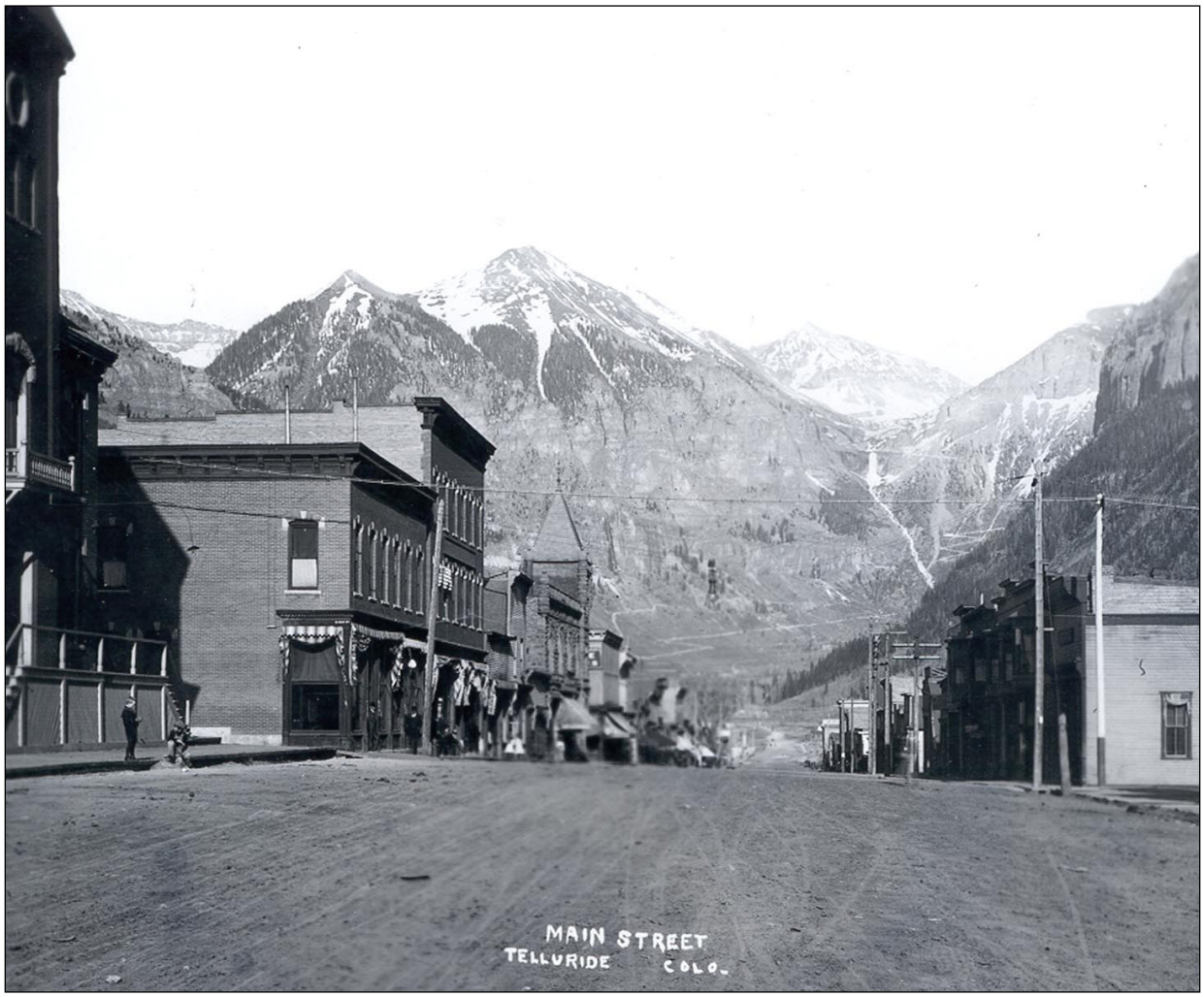
DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

TOWN OF TELLURIDE, COLORADO

Prepared by the Town of Telluride Planning and Building Department,
The Citizens of Telluride, and the Collaborative inc. (tCi)

Adopted January 1st, 2016



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ACKNOWLEDGEMENTS AND CREDITS

This document is an update of Design Guidelines for Building in Telluride, September 1997 edition produced by Winter & Company and the Telluride community.

