2-story building forms and elements are encouraged along alley edges.
2) Alley structures should be subordinate to nearby primary structures.
3) New sheds, and additions to existing sheds, should be similar in height to sheds seen traditionally in the area.
4) Set taller portions of a building back from the alley. If a larger new building is proposed in a rear yard, step down the scale of the building adjacent to the alley.


Maintain the traditional scale of buildings along the alley. An alley structure should be subordinate to nearby primary structures.

25. Policy: Building Form

Traditionally, simple building forms were used in Telluride. 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, with others 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 Telluride. Therefore the size, shape and "degree of articulation" of exterior building walls should be compatible with those of historic buildings in the Treatment Area and the community at large.

A. BUILDINGS THAT ARE PREDOMINANTLY RECTANGULAR IN FORM ARE ENCOURAGED.

1) One simple form should read as the dominant element in a building design.

26. Policy: Directional Emphasis

The building shape, size, open and enclosed areas and building elements should together give a directional emphasis (horizontal or vertical), which is similar to historic buildings in the Treatment Area, especially Contributing and Supporting buildings to the historic district.

A. A BUILDING SHALL HAVE A DIRECTIONAL EMPHASIS THAT IS SIMILAR TO THAT OF HISTORIC BUILDINGS IN THE AREA.

The one-story facade of the historic San Miguel Examiner building had a moderate horizontal emphasis.

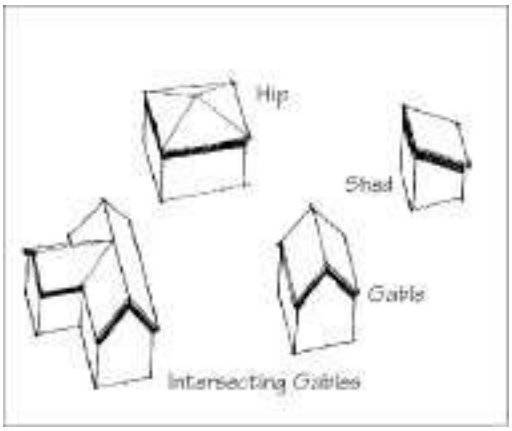
27. Policy: Roof Form

Traditionally, roof forms were also simple. Gable and hip roofs were typical on residences. Pitches on primary structures were typically 12:12, although in rare instances some were as low as 8:12. On sheds, slopes were also steep, although occasionally as low as 4:12. Outbuildings had gable, as well as shed roofs. Commercial structures included gable and flat roofs. Historically, some buildings had dormers, to provide additional head room and light in attic spaces. However, they were limited in number and simple in form.

The size, shape and type of roof should be similar to those found traditionally in town. Consideration of environmental and climatic determinants such as snow shedding, drainage and solar exposure should also be integral to the roof design. Refer to the descriptions of the historic buildings types in the Historic Overview for a discussion of appropriate roof forms.

A. **ROOFS SHOULD BE SIMILAR IN FORM TO THOSE USED HISTORICALLY.**

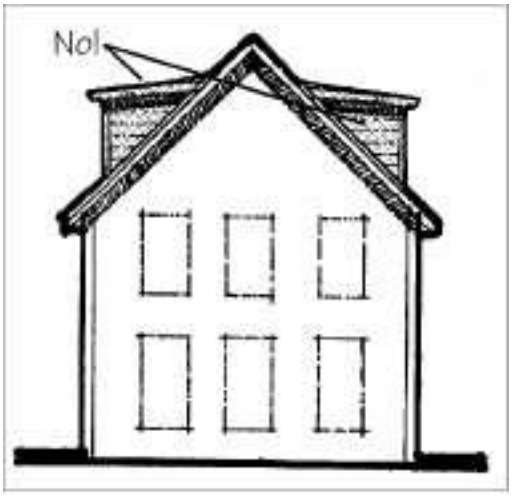
1) Gable and hip roofs are appropriate for commercial, residential, shed and alley structures. These forms should be symmetrically designed.
2) Flat roofs are also appropriate on commercial buildings.
3) Orient ridge lines parallel with the floor planes.
4) Orient ridge lines perpendicular to the street when feasible.
5) Non-traditional roof forms are inappropriate.



Roofs should be similar in form to those used historically.

B. 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 building in Telluride.
2) The top of a dormer roof should be located below the ridge line of the primary roof.



Dormers should be limited in number and subordinate, such that the primary roof form remains prominent.

ARCHITECTURAL ELEMENTS & DETAILS

28. Policy: Architectural Character

Traditionally, buildings in Telluride 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 Telluride. Buildings also should be visually compatible with older structures in the Treatment Area without being direct copies of historic buildings.

A. RESPECT THE SENSE OF TIME AND PLACE IN ALL PROJECTS.

1) One should be able to perceive some of the character of the neighborhood as it was historically (not, however, an exact perception of a point in the past).

B. 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 them 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 Telluride is inappropriate.

29. Policy: Building Components

Projecting elements, such as dormers, bays, stairs, chimneys and cornices, help to provide visual interest to a building and can influence its perceived scale. These features should be compatible in size, shape and type with those found in historic buildings and should be treated as an integral part of the building design.

Building components include, but are not limited to:
Windows, doors, porches, awnings, lights, roofs, roof overhangs, dormers, bays, lightwells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

A. BUILDING COMPONENTS SHOULD BE SIMILAR IN SCALE TO THOSE USED HISTORICALLY.

B. THE USE OF A PORCH IS ENCOURAGED IN A RESIDENTIAL CONTEXT.

1) A porch should be covered by a roof.
2) A porch should be of a substantial size to function as more than an entry landing.
3) Features such as porches, bays, balconies and dormers typically were not found on alley structures. If they are used, locate them away from the alley facade to preserve the traditional alley appearance.

C. THE PLACEMENT AND SIZE OF DECKS AND BALCONIES SHOULD BE SIMILAR TO THOSE FOUND TRADITIONALLY WITHIN THE TREATMENT AREAS.

D. BAY AND ORIEL WINDOWS SHOULD FIT BELOW THE CORNICE AND BE SUBORDINATE ELEMENTS.

1) Cornice lines were seldom broken by any other building elements.

E. USING AWNINGS TO PROVIDE WEATHER PROTECTION AND CREATE INTEREST IS ENCOURAGED.

1) The awning should fit the dimensions of the store front opening, to emphasize these proportions. It should not obscure ornamental details.
2) Avoid exotic forms that are not traditionally found in Telluride.
3) Coordinate the color of the awning with the color scheme for the entire building.
4) Operable fabric awnings are appropriate.
5) Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.
6) Awnings are not appropriate on residential buildings.
7) Awnings are traditionally located on south-facing buildings.

30. Policy: Architectural Details

Architectural details should be similar in scale and reflect the simple character of those seen historically.

A. **AVOID STYLISTIC DETAILS THAT CONFUSE THE HISTORY OF TELLURIDE.**

1) Use ornamental details with constraint.
2) Historic details that were not found in Telluride are inappropriate.
3) Historic details that are authentic to Telluride are also discouraged, to maintain a distinction between new development and the historic district.
4) Elaborate "Victorian" ornamentation, which is atypical in Telluride, is discouraged.
5) Other styles that would also be misleading about the history of Telluride are inappropriate.

B. MAINTAIN THE SIMPLE DETAILING FOUND HISTORICALLY ON SHEDS.

1) Ornate detailing on alley structures is inappropriate.
2) Avoid details along alleys which may give a shed a residential appearance. Alley structures should not mimic primary structures.
3) Many sheds have had items such as collections of mining memorabilia attached to them. This provides visual character and interest, and should not be discouraged.

Bay windows should be subordinate elements. In this sketch, the bay is inappropriate because it extends above the cornice line.

Refer to the Uniform Building Code for dimensional limitations (height and extent of projection) for projections over rights-of-way.

This new home uses historic features such as a large front porch and turret. However, the window design and eave details are clearly contemporary.

Although a material may be listed in these standards, its appropriateness depends on the type, scale and location of the building it is to be applied to. Special consideration is also needed for historic buildings.

Materials should appear similar in scale, texture and finish to those used traditionally.

The materials, textures and finishes used on a building should be compatible -with nearby buildings and similar types of structures.

31. Policy: Pattern of Building Materials

The pattern created by the unit size of the materials (bricks, siding, shingles, etc.) and their methods of application, should be similar to those materials used traditionally in town and in the Treatment Area. These should be configured in combinations that express human scale.

These materials also should be applied in the traditional manner. For example, a brick veneer should not "float" above a wood clapboard wall. Traditionally, heavier, coarser materials (rusticated stone and brick) were used as foundations. More finished masonry or wood was used for primary walls and wood was used for gable ends, roofs and details. This "hierarchy" of materials should be continued.

A. MATERIALS SHOULD BE APPLIED IN A MANNER SIMILAR TO THAT USED HISTORICALLY.

1) A "hierarchy" of building materials should be used, with heavier coarser materials used as foundations and more refined materials used above.
2) Material application on a shed or secondary structure should not imitate that of the primary structure.

B. MATERIALS SHOULD APPEAR SIMILAR IN SCALE, TEXTURE AND FINISH TO THOSE USED TRADITIONALLY.

1) The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.
2) Exterior wood finishes should be painted or stained on primary structures. Rustic or natural finishes may be considered on secondary structures.

32. Policy: Building Materials

Traditionally, a limited palette of building materials was used in Telluride. This same selection of materials should be continued. The type of materials used should be selected from those used historically in the community and specifically in the Treatment Area. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials which were rustic and utilitarian in character. The overall distribution of these historic building materials should be preserved

A. MAINTAIN THE EXISTING RANGE OF EXTERIOR WALL MATERIALS FOUND THROUGHOUT TOWN.

1) A mix of wood frame, stone and brick construction is found in the town.
2) Acceptable foundation materials include stone, concrete, wood lattice and vertical boards. A clear distinction between foundation and wall material should be present. Clapboard siding should not extend to the ground.
3) Appropriate materials for primary structures include horizontal and vertical siding, shingles (in limited applications), brick and stone. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should also be similar to those found traditionally.
4) Stucco is generally inappropriate.
5) Reflective materials, such as mirrored glass or polished metals, are inappropriate,
6) Rustic shakes are inappropriate.
7) Corrugated metal may also be considered in the Warehouse/ Commercial Treatment Area, on secondary structures and some other applications, such as foundation skirting and additive forms on commercial buildings.

For larger projects, consider a combination of appropriate materials.

B. MAINTAIN THE TRADITIONAL RANGE OF BUILDING MATERIALS ON ALLEY STRUCTURES.

1) Appropriate siding materials for alley 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.

C. ROOF MATERIALS SHOULD APPEAR SIMILAR TO THOSE USED TRADITIONALLY.

1) Sawn wood shingles are appropriate for most building types. Wood shakes are inappropriate.
2) Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Metal roofs shall have matte finishes to minimize glare.
3) Asphalt shingles in muted colors and roofing felt may be considered.

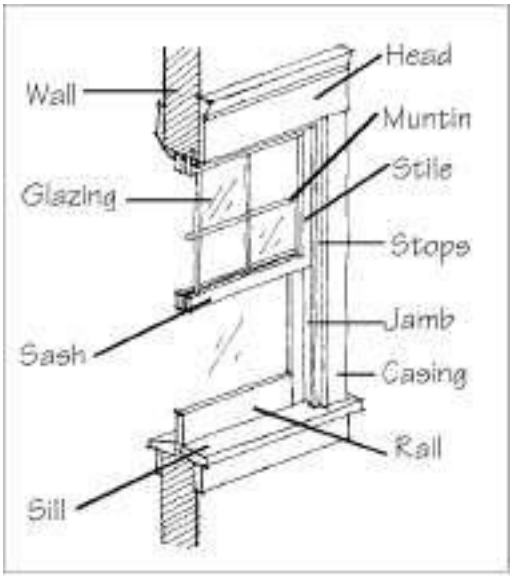
Exterior -wood finishes should be painted or stained in a matte finish.

D. EXTERIOR WOOD FINISHES SHOULD BE PAINTED OR STAINED AS APPROPRIATE TO THE TYPE AND LOCATION OF THE BUILDING.

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. NEW SUBSTITUTE MATERIALS MAY BE CONSIDERED, IF THEY APPEAR SIMILAR IN CHARACTER AND DETAILING TO THOSE USED TRADITIONALLY IN TELLURIDE FOR THE RELEVANT BUILDING TYPE.

1) New materials must have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
2) Details of hard board siding, and their joints, should match that of traditional wood siding.
3) Materials such as aluminum and vinyl are inappropriate as substitute materials.
4) Check with the Planning Department regarding the acceptance of new, substitute materials.



Typical double-hung window components.

33. Policy: Windows

Windows are some of the most important character-defining features of most structures. They give scale to buildings and provide visual interest to the composition of individual facades. Distinct window designs often define many historic building styles, and are inset into relatively deep openings or they have surrounding casings and sash components which have substantial dimensions. These cast shadows that contribute to the character of the building. Because windows so significantly affect the character of a structure, their appropriate use is a very important consideration.

Traditionally, buildings of the same type had common window-to-wall proportions. This helped contribute to the sense of continuity in the neighborhood. This ratio of open surfaces (windows and doors) to enclosed surfaces (walls and roofs) of the building exterior should be similar to that seen in the Treatment Area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in the Treatment Area.

A. WINDOWS SHOULD BE OF A TRADITIONAL SIZE AND RELATE TO A PEDESTRIAN SCALE.

1) Windows should be simple in shape, arrangement and detail.
2) Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
3) The number of different window styles should be limited.

B. THE WINDOW-TO-WALL RATIO SHOULD BE SIMILAR TO THAT SEEN ON COMPARABLE HISTORIC BUILDINGS IN THE TREATMENT AREA.

1) Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
2) If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.
3) Due to the steep rise of the mountains, non-traditional window patterns may be considered in some parts of the East and West Telluride Treatment Areas; however, the overall ratio of glass to solid wall should still be respected.
4) Structures that abut the historic district should more closely respect the traditional window-to-wall ratios.

C. WINDOWS WITH VERTICAL EMPHASIS ARE ENCOURAGED.

1) A general rule is that the height should be twice the dimension of the width.
2) Windows with traditional depth and trim are preferred.
3) Storefront window openings typically have a moderate horizontal emphasis.

D. THE PLACEMENT AND GROUPING OF WINDOWS SHOULD BE SIMILAR TO THAT SEEN HISTORICALLY.

1) A new opening should be similar in location, size and type to those seen traditionally for a particular building type.
2) Limit the number of windows on secondary structures, and especially on alley facades, to maintain the utilitarian nature of the alley.

E. WINDOWS 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.
3) Pop-in mullions are inappropriate.

F. SKYLIGHTS SHOULD BE LIMITED IN NUMBER AND SIZE.

1) Skylights should be located in areas that minimize visibility and should not break or penetrate a ridge line.
2) Skylights should be flat.

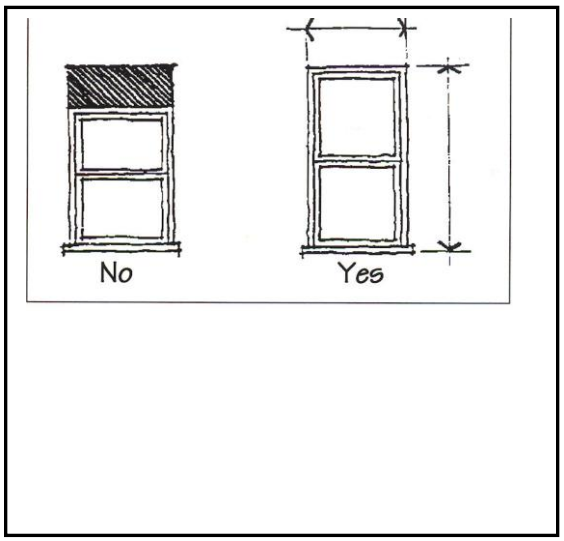
34. Policy: Doors

A door, which is often an important character-defining feature of a historic structure, gives scale to a building and provides visual interest to the composition of an individual building facade.

A. MAINTAIN THE TRADITIONAL PATTERN OF DOORS ALONG STREETS AND ALLEYS.

1) All buildings which face the street should have a well-defined front entrance.
2) A new opening should be similar in location, size and type to those seen traditionally. The entrance should be at, or near, grade level.
3) Limit the number of doors on secondary structures, and especially on alley facades, to maintain the utilitarian nature of the alley.
4) A garage door should be designed to minimize the apparent width of the opening.
5) The material and detailing of garage doors should be utilitarian, to be compatible with nearby sheds when located on an alley, or detailed as part of the building if located on the front.
6) Existing openings which are typical of the original function of the building, such as barn doors, should be preserved when feasible.

B. DOORS SHOULD BE DESIGNED AND FINISHED WITH TRIM ELEMENTS SIMILAR TO THOSE USED TRADITIONALLY.



Windows with vertical emphasis are encouraged.

The entrance and storefront windows provide visual interest at the pedestrian level.

MISCELLANEOUS DESIGN TOPICS

35. Policy: Accessibility

Federal regulations require that buildings which are generally open to the public be readily accessible to physically-challenged persons; this includes historic buildings. At the same time, the Americans with Disabilities Act recognizes that some alternative measures may be needed to adapt historic structures. Therefore, access should be provided in a manner which is compatible with the character of the building.

The assistance of professionals and physically-challenged persons should be sought -when planning for accessibility. Refer also to the Uniform Building Code and Americans with Disabilities Act.

A. DESIGNS FOR NEW OR ADDITIONAL ACCESS SHOULD BE COMPATIBLE WITH THE BUILDING AND ITS SETTING, WHILE PROVIDING THE HIGHEST LEVEL OF ACCESS REASONABLY POSSIBLE.

1) Alterations to buildings for the purpose of handicap accessibility should not obscure or destroy character-defining forms, features or materials.
2) Access ramps and similar features shall be integral to the building.

36. Policy: Snow Shedding

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

Refer to the Uniform Building Code for direction regarding roof design and snow shedding.

A. PROVIDE FOR SAFE SNOW SHEDDING AND REMOVAL.

1) Buildings with metal-clad roofs and side yard setbacks of less than 5 feet shall 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.

37. Policy: Energy Conserving Design

Using energy conserving designs that make use of solar heat, that are also compatible with the historic character of the community, are encouraged. Any project proposing to use active or passive solar energy should be energy efficient in design. The conservation of all resources should be the primary concern.

The rehabilitation of existing structures and the construction of smaller buildings will conserve both energy and materials.

The design of passive and active solar energy systems is a complex science, requiring collection, storage and distribution systems, as well as basic energy conservation principles. This includes type of construction and lifestyle. For example, the energy gained by large glass areas may be negated without appropriate insulated window coverings to retain the gained heat through the night.

For energy-efficient construction techniques, refer to the Energy Code in the Uniform Building Code, as adopted by the Town.

A. THE VISUAL IMPACTS OF PASSIVE SOLAR DESIGNS SHOULD BE BALANCED WITH OTHER VISUAL CONCERNS.

1) Integrate glass areas for energy collection into the overall building design. Design glass areas to be a composition of windows similar in character to those seen traditionally, rather than a large continuous surface of glass. See also GS(33)(B) for window-to-wall ratio standards.

B. THE VISUAL IMPACTS OF ACTIVE SOLAR COLLECTION DEVICES SHOULD BE BALANCED WITH OTHER VISUAL CONCERNS.

1) Be aware of the solar and view exposures of neighboring properties. Avoid blocking them with buildings or solar collectors.
2) Roof-mounted panels should not extend above the ridge line. They should be integrated in the structure, as close to the roof angle as is feasible.
3) Free-standing panels should be subordinate in size and placement to the structure, and should be placed to the rear of the building, when feasible.

Sheds and Alley Structures

38. Policy: Character of Sheds and Alley Structures

Over the years, sheds have served a variety of uses, such as housing, garages, stables, storage and workshops. Many sheds have been converted to residences to meet demands for housing. When converting existing sheds to new uses, every effort should be made to maintain their utilitarian character. Whenever feasible, the historic scale and character of alley buildings also should be preserved.

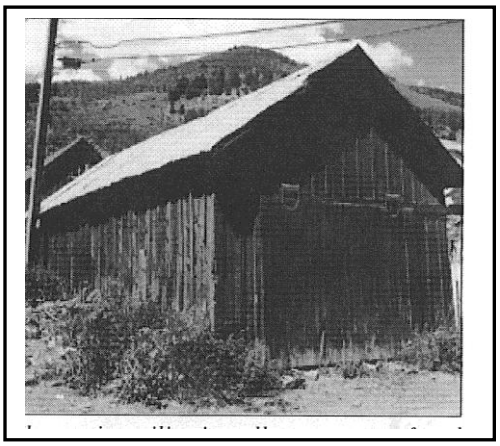
Sheds (defined as secondary structures or accessory structures in the Land Use Code) are a vital part of Telluride's architectural and historical character, providing scale and texture. Utilitarian sheds, housing specialized functions, have survived for over one-hundred years, resulting in unique alleyscapes which are a valued part of Telluride's visual character. Sheds provide visual continuity between the residential and commercial portions of town, and form an integral collective representation of Telluride's rustic, utilitarian past.

A. MAINTAIN THE RUSTIC, UTILITARIAN CHARACTER OF ALLEY STRUCTURES.

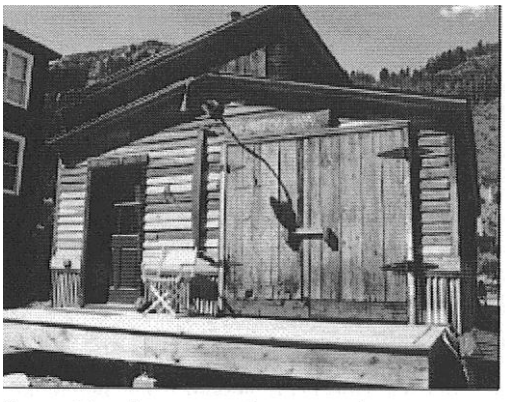
1) Preserve alley buildings in their traditional location whenever feasible.
2) New construction along alleys should be similar in scale, character and location to existing alley structures.
3) Retaining newer, small-scale outbuildings that contribute to the visual character of the alley is also encouraged.

B. NEW USES THAT REQUIRE MINIMAL CHANGE AND MAINTAIN THE UTILITARIAN CHARACTER OF SHEDS ARE PREFERRED.

1) When sheds are converted to a residential use, they should retain their utilitarian character and be subordinate in to primary buildings.
2) New uses which require a radical change to a structure and its features may be inappropriate.



The rustic, utilitarian alley structures found throughout town are important, defining the character of the alleyscape, and should be maintained.



When a historic structure is converted to a new use, retain significant features. When this former chicken coop and storage shed -was converted to residential use, the historic double doors were retained and used as shutters over a new sliding patio door.

General sign locations should be established at the time of architectural approval. See also the standards for lighting, GS(19) andGS(20).

The folio-wing topics are addressed in the Land Use Code and the Uniform Building Code:

- *Size*
- *Number*
- *Materials*
- *Location*
- *Wind Load*

In order to reduce the number of signs used in a single location, directory signs should be considered.

Signs should relate to the building but be subordinate to the overall design and streetscape.

39. Policy: Sign Design

Commercial signs may occur in some of the Treatment Areas. Wherever they are used, signs should be subordinate to the overall character of the area and they should be subordinate to the individual buildings to which they are related. Traditionally, signs were relatively simple in character in Telluride. Historic photographs illustrate a limited range of types. Along commercial streets, signs were mounted flush on storefronts or projected over the sidewalk. Today, the number of signs is greater than seen historically and it is important that their character remain subordinate to the overall street scene. Their placement and design should respect historic buildings and the character of the Treatment Area.

A. SIGNS MUST BE LOCATED IN A MASTER SIGN PLAN FOR THE PROJECT.

1) The sign plan should designate the number, location, size and type of signs to be included.
2) In order to reduce the number of signs used in a single location, directory signs should be used.

B. LOCATE SIGNS TO BE SUBORDINATE TO THE BUILDING DESIGN.

1) Signs shall not obscure historic building details.
2) Small scale signs, either mounted on the building or free-standing, are encouraged.
3) Free-standing signs should not be so large as to obscure the patterns of front facades and yards.

C. SIGN MATERIALS SHALL BE SIMILAR TO THOSE USED HISTORICALLY.

1) Painted wood and metal are appropriate.
2) Plastic and highly reflective materials are inappropriate.

D. USE SIGNS TO RELATE TO OTHER BUILDINGS ON THE STREET AND TO EMPHASIZE ARCHITECTURAL FEATURES.

a) Position flush-mounted signs to emphasize established architectural elements. It is best to mount signs so they fit within "frames" created by components of the facade design.
b) Position projecting signs to highlight building entrances.
c) Pay particular attention to placing new signs on existing buildings when renovating. The signs should not obscure existing details.
d) Mount projecting signs so they generally align with others in the block. This helps to create a "canopy line" that gives scale to the sidewalk.
e) Other graphics applied to exterior walls, such as painted decorations and mural, also should not obscure building details.

E. PICTOGRAPHIC SYMBOLS ARE ENCOURAGED ON SIGNS.

a) These add visual interest to the street.
b) They may be considered on awnings.

F. ILLUMINATE A SIGN SUCH THAT IT COMPLEMENTS THE OVERALL COMPOSITION OF THE SITE.

1) If signs are to be illuminated, use external sources. Light sources must be placed close to, and directed onto, the sign and shielded to minimize glare into the street or onto adjacent properties, and shall be very low wattage. If possible, integrate the lights into the sign bracket.
2) Internal illumination of signs will not be permitted.
3) Neon, moving or flashing signs are not allowed.

Creative sign designs, such as this sculptural shoe, provide visual interest at the street.

Sign lighting must be shielded to minimize glare into the street or onto adjacent properties, and shall be very low wattage.

STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

DO THESE STANDARDS APPLY TO YOU?

The rehabilitation standards that follow apply to all historic structures listed as Contributing and Supporting in the surveys of historic buildings.

USE THESE STANDARDS IF THE BUILDING IS RATED AS FOLLOWS:

"Contributing:" Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of the district. Preservation of the present condition is the primary goal for such buildings.

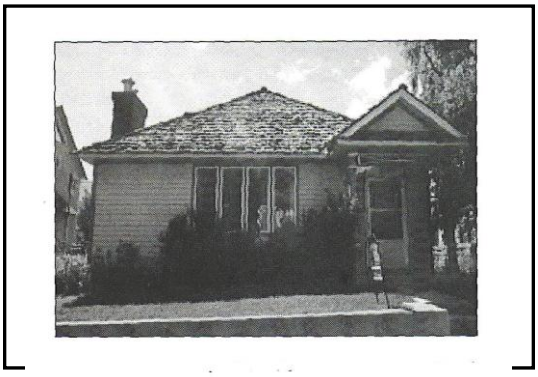
"Supporting:" Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored. Restoration will not be required of the owner, but such actions are strongly encouraged.

"Non-contributing, with Qualifications:" These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the district. However, these buildings could, with substantial restoration effort, contribute to the district once more. Such a restoration effort is not required; it is the owner's option. If an owner wishes to restore portions of a building to its historic condition, then these Standards for Rehabilitation of Historic Buildings should be used. If, however, the owner does not wish to restore the building, then the standards for new construction in the General Standards and the relevant Treatment Area apply.

Buildings such as this are designated as "Contributing" to the historic significance of the district. The standards for rehabilitation -would apply.

Make note of which category applies to your building, because some of the rehabilitation standards are applied differently, depending on the significance of the structure. Refer to the Telluride Historic and Architectural Surveys (THAS) to help you determine in which category your building fits. These surveys are on file at the Town Planning Department.

This house is classified as "Supporting" because it has been covered in non-historic siding.



Buildings such as this have had substantial alterations, but could be retrieved with a major restoration approach. These are classified as "Non-Contributing, with Qualifications." Owners are not required to restore such structures, but may elect to do so. If so, then the standards for rehabilitation apply.

Buildings such as this have been drastically altered from their original condition, and restoration is impractical. Such structures are classified as "Non-Contributing, without Qualification." The standards for new construction apply to this category.

DON'T USE THESE STANDARDS IF THE BUILDING IS RATED AS BELOW:

Designs for the rehabilitation of buildings other than those in the above-mentioned categories shall be reviewed using the General Standards and appropriate Treatment Area standards.

"Non-Contributing, without Qualifications": These buildings do not contribute to the historic significance of the district. This category includes older buildings that have been altered to such an extent that historic information is not interpretable, and restoration is not possible. This category also includes newer buildings that have not achieved historic significance.

Non-Designated Buildings: Structures built after 1935 or that have not been surveyed and have not received a rating.

If you have determined that the standards for Rehabilitation of Historic Buildings do apply to your building, the **next step** is to *Establish a General Approach for a Rehabilitation Plan.*

BASIC PRESERVATION THEORY

To provide a better understanding of some of the terms which are used within this and other related documents, the following terms and the theories represented are presented for consideration.

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 Telluride'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.

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 contribute to the character of the district.

Telluride's period of historical significance begins in 1878, when the town was established, and ends in 1913, the date of the Sheridan Opera House, the last major building of the mining era. Most contributing and supporting buildings date from this period.

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.

The photograph at top shows a house which is non-contributing with qualifications. The owner has chosen to restore the building. The bottom photograph shows the house following the removal of the non-historic windows, additions and roof. Historic siding and window openings have been revealed. On completion, the house will have a rating of "Supporting."

ESTABLISH A REHABILITATION APPROACH

The **primary objectives** of a *rehabilitation plan* 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 rehabilitation plan 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 classified as **"Contributing,"** the emphasis of your rehabilitation plan should be on protection, maintenance and repair. For most contributing buildings, original details are intact, so replacement of historic materials will be less of a task.

If your building is classified as **"Supporting,"** 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.

The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings *contains additional information which may be of use in developing your rehabilitation plan. However, HARC will not apply these standards when reviewing projects. Contact the Planning Department for this and other supplemental reference materials.*

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.

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.

Warehouse before rehabilitation (1978).

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:

Warehouse after rehabilitation (1987). The change to the building allowed the building to function as a business and yet retain the warehouse character.

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 defined as "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 preserving those portions or features of the property which are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Telluride may be considered rehabilitation projects.

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 Telluride.

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 later 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 Telluride 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 original Sheridan Hotel, shown on the left, -was built in 1892. The New Sheridan on the right was built in 1895, and the third floor was added in 1899.

The photo above, circa 1950, shows the New Sheridan Hotel without the original building which had burned in 1906.

The New Sheridan addition, shown on the left, is a reproduction of the original Sheridan Hotel.

The old First National Bank, constructed in 1892, exhibits strong Richardsonian influences, -with semi-circular arched -windows and rustic stone construction.

The tower and balustrade of the bank were removed in the 1920s. A cement coating was applied in the 1980s, of which portions have since been removed. The historic character of the building can be restored by removal of the remainder of the coating and reconstruction of the missing details.

PRESERVATION PRINCIPLES

The following preservation principles should be applied to all historic properties in Telluride:

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 Historic and Architectural 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.

REHABILITATION STANDARDS FOR HISTORIC PROPERTIES

For the review criteria of building relocation (to another site) and for demolition, refer to Land Use Code Article 7, Division 3.

1. Policy: Site Relationship and 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. Many buildings have non-conforming setbacks. In such cases, it may be necessary to reposition a structure and to raise it for a new foundation in order to preserve it. When doing so, care should be taken to preserve the historic relationship of the building to the site.

The historic relationships of a building to its site, the street and neighboring structures are important character-defining features that should be preserved.

A. PRESERVE AN HISTORIC STRUCTURE IN ITS ORIGINAL LOCATION ON THE SITE WHEN FEASIBLE.

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. It may be considered in rear yards of supporting structures.
3) Existing historic landscape features, such as fences, sidewalks and mature vegetation, should be preserved, and should be protected during construction.

2. Policy: Landscaping and Site Features

Street trees, garden plantings and other site features may contribute to the historic character of the site and the neighborhood. These elements should be preserved.

A. PRESERVE HISTORIC LANDSCAPE FEATURES WHEN FEASIBLE.

1) Historic features may include walkways and retaining walls, street trees, special plantings and other ornamental site features.
2) When street trees must be removed because of disease or death, replace them in kind.

Porches without original ornament and detail diminish the historic character of the district. Reconstruction of these missing elements is a an option.

Retain architectural features that contribute to the historic character of the building, such as porch details.

Preservation of Significant Original Qualities

3. Policy: Historic Features and Materials

Historic features, including original materials, building and architectural details, window and door openings, building form, materials and scale contribute to the character and significance of a structure and should be preserved when feasible. 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. AVOID REMOVING OR ALTERING ANY HISTORIC MATERIAL OR SIGNIFICANT ARCHITECTURAL FEATURES.

1) Porches, turned columns, brackets and jigsaw ornaments, if historic, are examples of architectural features which should not be removed or altered if possible. Other significant features include the building's overall form, its roof form, and structure.
2) Preserve features such as original doors, windows and porches in their original form and position.
3) Retain and preserve original wall and siding material.

B. AVOID ADDING MATERIALS, ELEMENTS OR DETAILS WHICH WERE NOT PART OF THE ORIGINAL BUILDING.

1) For example, details such as decorative miHwork or shingles should not be added to buildings if they were not an original feature of that structure.

C. PROTECT AND MAINTAIN SIGNIFICANT STYLISTIC ELEMENTS.

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.

D. USE APPROVED TECHNICAL PROCEDURES FOR CLEANING, REFINISHING AND REPAIRING HISTORIC MATERIALS.

1) When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.

4. Policy: Historic Elements

Deteriorated architectural features should be repaired rather than replaced, wherever possible.

A. MINIMIZE INTERVENTION WITH HISTORIC ELEMENTS.

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 existing material, using recognized preservation methods whenever possible.

B. REPLACEMENT OF MISSING ELEMENTS MAY BE INCLUDED IN REPAIR ACTIVITIES.

1) Use the same kind of material as the original when feasible. A substitute material may be acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

C. WHEN DISASSEMBLY OF AN HISTORIC ELEMENT IS NECESSARY FOR ITS RESTORATION, USE METHODS THAT MINIMIZE DAMAGE TO THE ORIGINAL MATERIALS.

1) 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.

Replacement or Substitution of Original Features

5. Policy: Missing Elements

While restoration is the preferred alternative, replacement in-kind 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. In general, replacement is more likely to occur with "Supporting" buildings.

A. REPLACEMENT OF MISSING ELEMENTS MAY BE INCLUDED IN REPAIR ACTIVITIES

1) Replace only those portions that are beyond repair.
2) Replacement elements should be based on documented evidence.

B. REPLACE MISSING ORIGINAL FEATURES IN KIND WHEN FEASIBLE.

1) Use the same kind of material as the original when feasible. A substitute material may be acceptable if the form and design of the substitute itself conveys the visual appearance of the original material.

C. REPAIR OR 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.
2) 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.

D. WHEN RECONSTRUCTION OF AN ELEMENT IS IMPOSSIBLE, DEVELOPING A COMPATIBLE NEW DESIGN THAT IS A SIMPLIFIED INTERPRETATION OF THE ORIGINAL IS APPROPRIATE.

1) This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features.
2) The new element should relate to comparable features in general size, shape, scale and finish.
3) This is generally more appropriate with "Supporting" buildings. With "Contributing" buildings, accurate reconstructions are preferred.

E. CONJECTURAL "HISTORIC" DESIGNS FOR REPLACEMENT PARTS THAT CANNOT BE SUBSTANTIATED BY WRITTEN, PHYSICAL OR PICTORIAL EVIDENCE ARE GENERALLY INAPPROPRIATE.

1) An exception: For primary "Supporting" residential structures, details may be copied from similar houses within the specific Treatment Area, 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. This is not to be interpreted to mean that adding exuberant amounts of highly decorative trim would be appropriate.
2) For buildings in the "Contributing" category, the use of analogous design elements is generally inappropriate since most buildings in this category are considered to exist in a state close to their original design, and therefore "enhancements" of this nature might alter the significance and integrity of the building.

F. USE MATERIALS SIMILAR TO THOSE EMPLOYED HISTORICALLY WHEN FEASIBLE.

1) If substitute materials must be used, they should match the original in appearance as closely as is possible.
2) Retaining later covering materials that have not achieved historic significance is discouraged. Asphalt siding that covers original wood siding is still considered to be inappropriate.

Rehabilitation of Selected Building Components

These policies and standards provide more detailed guidance and technical assistance for issues that specifically relate to individual features and building components.

6. Policy: 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. A roof pitch ratio of 12:12 is typical. Dormers were sometimes used to create more head room in attics. Most dormers had vertical emphasis, and only one or two were used on a side. Some commercial buildings had gable and shed roofs. Others had gently sloping, almost flat, roofs. Historically, many roofs were clad with wood shingles, but early in their histories were covered in metal. Because roof forms are often one of the most significant character-defining elements for the simple structures in Telluride, their preservation is important.

This skylight, which is mounted flush with the roof, respects the original roof form.

When repairing historic structures, use materials which match the historic pattern, texture, dimensions or details. This historic shed has been re-roofed using rusted corrugated metal.

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. Bubbled or domed skylights are not appropriate. Skylights should not be placed in highly visible locations.
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.

B. PRESERVE THE ORIGINAL ROOF MATERIALS WHEN FEASIBLE.

1) Avoid removing roof material that is in good condition.
2) It is especially important to preserve historic materials (or replace in-kin) on Landmark structures.
3) Where replacement is necessary, use similar materials to the original. Wood shingles or metal roofs, either corrugated or standing seam, are generally appropriate for most buildings in Telluride, depending upon their significance and style. As an example, corrugated metal could be allowed on a smaller cottage, but discouraged on a Landmark or other significant structure where it had not already been used.
4) Asphalt shingles are discouraged, but may be acceptable in earth tones only.
5) Rusted metal is generally inappropriate as a roofing material on historic primary structures, except for warehouses.

7. Policy: Roof and Dormer Additions

When considering constructing an addition to the top of an historic residence, it is important that the integrity of the building be preserved. The addition should be designed in a manner that minimizes damage to historic building fabric and that does not alter the perceived character from the street. The character of the dormer addition also must be in keeping with the original structure.

A. **ROOF ADDITIONS SHOULD BE COMPATIBLE WITH THE FORM OF THE HISTORIC 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. Roof additions may be appropriate only where they do not change the historic image from the street.

B. A **NEW DORMER SHOULD REMAIN SUBORDINATE TO THE HISTORIC ROOF IN SCALE AND CHARACTER.**

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

Wrought iron porch posts, such as these, are inappropriate on historic houses in Telluride. The storm door is also inappropriate, because it is made of unfinished metal and the divisions do not resemble those of the original door.

8. Policy: Porches

Porches protect entrances from snow and provide shade in summer. A porch is often one of the most important character-defining elements of the primary facade.

A. PRESERVE THE 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. IF REPLACING A PORCH IS NECESSARY, RECONSTRUCT IT TO MATCH THE FORM AND DETAIL OF THE ORIGINAL.

1) Use materials similar to the original whenever feasible.
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.

C. AVOID ENCLOSING PORCHES.

9. Policy: Windows

The basic character-defining elements of windows are their proportions, the number of divisions and the dimensions of the frames. They should be preserved whenever feasible.

A. PRESERVE THE FUNCTIONAL AND DECORATIVE FEATURES OF ORIGINAL WINDOWS.

1) Such features include frames, sash, muntins, mullions, glazing, sills, heads, jambs and moldings and storm windows. (See sketch on page GS-24.)
2) Repair frames and sash by patching, splicing or reinforcing.
3) If replacement is necessary, replace in kind, to match the original.
4) Avoid the removal of historic windows and sash.

B. AVOID CHANGING THE POSITION OF HISTORIC WINDOWS.

C. AVOID ADDING NEW WINDOWS TO FACADES VISIBLE FROM THE STREET.

D. MAINTAIN ORIGINAL WINDOW PROPORTIONS.

1) Do not close down the original opening to accommodate smaller windows.
2) Restoring original window openings which have been altered over time is encouraged

E. MAINTAIN THE HISTORIC SUBDIVISIONS OF WINDOWS.

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.

F. 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 a historic feature of a particular building, install new storm windows on the interior if feasible.
3) Exterior metal storm windows may be considered only if the frames match the proportions of the original windows and if the frames are painted so that raw material is not visible.

G. WINDOWS IN AN ADDITION SHOULD BE SIMILAR IN CHARACTER TO THOSE OF THE HISTORIC STRUCTURE.

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

Avoid altering the shape and arrangement of windows, such as has occurred here.

These storm windows match the original frame design and are appropriate.

Original doors should be protected by painting. New doors should have similar proportions.

10. Policy: Doors

The original size and proportion of a door, and the details of design of the door itself, often contribute to the character of an historic building; such features should be preserved when feasible.

A. PRESERVE THE FUNCTIONAL AND DECORATIVE FEATURES OF ORIGINAL DOORS.

1) Such features include door frames, sills, heads, jambs and moldings.

B. AVOID CHANGING THE POSITION OF HISTORIC DOORS.

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

C. MAINTAIN THE ORIGINAL DOOR PROPORTIONS.

1) Altering its size and shape is inappropriate.

D. WHEN REPLACING DOORS, USE DESIGNS SIMILAR TO THOSE FOUND HISTORICALLY IN TELLURIDE.

1) Simple paneled doors were typical.
2) Very ornate doors are discouraged, unless photographic evidence can support their use.

11. Policy: Building Foundations

Many of Telluride's historic houses and sheds were built on grade beams or dry-stacked rock foundations. On occasion, some of these deteriorate and must be replaced.

A. WHEN REPLACING FOUNDATION WALLS, DESIGN THEM TO BE COMPATIBLE WITH SIMILAR HISTORIC BUILDINGS IN THE TREATMENT AREA.

1) The form, materials and detailing of a replacement foundation wall should be similar to the original foundation and of nearby historic buildings in the Treatment Area.
2) New foundation walls should not increase the height of the structure to the degree that the historic character or alignment of building fronts is 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 contributing structures.

Refer to the General Standards for additional standards regarding Fences and Retaining Walls.

12. Policy: Fences

Wood picket or metal fences were sometimes used to define yards. The height of the fence was generally less than three feet, creating a low edge between the property and street.

A. PRESERVE ORIGINAL FENCES WHEN FEASIBLE.

1) Replace only those portions that are deteriorated.

B. FOR REPLACEMENT FENCES, USE MATERIALS AND STYLES SIMILAR TO THE ORIGINAL.

13. Policy: Retaining Walls

Stone retaining walls are used in some areas where yards sloped down to the street or where steep slopes occur. Their alignment along the edge of the street establishes a sense of visual continuity. Walls are important assets of the historic district and they should be preserved when feasible.

Preserve stone retaining walls when feasible.

A. MAINTAIN THE HISTORIC HEIGHT, FORM AND DETAILING OF RETAINING WALLS.

1) Increasing the height is discouraged.

B. MAINTAIN STONE IN ITS NATURAL FINISH.

1) Painting or plastering over stone walls 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.

14. Policy: Wood and Siding

Wood is the dominant building material throughout the town. To preserve the wood, it is important to maintain the painted finish of the siding.

Original wood siding should not be covered with synthetic materials, such as composition shingles.

A. **ORIGINAL BUILDING MATERIALS MAY NOT BE COVERED WITH SYNTHETIC SIDINGS.**

1) If original materials are presently covered, consider exposing them once more.
2) Vinyl, aluminum, imitation brick and stucco are inappropriate.

B. PRESERVE ORIGINAL SIDING WHEN FEASIBLE.

1) Avoid removing siding that is in good condition or that can be repaired in place.
2) Remove only siding which is deteriorated and must be replaced.
3) If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.
4) If the building was painted historically, it shall remain painted, including all trim.

C. PROTECT WOOD FEATURES FROM DETERIORATION.

1) Provide proper drainage and ventilation to minimize rot.
2) Maintain protective coatings to retard drying and ultraviolet damage. Painted surfaces are recommended.

D. REPAIR WOOD FEATURES BY PATCHING, PIECING-IN, CONSOLIDATING OR OTHERWISE REINFORCING THE WOOD.

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

15. Policy: Masonry

Many of the buildings in the commercial area were built of brick or stone. Brick was also used for some houses in the residential area.

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 BRICK UNIT SIZE, THE TOOLING AND BONDING PATTERNS, COATINGS AND COLOR WHEN FEASIBLE.

C. REPOINT MORTAR JOINTS WHERE THERE IS EVIDENCE OF DETERIORATION.

1) Duplicate the old mortar in strength, composition, color and texture.
2) Avoid using mortar with a high portland cement content, which will be substantially harder than the original.
3) Duplicate the mortar joints in width and profile.

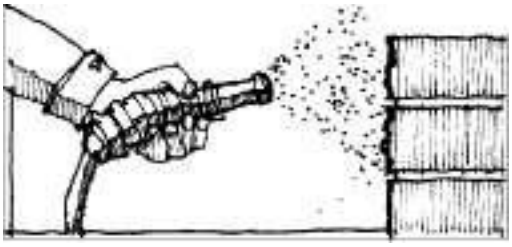
D. BRICK OR STONE THAT WAS NOT PAINTED HISTORICALLY SHALL NOT BE PAINTED.