The Planning Department Staff of the Town of Telluride wish to thank Town Council for its guidance and support of this update and to thank the Historic and Architectural Review Commission and the Planning and Zoning Commission for its in-depth recommendations and review of the updated document. Staff would also like to acknowledge the citizens of Telluride, both past and present, who created the framework of this document and continually contribute to the preservation of our historic town.

Historical descriptions include data from Front Range Research, Inc. who conducted the 1987 Telluride Historic and Architectural Survey and from the The Town of Telluride Historic & Architectural Survey, 2013 (2013 THAS), prepared by Carl McWilliams, Principal of Cultural Resource Historians.

Many historical photos were first collected into the 1991 book: The RGS Story volume II - Telluride, Pandora and the Mines Above and from the Telluride Historical Museum. Recent photos were taken by Planning Department staff, and most historic photos are used with permission of the Telluride Historical Museum, Amy Levek and the Dirk de Pagter private collection.

The Town of Telluride has received federal funds in the past 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 disability. 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 in Washington, DC.

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INTRODUCTION TO DESIGN REVIEW

WHY HAVE DESIGN GUIDELINES AND STANDARDS?

The *Design Guidelines and Standards for Building in Telluride* represent the shared core values and policies of the Telluride community for design of the built environment. They are based on a commitment to preserving historic resources, and enhancing livability and the overall design character of the town.

Of the less than 2,500 National Historic Landmarks, Telluride is one of only 113 National Historic Landmark Districts (NHLDs) in the country and is one of the largest of the seven NHLDs in the State of Colorado.

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. They also convey a sense of the people that built the community during those boom times.

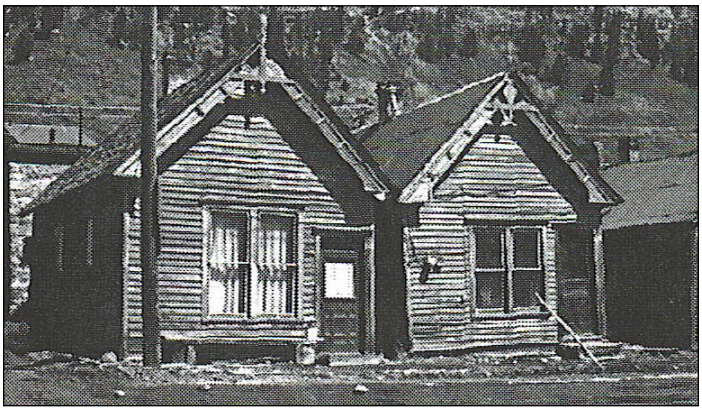
Telluride was designated as a National Historic Landmark District in 1961. It is one of only 113 such districts in the country and one of the largest of the seven in Colorado.

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 Bryan's "Cross of Gold" speech. That significance was recognized with the designation of Telluride as a National Historic Landmark District in 1961 (amended in 1988). Today, Telluride is still special, due to the efforts of its community to preserve the historic status of the district, as well as the sense of community and quality of life.

William Jennings Bryan delivers his "Cross of Gold" speech in front of the New Sheridan Hotel in 1904.

One purpose of the *Design Guidelines and Standards for Building in Telluride* is to inform property owners about the design policies of the Town. The policies focus on preserving the integrity of the community's historic resources and protecting the traditional character of the town. They indicate an approach to design that will help sustain the character of the community that is so appealing to residents and visitors.

A second purpose of the *Design Guidelines and Standards for Building in Telluride* is to provide information for property owners to use in making decisions about their buildings. This is accomplished by addressing basic principles of urban design that promote an environment that is scaled to the pedestrian, sustains cohesive neighborhood identity and respects the unique natural setting of Telluride.



The Cribs on Pacific Avenue before restoration, ca. 1980.

The Cribs, 2011. The Cribs are significant examples of the few remaining structures of their type. Valued by the community, these buildings prompted the citizens of Telluride to adopt the initial Design Standards in 1975.

This document further provides the Town, as administered by the Historic and Architectural Review Commission (HARC), with 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.

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 convey the reality of life in a mining boomtown at the turn of the nineteenth 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 about it.

It is the simplicity of design and modest scale that make Telluride's vernacular structures so important.

Historic primary structures, such as houses, stores and warehouses, are certainly important, but so are secondary buildings, including sheds and barns. Other site features from the period of historic significance also are valued. For example, dry stack rock retaining walls, and fences help one to understand how people once lived in Telluride. 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.