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.

F. CLEAN MASONRY WITH THE GENTLEST METHODS POSSIBLE.

1) Clean masonry only when necessary to remove heavy soiling.
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. These may remove the water-protective outer layer of the brick and thereby accelerate deterioration Abrasive cleaning of stone may be approved, but only following a thorough analysis of the technique and specifications to assure that the stone will not be damaged.



Avoid using abrasive cleaning methods, including sand blasting and high-pressure washing, which can irreparably damage building materials.

16. Policy: Metals

Metals were used for a variety of application including storefronts, siding, roofing and decorative features.

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. USE THE GENTLEST CLEANING METHOD POSSIBLE WHEN REMOVING DETERIORATED PAINT OR RUST FROM METAL SURFACES.

1) Harsh abrasive cleaning methods should be avoided.

D. REPAIR METAL FEATURES BY PATCHING, SPLICING OR OTHERWISE REINFORCING THE ORIGINAL METAL WHENEVER POSSIBLE.

17. Policy: Paint

Wood residences and commercial buildings were usually painted to protect the wood. Only sheds and warehouses were left unfinished. The range of paint colors available historically was limited. Typical paint colors included white, tan, buff and other light colors. Trim colors included dark green, black, cream and sometimes red and blue.

A. ALWAYS PREPARE A GOOD SUBSTRATE.

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

B. USE COMPATIBLE PAINTS.

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

C. USING THE HISTORIC COLOR SCHEME IS ENCOURAGED.

1) HARC will not review actual color selections. HARC may consider the way in which color is used, with respect to creating an overall composition and to accenting details. If the 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.

Paint color schemes in Telluride -were historically subdued, -with a light base color and one or two trim colors. This example has a light green base with cream and dark red trim, and is compatible -with the historic character of the Town.

Alterations and Additions

18. Policy: Existing Alterations and Additions

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

A. PRESERVE AN OLDER ALTERATION THAT HAS ACHIEVED HISTORIC SIGNIFICANCE IN ITS OWN RIGHT.

1) An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history. Such alterations are usually similar in character to the original building in terms of materials, finishes and design.
2) Some historic elements and alterations may have been a piece of another building and relocated and reinstalled.

B. A MORE RECENT ALTERATION THAT IS NOT HISTORICALLY SIGNIFICANT MAY BE REMOVED.

1) For example, asphalt siding, often designed to simulate brick, has not achieved historic significance in this context and its use would obscure the original clapboard siding. In this case, removal of this alteration and restoration of the original material would be encouraged.

19. Policy: New Alterations and Additions

When planning an addition to an historic building, consider the effect the addition will have on the historic building itself. Each building should be recognized as a product of its own time. A design for an alteration or a new addition that would create an appearance inconsistent with the historic character of the building should be discouraged. Loss of historic building fabric should be minimized as well.

An addition to a historic structure can radically change the perceived scale and character of the structure if inappropriately designed, diminishing the building's integrity. In order to avoid a negative impact, the historic character and components from which the building derives its significance must be identified. These may include the building's proportions, shape, materials, details, features, fenestration and siting. Once these features are known, the impacts upon those features of constructing an addition should be carefully considered. Additions include porches and bay windows, as well as new rooms.

A. DESIGN AN ADDITION OR ALTERATION TO AN HISTORIC BUILDING SUCH THAT IT WILL NOT OBSCURE OR DESTROY ITS CHARACTER AS IT RELATES TO THE PERIOD OF SIGNIFICANCE IN TELLURIDE.

1) An alteration that seeks to imply an earlier or later period than that of the building is inappropriate.
2) An alteration 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 Telluride.
3) An alteration should not obscure or damage character-defining features.
4) An addition or alteration should, in theory, be "reversible," such that a future owner may restore the building to its historic condition.
5) An addition or alteration that would result in downgrading an historic building's rating is inappropriate.

Consider using a connector when planning an addition to a historic structure. This addition appears to be a separate structure, connected to the larger historic building by a low, set-in connector. This preserves the historic form of the original building.

B. AN **ADDITION SHOULD BE COMPATIBLE IN SIZE AND SCALE WITH THE MAIN BUILDING.**

1) An addition should respect the proportions, massing and siting of the historic building.
2) The form and detailing of an alteration should be compatible with the historic building.
3) An addition to a small historic building requires greater sensitivity.
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.

This addition is located at the rear of the house and replaced several non-historic additions.

C. DESIGN AN ADDITION TO BE AS INCONSPICUOUS AS POSSIBLE.

1) An addition should be visually subordinate to the main building.
2) 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.
3) Additions to historic buildings in visible locations, such as corners, require greater sensitivity.
4) This is especially important for "Contributing" buildings.

This two-story addition (at the left) is attached at the rear of the original structure. The historic front facade is therefore respected, and the original design character of the period is maintained.

D. A SUBSTANTIAL ADDITION SHOULD BE CLEARLY DISTINGUISHABLE FROM THE HISTORIC BUILDING SO IT CAN BE UNDERSTOOD AS A MORE RECENT CHANGE.

1) An addition may be shown to be a later construction by jogging the wall plane such that it is inset from the original wall.
2) A change in siding details or fascia sizes and other variations in stylistic features also may be considered.

E. THE MATERIALS OF AN ADDITION SHOULD BE COMPATIBLE WITH THOSE OF THE PRIMARY STRUCTURE.

1) The materials also should be similar to those seen historically in the Treatment Area.

HISTORIC RESIDENTIAL TREATMENT AREA

INTRODUCTION

The Historic Residential Treatment Area contains the greatest number of single family structures surviving in Telluride from the mining era. They represent the largest distinctive area within the Telluride Historic Landmark District and so contribute greatly to the town's historic significance. Preservation of the integrity of this area is a primary goal of the Historic and Architectural Review Commission.

In order to protect the district, rehabilitation projects should preserve and protect all buildings designated as "Supporting" and "Contributing" in the town's survey of historic structures. New construction should reinforce the basic characteristics that were established early in the town's development. Projects should also enhance the residential qualities of the neighborhoods. In this respect, projects that support pedestrian activity and contribute to the quality of life are encouraged.

A variety of building styles occur in this area. However, a similarity of building forms, materials and scale is evident. Projects which include a primary building with subordinate secondary structures will aid in maintaining the historic character of this area. Buildings range from small, wood frame single family cottages to larger single family homes as well as some boarding houses 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 ornamentation for porches and eaves. 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 occasionally for foundations and fireplaces. Decorative shingles were sometimes applied to eaves and dormers.

Buildings were often expanded over time, resulting in additions to the rear. Usually, these stepped down in scale from the main structure. Attic spaces were sometimes expanded by adding dormers. Other functions were accommodated in secondary structures such as barns and sheds, which were detached and located at the rear and accessed by an alley.

The limited combination of roof forms found on many buildings creates another striking feature. Virtually all are simple gabled or hip roofs. Roofs are steeply pitched, in response to snow conditions. A slope of 12:12 is typical. Wood shingles and metal were used on many early buildings, while today, standing seam metal is frequently used along with rolled sheet metal and asphalt shingles. The limited combination of roof forms provided a cohesiveness to a street or individual block.

Relation to other design standards:
The following design standards apply to the special conditions found in the Historic Residential Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*

For rehabilitation projects in the Historic Residential Treatment Area, the "Standards for the Rehabilitation of Historic Buildings, " presented in Section IV of this document, also apply.

As seen from above, the patterns and building forms of the residential neighborhoods are evident.

Preserving the manner in which buildings were historically sited on their lots constitutes another major goal for this area. 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. Plant materials that were adapted to the climate were typical. Exotic plant materials were sometimes used as accents.

Maintaining the historic alley character is also critical in the Historic Residential Treatment Area. Here, collections of smaller, more utilitarian sheds housing specialized functions have survived for over one-hundred years, resulting in one of the most unique alley scenes in the region. Alleys are particularly important in making this area interesting to pedestrians; the variety of small buildings and ancillary structures make Telluride alleys popular pedestrian routes. Vistas along the alleys are important also. Preservation of this overall alley character is a major objective for the Historic Residential Treatment Area.

The Historic Residential Treatment Area should develop in a coordinated manner so that an overall sense of visual continuity is achieved. The dominant character of this Treatment Area should be that of a single family residential neighborhood. Natural assets, including views, should be protected and enhanced. The scale of projects in the area should be compatible with the overall scale of the town, as well as with the scale of buildings on adjacent properties.

Emphasis should be placed on preserving and restoring historic structures, and upon developing new buildings which respect their neighbors. Where properties abut an historic building, special care should be taken in relating to these precious resources. Because this historic context is well established, moving or relocating original historic structures from within this Treatment Area is strongly discouraged.

The Historic Residential Treatment Area is of great importance to the community, both in terms of preserving its integrity as an historic resource and of protecting the value and character of the property for owners and residents. These standards seek to reinforce social objectives of retaining the residential qualities of the neighborhood as defined in the *Master Plan.*

URBAN DESIGN STANDARDS

1. Policy: Relationship to Site Context

The sloping topography and "open" pattern of development in the Treatment Area provides most buildings with solar exposure and views of the mountains. Smaller, lower buildings located on the alleys traditionally allowed views and solar exposure of the nearby primary residences. These assets should be preserved for as many sites as feasible.

Residential buildings that line both sides of Colorado Avenue between Davis and Aspen Streets are especially important because they define the main entrance to Telluride. This street scene is virtually intact in its historic integrity. These buildings express a strong visual unity and are, in large part, intact. Commercial uses (home occupations) may be introduced into this area on special review and is vitally important that these buildings retain their historic residential appearance, even when changes in use occur. Commercial uses should be considered only where they would not diminish the historic residential character of this area.

New construction should be compatible with buildings that contribute to the historic neighborhood context.

A. CAREFULLY RELATE NEW CONSTRUCTION TO BUILDINGS THAT CONTRIBUTE TO THE HISTORIC NEIGHBORHOOD CONTEXT.

1) New projects should be compatible with the character of the entire block as well as those buildings directly adjacent the project.
2) Compatibility with the traditional mass, scale and building materials of the area is especially important.

The addition (background) to this historic shed (foreground) appears as a separate structure which preserves the historic character and enhances the alleyscape.

SITE DESIGN STANDARDS

Site Plan, Orientation and Setbacks

2. Policy: Building Setbacks

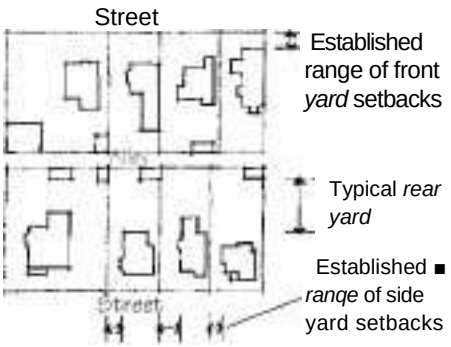
Most front facades align at a relatively uniform setback from the street in each block. The rhythm created by the placement of buildings and side yards is an especially important characteristic of the area. This historic development pattern contributes to the visual continuity of the neighborhood and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

Building fronts should be aligned along the street, within the established range or setbacks for the block.

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 that is at a minimum, equal to the width of the facade, will be necessary.

The minimum front yard setback must be the average of the block, per LUC Section 3-205.



Similar facade widths and side yard spacing are typical and should be respected.

Maintain the historic pattern of residential development as seen here, in the blocks of West Colorado Avenue.

The perceived scale of buildings should be compatible with those found historically.

B. SIDE YARDS SHOULD MATCH THE DIMENSIONS OF HISTORIC YARDS ON THE STREET.

1) Side yards traditionally ranged from 5 to 15 feet in width.

Landscaping and Site Features

3. Policy: Plant Materials

A variety of streetscape elements, such as fences, trees, landscaping and walks are very important features in the Historic Residential Treatment Area that contribute to the sense of pedestrian scale. The repetition of similar streetscape elements in a block helps to create a sense of visual continuity and is encouraged in all development.

A. USE PLANT MATERIALS THAT REFLECT THE UNIQUE CHARACTER OF THIS AREA.

1) Landscape designs that convey a traditional residential character are encouraged.

BUILDING MASS, SCALE & FORM

4. Policy: Mass and Scale

Traditionally, a limited mix of "small" and "large" building sizes existed in the area. Even on larger lots where larger buildings occur, the traditional building scale is preserved. This established scale should be maintained.

A. **MAINTAIN THE TRADITIONAL PERCEIVED SCALE OF BUILDINGS.**

1) The tradition of one- and two-story street facades should be continued.
2) On small lots, widths range from 14-16 feet.
3) On large lots, widths range from 20-30 feet.
4) "Break up" the massing of larger buildings into components that reflect this traditional scale.

5. Policy: Building Form

The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. Additions, usually located to the rear of the main building, step down in scale from the central mass. 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 Treatment Area. New construction which does not respect these existing form characteristics may diminish the integrity of the historic district and the quality of life for surrounding residents.

The heights of new buildings and additions shall not exceed the block average by more than 20%. (See also provisions in the zoning code, LUC Section 3-205.)

A. USE BUILDING FORMS SIMILAR TO THOSE FOUND TRADITIONALLY.

1) Rectangular shapes, vertically oriented, are typical and are encouraged.
2) Building forms that step down in scale to the rear of the lot are encouraged.
3) Smaller, alley buildings should be simple rectangular shapes.

Building forms should be used which are similar to those found traditionally. Note how the rooftop addition is similar inform to the main building, while remaining subordinate.

6. Policy: Roof Form

Roofs of similar shapes reoccur in the Historic Residential Treatment Area. Gabled roofs, generally oriented with the ridge perpendicular to the street, and hip roofs are typical. Shed roofs occur most frequently on rear additions and secondary structures.

A. USE TRADITIONAL ROOF FORMS.

1) Sloping roof forms, such as gable, 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 gable ends facing the street. Most primary roofs had pitches of 12:12; although some went down to 8:12. Shed roofs had a wider range of pitches, from 4:12 to 12:12.
3) Simple dormers may be considered. Dormers should always be subordinate elements to the roof itself and join the roof below the primary ridge line.
4) Chimneys should be similar in size to those found historically and should be positioned in similar locations. For example, chimneys often were located in the center of the roof ridge.

Traditional roof forms, such as hip, gable and shed, should be the dominant roof shapes.

The subdued character of the ornament on this new house is compatible with the historic neighborhood, yet provides visual interest.

ARCHITECTURAL ELEMENTS & DETAILS

7. Policy: Building Components & Details

Porches are especially characteristic of the Treatment Area. Although a wide variety of design details for porches is found, the basic organization of the porch as an entry element is important and should be preserved.

A. USE PORCHES TO DEFINE FRONT ENTRANCES.

1) New porches should be similar in mass and size to those found historically in the Treatment Area.
2) Place the height of porch decks at an elevation similar to those found historically.
3) Porches should have a finished (painted) appearance.

B. USE ARCHITECTURAL DETAILS WITH RESTRAINT TO PROVIDE VISUAL INTEREST.

1) Avoid excessively ornate detailing that would not have been typical of this area historically.
2) Interpretations of historic details, rather than direct copies, are encouraged in new buildings.
3) Porches, balconies, bay windows and stoops are important elements to consider in new construction, and should be similar in size and character to those found historically in the Treatment Area, while not directly imitating historic styles.

RESIDENTIAL/COMMERCIAL TREATMENT AREA

INTRODUCTION

The Residential/Commercial Treatment Area corresponds to two special sections of town. One portion, located along South Oak Street and West Pacific Avenue, near the ski area, was originally a single family neighborhood. It is now a mix of residences, overnight accommodations and some limited retail and service businesses. It is, in essence, a place of transition containing a variety of historic single family frame houses and occasional "institutional" structures, such as the Local Landmark, Finn Hall. These structures still establish the architectural tone. Nearly every parcel within the Residential/Commercial Treatment Area abuts other Treatment Areas. Being sensitive to relationships with these adjacent areas is important here. The second section is located north of Main Street and is also a mix of residential, commercial and institutional buildings. Town Hall, the Fire Station and Miner's Union are found here.

The Residential/Commercial Treatment Area exhibits many features that are particularly attractive to pedestrian activity. Most houses have porches that orient the fronts of buildings toward the street and provide interest. Smaller outbuildings contribute to the character of side and rear yards and add visual interest to alleys. Fences, retaining walls and landscaping also enhance this pedestrian ambience. The predominant material in the area is finished wood lap siding, although brick and corrugated metal were also found. Sometimes, decorative shingles were used in eaves and on dormers to add some visual interest to the building.

The goals for this area are to accommodate new commercial uses and medium density residential projects while preserving the historic residential character. Another goal is to insure that increased commercial development is sensitive to its context by respecting the historic scale and established character. Many of the historic buildings in this area represent unique building types, such as the Finn Hall. Emphasis is placed on preserving and restoring these historic structures, and upon developing new buildings that respect their older neighbors. Where a property abuts an historic building, special care should be taken in relating to these resources.

Traditionally, no more than 25-40% of an individual lot was covered with a structure; the remainder was yard. It is desirable to retain this sense of open space. The small-scale character, both along the street and the alley, is encouraged. However, more intense development may be allowed in the interior portions of lots. Preservation of the residential character at the street remains an important objective along South Oak Street, because this street, located near the Gondola, is one of the entrances into the town and the historic district and retains strong visual associations with other historic residential areas. The small scale character, both along the street and in the interior of each lot, is encouraged.

Relation to other design standards:
The following design standards apply to the special conditions found in the Residential/ Commercial Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

For rehabilitation projects in the Residential/ Commercial Treatment Area, the "Standards for the Rehabilitation of Historic Buildings, " presented in Section IV of this document, also apply.

Throughout the Residential/Commercial Treatment Area it is important to enhance the pedestrian experience in order to minimize dependence on automobiles and to preserve the area as an attraction to residents and visitors. This is especially true for routes that tourists may use to circulate between the accommodations areas and Main Street. In this respect, development along South Oak Street and Pacific Avenue is of vital interest. Of significance is the new gondola, located at the base of Oak Street, which connects this area to the Mountain Village. The advent of the gondola means increased pedestrian traffic in this area. Commercial projects, therefore, will most likely increase.

The Residential/Commercial Treatment Area should develop in an organized manner so that an overall sense of integrated activity is achieved. A mix of uses is allowed, including retail, accommodations, residential and offices. Pedestrian amenities are encouraged, and natural assets, including views, should be protected and enhanced. The scale of projects in the area should be compatible with the overall residential scale of the town.

URBAN DESIGN STANDARDS

New construction adjacent to special historic resources, such as the restored Swede Finn Hall shown here, should be especially respectful of their historic context.

1. Policy: Historic Context

The Residential Commercial Treatment Area includes some of the town's most important historic buildings, such as Town Hall and the Miner's Union in the north portion and the Twin Bricks, Finn Hall, and Swede Finn Hall in the south, along with numerous historic houses and sheds. These historic buildings establish the scale and character of the area.

A. NEW CONSTRUCTION ADJACENT TO SPECIAL HISTORIC RESOURCES SHOULD BE ESPECIALLY RESPECTFUL OF THEIR CONTEXT.

1) Examples of such buildings are Swede Finn Hall, Miner's Union, Town Hall and the Twin Bricks.

2. Policy: Relationship to the Town Grid

The grid pattern of blocks and streets is an important visual feature in this Treatment Area. This system of streets and alleys, laid out in a rectangular pattern, varies within the various additions to the town and each pattern contributes much to the special character of the area, and should be retained.

A. PRESERVE THE SYSTEM OF ALLEYS AND RECTANGULAR BLOCKS IN SITE PLANNING.

1) The dominant facade of the building should be oriented parallel to the street(s) or alley(s), to reinforce the perception of the grid.
2) Vehicular access onto the site from the alley is preferred. Avoid curb cuts on the street whenever feasible.

3. Policy: South Oak Street

The slope of South Oak Street is clearly perceived because of the similarity in building heights and roof forms. Historically, a combination of one- and two-story buildings were seen along the street. This is an important characteristic of the town's mountain setting, and is especially important to the historic integrity of South Oak Street.

A. REINFORCE THE SLOPE OF SOUTH OAK STREET.

1) Limit heights at the street in accordance to the slope of the site.
2) A variety of building heights, within the one- and two-story historic context, is encouraged.
3) New construction immediately abutting the existing buildings at the southern end of the street should particularly maintain this scale.
4) Taller portions of buildings should be set back to the rear of the lot.

Reinforce the slope of South Oak Street. Limit heights at the street in accordance to the slope of the site.

Streets, Alleys and Walkways

4. Policy: Pedestrian Systems

With the construction of the gondola, pedestrian traffic has significantly increased in the Residential/Commercial Treatment Area. New projects should take this into account by designing for the pedestrian at a human scale and by providing visual interest along the street. The Residential/ Commercial Treatment Area should develop as a pedestrian-oriented environment. Streets, sidewalks and pathways should encourage walking and bicycling within this area as well as to the gondola.

A. DEVELOP THE GROUND FLOOR LEVEL OF ALL PROJECTS TO BE AT A PEDESTRIAN SCALE.

1) Provide visual interest on all facades which will be seen from streets, alleys and pedestrian ways.
2) As seen up close, buildings should express human scale, through materials and forms that are familiar buildings elements in town.
3) Decorative plant materials in front yards should be designed to provide visual interest for a reasonable period of the year.
4) Porches, bays and other building details similar to those seen on nearby historic buildings are encouraged to provide visual interest and human scale.
5) Define the front property edge with native plantings, rock walls and other landscape design elements that provide scale, color and texture which helps to establish a pedestrian scale and provide visual interest.

The ground floor level of all projects should be at a pedestrian scale.

Open space should be located on the site so it is visible from the street or alley. This garden and fence provides visual interest along the street.

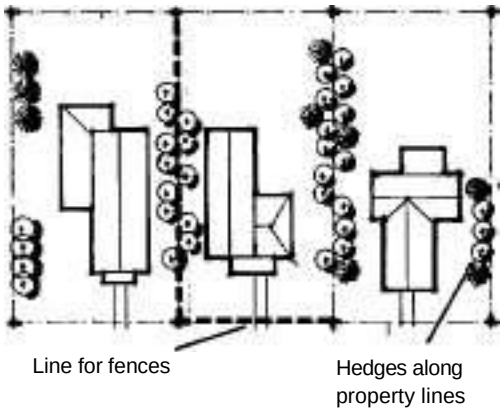
5. Policy: Open Space

Open space and landscaping should be developed to enhance the appeal of the area to pedestrians.

A. LOCATE OPEN SPACE ON THE SITE SO IT IS VISIBLE FROM THE STREET OR ALLEY.

1) Courtyards and arcades that open to the street are encouraged.
2) Side yards in excess of the minimum standard for the zone district are also encouraged.
3) Rear yards between primary and secondary structures were found traditionally and are also encouraged.

Site Plan, Orientation and Setbacks



Buildings and site features should be located to define traditional yard spaces.

6. Policy: Building Setbacks

As a group, buildings in this area are perceived as having a strongly uniform setback within each block. This alignment of building fronts is reinforced by small front yards which are bordered and defined by trees and fences.

Along South Oak Street, buildings are clearly separated with side yards that range in size from 10 to 30 feet in width. This uniform spacing contributes to the visual continuity of the Treatment Area and should be preserved. Average side yards are narrower along West Pacific Avenue, usually 3 yards to 10 feet wide. This character also should be respected. Most building entrances face the street and many are defined with raised porches. This is a distinct characteristic of the area and should be reinforced in rehabilitation and new construction.

A. MAINTAIN THE GENERAL ALIGNMENT OF BUILDING FRONTS.

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) Porches are strongly encouraged; whereas, decks are not appropriate in front yards.

B. MAINTAIN THE PATTERN CREATED BY THE EVEN SPACING OF BUILDING SIDE YARDS.

1) Buildings should be evenly spaced with side yards.
2) Although the actual spacing dimension may vary, it should fall within the established range of the block.
3) Additions to existing buildings should be set back from the front, such that the pattern will be maintained.
4) Side yards are more varied in the northern part of this Treatment Area, and more flexibility in design will be given.

C. USE PORCHES TO DEFINE ENTRANCES AND TO PROVIDE A SENSE OF SCALE TO BUILDING FRONTS.

1) Open porches are preferred, but enclosed porches may be considered on new buildings where the basic character of the porch is retained.

Use porches to define entrances and to provide a sense of scale to building fronts.

BUILDING MASS, SCALE & FORM

7. Policy: Mass & Scale

The original residences contribute greatly to the character of this area. The regular spacing of residential buildings, their smaller scale and sloping roof forms dominated the scene historically. Typical building heights are one- and two-stories. The similarity of heights creates a strong horizontal alignment at porch and roof lines that contributes to the sense of visual continuity in the area. The widths of buildings vary between 20 and 30 feet. Evenly spaced along the street, these facades establish a rhythm that also contributes to the visual continuity of the area.

New construction should be similar to the mass and scale of the existing historic buildings.

Traditionally, lower wings were attached to the rear and sides of primary buildings. Although total aggregate floor area of new projects may exceed that of older buildings, the perception of the traditional scale should be preserved. Today, theses characteristics form a visible link with Telluride's past and contribute to the special identity of the area that should be preserved. New projects should reinforce this character.

A. NEW CONSTRUCTION SHOULD RELATE TO THE EXISTING HISTORIC BUILDINGS IN MASS AND SCALE.

1) The historic mass and scale is of primary importance. Where a new project abuts a designated historic structure, step the building down at the property edge to minimize abrupt changes in scale, or increase side yard setbacks to reduce the impact.
2) Maintain the traditional proportions of building height, width and depth found in existing historic buildings.
3) Attachments that provide variety in building form are encouraged. Rear additions that step down in scale are also encouraged.

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.

Simple gabled roofs, similar to those used historically, should be used.

B. MAINTAIN THE AVERAGE PERCEIVED SCALE 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.

C. 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.

D. MAINTAIN THE SIMILARITY OF BUILDING WIDTHS.

1) No primary building facade should exceed 20 feet in width without sufficient setback in wall plane in order to minimize the apparent mass and width of the building.
2) Buildings that are wider than 20 to 30 feet should be made to appear as two or more small structures by changing materials and/or by "staggering" setbacks. This will also help to reduce the perceived scale of these structures.

E. THE DEVELOPMENT OF SECONDARY STRUCTURES IN REAR YARDS AND ALONG ALLEYS IS ENCOURAGED.

8. Policy: Roof Form

Historically, individual roof forms were simple gables, with some hipped roofs and shed roofs on secondary structures. The surface area was sometimes broken up by smaller attached roofs or penetrations. This variety of roof forms may help reduce the perceived scale of buildings and adds visual interest to the area.

A. USE ROOF FORMS THAT ARE SIMILAR IN FORM AND SCALE TO THOSE USED HISTORICALLY.

1) Sloping roof forms, such as hip, gable and shed, should be the dominant roof shapes. Avoid flat roofs.
2) Roofs composed of a combination of roof planes, but simple in form, are also encouraged.
3) Roofs should be in scale with those on historic structures.

ARCHITECTURAL ELEMENTS & DETAILS

9. Policy: Architectural Character

Although individual buildings in the Residential/Commercial Treatment Area were simple in style, they did have variety in architectural details. With the current development of this area as one that is more intensely pedestrian-oriented, this visual interest continues to be important. The architectural components typically found in this area should continue to be expressed in new projects.

Similar shapes reoccur on houses in the Residential/Commercial Treatment Area, such as double-hung rectangular windows, porches and gabled roofs. These elements contribute to the Treatment Area's sense of scale and add visual interest and should be continued.

A. USE PORCHES, BALCONIES, BAY WINDOWS, DECKS AND STOOPS WHICH ARE SIMILAR IN FORM AND SCALE TO THOSE FOUND TRADITIONALLY, TO PROVIDE VISUAL INTEREST AND A HUMAN SCALE.

1) In new construction, bay windows should be similar in scale to those used traditionally. Position them to reinforce established alignment and pattern characteristics of the block.

B. BUILDING DETAILS THAT MAINTAIN THE SIMPLE CHARACTER OF THIS AREA ARE ENCOURAGED.

1) Simple 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; they were never a dominant element in the design vocabulary of Telluride and the neighborhood.
4) Traditional locations for decorative elements are porches and eaves.

C. 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.

D. ALIGN BUILDING DETAILS WITH SIMILAR FEATURES IN THE BLOCK.

1) Upper story windows, porches and first floor bay windows are examples of elements that may align with others in the block.
2) In general, the elements should align in relation to the topography. On sites or blocks which slope, buildings and building elements should "step down" the block.

The shapes and sizes of building features should repeat the patterns found traditionally.

MAIN STREET COMMERCIAL TREATMENT AREA

INTRODUCTION

Although officially named Colorado Avenue, most people know the central commercial corridor of Telluride as Main Street, and thus this Treatment Area bears that name. Defined as the half of each block that faces Colorado Avenue, from Aspen Street to Alder Street, it contains some of the most picturesque historic commercial buildings in the Rocky Mountain West and functions as the commercial core of activity for the town. These buildings frame one of the most spectacular views in Colorado to the east end of the canyon. Preservation of such historic and scenic assets, especially in the Main Street Commercial Treatment Area, is vital to the community.

Each historic building in this Treatment Area significantly contributes to the integrity of the district: Preservation of all these resources is, therefore, crucial. This holds especially true as new development occurs.

Main Street evolved from an early period of tents and small frame structures to a collection of masonry structures and larger wood buildings. Many had false fronts that established a rectangular facade as the dominant shape of the street. Seeking to demonstrate the permanence of the community, builders presented a "refined" image on the street, with decorative trim and painted finishes. For many intervening years, Main Street appeared less developed than it had during boom years of the mining era, because some early buildings were lost to fire and demolition. By the 1980s, new construction had filled in many of the gaps in the street. However, more development is possible and while change is expected, it is critical that this new construction be compatible with the historic character of the street. Since there is an alignment of storefronts, a rhythmic placement of windows on the second floors and a consistency in roof heights, a strong continuity pervades this area and ties it together. Exceptions do exist, but these are not the rule and act as accents to strengthen the continuity of the area's character.

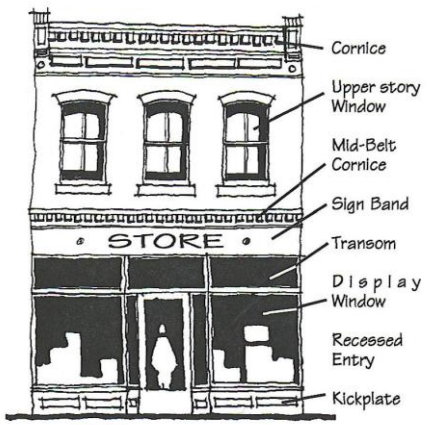
Traditionally, ground level floors were oriented to pedestrian views, with large display windows highlighting goods and services offered inside. Recessed entries were also typical. A horizontal band of molding usually separated the ground floor from upper portions of the facade and the parapet was capped with a decorative cornice. These elements combined to establish a horizontal emphasis on the street.

Relation to other design standards:
The following design standards apply to the special conditions found in the Main Street Commercial Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

For rehabilitation projects in the Main Street Treatment Area, the "Standards for the Rehabilitation of Historic Buildings," presented in Section IV of this document, also apply.

A turn-of-the-century view of Main Street in Telluride.



Typical storefront facade elements.

Sections 3-212 and 3-213 of the Land Use Code require that commercial uses be located along the street edges of buildings.

Use storefront-windows and other features to provide visual interest at the street level and to encourage pedestrian activity.

Upper story windows were vertically oriented, usually rectangular, and appeared as smaller openings in a predominantly solid wall, whereas ground floors appeared to be transparent. Traditionally, the buildings in this area were built with an emphasis on the pedestrian-oriented front. Therefore, the front facade made use of higher quality materials, the sides less so. Finally, the rear, which usually stepped down to a utilitarian shed, was constructed of simpler materials. Many of these buildings consisted of one- to two-stories. The typical width of individual storefronts ranged from 15 to 25 feet. Storefronts any wider were divided into modules.

Traditionally the hub of Telluride and the center of commercial and cultural activity, Main Street should remain so. Designs for new construction should reinforce the retail-oriented function of the street and enhance its pedestrian character. Designs should also relate to the traditional storefront and the retail character established in this area.

URBAN DESIGN STANDARDS

1. Policy: Relationship to the Town Grid

The historical platting of the Main Street area significantly affects the visual character of the Treatment Area. The historic lot dimensions of 25 feet wide and 125 feet deep, larger than other lots in town, is reflected in the buildings that line the street.

A. THE TRADITIONAL LOT PROPORTIONS SHALL BE MAINTAINED.

1) All primary facades shall orient to Colorado Avenue.

Streets, Alleys and Walkways

2. Policy: Pedestrian Systems

The Main Street Treatment Area should continue to develop as a pedestrian-oriented environment. 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.

A. DEVELOP THE GROUND FLOOR LEVEL OF ALL PROJECTS TO ENCOURAGE PEDESTRIAN ACTIVITY.

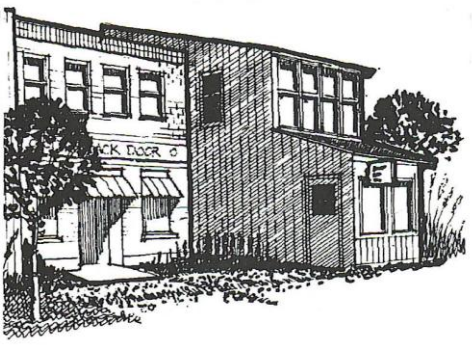
1) Use commercial storefronts to provide pedestrian interest along the street. Commercial storefronts should include traditional elements such as display windows, kickplates, transoms and midbelt cornices.
2) Large store front display windows, located at the street level, where goods or services are visible from the street, are particularly encouraged.
3) Primary building entrances should be at street level. "Garden level" entrances are inappropriate.
4) Consider developing focal points along pedestrian routes with special pedestrian amenities. Benches, bicycle racks and planters are examples of amenities that are encouraged. In some circumstances such moveable items may be located in the public right-of-way. (See the Town Engineer.)

3. Policy: Alleys

Historically, alleyscapes behind Main Street were simpler in character and contained a variety of materials and building scales. Many structures had additions that were subordinate to the main building, stepping down in scale at the alley. Others had loading docks, stairs and balconies that contributed to the human scale. The continued development of visual interest in these alleys is encouraged. Greater variety in forms and materials is also appropriate here.

A. DEVELOP ALLEY FACADES TO CREATE VISUAL INTEREST.

1) Use varied building setbacks and changes in materials to create interest and reduce the perceived scale. Balconies, court yards and decks are
2) also encouraged. Develop human-scaled entrances, using porches or
) similar elements to define doorways. Secondary public entrances are strongly encouraged along alleys.
4)



Alley facades should be visually interesting.

Views

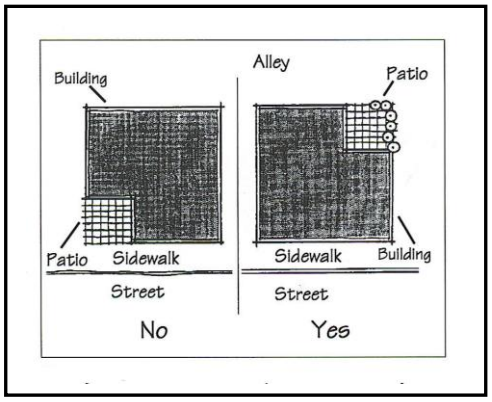
4. Policy: Views

The view down Main Street to the east end of the valley is one of the most spectacular assets of the community and must be preserved. While much of the view is within the public right-of-way, private projects could influence its character, either by blocking portions of the view or by adding discordant elements that distract from its scenic beauty. Such negative impacts should be avoided. Views along alleys to the end of the valley and south to the ski area are also important and should be enhanced.

Note that HARC does not review the impacts on views as seen from sides of buildings located on interior lot lines.

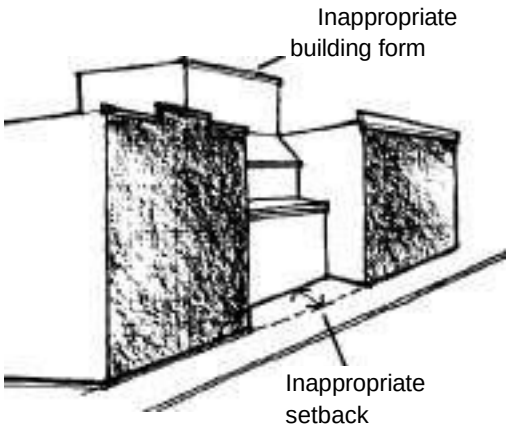
A. PRESERVE VIEWS ALONG MAIN STREET AND ALLEYS TO THE EAST END OF THE CANYON AND TO HISTORIC LANDMARKS.

1) Locate taller elements, such as upper stories and towers, where they will help to frame views, not block them.
2) Buildings that step down in scale at the alley are encouraged. This helps to maintain the view corridor, and serves to create a transition in scale to the Historic Residential and Residential/Commercial Treatment Areas.



Courtyards should be developed as an amenity that can be experienced by the general public. However, they should not open onto Main Street because they disrupt the traditional building line; they may be considered -where they open onto alleys or side streets. Locating them to the rear is preferred.

Land Use Code Sections 3-212 and 3-213 require that all buildings have a zero setback at the front line for the full facade height.



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

SITE DESIGN STANDARDS

5. Policy: Positive Open Space

Open space should be developed to enhance the appeal of the area to pedestrians and it should contribute to the sense of an integrated pedestrian-oriented system.

A. DEVELOP OPEN SPACE AS AN AMENITY THAT CAN BE EXPERIENCED BY THE GENERAL PUBLIC.

1) Provide features that encourage pedestrian use of the street and alleys.
2) Entrances to courtyards from the street shall have the appearance and scale of normal building openings.
3) Courtyards facing onto Main Street are discouraged because they disrupt the traditional building line; they may be considered where they open onto alleys or side streets. Locating them to the rear is preferred.
4) Courtyards must be accessible and visible from the public way and be designed for public uses. When feasible, they should enhance established view corridors. Courtyards must appear to be subordinate features of building or site designs.
5) Include amenities in courtyards that will encourage their use. Benches and other seating areas are examples of such features.

Site Plan, Orientation and Setbacks

6. Policy: Building Setbacks

Buildings create a strong edge to the street because they traditionally aligned on the front lot line and were usually built out to the full width of the parcel to the side lot lines. Although small gaps do occur between some structures, these 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.

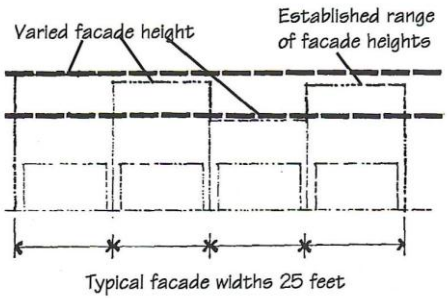
BUILDING MASS, SCALE & FORM

7. Policy: Mass and scale

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the Treatment Area. Most facade widths match the 25-foot lot dimension or they are a ratio of that dimension, such as 37.5 feet or 50 feet. At a smaller scale, 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 Main Street and should be respected in all rehabilitation and new construction.

A. MAINTAIN THE AVERAGE PERCEIVED SCALE 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. This two-story height is typically about 25 to 30 feet on the south side of the street and 30 to 35 feet on the north side.
3) Historic facade heights of "Contributing" and "Supporting" rated structures must be respected.
4) Floor-to-floor heights must appear similar to those of historic buildings in the area.



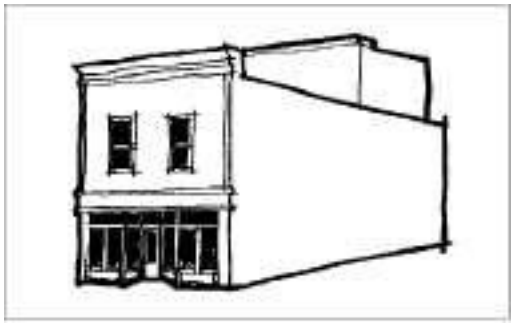
Facade heights should be within the established range of heights for the block.

B. TRADITIONAL SPACING PATTERNS CREATED BY THE REPETITION OF UNIFORM BUILDING WIDTHS ALONG STREETS AND ALLEYS MUST BE MAINTAINED.

1) Building widths typically were between 25 and 50 feet.
2) No facade may exceed 50 feet without a clear expression of this standard module.
3) Where buildings are planned to 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 buildings and additions.
4) Maintain the traditional building modules on alley facades.

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

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



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

Facades -with rectangular forms should be dominant on Main Street.

8. Policy: 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 scale was established. Where storefront type buildings are the prototype, this traditional scale should be maintained. In larger projects, a mix of one- and two-story modules should be used to maintain variety in heights.

In a few cases, however, buildings rose to three stories historically. While these exceptions should not become the rule, they do suggest that in limited circumstances, a third story may be incorporated into a storefront type building. In the Main Street Commercial Treatment Area, a third story may be considered on a storefront type building when it will read as an integral part of a single storefront module or when it will appear as a subordinate.

A. IF A THIRD STORY IS USED, IT MAY 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 two stories in height as seen from across the street.
2) Set-back 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.

B. TRUE THREE-STORY FACADES MAY BE CONSIDERED IN VERY LIMITED CASES.

1) The height, proportions and placement of all facade components must appear to be in scale with all nearby buildings.
2) 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.

9. Policy: Building Form

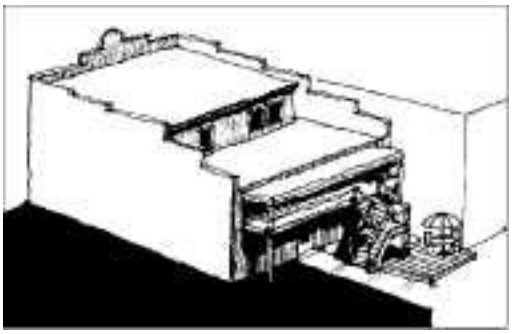
One of the most prominent unifying elements of Main Street is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued in new projects.

A. RECTANGULAR FORMS SHOULD BE DOMINANT ON MAIN STREET 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. ALONG REAR FACADES, BUILDING FORMS THAT STEP DOWN IN SCALE TO THE ALLEY ARE ENCOURAGED.

1) Consider using additive forms, such as sheds, stairs and decks. These forms must, however, remain subordinate to the primary structure.
2) Use projecting roofs at the ground floor over entrances, decks and separate utility structures to establish a human scale that invites pedestrian activity.



Building forms that step down in scale to the alley are encouraged.

10. Policy: Roof Form

Historically, commercial roof forms appeared flat, sloped or gabled, but all had false fronts as seen from the street. This characteristic is important to the historic downtown and should be preserved.

A. USE **FLAT ROOF LINES AS THE DOMINANT ROOF FORM.**

1) False fronts and parapets with horizontal emphasis are appropriate for Main Street. These elements were typically used to obscure the flat roof.
2) Parapets on side facades should step down towards the rear of the building.
3) Gabled roofs with a 12:12 pitch were also used on some commercial buildings.

ARCHITECTURAL DETAIL CONCERNS

11. Policy: Recessed Entries

Most primary entrances to 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 ENTRY WAYS.

1) Set the door back from the front an adequate amount to establish a distinct threshold for pedestrians. A recessed dimension of 4 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.

The pattern of recessed entries is continued in new construction along Colorado Avenue.

First floor ceiling heights along Colorado Avenue shall be a minimum of 11.75 feet high per LUC Sections 3-212 11.75 and 3-213.

Detailing of new construction, which is compatible with historic buildings but clearly contemporary, is encouraged. This new commercial building has all the traditional facade components, detailed in a way which provides visual interest.

12. Policy: Storefront Character

The street level floors of traditional Telluride 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.

A. MAINTAIN THE DISTINCTION BETWEEN THE STREET LEVEL AND THE UPPER FLOOR.

1) The first floor of the primary facade should be predominantly transparent glass. Maintain the full height of this area in 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.

B. 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.

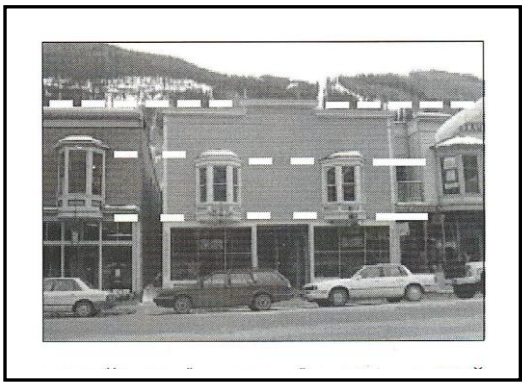
13. Policy: Detail Alignment

Main Street is perceived as being two stories in height, even though one-story and three-story buildings are found mixed in with traditional two-story structures. A strong alignment of horizontal elements exists that reinforces this perceived two-story scale. 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 rigid uniformity does not exist; the alignment is relative to the slope of the street. Also, 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.