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 that were the basis for the establishment of the historic district. The surveys of Telluride's historic buildings were revised in 1986 and 1987. Based on these surveys, the boundaries of the National Historic Landmark District were redefined and a period of significance from 1878 to 1913 was established. A survey in 1996 provided additional information about secondary structures. An updated survey of both the primary and secondary structures was completed in October 2013.

HISTORIC DESIGNATIONS

TWO TYPES OF HISTORIC DISTRICT DESIGNATION

Two types of historic district designations exist in Telluride: a local district, which is established by Town Council, and a 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 given by the Secretary of the Interior. These sites are so special that 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 Park Service administers the National Register and the Landmarks program, and nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior.

THE NATIONAL HISTORIC LANDMARK DISTRICT

The town's status as a National Historic Landmark District 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 standards for programs such as the flood insurance design requirements of the Federal Emergency Management Agency (FEMA) may also be available to historic buildings. These federal provisions can 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.

In 1973, the Trustees of the Town of Telluride established a Historic Preservation Commission (Ordinance #254) and then enacted a Historic Preservation Zone (HP) in 1974. **The town is required to conduct 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 Historic Preservation Zone provisions were adopted in October of 1988 (Ordinance #843). Much of this work was based on the vision and passion of the people who made their home in Telluride during the 1970s, including a master plan, zoning, surveys and design guidelines for building in Telluride. Guidelines were first adopted in 1980.

It is important to note that *The Telluride Master Plan, 2006* (Master Plan), adopted in 1975, 1987 and updated in

2006, separates the Telluride Historic Landmark District (THLD) boundary from the town limits. Outlying areas in the Historic Preservation Overlay District (HPOD) remain subject to design review, but guidelines and standards for these areas are primarily based on principles of urban design that respect the historic context. The intent of the guidelines and standards for the area outside the THLD is to ensure that new construction maintains a traditional scale and character and uses appropriate materials.

Key principles and values noted in the Master Plan include maintaining and preserving the sense of community that is widely shared and valued in Telluride and is based on the passion of the people, a pedestrian walking scale, the Historic District and structures, cultural traditions, recreational opportunities, the mountain setting and environment and its natural beauty.

View of Telluride in 2011 looking northwest. Note the consistency of massing and forms throughout the town and how this contributes to Telluride's overall character.

AUTHORITY TO REGULATE

As a Statutory Town, the authority for Telluride to enact zoning legislation, and 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.

Additionally, 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 codes and regulations that are employed in Telluride.

This photo of a preserved historic house at 316 N. Oak Street demonstrates how important Telluride's historic resources were even at the time of designation.

A major goal for Telluride is to preserve the town's historic character. This is accomplished by giving special attention to landmarks and other primary and secondary buildings with historic significance. Preservation of these resources helps maintain the Telluride Historic Landmark District and its designation.

TYPES OF WORK REVIEWED

REHAB & ALTERATIONS TO HISTORIC BUILDINGS:

Includes any property designated in the *The Town of Telluride Historic & Architectural Survey, 2013* (2013 THAS) as Contributing or Supporting to the Historic District. Any alteration to the exterior of a historic building, including the construction of an addition, is subject to review. The Design Guidelines and Standards for the relevant treatment area apply to such a property as well as the River Park Corridor Overlay, if appropriate.

ALTERATION TO EXISTING NON-CONTRIBUTING BUILDINGS WITH OR WITHOUT QUALIFICATION AS DESIGNATED IN THE 2013 THAS:

Includes properties that are older but lack integrity as historic structures, or may be a newer building that has not achieved historic significance. The relevant treatment area Design Guidelines and Standards and the River Park Corridor Overlay and Special Standards may be applicable.

Site Work: Includes landscaping of grounds as well as new grading and construction of driveways and hardscape such as patios and decks.

PRESERVATION & DESIGN GOALS

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 town. The goals and objectives as defined in the plan are as follows:

HISTORIC PRESERVATION *(MASTER PLAN GOAL G)*

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 lifestyles 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 adds to its attraction for visitors. Preservation of this connection with history is a high priority of most citizens in the community.

In general, there are three types of historic buildings that are valued in Telluride. First, there are several major buildings that stand out because of their size, unique design or special function. These are designated by ordinance as **local landmarks**, and include structures such as Town Hall, the Depot, Telluride Elementary School, Miner's Union Hospital and others. 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. Third, 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.