Alignment is more prominent on the south side of the street since all of the remaining historic buildings on this side are one- and two-stories in height. On the north side, the buildings are a more varied mix of one-, two- and three-story buildings. New construction should respect these distinctions and those historic structures which are in the immediate vicinity.

A. THE GENERAL ALIGNMENT OF HORIZONTAL FEATURES ON BUILDING FRONTS MUST BE MAINTAINED ALONG MAIN STREET.

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 alignment of horizontal features on building fronts, such as -windows, cornices, belt courses, etc., must be maintained along Main Street.

14. Policy: Facade Elements

The repetition of similar facade elements greatly contributes to the historic character of the street. In particular, windows, details, ornaments and cornice moldings reoccur frequently. These details have "depth," such that they cast shadow lines and add a three-dimensional feel to the facade. These elements combine to form a composition for each facade that has variations of light and dark, solid and void, rough and smooth surfaces. This variety within an overall composition is an essential characteristic to be respected.

Existing features should be preserved; new elements similar to those used traditionally are encouraged. The combination of architectural details for a building front should be reviewed as an overall composition and should be considered in its context to others in the Treatment Area.

A. REPEAT SIMILAR SHAPES AND SIZES OF DETAILS WHEN ADDING TO EXISTING BUILDINGS, AND WHEN BUILDING NEW STRUCTURES.

1) Ornamentation should reflect the simple, restrained decorative tradition of Telluride.
2) The top cornice is traditionally uninterrupted by other vertical elements. This unbroken line is an important characteristic that should be respected.

B. AVOID INTRODUCING NEW ARCHITECTURAL ELEMENTS AT THE FRONT FACADE THAT WERE NOT USED TRADITIONALLY.

1) Balconies and canopies that are positioned at the top of the traditional storefront line may be considered in some circumstances, if they also reinforce the perceived alignment of building fronts at the sidewalk edge.
2) thestreet.

15. Policy: Corner Lots

Many buildings on comer lots exhibit special features that add accent to both Main Street and the crossing streets. Comer entrances, towers and storefront windows that extend along both street facades are examples. These elements are appropriate in many comer 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 comer lots should encourage such activities.

On corner lots, use features such as corner entrances to provide interest. On the sides, facades should be simpler, with fewer openings.

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 comer, with one or two storefront windows on the side.
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) Comer entrances, bay windows and towers are examples of elements that may be considered to emphasize comer locations.
3) Store front windows, display cases and other elements that provide visual entrances to facades along side streets are also appropriate.

WAREHOUSE/COMMERCIAL TREATMENT AREA

INTRODUCTION

Historically the Warehouse/Commercial Treatment Area was a neighborhood of mixed use, including warehousing, retailing, bars, dance halls and bordellos. The river and the railroad ran through the area, and both influenced the form and character of its development. It contained a variety of building types including large utilitarian warehouses, small wood frame residences, a few brick boarding houses and traditional storefronts. The denser warehousing activity of the past is gone. Today, this area includes a mix of activities, but it is very much a neighborhood in transition as new uses are being introduced. Residences and short term rentals are found among restaurants, offices and retail establishments. Although there are fewer historic buildings that survive in this area, they represent unique building types. The combination of forms that contributed to the historic scale of the Warehouse/Commercial Treatment Area include a basic one- or two-story gabled or rectangular facade presented to the street. Many had one-story shed additions that "stepped down" the scale of the building towards the alley. It is important to note that the buildings in this area were perceived to be in scale with others in town because most had attachments—porticos and lean-to additions~that effectively reduced the perceived mass of the buildings at the front and back property lines. Frequently, buildings had gabled roofs with dormers that also helped reduce their perceived size.

Relation to other design standards:
The following design standards apply to the special conditions found in the Warehouse/ Commercial Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

For rehabilitation projects in the Warehouse/ Commercial Treatment Area, the "Standards for the Rehabilitation of Historic Buildings," presented in Section IV of this document, also apply.

Within the last few years, buildings have appeared that are large in scale, with simple, rectangular forms. Although buildings were larger in this part of town than in other areas, these new structures appear even larger than those of the past, which is to be discouraged. Although the Warehouse/Commercial Treatment Area is an important part of the Telluride Historic Landmark District, it has experienced the most disturbance and has been significantly compromised. Therefore special attention should be given to this fragile part of the historic district in order to preserve the historic resources that survive there. New construction must be planned to enhance the historic character without directly imitating it. Projects on larger parcels, in particular, have the ability to dramatically affect the character of the Treatment Area. It is important that projects on these properties reinforce historic patterns of mass and scale.

Historically, the Warehouse/Commercial Treatment Area contained many warehouses, simple utilitarian buildings located along the railroad tracks.

Emphasis should be placed on preserving and restoring the unique historic structures, and upon developing new buildings that respect their neighbors. This is especially relevant where historic buildings remain in the context of large, otherwise vacant, parcels. Because there are fewer historic buildings in this area with which to relate, more flexibility in building design will be given. However, where properties abut an historic building, special care should be taken in relating to these limited resources. Moving or relocating historic structures is strongly discouraged.

The Warehouse/Commercial Treatment Area should develop in an organized manner so that an overall sense of integrated activity is achieved. A mix of uses is encouraged, including warehousing, accommodations, residential, office and retail functions. A mix of building types also is appropriate. Two prototypes are especially encouraged: First, buildings that draw upon the warehouse design should be predominant. Second, the traditional storefront may also be used as a model to mix in among warehouse types. Providing pedestrian amenities is also encouraged, and natural assets, including views, should be protected and enhanced. The scale of projects in the area should be compatible with the overall scale of the town as well.

URBAN DESIGN STANDARDS

1. Policy: Perception of the Traditional Town Grid

The platting of the Warehouse/Commercial Treatment Area, laid out with a predominately east/west orientation and lots 50 feet wide by 117.5 feet deep, establishes the special character of the neighborhood. This is reinforced by the north/south alleys. Preservation of these characteristics is necessary to maintain the distinct identity of the area, rather than developing as a second "Main Street."

A. BUILDINGS SHOULD BE SITED TO REINFORCE THE PERCEPTION OF THE HISTORIC PLATTING.

1) Primary entrances and building facades should be oriented to the east and west, facing the north/south streets.
2) Maintain the pattern of open spaces and alleys in renovation and new projects.
3) Along Pacific Avenue, corner entrances and secondary entrances are encouraged.

2. Policy: Pedestrian Systems

The Warehouse/Commercial Treatment Area should develop as a pedestrian-oriented environment. Streets, sidewalks and pathways should encourage walking and bicycling within this area. New projects should take this into account by designing for the pedestrian at a human scale and by providing visual interest along the street.

A. DEVELOP THE GROUND FLOOR LEVEL OF ALL 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.
2) For a project in which a commercial storefront is to be developed, include elements such as display windows, kickplates, transoms and midbelt cornices.
3) Storefront entrances should be clearly identified.
4) Storefront display windows provide visual interest along the street and are encouraged.
5) For buildings in which a warehouse prototype is to be used, incorporate building details and forms that are similar in scale to those seen traditionally on warehouses in the area.

B. CONSIDER DEVELOPING PATHS WITHIN THE PARCEL THAT ENCOURAGE PEDESTRIAN ACCESS.

1) Paths to interior courts and terraces are encouraged.
2) When developing multiple buildings on a site, it is especially important to provide paths through the site.

3. Policy: Alleys

When feasible, public alleys or internal pedestrian corridors (outdoor pedestrian ways that are within private projects) should serve as pedestrian access links to commercial and residential uses as well as to provide access for emergency and service vehicles. Such settings should have a strong "sense of place" that is compatible with the historic character of the area. Landscape treatment of alleys, and internal pedestrian corridors that are internal to development projects, also should establish a sense of visual continuity with adjacent public spaces. Designs that create a strong indoor/outdoor connection are especially encouraged.

A. DEVELOP ALLEY FACADES TO CREATE VISUAL INTEREST.

1) Use varied building setbacks and changes in appropriate building materials to create interest.
2) Balconies, court yards and decks are also encouraged.
3) Develop human-scaled entrances, using porches or similar elements to define doorways.
4) Secondary public entrances are strongly encouraged along alleys.

One-story elements such as an entrance canopy help to provide additional visual interest.

SITE DESIGN STANDARDS

4. Policy: Positive Open Space

Open space should be developed to enhance the appeal of the area to pedestrians. This open space should be developed as a public amenity for use by residents and visitors alike.

A. LOCATE OPEN SPACE ON THE SITE SO IT IS VISIBLE FROM THE STREET OR ALLEY.

1) If multiple structures are proposed, the spaces between the buildings should contribute to the overall positive open space on the site, and be of a size adequate enough to provide a distinct separation between building forms.
2) Courtyards should have solar exposure when feasible.
3) Courtyards that are totally closed from public view and access are discouraged.

Site Plan, Orientation and Setbacks

5. Policy: Building Setbacks

A variety in building setbacks is common in this Treatment Area, ranging from storefronts and warehouses aligning at the sidewalk edge to small homes set back behind a front yard. This variety in setbacks is important and should be maintained.

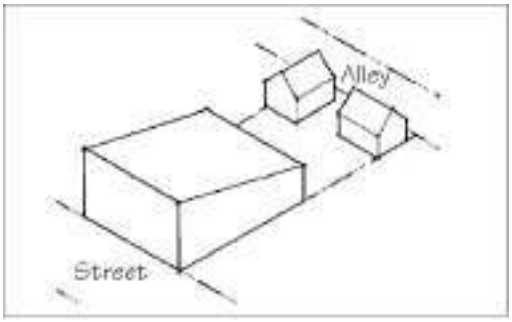
A. MAINTAIN THE GENERAL ALIGNMENT OF BUILDING FRONTS AT THE SIDEWALK LEVEL.

1) Setbacks should be similar to those seen traditionally for the block. A uniform line of storefronts is not desired, although the majority of the building fronts should align at the sidewalk edge. Variety in wall treatments is also encouraged.
2) Setting back portions of building fronts is encouraged, to establish variety in the streetscape, while still maintaining the general alignment of buildings at the sidewalk edge.
3) Significant open space, located at the street edge, must be provided along street fronts where the parcel being developed exceeds 50 feet in width.

BUILDING MASS, SCALE & FORM

6. Policy: Mass and Scale

Historic buildings in the Warehouse/Commercial Treatment Area ranged in scale from small one-story buildings, such as the Cribs, to medium-size buildings such as the Pick and Gad to large warehouse buildings, such as the Transfer (Old Conoco) Building. Although historically many buildings in this area were larger than most in town, a single building rarely occupied more than four lots. Building fronts therefore tended to be broken up into units that had widths less than the overall parcel width. Today, this same variety in the walls of buildings along the street should occur in new projects.



The use of smaller structures that are similar in scale to traditional outbuildings is encouraged.

Although the total aggregate floor area of new projects may exceed that of older buildings, the perception of the traditional scale should be preserved, and new buildings should reflect the proportion and scale of the historic buildings. For this reason, taller portions of new projects should be set back substantially from the street. As the building increases in height, the set back from the public way also should increase.

The quarter-block of the Cribs, the Silver Bell and the Senate, along with the historic buildings on the adjacent block such as the old jail and the Good Times Society, are unique and serve as a visible link with the historical use and development pattern of the Warehouse/Commercial Treatment Area. For this reason, these historic resources should be respected in any new project nearby.

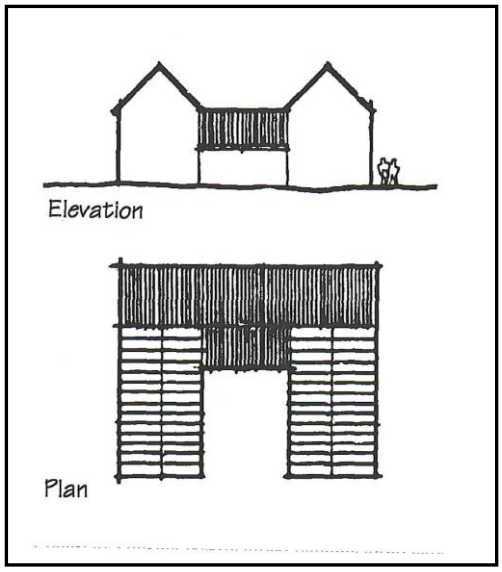

New construction in the Warehouse Commercial Treatment Area should be compatible with the buildings found traditionally. The front facade of this building is reminiscent of the historic livery stable that once stood on this site. The third floor is set back behind the front parapet.

A. MINIMIZE ANY CONTRAST IN SCALE BETWEEN A NEW PROJECT AND HISTORIC BUILDINGS ON ADJACENT PARCELS.

1) For projects adjacent to the Cribs Block, special care should be taken to use forms which complement the size and shape of the historic buildings.

B. MAINTAIN THE AVERAGE PERCEIVED SCALE OF TWO-STORY BUILDINGS AT THE SIDEWALK.

1) A variety of one- and two-story heights, along with significant open spaces, should be provided. Buildings should not exceed two-stories in height along edges of alleys or internal courtyards.
2) Building mass may increase in bulk in the interior of the lot.



Connectors linking several larger building forms may help reduce the perceived scale of the overall project.

C. ONE- AND TWO-STORY PORTIONS SHOULD BE INCORPORATED IN THE PROJECT.

1) These should be located along major pedestrian routes, including sidewalks and trails. A continuous building wall at the sidewalk edge of two or more stories is inappropriate.
2) Use one- and two-story components (such as porches, bays and awnings) similar to those found traditionally at the sidewalk edge to establish a pedestrian scale and provide variety.
3) Step building forms down to the street and to other sensitive property edges.
4) Traditionally, lower wings were attached to the rear and sides of a primary building form. The front often stepped down to a one-story, shed canopy over an entrance or loading area. This aggregation of smaller components is encouraged as a means of reducing scale.

D. THE MAXIMUM WIDTH OF A PRIMARY FACADE SHALL BE 50 FEET.

1) Primary facades that exceed 50 feet should be differentiated by a significant setback in the wall plane, creating positive open space in these setbacks such that they will enhance the streetscape.
2) Facade widths should reflect traditional lot widths.
3) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades, such that the composition appears to be a collection of smaller buildings.

E. CREATE VARIETY IN WALL PLANES TO MINIMIZE THE APPARENT SCALE.

1) Extensive repetition of similar forms on large monolithic surfaces that would lead to the perception of a large building mass is inappropriate.
2) Consider varying the setbacks of walls facing the street on large projects that occupy several parcels.
3) Also consider varying materials and textures to reduce the perception of large expanses of wall surface.

F. AS A MEANS OF MINIMIZING THE PERCEIVED MASS OF A PROJECT, CONSIDER DEVELOPING A SET OF SMALLER BUILDINGS RATHER THAN ONE LARGE STRUCTURE.

1) This is the preferred method of reducing perceived scale and primarily applies to large projects where several parcels have been combined, and the potential for a large-scale building is greater.
2) Although free-standing buildings are preferred, several primary building forms may be linked by "connectors," which should be designed such that they are clearly perceived as separate elements that are subordinate to and smaller than the structures they are linking.
3) Avoid designs that would appear as bridges.

G. THE USE OF SMALLER STRUCTURES THAT ARE SIMILAR IN SCALE TO TRADITIONAL OUTBUILDINGS IS ENCOURAGED.

1) Secondary structures are particularly appropriate along alleys.
2) Varied setbacks are appropriate for secondary structures.

7. Policy: Roof Form

Historically, individual roof forms were simple, either shed, gable or flat. (Flat roofs in Telluride, were actually a gradual sloping roof hidden by a parapet.) The dominant roof of each building was typically one of these types. This variety of roof forms is desirable as it adds visual interest to the street.

A. GABLED AND SHED ROOFS ARE ENCOURAGED AND SHOULD HAVE A PITCH THAT IS SIMILAR TO THAT SEEN HISTORICALLY.

1) Roof forms should be simple.
2) The length of the roof ridge should be similar to those found historically and should relate to the traditional lot depth.
3) Dormers should be limited in number and subordinate to the primary roof form.
4) Larger roofs shall be differentiated by a significant change in the height of the ridge and eave lines, or by offsetting ridges.

8. Policy: Third-Story Buildings

Traditionally, buildings 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 scale was established. Where storefront type buildings are the prototype, this traditional scale should be maintained. In larger projects, a mix of one- and two-story modules should be used to maintain variety in heights.

In a few cases, however, buildings rose to three stories historically. While these exceptions should not become the rule, they do suggest that in limited circumstances, a third story may be incorporated which reads as a subordinate element.

A. IF A THIRD STORY IS USED ON A STOREFRONT TYPE BUILDING, IT SHOULD APPEAR AS A SUBORDINATE ELEMENT.

1) The third floor should be set back substantially from the sidewalk edge to minimize visibility as seen from across the street.
2) Set-back third floors should be designed to appear to be a utilitarian addition to the rear of the structure. Materials and details should be simpler than those of the primary facade.
3) True three-story buildings may be considered under very limited conditions. However, the height and proportions of the facade must appear to be in scale with all nearby historic buildings.

New buildings should include facade details and components which were found traditionally. The storefront windows, sheet metal cornice, curved brackets and recessed balcony are new details which are compatible with those found on other buildings in the area.

9. Policy: Storefront Character

Although individual buildings in the Warehouse/Commercial Treatment Area were generally less decorative than in other parts of town, they did in fact have variety in architectural details. With the current development of this area as one that is more intensely pedestrian-oriented, this visual interest continues to be important. The architectural components typically found in this area should continue to be expressed in new projects.

A. EXPRESS THE TRADITIONAL RHYTHM OF EVENLY SPACED SECOND STORY WINDOWS IN NEW DESIGNS.

B. MAINTAIN THE DISTINCTION BETWEEN UPPER AND LOWER FLOORS.

1) First floors should contain proportionally more glass than upper floors.
2) Where the use of large amounts of glass is not feasible, consider providing other design elements that will be visually interesting to pedestrians. (See the Urban Design Standards above.)
3) Large-scale openings that reflect the traditional character of warehouse and stable doors are encouraged.

C. MAINTAIN A CLEAR DISTINCTION BETWEEN THE STREET FACADE AND THE SIDE ELEVATION.

1) Sides of building generally had fewer windows and simpler details.

10. Policy: Warehouse Character

Many buildings in the area exhibited the simple features of warehouse buildings. These included vertically proportioned double-hung windows, large doors and loading docks. For buildings that draw upon the warehouse prototype, architectural elements and details should be similar to those used historically on comparable structures.

A. WAREHOUSE TYPE BUILDINGS SHALL HAVE A MODERATE HORIZONTAL EMPHASIS.

1) Avoid vertical features such as towers or vertical trim elements that emphasize the height of taller buildings.

B. USE ARCHITECTURAL ELEMENTS AND DETAILS THAT ARE SIMILAR TO THOSE FOUND HISTORICALLY ON WAREHOUSE TYPE BUILDINGS.

ACCOMMODATIONS TREATMENT AREA

INTRODUCTION

The Accommodations Treatment Area is a developing area in which a design context is being established. Early photographs show little development here; the development that did exist was limited to a few isolated residential structures and some buildings that were associated with the railroad. The area remained mostly vacant land until the advent of the ski resort in the 1970s. The present Accommodations Treatment Area includes both the Accommodations II and Commercial land use zones. These are areas which allow higher densities than the residential districts in town.

The Accommodations Treatment Area includes a wide variety of natural and man-made conditions including the river, low wetlands, steep rocky slopes and stands of aspen, cottonwoods and willows. These contrast with the uniform arrangement of streets and lots in the area. Views into and out of the Accommodations Treatment Area, particularly to the east, north and south, are outstanding and give special identity to this Treatment Area. These amenities should be protected, especially as the area develops. Projects, including subdivisions, should be planned to reinforce and preserve existing public and private 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.

Four distinct edges exist to the Accommodations Treatment Area that require different responses; each of these edges will moderate the application of the standards in this area. These edges are:

The Pearl Property and valley floor - which is the entrance into town. Wetlands in this area will require special technical responses. New projects should not block views into town.

The River Park/hillside, south of the river - where steep slopes require a different technical response. Projects should enhance the river edge as a public amenity.

The Historic District edge - where compatibility with the historic building fabric is more critical, especially around the Depot and along Davis Street. Projects should establish a gentler transition in character and scale into the historic district.

Relation to other design standards:
The following design standards apply to the special conditions found in the Accommodations Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

Transitional Hillside and River Park Corridor Overlay Standards apply in portions of the Accommodations Treatment Area, along with the standards presented in this section.

For rehabilitation projects in the Accommodations Treatment Area, the "Standards for the Rehabilitation of Historic Buildings, "presented in Section IV of this document, also apply.

The Accommodations Treatment Area includes a wide variety of natural and man-made conditions including low wetlands, steep rocky slopes and stands of aspen, cottonwoods and willows.

A continuous buffer of landscaping should evolve in order to extend a "green corridor"from the town boundary to the historic district.

Because natural site constraints may in some cases prevent projects from reflecting the established built character ofTelluride residential neighborhoods, HARC will apply the following standards with some flexibility.

The Colorado Avenue corridor - which provides the first up-close impression of Telluride. This area extends along either side of Highway 145, from Davis Street and the edge of the historic district on the east to the town limits on the west. Substantial landscaping should evolve in order to extend a "green corridor" from the town boundary to the historic district. This will help to achieve an urban design objective for the town to frame views along the highway as one enters town, which will allow views to open dramatically at the entry into the historic district.

Careful development along each of these edges is initially important in order to strengthen visual continuity throughout the Treatment Area and to help achieve basic urban design objectives of the town. New projects should be distinct and identifiable from the historic core; the westernmost edge of development may be blended into a natural, woods image, especially as seen from the highway. The easternmost edge should accomplish a gentle transition to the historic district.

Many parcels in the Accommodations Treatment Area have developed as individual projects, with separate identities. These have not established an overall sense of visual continuity. A mix of uses is allowed, and projects may include both residential and commercial uses in the same buildings. The trends indicate that such large, mixed use projects will continue to be built. Even though a general visual continuity with the older parts of town is desired, this may be balanced with natural constraints and some variety in building character. Whenever feasible, established characteristics of site orientation and street layout found elsewhere in the historic residential areas of Telluride should also be expressed in the Accommodations Treatment Area.

This is particularly important for projects on large parcels which may have a substantial impact on the area, and therefore, special care should be taken when designing a project to ensure that it is visually integrated in mass, scale and character with the neighborhood and the town. Much of the area has developed without the traditional town grid in terms of street and lot layouts. An objective is to more clearly re-establish this grid image, even as a "ghost image" of other less structured design elements. Buildings and trees, for example, may be aligned to reflect this old street grid while actual paved roadways may follow other alignments.

Substantial amounts of the Accommodations Treatment Area are presently undeveloped and as this area builds-out, the town wishes to insure that the neighborhood appears to be visually and functionally related to the older core. As seen from a distance, the Accommodations Treatment Area should appear to be a part of the community, with essentially the same perceived street and alley arrangements, building forms and development scale. This is particularly important for projects on large parcels or that span several parcels. Since the neighborhood is a new developing area, however, more variety in architectural design is appropriate, when viewed "up close," than in other areas.

URBAN DESIGN STANDARDS

Streets, Alleys and Walkways

1. Policy: Relationship to the Town Grid

The traditional street grid found in the core of Telluride is a key ingredient that visually knits the various neighborhoods together into an overall "town" image. It is especially important that this grid be expressed whenever possible in the Accommodations Treatment Area, so that it appears to be an integral part of the community, rather than a separate enclave.

A. RESPECT THE ESTABLISHED TOWN GRID IN ALL PROJECTS.

1) The historic plat should be expressed, when feasible, with street alignments, building location, landscaping and lighting, even as a "ghost image" where actual streets do not conform to the grid.
2) Align streets and alleys to conform with the established town grid whenever feasible. Provide new alleys that will align with other alleys in town. These may be used as pedestrian ways, service roads and emergency access.
3) Bridges or occupied space constructed over streets or alleys are discouraged because they will block view corridors and weaken the image of the grid.

B. LOCATE NEW STREETS ALONG HISTORIC PLAT LINES WHEN FEASIBLE.

1) Straight line streets with right angle intersections shall be used.
2) Engineering standards for streets in the historic district shall be used in the Accommodation Treatment Area so that two-way traffic is encouraged.
3) Curvilinear streets are inappropriate.

C. NEW DEVELOPMENT ALONG COLORADO AVENUE SHOULD RESPECT THE ESTABLISHED TOWN GRID.

1) Buildings should be sited along conventional plat orientations.
2) Primary ridge lines should be perpendicular to the street.

2. Policy: 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. Alleys should also contribute to the town's pedestrian system.

Commercial storefronts, where appropriate, may be used to provide pedestrian interest along the street.

Mini parks are encouraged to enhance the pedestrian experience.

A. DEVELOP THE GROUND FLOOR LEVEL OF ALL 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.
2) Storefront display windows provide visual interest along the street and are encouraged. For a project in which a commercial storefront is to be developed, include elements such as display windows, kickplates, transoms and midbelt cornices. (See example on page MS2.)
3) Building entrances should be clearly identified.
4) For buildings in which a warehouse prototype is to be used, incorporate building details and forms that are similar in scale to those seen traditionally on warehouses in the area. (See also WC.)
5) Decorative plant materials, in courtyards or along building walls, designed to provide visual interest for a reasonable period of the year, sidewalk level sculpture, benches or sitting areas in front or at the sides of buildings are also encouraged.

B. PROVIDE AMENITIES THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY THROUGH THE AREA.

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

C. MINI PARKS ARE ENCOURAGED TO ENHANCE THE PEDESTRIAN EXPERIENCE.

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.

SITE DESIGN STANDARDS

3. Policy: Positive Open Space

Open space within a project should be planned to be large enough to have a visual and functional impact, and it should be in proportion to the scale of the overall development. It should be visible to the public right-of-way. Visitors also need visual cues to help orient themselves in the Accommodations Treatment Area. "Placemakers" need to be created that will give this neighborhood its own identity. In this regard, open spaces should be planned within projects to help to establish a sense of neighborhood for the Accommodations Treatment Area.

A. CREATE "PLACES" WITH DISTINCT IDENTITY 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) Public art is especially encouraged to help give identity to individual spaces and to assist in orienting oneself.

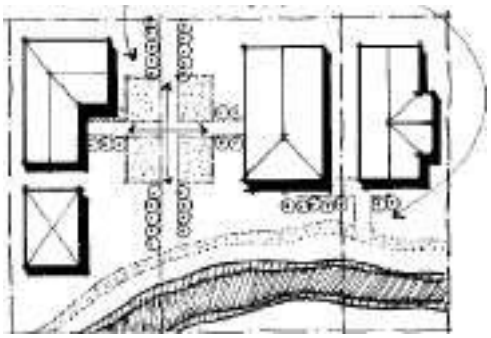
B. IF SEVERAL BUILDINGS ARE PROPOSED FOR THE SITE, THE SPACES BETWEEN THE BUILDINGS SHOULD CONTRIBUTE TO THE OVERALL POSITIVE OPEN SPACE OF THE PROJECT AND THE AREA.

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

C. CONNECT OPEN SPACES AMONG LARGE PROJECTS.

1) Where many projects 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 the river.

Connect opens spaces among *projects and with natural features.*



Open spaces should be designed to complement and enhance open space on adjacent properties.

Site Plan, Orientation and Setback

4. Policy: 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. Although streets might not penetrate the blocks in larger projects, the buildings should still be sited in a manner that reflects this image of the town grid.

A. **PRIMARY FACADES SHOULD ORIENT TOWARD ESTABLISHED EAST/WEST STREETS.**

1) Alternative orientations may be considered where innovative site plans will preserve existing views and minimize the project's visual impacts.

5. Policy: 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. Sites within the Accommodations Treatment Area range from residences set back behind a front yard to commercial storefronts aligning at the sidewalk edge. This variety in setbacks is important and should be maintained.

A. SETBACKS SHOULD BE SIMILAR TO THOSE FOUND TRADITIONALLY FOR THE BUILDING TYPE, AND ON OTHER PROPERTIES WITHIN THE NEIGHBORING AREA.

1) Setbacks will vary for the Accommodations Treatment Area due to the variety in building types.
2) Commercial projects may be located close to the street edge, with portions of the street facade set farther back to provide variety at the pedestrian level.
3) Smaller residential buildings should provide a traditional front yard along the street edge.
4) Setbacks to large buildings should be varied, and should be treated as positive open space, amenities to be enjoyed by pedestrians.

B. PROVIDE BUILDING SETBACKS ALONG COLORADO AVENUE THAT WILL ALLOW ESTABLISHMENT OF A LANDSCAPED BUFFER LEADING TO THE HISTORIC DISTRICT.

1) Buildings west of Mahoney Drive should be set back from the highway so as to minimize visual impact at the entry to town.

Landscaping and Site Features

6. Policy: Plant Materials

With larger projects occurring in this Treatment Area, there is a greater need to screen all, or portions, of the project. More intense landscaping is desired throughout this area. Landscaping should be a significant feature of a larger project. Mature trees and other plant materials should be established along Colorado Avenue in order to create a buffer to the historic district. A "green corridor" should be the image. This should establish a gentle transition from the valley floor.

A. PLANTING MATURE LANDSCAPING OF SUBSTANTIAL SIZE AND PROVIDING POSITIVE OPEN SPACE ALONG COLORADO AVENUE ARE STRONGLY ENCOURAGED, IN ORDER TO CREATE A "GREEN" ENTRY AND TO SCREEN DEVELOPMENT.

1) Care should be taken to select native plant species, similar to the vegetation of the valley floor.
2) Preserve existing stands of native vegetation.

B. THE SCALE OF PLANT MATERIALS SHOULD BE IN PROPORTION WITH THE BUILDING.

1) Substantial plantings should be used to reduce the apparent scale of larger buildings.

C. ORGANIZE PLANT MATERIALS IN INFORMAL ARRANGEMENTS.

1) For example, plant trees in informal "groves" rather than uniform rows in the interior spaces of lots.
2) Trees may be aligned along streets or within larger projects to give the impression of streets.

7. Policy: Automobile Circulation

Large-scale projects which can occur in the Accommodations Treatment Area typically have more automobile activity associated with them. 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 PROJECT ENTRANCES FOR BOTH AUTOMOBILES AND PEDESTRIANS.

1) Use landscaping and lighting accents to identify entrances.

BUILDING MASS, SCALE & FORM

8. Policy: Mass and Scale

Of the buildings that were once found in this area, and in similar parts of town, many were industrial structures that were associated with the rail road, although some conventional single family houses were also seen in historic photographs. Although this area is outside the historic district and contemporary design approaches are encouraged, buildings should appear to be similar in scale to those found traditionally and visual continuity should be reinforced through the use of similar materials, proportions and shapes to those found throughout the town. It is especially important that buildings create a gentle transition in scale along boundaries with other Treatment Areas.

Buildings should be similar in scale and form to those found traditionally in the Town.

A. USE BUILDING SIZES THAT WILL APPEAR TO BE SIMILAR IN SCALE TO THOSE FOUND TRADITIONALLY IN TOWN.

1) At the western edge of the approach into town, buildings should appear to be similar in scale with the town.
2) As seen from the mountains, buildings should also appear similar in scale with the town core, and with structures in the Warehouse/ Commercial Treatment Area.
3) The heights of buildings should vary but generally increase closer to the mountains.

B. BUILDINGS WHICH ARE NEAR OR WITHIN THE HISTORIC DISTRICT SHOULD BE SIMILAR IN MASS AND SCALE TO THE ADJACENT HISTORIC RESIDENTIAL STRUCTURES TO CREATE A GENTLE TRANSITION TO THE HISTORIC DISTRICT.

1) Maintain the proportions of buildings found traditionally in Telluride, to protect the scale and character of the historic district.
2) On lots that abut the historic district, building forms should step down.
3) Provide one- and two-story elements at property edges.

C. A PRIMARY BUILDING FACADE SHOULD NOT EXCEED FIFTY FEET IN WIDTH, WITHOUT A SIGNIFICANT SETBACK.

1) Primary facades that exceed 50 feet should be differentiated by a significant setback in the wall plane, creating positive open space in these setbacks such that they will enhance the streetscape.
2) Facade widths should reflect traditional lot widths.
3) Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades, such that the composition appears to be a collection of smaller buildings.

D. BUILDING HEIGHTS ON LARGER PROJECTS SHOULD BE A VARIETY, INCLUDING SOME ONE- AND TWO-STORY ELEMENTS AT THE SIDEWALK AND ALLEY EDGES.

E. LARGE LOTS SHOULD BE DEVELOPED WITH SEVERAL BUILDINGS, RATHER THAN A SINGLE STRUCTURE TO HELP REDUCE THE PERCEIVED SCALE OF THE PROJECT.

1) The area between the buildings should contribute to the overall positive open space of the site.

By breaking a large building into several forms and using one- and two-story components, the apparent scale of a project can be minimized.

F. MINIMIZE THE VISUAL IMPACT OF ENCLOSED PEDESTRIAN CONNECTIONS THAT MAY BE USED TO CONNECT BUILDINGS.

1) Connectors should be subordinate to the structures they are linking.
2) Connectors may not block important views and they should not alter the perceived proportions or orientation of buildings.
3) Bridges that span streets or alleys may increase the building's apparent size or block view corridors, and are discouraged.

9. Policy: Building Form

Although many buildings in the Accommodations Treatment Area are quite a bit larger than in the rest of town, the building forms used were consistent. 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 FOUND HISTORICALLY.**

1) Simple rectangular shapes should predominate.
2) Buildings should have vertical proportions.
3) Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.
4) Some variation in building form may be considered along steep hillsides where environmental conditions may dictate other approaches.

Simple, rectangular building forms that are similar to those found historically are encouraged. The Telluride Gondola Station is reminiscent of historic metal warehouses which were located along the railroad.

10. Policy: Roof form

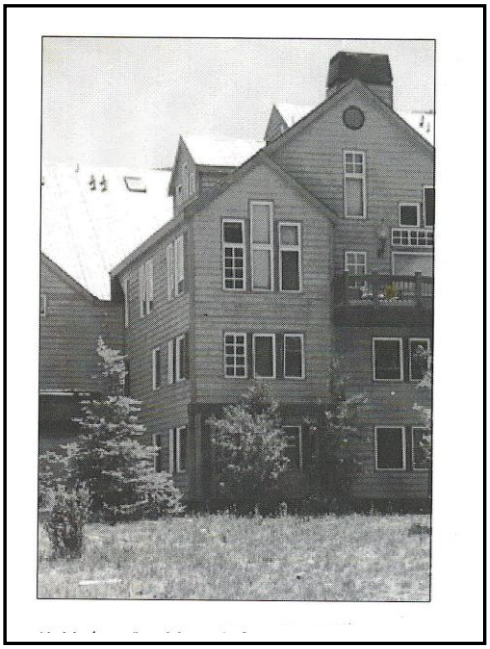
Some buildings in this area historically were larger, warehouse structures and therefore had larger roofs. Such large roof forms may be considered, but overall, roof form and size should not appear to greatly exceed those seen traditionally in the historic core of town.

A. GABLED ROOFS SHOULD BE PREDOMINANT AND SHOULD HAVE A PITCH SIMILAR TO THOSE SEEN HISTORICALLY.

1) Hip roofs may also be considered.
2) Mansard, gambrel and flat roofs are generally inappropriate.

B. THE LENGTH OF EACH PRIMARY ROOF RIDGE SHOULD BE SIMILAR TO THAT FOUND HISTORICALLY FOR BUILDINGS OF SIMILAR SCALE.

1) Long ridges shall be differentiated by a significant change in the height of ridge and eave lines, or by offsetting ridges.



Roof forms should be similar to those used historically. Gabled roofs with a pitch similar to those seen historically should be predominant.

ARCHITECTURAL DETAIL CONCERNS

11. Policy: Building Components and Details

Because the Accommodations Treatment Area is outside the historic district, the direct relationship of new architectural details to those of older buildings is not an issue. Even though a similarity with the core area at a broad scale is desired, architectural details that mimic the historic building details found in Telluride are discouraged, in order to help maintain a clear definition of the edge of the historic district

A. **ARCHITECTURAL DETAILS SHOULD BE SIMPLE IN CHARACTER.**

1) Architectural details that copy the historic building styles found in the core of town are discouraged.
2) Creative interpretations of building details, which relate to traditional details, are encouraged.

EAST AND WEST TELLURIDE RESIDENTIAL TREATMENT AREA

INTRODUCTION

Both the east and west residential areas of Telluride represent unique neighborhoods within the community. They contain many features that are similar to those found in older residential neighborhoods, but are predominantly newer construction. Most of the parcels follow the rectangular grid of streets, which is oriented approximately on a north-south axis. The neighborhoods are composed of rectangularly shaped structures and are oriented with the short side facing the street. Buildings are relatively small in scale. Entrances, typically defined by porches, face the street, providing visual interest to pedestrians. Painted, horizontal lap siding is the predominant building material for primary structures. Simple gable roofs are predominant.

Re-platting of traditional north/south oriented lots into east/west configurations has further caused visual discontinuity with the historic district. Alleys subdivide some of the blocks. Other alleys are unsuitable for access due to sloping; thus it is expected that primary vehicular access for some lots may be through the front yard.

Although the East and West Telluride Treatment area bears many resemblances to other areas inside the historic district, they are developing areas in which a new context is being established. Portions of these areas were developed early in Telluride's history, but it remained sparsely built-out until the advent of the ski resort in the 1970s. The percentage of new projects is now increasing. Substantial amounts of East and West Telluride are presently undeveloped and as these areas are built-out, the town wishes to insure that the neighborhoods appear to have a mass and scale which is visually and functionally related to the older core. It should not appear to be a "new subdivision." This is especially important in Telluride where the entire community can be viewed from higher mountain slopes throughout the valley. In order to appear to be related to the core of town, the use of traditional materials, landscaping and building mass and scale must be considered in designs for new buildings.

Because natural site constraints may in some cases prevent projects from reflecting the established site plan and building forms of older residential neighborhoods, certain flexibility is built into the design standards to allow response to individual site conditions. Specifically, there exists some siting opportunities in these areas which do not exist in the older neighborhoods. Differing sizes of lots and set backs, varying natural conditions and site features, as well as diverse view corridors, all contribute to create these unique siting opportunities. However, it should be noted that whenever feasible, established characteristics of site orientation, street layout and alley orientation found elsewhere in the historic residential areas of Telluride should also be expressed in East and West Telluride.

Relation to other design standards:
The following design standards apply to the special conditions found in the East & West Telluride Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

For rehabilitation projects in the East & West Telluride Treatment Area, the "Standards for the Rehabilitation of Historic Buildings, " presented in Section IV of this document, also apply.

In order to appear to be related to the core of Town, the use of traditional materials, landscaping and building mass and scale must be considered in designs for new buildings in East and West Telluride.

A goal for the East and West Telluride Treatment Area is to establish a strong sense of place and to visually knit the neighborhoods into a cohesive unit. Designs therefore will be reviewed for overall compatibility with the neighborhood.

URBAN DESIGN STANDARDS

Streets, Alleys and Walkways

1. Policy: Relationship to the Town Grid

The traditional street grid found in the core of Telluride is a key ingredient that visually knits the various neighborhoods together into an overall "town" image. The East and West Telluride Treatment Area has several special circumstances which keep the traditional town grid from being reflected in all new projects. Portions of the Treatment Area had north/south orientations, while some lots in the original townsite area had an east/west orientation. Other sites have been replatted to follow the natural contours. It is especially important that the grid be expressed whenever possible in the East and West Telluride Treatment Area, such that this area appears to be an integral part of the community, rather than a separate enclave.

A. RESPECT THE ESTABLISHED TOWN GRID WHENEVER FEASIBLE.

1) The historic plat should be expressed, when feasible, with street alignments, building location, landscaping and lighting, even as a "ghost image" where actual streets do not conform to the grid.
2) Align streets and alleys to conform with the established town grid whenever feasible. Provide new alleys that will align with other alleys in town. These may be used for vehicular access and pedestrian ways.
3) A rectangular lot shape is preferred, as opposed to a square one, because square lots tend to yield less positive open space and weaken the image of the grid.
4) 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. ON LOTS THAT HAVE TRADITIONAL PLATTING, MAINTAIN THE IMAGE OF ESTABLISHED PROPERTY LINES.

1) Use architectural and landscape features such as retaining walls, fences and hedges, to define property boundaries along a plat line.

2. Policy: Views

Views of the natural setting of Telluride are some of the community's greatest assets that contribute to the quality of life and value of properties and should be protected and enhanced whenever feasible. Views into and out of the East and West Telluride Treatment Area, particularly to the east and south, are outstanding and give special identity to these Treatment Area. These amenities should be protected as much as possible, even as the areas develop. Projects, including subdivisions, should be planned to reinforce and preserve existing public and private 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. When feasible, planning for views should be in balance with traditional site layouts and yard spacings.

A. PRESERVE VIEWS TO SIGNIFICANT FEATURES AT THE END OF THE VALLEY (SUCH AS BEAR CREEK IN THE EAST TREATMENT AREA AND THE SKI AREA IN THE WEST TREATMENT AREA).

1) Respecting established front yard setbacks will help to maintain the views from the streets to the east end of the valley.
2) Maintaining low-scale buildings along alley edges will help to preserve the views along the rear as well.
3) Balancing view opportunities with traditional setbacks found in older residential neighborhoods is encouraged.
4) Although traditional siting on lots that is along conventional platted lines is encouraged, alternative positioning of buildings on the site may be considered when doing so would maintain significant view corridors.
5) Site plans for new construction should include consideration of retaining view opportunities for future projects.
6) 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.

Preserve views along east-west streets and alleys.

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.

Setbacks that deviate from the traditional may be used to protect views.

SITE DESIGN STANDARDS

3. Policy: Positive Open Space

Open space within any development enhances both the immediate surroundings as well as the town as a whole. Site plans in the East and West Telluride Treatment Area should be developed with open spaces in mind.

A. **OPEN SPACES BETWEEN BUILDINGS WITHIN EXISTING DEVELOPMENT PATTERNS SHOULD BE DEVELOPED TO ENHANCE YARDS AND VIEW CORRIDORS.**

1) Open spaces should not be developed from "left over" space.
2) Decks and porches should not occupy a significant portion of a site's open space.

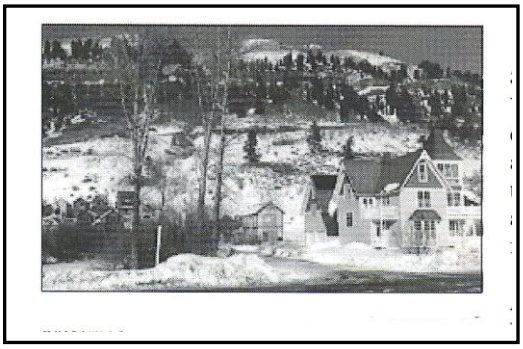
Orient primary building entrances to the street.

Site Plan, Orientation and Setbacks

4. Policy: 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 community.

A. **ORIENT A NEW BUILDING PARALLEL TO ITS LOT LINES, SIMILAR TO THAT OF HISTORIC BUILDINGS.**



Existing stands of native vegetation should be preserved.

Landscaping and Site Features

5. Policy: Plant Materials

With portions of the East and West Telluride Treatment Area being more established in their development, it is important for new projects to take advantage of any site features that are existing. Existing stands of vegetation, for example, are important in the history of Telluride and add character to the area as a whole. These features should be retained whenever feasible.

A. **INCORPORATE EXISTING STANDS OF NATIVE VEGETATION IN LANDSCAPE PLANS.**

BUILDING MASS, SCALE & FORM

6. Policy: Mass and Scale

The general size and shape of a new building should relate to those historically established in the old residential areas of Telluride. Although the East and West Telluride Treatment Area is outside the historic district, and new design approaches are encouraged, new construction should respect the mass and scale of structures found historically in Telluride. Additional building area is contained in secondary structures, which are smaller in scale than the primary building and are located to the rear of the lot.

A. DEVELOP BUILDINGS THAT MAINTAIN THE TRADITIONAL PROPORTIONS OF STRUCTURES FOUND HISTORICALLY IN RESIDENTIAL NEIGHBORHOODS OF TELLURIDE.

1) Buildings should also relate to the size of the lot. Small buildings are appropriate for smaller lots; large structures on small lots are discouraged.
2) Smaller primary buildings: The widths of smaller buildings are commonly 14-19 feet.
3) Larger primary buildings: The widths of larger buildings are generally 20-30 feet.
4) "Break up" the massing of larger buildings into components that reflect traditional proportions.

The form of this new house, which lies just outside the historic district, is similar to those found traditionally. The arched window header adds a contemporary accent.

7. Policy: Building Form

Visual continuity should be reinforced through the use of materials, proportions and building shapes that are similar to those found throughout town. Contemporary interpretations of traditional building forms may be considered in instances where solar access to and views from neighboring properties are a consideration.