URBAN DESIGN *(MASTER PLAN GOAL H)*

A defined policy of urban design principles can help achieve the community's goals for quality development. Residents value good design that enhances the attractiveness and functionality for the town as a whole. A significant portion of the elements that affect the design of the urban environment are already embodied in the historic buildings and site features within the THLD. However, urban design concepts extend beyond this boundary, both geographically and conceptually, and a defined policy of urban design principles can help citizens achieve these goals for quality of design in general.

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

Maintaining visual continuity while celebrating special features across town is one of Telluride's established urban design principles. This is enhanced by pedestrian-oriented environments that respect the town's traditional historic scale and character. Views to the valley's east end and the river are especially important.

Miner's Hospital

Elementary School

Miner's Union

Alley

Secondary Structures

New Construction: Includes any new, freestanding structure, either as primary or secondary building. The relevant treatment area Design Guidelines and Standards, the River Park Corridor Overlay and other Special Standards may be applicable.

Sign Work: Installation of a new sign or alteration of an existing one is subject to review.

General: 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...

The Guidelines and Standards in this document apply in addition to provisions in the zoning ordinances and building codes for construction of buildings, site work and signs.

REVIEW PROCESS & SUBMITTALS

In general, the submittal procedures provide for a series of stages of review that progress from informal discussions to formal review of conceptual plans, followed by a review of final design at a public hearing. The amount of documentation required for each phase is defined in the submittal procedures as found in the Land Use Code.

THE REVIEW PROCESS DEPENDS ON SCOPE OF WORK:

- Insubstantial activites: staff approval
- Minor activities: HARC chairperson review and approval
- Small-scale projects: full HARC commission review and approval
- Large-scale projects: preliminary and final reviews, and full HARC commission review and approval

DETERMINING COMPLIANCE WITH THE DESIGN GUIDELINES AND STANDARDS

HARC and Planning Department staff administer the design review process. In doing so, they consider how each proposed project meets the Design Guidelines and Standards and how the proposed work would therefore help to accomplish the design goals set forth here and in the other relevant codes and regulations.

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

A project is deemed to merit a Certificate of Appropriateness when it is determined that a sufficient number of the Design Guidelines and Standards have been adequately met and final HARC approval has been granted.

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 implement improvements that are not contemplated. For example, if an owner plans to repair a deteriorated porch of a historic house, the Design Guidelines and Standards 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 deteriorated building features be repaired.

PLANNING A PROJECT

Before starting to design, utilize the steps below to help get organized:

Consider Professional Design Assistance: These Design Guidelines and 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 local licensed architects and other design and planning professionals who are well versed in these Design Guidelines and Standards to assist them in developing their concepts. Doing so may facilitate a more expedient review process and save the owner time and money. Please note that HARC cannot design or assist in the design process of any project submitted for approval.

Check Other Town Regulations: The Planning Dept. staff can provide information about other regulations and can direct applicants to other Town departments for specific details.

Become Familiar with the *Design Guidelines and Standards for Building in Telluride*: When followed carefully, the Design Guidelines and Standards help provide uniformity and predictability, and are a means to prevent delays and minimize added costs to applicants. Applicants should understand the Design Guidelines and Standards in the early stages of project development. Review the basic organization of the standards and determine which chapters will apply to your project.

Review the Historic Site Context: Consider immediately adjacent properties (within a one block context) and the character of the block as a whole. In most cases, the character of the treatment area is also an important feature. Understanding the historic character of the area's surviving historic resources is vital to an appropriate design.

Review Project Concept with the 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.

Develop a Design Concept using the Design Guidelines and Standards: The Design Guidelines and Standards form the basis for HARC's design review decisions.

Prepare a Complete Submittal Package: Documentation should be provided that clearly illustrates the character of the proposed work. When drawings and plans are unclear, it can delay the process. Narratives explaining the site's historic context are encouraged. Be certain to present all the required drawings and plans. Refer to the Land Use Code for specific requirements.

LAND USE CODE - DESIGN CONSIDERATIONS

In addition to the Design Guidelines and Standards 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 that are fundamental to preserving the quality of life in Telluride. The relevance of each *Design Consideration* may vary depending upon the nature of the proposal. The *Design 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 preserved, maintained and enhanced.
6. The rating or designation for the structure pursuant to the 2013 THAS 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.
7. The impact of the development application upon the rating or designation of adjacent structures and structures within the applicable treatment area.
8. The purposes of the land use, density, height, bulk (Mass & Scale), ground coverage and setbacks within the underlying zone district.