A traditional residential structure includes 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 lower in scale toward the street and to the rear of the lot.

A. USE BUILDING FORMS SIMILAR TO THOSE FOUND HISTORICALLY IN TELLURIDE.

1) The overall mass and scale of new buildings should be similar to those found historically in residential areas in Town.
2) On larger structures, consider organizing the building mass into subordinate elements that reflect historic proportions (height to width to depth) found in the historic residential neighborhoods.
3) Consider stepping down the mass of larger buildings to minimize their perceived scale at the street.

Use building forms similar to those found historically in Telluride.

Inappropriate: *Dormers should be subordinate in scale to the overall roof form, and should be similar in scale to those found traditionally.*

Avoid stylistic details that confuse the history of Telluride.

8. Policy: Roof Form

Roof forms should be similar to those found in the residential neighborhoods of the core of Telluride.

A. **THE SIMPLE FORMS OF GABLE, HIP AND SHED ROOFS ARE APPROPRIATE.**

1) Mansard, gambrel and flat roofs are inappropriate.
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.

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) Also orient roof lines to express the traditional town grid.

ARCHITECTURAL ELEMENTS & DETAILS

9. Policy: Building Components and Details

A goal for the East and West Telluride Treatment Area is to strengthen its identity as a distinct neighborhood, one that is related to the historic core, but also distinguishable as different. One means of accomplishing this is through architectural detail. Even though a similarity with the core area at a broad scale is desired for both East and West Telluride, architectural details that copy the historic building styles found in the core of town are discouraged, in order to help maintain a clear definition of the edge of the historic district. In general, building ornamentation should be simple and modest, in keeping with the traditional town character. New, creative interpretations of architectural details that express the spirit of simplicity should be encouraged.

A. USE PORCHES, BALCONIES, BAY WINDOWS, DECKS AND STOOPS, SIMILAR IN FORM AND SCALE TO THOSE FOUND TRADITIONALLY.

1) Ensure that minor additions and decks do not affect existing view and solar access corridors

10. Policy: Windows

For reasons of solar gain and views, it is expected that building facades will have proportionately more glass than seen traditionally in the historic core. However, it is important that, when such facades face the street, the window-to-wall ratio should be similar to those seen historically.

A. MAINTAIN THE RATIO OF WINDOW-TO-WALL AREA THAT IS FOUND IN THE CORE RESIDENTIAL NEIGHBORHOODS OF TELLURIDE.

1) Due to the steep rise of the mountains, non-traditional window patterns may be considered in some parts of the East and West Telluride Treatment Area; however, the overall ratio of glass to solid wall should still be respected.
2) Structures that abut the historic district boundary should more closely respect the traditional window-to-wall ratios.

Inappropriate: *Use large glass areas with caution where interior lighting may spill out onto the public way.*

The ratio of wall to window area should be similar to that found in the core residential neighborhoods of Telluride.

TRANSITIONAL HILLSIDE TREATMENT AREA AND TRANSITIONAL HILLSIDE OVERLAY

INTRODUCTION

The Transitional Hillside Treatment Area is a specially designated portion of land that lies immediately outside of the historic district. The area is partially developed, with many houses constructed in the traditional building forms and alignments of the historic neighborhoods. Although few historic structures can be found here, the overall mass and scale is similar to the historic structures. For this reason, neighborhood mass and scale are important.

Views of the surrounding mountain and the town are important elements in the Treatment Area and new infill construction will have a major impact on existing buildings and pattern of development. For this reason, special respect should be given to existing views and the solar access of neighbors.

This area is also quite visible from viewpoints lower in the valley floor, and 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 district. Projects that are subtle in their general appearance and which have minimal visual impacts from below are therefore desired.

In some locations, steep slopes present technical construction problems and visual impacts may be especially significant. Innovative site planning and architectural approaches may be considered in this area. In essence, projects within the Transitional Hillside Treatment Area should strike a balance between the visual influences of the adjoining areas; the buildings should be more traditional in their form, but they also need to respect the varied topography.

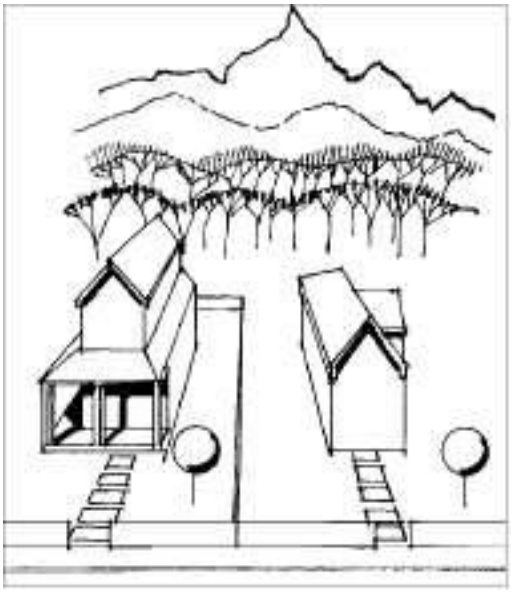
The Transitional Hillside Overlay Area encompasses hillside areas south of the San Miguel River and coincides with the Accommodations and the River Park Corridor Treatment Areas. Development and infill in this visually sensitive area will become the town's built edge in the future. Therefore, mitigation of the visual impacts associated with new construction is important. Note that only TH(l)-TH(10) will be used for the Transitional Hillside Overlay.

Relation to other design standards:
The following design standards apply to the special conditions found in the Transitional Hillside Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

This historic photograph illustrates the "natural" condition that has long been the character of the transitional hillside area. Although change has occurred, the overall sense of open space remains.

The Transitional Hillside Treatment Area poses special technical problems for projects, including rockfall, soil erosion and drainage control. Any project in this area should incorporate designs that mitigate these conditions and should also provide for basic service and safety needs. Hillside development should undergo strict environmental and engineering review to insure safe development. The geologic hazards ordinance (LUC Section 8-501) shall apply to all projects in the Transitional Hillside Treatment Area.



Buildings should be sited to maximize views.

URBAN DESIGN CONCERNS

1. Policy: Relationship to Town Grid

The Transitional Hillside Treatment Area sits high above the core of the town, adjacent to the historic district. The area should establish a gradual change from the historic area to the Developing Hillside Treatment Area. While platting should respect the historic grid, it should not result in projects which are out of character with the natural hillside.

A. NEW PLATTING ARRANGEMENTS MAY BE APPROPRIATE WHERE THEY HELP TO MINIMIZE THE VISUAL IMPACT OF A PROJECT AND PRESERVE THE NATURAL CHARACTER OF THE HILLSIDE.

1) New platting arrangements may be necessary that do not follow historic subdivision patterns; however, compliance with the established grid is generally encouraged in this area.

Streets, Alleys and Walkways

2. Policy: Streets

The location of the Transitional Hillside Treatment Area above the core of the town, along with the steep terrain, increases the visibility of streets and driveways. 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 most 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.

Views

3. Policy: Views

Views down to the core of town, up the canyon, to the mountains and to the Transitional Hillside Treatment Area from town are very important and should be preserved. The impacts that structures and site elements have on these view corridors are great and should be avoided. Careful planning of the proposed project is a must.

A. PRESERVE VIEWS TO SCENIC FEATURES WHEN FEASIBLE.

1) Consider positioning buildings on the site to maintain significant view corridors.

4. Policy: Cut and Fill

Site development in the Transitional Hillside Treatment 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 THAT WOULD ALTER THE PERCEIVED NATURAL TOPOGRAPHY OF THE SITE.

1) Use earth berms, rock forms or stone retaining walls to minimize the visual impacts of cuts, except where such elements may abut the historic district. In those cases, hedges and fences are more appropriate.
2) Minimize the height of walls and retaining devices.
3) See also GS(12).

Site Plan, Orientation and Setbacks

5. Policy: Building Setbacks

Although the Transitional Hillside Treatment Area lies outside the historic district, the entire area should relate to the historic context. Traditionally, residences were evenly spaced along the street with front and side yards. This character is important to the town and should be maintained when feasible.

A. MAINTAIN THE TRADITIONAL SPACING OF BUILDINGS WITH FRONT AND SIDE YARDS WHEN FEASIBLE.

6. Policy: Building Orientation

New projects in the Transitional Hillside Treatment 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. When feasible, visual impacts of any hillside development should be minimized.

A. LOCATE BUILDINGS IN LINE WITH EXISTING CONTOURS WHEN FEASIBLE.

1) Where new buildings face onto edges of the historic district, compliance with the traditional grid is generally more important than conforming to natural contours.

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. BUILDING FRONTS THAT ORIENT TO THE ESTABLISHED STREET GRID ARE ENCOURAGED.

1) However, alternative orientations may be considered where innovative site plans will yield a minimized visual impact for the project.
2) Also coordinate the site plan with adjacent properties with respect to views. In some cases, unusual setbacks that deviate from the norm may also be appropriate when they help preserve views to significant features.

Landscaping and Site Features

7. Policy: Plant Materials

Although most projects are encouraged to provide landscaping and screening on site, the use of typical ornamental materials may not be appropriate for the Transitional Hillside Treatment 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) 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.

8. Policy: Site Lighting

Located mostly above the town, the Transitional Hillside Treatment Area has views of all that goes on below. Conversely, those in the other parts of Telluride can easily see all of the hillside. Any site features added to the hillside stand a chance of being seen and detracting from this view. Lighting is a special concern to those below this Treatment Area, where too much or unshielded lights may create nighttime glare.

A. **POSITION LIGHTING TO MINIMIZE VISUAL IMPACTS AS SEEN FROM LOWER VIEWPOINTS.**

1) Buildings located higher on hillsides are more visible at night which may affect the night character of the community.

BUILDING MASS, SCALE & FORM

9. Policy: Mass and Scale

The mass and scale of buildings in Telluride are among the greatest concerns for 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, and also within the Treatment Area, especially those structures that are immediately adjacent to a project. The scale of a building also should relate to its lot size: Larger buildings fit best on larger lots, such that the sense of positive open space is retained. Traditionally, sheds were smaller structures, simple in form and shape. That scale should be maintained along alleys.

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 scale.
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.

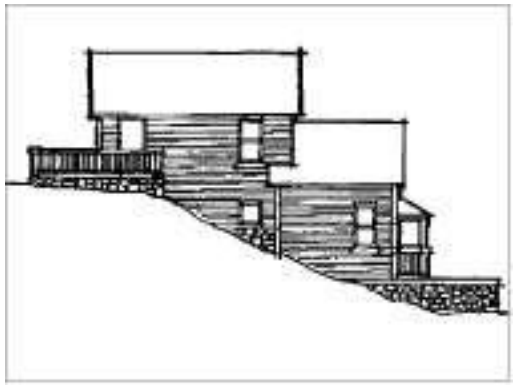
Simple, rectangular gabled forms which are similar to those used traditionally in the historic district are encouraged in the Transitional Hillside Treatment Area.

10. Policy: Building Form

Traditionally, simple building forms appeared in Telluride. 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, with 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 Telluride and to maintain a visual relationship with the historic district.

A. USE **BUILDING FORMS SIMILAR TO THOSE USED TRADITIONALLY IN THE HISTORIC DISTRICT.**

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 Telluride.



Building forms should reinforce the perception of the natural topography.

B. USE **ROOF FORMS SIMILAR TO THOSE FOUND TRADITIONALLY IN THE ESTABLISHED RESIDENTIAL AREAS.**

1) Gabled and shed roofs are typical and are appropriate.
2) Roof forms that protect views of significant features and existing view corridors are encouraged.

ARCHITECTURAL ELEMENTS & DETAILS

11. Policy: Building Components and Details

Because the Transitional Hillside Treatment Area is outside the historic district, the direct relationship of new architectural details with those of older buildings is not an issue. As a matter of recommended policy, architectural details that suggest building styles found historically in Telluride are discouraged in this area, in order to help maintain a clear definition to the edge of the historic district.

A. ARCHITECTURAL DETAILS SHOULD BE SIMPLE IN CHARACTER.

1) Architectural details that copy the historic building styles found in the core of town are discouraged.
2) Creative interpretations of building details which relate to traditional details are encouraged.

B. THE FOLLOWING COMPONENTS AND DETAILS WILL NOT BE REVIEWED BY HARC IN THIS TREATMENT AREA:

1) Window and door design, divisions or frames
2) Ornamental decoration

DEVELOPING HILLSIDE TREATMENT AREA

INTRODUCTION

The Developing Hillside Treatment Area is a special asset to the community. Traditionally, it has been perceived as open space, and established trails in the area have been used frequently to provide access to recreational attractions above the town. Undeveloped land here is in a relatively natural state, which contrasts strongly with the historic district below and therefore serves as a distinct boundary between the established settlement and the surrounding mountains. Any projects in this area will diminish this characteristic. To the greatest extent possible, a project should appear to blend in with the hillsides so the natural image is preserved.

Because this part of town is so unique, the standards for the Developing Hillside Treatment Area focus more on concerns for respecting the natural environment and minimizing visual impacts of development than on relating to the established architectural vocabulary of the historic district.

Relation to other design standards:
The following design standards apply to the special conditions found in the Developing Hillside Treatment Area. They apply in addition to the "General Standards for Review" described in Section III of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*

URBAN DESIGN CONCERNS

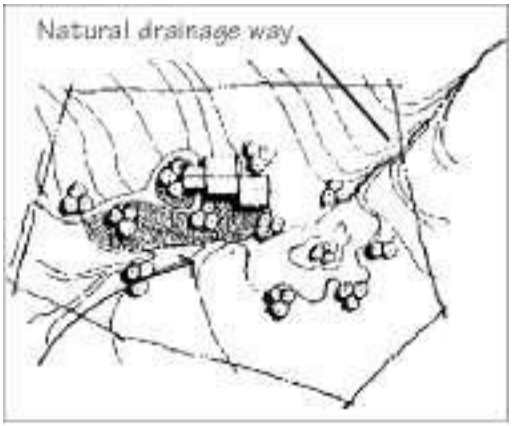
1. Policy: Platting

The Developing Hillside Treatment Area establishes the outermost edge of development in the town. The platting and placement of buildings should result in projects which blends with the natural hillside and which is minimally visible from within the core of the town. Platting similar to the historic district is not appropriate.

A. LOCATE BUILDINGS IN LINE WITH EXISTING CONTOURS WHEN FEASIBLE.

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.

The Hillside Residential Treatment Area poses special technical problems for development, including rockfall, soil erosion and drainage control. Any project in this area should incorporate designs that mitigate these conditions and should also provide for basic service and safety needs. Hillside development should undergo strict environmental and engineering review to insure safe development. The geologic hazards ordinance (LUC Section 8-501) shall apply to all projects in the Transitional Hillside Treatment Area. For development in this area, also refer to the Hillside Master Plan *and zone district standards.*



Locate buildings in line with existing contours when feasible.

Streets, Alleys and Walkways

2. Policy: Streets

The terrain of the Development Hillside Treatment Area is steep. As a result, site development, including new roads and driveways, may require deep cuts. This area is visible form the core of the Town and new roads and driveways may impact the natural character of the hillside as seen from below.

Historically, trails and roads -were located throughout the hillside area, as seen in this photo from the early 1900s.

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 paved 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.

Views

3. Policy: Views

Views down to the core of town, up the canyon, to the mountains and to the Developing Hillside Treatment Area from town are very important and should be preserved. The impacts that structures and site elements have on these view corridors are great and should be avoided. Careful planning of the proposed project is a must.

A. PRESERVE VIEWS TO SCENIC FEATURES WHEN FEASIBLE.

1) Consider aligning streets to maintain significant view corridors.
2) Development of overlooks, accessible from the public way, is encouraged.

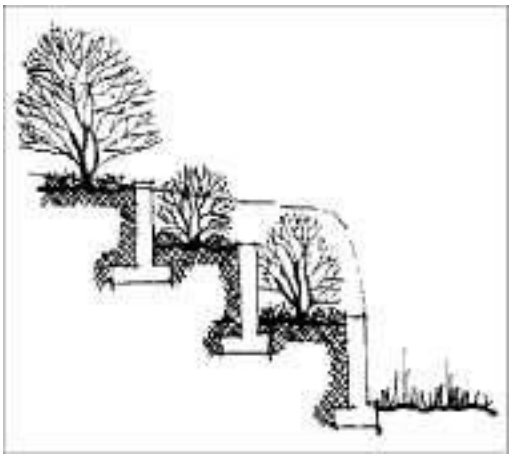
SITE DESIGN STANDARDS

4. Policy: Cut and Fill

Site development in the Developing Hillside Treatment 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, rock forms or stone retaining walls to visual impacts of cuts, except where such elements may abut the historic district. In those cases, hedges and fences are more appropriate.
2) Minimize the height of walls and retaining devices.
3) See also GS(12).



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.

5. Policy: Positive Open Space

The hillside areas are presently perceived as open space. This perception should be continued as much as possible even as the area develops. Projects should be planned to maximize the perception of this open space.

A. ARRANGE BUILDINGS IN GROUPS THAT WILL MAXIMIZE SHARED OPEN SPACE.

1) Clustered housing, zero lot lines and other creative planning concepts may be appropriate to create large areas of shared open space.
2) Consider clustering parking areas to reduce paved surface areas and allow increased areas of shared open space.
3) Plans that include some lots without street frontage may be considered. HARC encourages innovative plans for lot and street arrangements that can help to minimize the perceived surface area of new projects.

6. Policy: Building Orientation

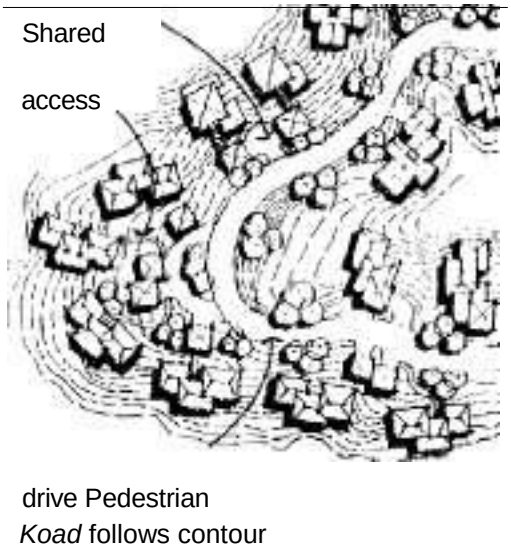
The hillside area can be seen from many points in Telluride and from the surrounding mountain side, therefore any project has the potential for significant visual impact on the overall character of the town. The visual impact of any hillside project should be minimized.

A. ORIENT BUILDINGS ON THE SITE TO COMPLEMENT THE NATURAL TOPOGRAPHY.

1) Orientation to the conventional grid is not required in this area.

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



Orient buildings on the site to complement the natural topography.

C. BUILDING ORIENTATIONS SHOULD BE CONSIDERED WHERE INNOVATIVE SITE PLANS WILL YIELD A MINIMIZED VISUAL IMPACT FOR THE SITE.

1) Also coordinate the site plan with adjacent properties with respect to views. In some cases, unusual setbacks that deviate from the norm may also be appropriate when they help preserve views to significant features.

Landscaping and Site Features

7. Policy: Plant Materials

Planted areas with drought-tolerant plant species, ■which are native to the region or-which are compatible ■with the alpine climate, are encouraged.

Although most projects are encouraged to provide landscaping and screening on site, the use of typical ornamental materials may not be appropriate for the Developing Hillside Treatment 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) 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.

8. Policy: Site Lighting

Located mostly above the town, the Developing Hillside Treatment Area has views of all that goes on below. Conversely, those in the other parts of Telluride can easily see all of the hillside. Any site features added to the hillside stand a chance of being seen and detracting from this view. Lighting is a special concern to those below this Treatment Area, where too much or unshielded lights may add to the nighttime glare.

A. **POSITION LIGHTING TO MINIMIZE VISUAL IMPACTS AS SEEN FROM LOWER VIEWPOINTS.**

1) Lighting from buildings located higher on hillsides are more visible at night which may affect the night character of the community.

BUILDING MASS, SCALE & FORM

9. Policy: Mass, Scale and Form

The rugged, hillside character of the Developing Hillside Treatmet Area is important and should be maintained. Buildings in this Treatment 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, or that are earth covered, 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 scale.
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.

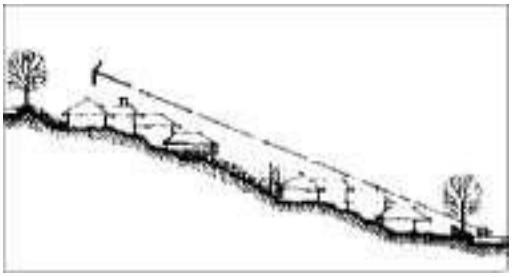
Inappropriate: *Use building forms that reinforce the perception of the natural topography. This building, located on a steep slope, presents a tall profile that is inconsistent -with the surrounding hillside.*

10. Policy: Roof Form

The rugged, hillside character of the Developing Hillside Treatment Area is important and should be maintained. Buildings in this Treatment 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 or earth covered roofs may be appropriate in some cases.

A. **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.
3) As an alternative, consider earth covered roofs.



Appropriate: *Use building forms that reinforce the perception of the natural topography.*

ARCHITECTURAL ELEMENTS & DETAILS

11. Policy: Building Components and Details

Because this area is establishing its own character and context, there will be greater latitude in terms of detailed architectural design. Designs that blend with the character of the natural hillside in material, color and texture are encouraged. Architectural details that suggest building styles found historically in Telluride are

discouraged in this area, in order to help maintain a clear definition of the edge of the historic district.

A. ARCHITECTURAL DETAILS SHOULD BE SIMPLE
IN CHARACTER.

1) Creative interpretations of building details, which relate to traditional details, are encouraged.

B. THE FOLLOWING COMPONENTS AND DETAILS
WILL NOT BE REVIEWED BY HARC IN THIS TREATMENT AREA:

Window and door design, divisions or frames

Ornamental decoration

RIVER PARK CORRIDOR OVERLAY TREATMENT AREA

INTRODUCTION

The San Miguel River and its tributaries form one of the most important natural features found in the Telluride. These natural drainages are important resources and the riparian vegetation found along their banks give a special, natural character to the area. The town depends upon the waterways for environmental, aesthetic and open space benefits, which become more vital as the town grows. As best viewed from the surrounding mountain slopes to the north, east and south, the river areas provide a permanent, park-like buffer along the southerly boundary and developed part of the town.

In recognition of these special resources, the town has defined a River Park Corridor Overlay Treatment Area which includes the meandering of the San Miguel River, its tributaries, Cornet and Bear Creeks and related wetlands. The River Park Corridor Overlay includes four distinct areas which merit preservation:

The River Trail which follows the River from Town Park to the west edge of town, and is used by pedestrians, bicyclists and others for recreational activity;

The San Miguel River and its tributaries, defining the general form and natural character of the River Park Corridor Overlay;

The River Park which includes all of Town Park, as well as small pockets of parklands along the river;

Open space has also been set aside for protection of natural habitat.

The town's goal for the River Park Corridor Overlay is to protect and enhance the remaining valuable natural open space within the corridor and to harmoniously integrate the gradual growth along the river edge into this unusually beautiful mountain environment. Protecting the natural environment and open space along the San Miguel River and its related tributaries and wetlands are of prime importance.

The River Park Corridor Overlay meanders through portions of all Treatment Areas in Telluride. Conditions which are unique to a particular area within the River Park Corridor Overlay are identified and addressed separately. The following planning and design standards are to be used in addition to the underlying Treatment Area standards. HARC encourages each property owner/developer to thoroughly review these standards and seek any needed clarification and assistance in the site planning and design process that will meet the goals of the River Park Corridor Overlay. HARC may solicit recommendations from the Parks and Recreation Board when reviewing projects in the River Park Corridor Overlay. Where the River Park Corridor Overlay Treatment Area standards conflict with those established for the other Treatment Areas in town, the RPC standards will generally take precedence.

Relation to other design standards:

The following design standards apply to the special conditions found in the River Park Corridor Overlay Treatment Area. They apply in addition to the "General Standards for Review " described in Section III and the individual treatment areas described in Sections V of this document. Topics of special relevance are:

- *Streets, Alleys and Walkways*
- *Site Design*
- *Site Plan, Orientation and Setbacks*
- *Landscaping and Site Features*
- *Building Mass, Scale and Form*
- *Architectural Elements and Details*
- *Windows and Doors*
- *Signs*

For rehabilitation projects in the River Park Corridor Overlay Treatment Area, the "Standards for the Rehabilitation of Historic Buildings, "presented in Section IV of this document, also apply.

The San Miguel River and its tributaries form one of the most important natural features found in Telluride.

ENVIRONMENTAL CONCERNS

Sensitive Lands

The existing topography, flora and fauna of any property -within the River Park Corridor Overlay shall not be disturbed or altered -without a HARC-approved site plan.

1. Policy:

A new project should blend with existing contours and vegetation and preserve the natural topography of land adjacent to the waterways, as well as preserve and enhance native vegetation and natural habitat found in the River Park Corridor Overlay.

All development shall maintain and reinforce the natural character of the River Park Corridor.

A. ALL PROJECTS SHALL MAINTAIN AND REINFORCE THE NATURAL CHARACTER OF THE LAND FORMS.

1) This includes the existing topography, drainage and landscape features.
2) Maintain the visual relationship to the river by retaining the natural topography.

B. THE MEANDERING OF THE SAN MIGUEL RIVER AND ITS TRIBUTARY STREAM COURSES SHALL NOT BE RESTRICTED OR ALTERED EXCEPT WHEN SUCH ACTIONS WOULD RESTORE AND ENHANCE THE NATURAL HABITAT.

1) River enhancement projects, such as de-channelizing of the river or creation of eddy pools, may be considered, but only when conducted under the direction of a wetlands specialist.

C. NEW CONSTRUCTION SHOULD HELP PRESERVE AND ENHANCE NATURAL HABITAT.

1) Avoid placing buildings, infrastructure, trails, etc., in areas which could damage the wildlife habitat in the River Park Corridor Overlay, especially within wetlands and along the river.

URBAN DESIGN STANDARDS

Commercial activities adjacent to the River Trail may require Planning and Zoning approval. See LUC Sections 3-211, 3-212 and 6-101, "Uses Permitted on Review," regarding high intensity uses in the River Park Corridor Overlay.

2. Policy: Relationship to Site Context

A variety of activities occur within the River Park Corridor Overlay. Special care must be taken to insure that the natural habitat and character of the area is preserved, while allowing appropriate activities to occur.

A. **AVOID LOCATING ACTIVITIES ALONG EDGES THAT WOULD DISRUPT THE CHARACTER OF THE RIVER PARK CORRIDOR OVERLAY.**

1) Activities should be located away from dedicated open space and the river, in order to preserve the natural environment.
2) Decks and other activity areas should be set back from the park.
3) Provide a buffer zone, or passive space, between activity on private property and the River Park.

B. NEW CONSTRUCTION ALONG CORNET CREEK SHALL RESPECT THE NATURAL SETTING.

1) Buildings and their appurtenances, including decks, shall be set back from the banks of the creek.
2) Maintain the natural setting along the creek by using indigenous plants and rocks.

New construction should be designed -which -will respect, preserve and enhance natural habitat.

Streets, Alleys and Walkways

3. Policy: Pedestrian Systems

The River Trail, located in the River Park Corridor Overlay, is a primary pedestrian and recreation corridor. Activities and uses on property adjoining the trail and the rest of the River Park Corridor may conflict with the recreational use of the area as well as the natural habitat. Therefore, it is necessary to protect the trail and open space edges in order to prevent conflicts between uses and to protect the natural character and environment by limiting the number of points of access and encouraging pedestrian-oriented design which enhances the pedestrian experience.

A. MAINTAIN A NATURAL EDGE TO THE TRAIL AND PARK.

1) If natural areas abut private projects, provide a natural landscaped buffer to the trail and River Park.
2) Avoid locating activities along edges that would disrupt the character of the river trail.

B. PROVIDE A SENSE OF PEDESTRIAN SCALE ALONG THE EDGES OF THE TRAIL.

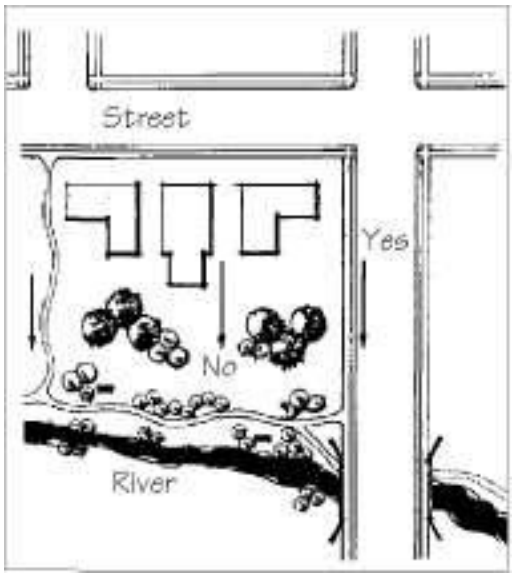
1) Step down the scale of buildings along the trail edge.
2) Provide architectural and landscape details that are at a human scale and encourage pedestrian activity.

C. POINTS OF ACCESS TO THE RIVER TRAIL, THE RIVER AND TRIBUTARIES SHALL BE LIMITED IN NUMBER TO PRESERVE THE CHARACTER AND HABITAT OF THE AREA.

1) Access points shall be located primarily where streets traditionally would intersect with the River Trail.
2) Access points and paths from private projects are prohibited.
3) Formal secondary access points and paths are discouraged.
4) The creation of new paths within the River Park Corridor Overlay should be limited, to protect the natural habitat and character of the area.

D. THE DESIGN OF A TRAIL INTERSECTION SHALL BE SENSITIVE TO ITS SURROUNDINGS.

1) Design intersections to emphasize view corridors, and to blend with the natural character of the area.
2) Trail intersection should not dominate the river trail.



Access points should be located primarily where streets traditionally would intersect with the River Trail. Access from within private developments is inappropriate.

Projects within the River Park Corridor may be referred to the Parks and Recreation Board for review and comment.

E. PROJECTS WHICH ARE FARTHER FROM THE RIVER SHOULD ENCOURAGE PEDESTRIAN ACTIVITY.

1) The areas of the River Park Corridor Overlay which are farther away from the river and River Park should be considered transitional areas.

Views

The view across Town Park to Bear Creek andBallard Peak is one of the most important views in Town.

4. Policy: Views

Projects adjacent to the San Miguel River should allow views along the river as well as views through the site to the river.

A. POSITION BUILDINGS AND FEATURES ON THE SITE IN WAYS THAT PROTECT, ENHANCE AND HIGHLIGHT VIEWS TO PEAKS, WATERFALLS, THE RIVER, CREEKS AND OTHER IMPORTANT FEATURES.

1) Provide view corridors through the site to the river.
2) Protect views along the River Trail and the river.
3) Orient roof forms to preserve views through the site.

Public Utilities and Infrastructure

5. Policy: Utilities and Infrastructure

Infrastructure can have significant impacts on the environment. Any major infrastructure improvements to the River Park Corridor Overlay Treatment Area should be designed to reduce the impacts on the natural character of the area.

New pedestrian bridges should be simple in design and compatible with the natural character of the River Park Corridor.

A. INFRASTRUCTURE SHOULD BE CAREFULLY INTEGRATED INTO THE RIVER PARK CORRIDOR OVERLAY.

1) The number or bridges within the River Park Corridor Overlay should be limited.
2) Bridge designs should be simple in character, and structurally light to mitigate visual impacts.
3) The use of culverts across waterways and the placement of supports in the channel is inappropriate.
4) Consider expanding or upgrading existing bridges rather than adding new bridges.

6. Policy: Site Furniture

The River Park Corridor is a significant part of Telluride's pedestrian system. Site furniture, signage and utilities should be designed which are compatible with the natural character, while addressing the needs of new projects.

A. SITE FURNISHING AND DESIGN FEATURES IN PUBLIC AREAS SHOULD BE COMPATIBLE WITH AND HELP PROTECT THE NATURAL ENVIRONMENT.

1) Sitting areas, signs and other improvements should harmonize with the small town image and the natural character of the River Park Corridor Overlay.
2) The following features may be considered; however, protection of the natural habitat is of primary importance:
   - River and pond overlook picnic sites.
   - Earth berms and landscaped buffers to separate conflicting uses and activities.
   - Wildlife habitat, protected areas and bird nesting sites.
   - Scenic view points
   - Water fountains and information signs.

SITE DESIGN STANDARDS

7. Policy: Site Drainage

A special drainage concern is the potential for runoff to enter the river. Projects within the River Park Corridor Overlay should minimize impacts on natural drainage patterns.

Note that technical review of drainage design and impacts -will be conducted by the Town Engineer. HARC reviews only the visual impacts of proposed architectural and landscape design solutions to drainage systems. Refer to the hydrology ordinance for regulations regarding impacts on ground water.

A. **ALL PROPOSED PROJECTS SHALL MATCH NEW GRADING AND DRAINAGE TO THE NATURAL EXISTING CONTOURS.**

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

8. Policy: Positive Open Space

A variety of activities take place within the River Park Corridor Overlay, which may conflict with other uses, as well as the natural habitat. Therefore, it is necessary to protect the trail and open space edges in order to prevent conflicts between uses and to protect the natural character of the area.

A. **PROVIDE SUBSTANTIAL OPEN SPACE WITHIN PROJECTS WHICH WILL ENHANCE THE NATURAL CHARACTER OF THE AREA.**

1) Protect open space edges to preserve the natural habitat.

Site Plan, Orientation and Setbacks

Buildings should be designed and sited to complement and enhance the open space and natural character.

Respect the natural character of the park and open space by providing a landscaped buffer between natural areas and private development.

9. Policy: Building Orientation

With the natural environment and open space being the primary concern in this Treatment Area, new projects should not encroach on any natural habitat areas. This general policy holds true for the siting of buildings as well. While siting should take advantage of spectacular views in the area, a building should be positioned in a manner which minimizes its site impacts.

A. BUILDINGS SHOULD BE DESIGNED AND SITED TO COMPLEMENT AND ENHANCE THE OPEN SPACE AND NATURAL CHARACTER.

1) Buildings should not shade sensitive habitat areas.
2) Avoid building design which will divert snow onto adjacent properties. Wetlands areas may be particularly sensitive.

Landscaping and Site Features

10. Policy: Landscaping and Plant Materials

While the River Trail is used intensively for in-town recreation activities, such as walking, bicycling and cross-country skiing, it is also the primary natural area within the town. Development adjacent to the River Trail therefore should reinforce the appeal of the River Park Corridor Overlay for pedestrian activity, while protecting the natural habitat. Appropriate vegetation/landscaping, consistent with the natural riparian features of this area, shall be abundantly used in all projects, especially in those areas visible from the trail.

A. USE LANDSCAPING FEATURES TO PROVIDE NATURAL BUFFERS OR SCREENS BETWEEN DEVELOPMENT AND THE RIVER TRAIL.

1) Such features should complement the trail and its natural features; they should not dominate it.
2) Features such as berms should be compatible with the natural appearance of the area's topography.

B. ALL PROPOSED PROJECT PLANS SHALL EMPHASIZE THE ABUNDANT USE OF NATIVE PLANT MATERIALS TO ENHANCE RIPARIAN LANDSCAPE, AND SHALL PROTECT AND PRESERVE EXISTING NATURAL RESOURCES.

1) New plantings shall be indigenous trees, shrubs and ground cover to maintain the rough and natural character of the area.
2) Preserve the existing vegetation and primitive character of this area.
3) Native plantings should be reintroduced to enhance the natural river character.
4) Areas of sod and non-native plantings are strongly discouraged.

C. PROJECTS THAT ARE PROPOSED ALONG THE EASTERLY PORTION OF COLORADO AVENUE SHALL BE INTEGRATED INTO THE RIVER PARK CORRIDOR OVERLAY BY THE EXTENSIVE USE OF TREES, SHRUBS AND WILDFLOWERS.

11. Policy: Site Lighting

Having such a natural setting accommodating both residential and commercial projects, as well as pedestrian activities, the potential impacts of site lighting are great. The amount of lighting on the site should be minimized such that it will not disturb the natural, nocturnal ecosystem.

HARC may require interior lighting plans in order to evaluate impacts on the area.

A. NIGHT LIGHTING FOR ALL PROJECTS SHALL BE SUBDUED AND HARMONIOUSLY BLENDED INTO THE NATURAL NOCTURNAL ECOSYSTEM.

1) This applies to paths, roadways, parking areas and building exteriors.
2) Minimize light spillover into public lands. This includes site lighting and interior lighting.
3) Consider design features such as solid deck railings and roof overhangs, which will block light from the building.
4) Minimize the amount of glass area facing the River Trail and the river.
5) Locate interior light fixtures away from windows.
6) Activity switches and timers shall be used to prevent unnecessary sources of glare.

Night lighting for all projects shall be subdued and harmoniously blended into the natural, nocturnal ecosystem. The use of features such as solid railings may help to reduce lighting impacts upon the natural habitat.

See Land Use Code Sections 3-211 and 3-212 for setback and height restrictions ■within the River Park Corridor Overlay Treatment Area.

BUILDING MASS, SCALE & FORM

12. Policy: Mass, Scale and Form

The mass, scale and form of buildings in Telluride are among the greatest concerns for compatible construction in the Treatment Area. The height, width and depth of a new building should be designed to preserve the pedestrian scale and sense of openness in the area and be compatible with the river.

A. BUILDINGS THAT ARE ADJACENT TO THE RIVER TRAIL SHOULD BE AT A PEDESTRIAN SCALE.

1) Buildings shall be one or two stories tall along the River Trail.
2) Facades shall not exceed 50 feet in length along the River Trail without a significant change in setback.
3) Step down the height of buildings at the property edge.

Taller buildings shall be set back to minimize impacts on the trail and to preserve the sense of open space.

B. TALLER PORTIONS SHALL BE SET BACK TO MINIMIZE IMPACTS ON THE TRAIL.

1) Avoid locating tall structures along the trail edge.
2) Along the river and at the park, set portions of buildings back to retain the sense of open space.

ARCHITECTURAL ELEMENTS & DETAILS

13. Policy: Architectural Character

New construction should relate to both the street and to the River Trail, since buildings will be equally visible. Therefore, facade detailing should be provided on both the front and river side elevations.

A. PROVIDE THE SAME ATTENTION TO DETAIL ON FACADES THAT FACE THE RIVER TRAIL AS THOSE THAT FACE THE STREET.

14. Policy: Building Components and Details

While the use of building components, such as decks, is encouraged as a means of providing scale to the river edge of a project, it is important that these elements not intrude upon this important amenity, the River Trail.

A. MINIMIZE THE INTRUSION OF BUILDING COMPONENTS, SUCH AS DECKS AND BALCONIES, INTO THE RIVER PARK CORRIDOR OVERLAY.

1) Decks and balconies shall be set back from the river and trail edges, but should not extend into established setbacks.
2) Decks and balconies should be small in size and should be located in such a way that they do not negatively impact the natural setting of the River Park Corridor Overlay.

GLOSSARY

Alignment The arrangement of objects along a straight line.

Arch A structure built to support the weight above an opening. A true arch is curved. It consists of wedge-shaped stones or bricks called Voussoirs (vu-swar'), put together to make a curved bridge which spans the opening.

Architectural Character The combination of building form, scale, details, ornament and other visual aspects which establish a building's identity.

Ashlar A square, hewn stone used in building. It also refers to a thick dressed, square stone used for facing brick walls, etc.

Balcony A platform projecting from the wall of an upper story, enclosed by a railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

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.

Bay Window A window or set of windows which project out from a wall, forming an alcove or small space in a room; ordinarily begins at ground level, but may be carried out on brackets or corbels.

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.

Caning Metal struts supporting leaded glass.

Canopy A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from 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.

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.

Dentil molding A molding with a series of small blocks that look like teeth, usually seen under a cornice.

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.

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

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.

Fenestration The arrangement and design of windows in a building.

Finial The decorative, pointed terminus of a roof or roof 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.

Joist One of the horizontal wood beams that support the floors or ceilings of a house. They are set parallel to one another—usually from l'O" to 2'0" apart—and span between supporting walls or larger wood beams.

Lanset Window A narrow, vertical window that ends in a point. *Lap*

Siding See clapboards.

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

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.

Oriel Window A projecting bay with windows, which emerges from the building at a point above ground level. It is often confused with a bay window which ordinarily begins at ground level.

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

Pilaster A support or pier treated architecturally as a column, with a base, shaft, and capital that is attached to a wall surface.

Pony Walls Low walls, between 24" to 36" high, that are used to enclose porches or balconies. Also known as "wing" walls.

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 be 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.

Quoin (koin) Dressed stones or bricks at the corners of the buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

Rafter Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

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.

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:

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 sometimes built against a higher wall.
Jerkin-head (clipped gable or hipped gable) is similar to gable but with the end clipped back.
Gambrel roof is a variation of a gable roof, each side of which has a shallower slope above a steeper one, often referred to as a "barn" roof.
Mansard roof is a roof with a double slope; the lower slope is steeper and longer than the upper; the upper pitch is typically shallow or flat.

Sash See definition for window parts.

Shape The general outline of a building or its facade.

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

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 components or facade.

Soffit The underside of a structural part, as of a beam, arch, etc.

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.

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

Transom A window located above a door or larger window.

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

Window 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. For a diagram of window parts, see page GS-24.

BIBLIOGRAPHY

The following is a partial list of the reference materials which are available at the Town of Telluride Planning Department.

Regulatory References

Design Guidelines for Building in Telluride, 1997.

Town of Telluride Land Use Code

Town of Telluride Master Plan, 1987.

Town of Telluride Hillside Master Plan, 1989

Telluride Gondola Gateway Plan, 1993

2994 *Uniform Building Code.* International Conference of Building Officials.

2994 *Uniform Code for Building Conservation.* International Conference of Building Officials.

Tederal Historic Preservation Laws. Washington, DC: U.S. Department of the interior, National Park Service, Cultural Resources Programs, 1993.

Preservation Tax Incentives for Historic Buildings and "Historic Preservation Certification Application". Washington, DC: U.S. Department of the interior, National Park Service

Colorado Historical Toundation Preservation Easements Program. Denver, CO: Colorado Historical Society

Colorado State Tax Credits for Preservation. Denver, CO: Colorado Historical Society.

Historic Research Material

Telluride Historic and Architectural Surveys. 1986, 1987, and 1997 surveys.
(Includes narratives and inventory forms for all rated and non-rated structures.)

Sanborn Penis Maps. 1886-1922.
(Insurance maps showing all historic buildings in the Town of Telluride as well as the surrounding communities and mines, and indicating uses and type of construction.)

Telluride National Historic Landmark District National Register of Historic Places Nomination Torm. 1988.

The Lone Tree Cemetery Survey. Telluride, CO: Western Slope Historic Preservation Services for the Town of Telluride, 1996.

The R.G.S. Story - Volume II - "Telluride, Pandora and the Mines Above." Russ Collman and Dell A. McCoy, Denver, CO: Sundance Publications, 1991.

Survey Manual and How to Complete Colorado Cultural Resource Inventory Forms. Denver, CO: Colorado Historical Society, Office of Archaeology and Historic Preservation, 1991.

Colorado Preservation 2000. Denver, CO: Colorado Historical Society, Office of Archaeology and Historic Preservation, 1996.
(Colorado's state-wide master plan for historic preservation.)

Directory of State Register of Properties. Denver, CO: Colorado Historical Society, Office of Archaeology and Historic Preservation, 1997.

Historic Preservation

The Old House Journal Guide to Restoration. Patricia Poore, Ed. Louise Quayle, Project Ed. New York: Dutton, 1992.

Dictionary of Building Preservation. Ward Bucher, AIA, Ed. New York: Preservation Press; John Wiley & Sons, Inc., 1996.

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995.

Preservation Briefs. Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1975-present.
(A series of technical and educational publications providing information on the care and maintenance of historic buildings. Topics range from painting wood to wood shingles, barns to Main Street, wood windows to stained glass, handicap accessibility to lead paint.)

Preservation Tech Notes. Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division.
(A series of case studies illustrating specific preservation issues and practices.)

Information Series. National Trust for Historic Preservation.
(Information on assorted topics including facade easements, revolving funds, flood damage and emergencies.)

Preservation Commissions

Building a Defensible Record. Stephen Neal Dennis, National Center for Preservation Law, 1991.

Takings Law in Plain English. Christopher J. Duerksen and Richard J. Roddewig. American Resources Information Network, 1994.

Procedural Due Process in Plain English - A Guide for Preservation Commissions. Bradford J. White and Paul W. Edmondson. National Trust for Historic Preservation, 1994

Periodicals and Memberships

Preservation and Preservation Torum. National Trust for Historic Preservation

CRM: Cultural Resource Management. U.S. Department of the Interior, National Park Service, Cultural Resources.

Colorado Preservation, Inc.

The Alliance Review. National Alliance of Preservation Commissions.