SUBMISSION REQUIREMENTS

These vary depending upon the type of request, but generally these requirements include:

1. Drawings and/or photos of the site and site features;
2. Site plan with proposed site improvements;
3. A street profile or elevation showing the development in context of the block;
4. Elevation drawings;
5. Floor plans; and
6. An impact statement.

ORGANIZATION OF DESIGN GUIDELINES

The Design Guidelines and Standards are organized into four sections. The numerical ordering of the Policies, Guidelines and Standards does not imply a ranking of importance. The emphasis placed on individual standards varies on a case-by-case basis, depending upon the context.

1. Summary of Telluride's Building History

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

2. Standards for Rehabilitation of Historic Buildings

These apply to proposals with structures rated as either Contributing or Supporting by the 2013 THAS. These Design Guidelines and Standards provide review criteria and direction for proposals to add to or alter structures with historic integrity.

3. Standards for the Individual Treatment Areas

These Design Guidelines and Standards identify the distinct architectural, natural or topographic characteristics of a specific neighborhood.

4. Special Design Guidelines and Standards

These Design Guidelines and Standards include the River Park Corridor Overlay, Alleys & Secondary Structures, Lighting and Signs.

THE BASIC FORMAT IS AS FOLLOWS:

POLICY STATEMENT describes a desired state of condition of the design element being discussed (referenced by number).

GUIDELINES AND STANDARDS STATEMENT is typically performance oriented, describing a desired design treatment (referenced by letter).

SUPPLEMENTARY INFORMATION includes other requirements, or provides an expanded explanation.

ILLUSTRATIONS may be provided to clarify the intent of the Design Guidelines and Standards (either an image or a diagram).

20. 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.
2. Avoid flat roofs, except under decks.
3. 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.
4. Simple dormers may be considered but they should always be subordinate elements to the roof itself and join the roof below the primary ridge line.

HISTORIC OVERVIEW

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.

Gold was first discovered in the valley in 1858. Twenty years later, the town was founded; although it didn't receive its current name until 1887. Reportedly, the name Telluride came from a gold bearing ore called tellurium.

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

Telluride Main Street (Colorado Avenue), ca. 1892.

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.

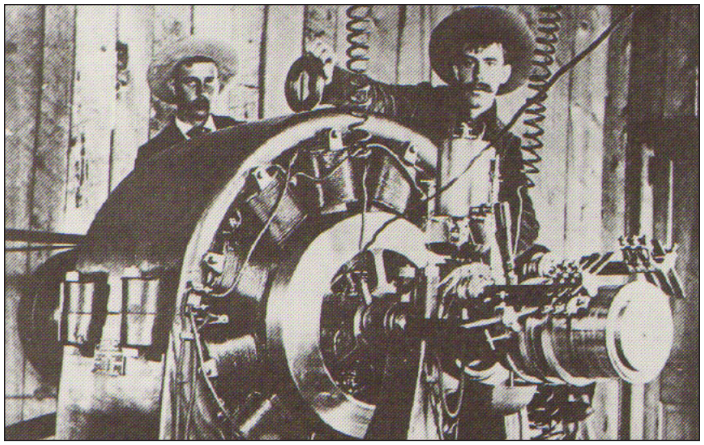
Until 1873, the San Miguel River Valley was home to the Ute Indians, when the government forced the Utes to sell a large portion of the mountains as well as cede all mineral rights. In 1880, the Utes were permanently forced from the area. On August 23, 1875, a group of men located and recorded the first 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 town site.

Rio Grand Southern Railroad and Depot, 1906.

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, found a solution to the mines' need for inexpensive power. In 1890, Nunn and Westinghouse constructed a commercial AC power plant, based on the pioneering work of Nikola Tesla 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 in 1902 of the Telluride Institute and its pioneering study of electrical engineering, Telluride's noteworthiness had spread.



Electric Power comes to the Gold King Mine in 1891 and to the Town of Telluride in 1894.

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.

Tower of gold bricks, date unknown.

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.

Tomboy Smuggler-Union Mine Complex at the Bullion Tunnel on the north side of the Telluride Valley, ca 1915.

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 constructed downtown 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 rivaled Butch Cassidy's 1889 robbery of the San Miguel Valley Bank, the first bank robbery of the Wild Bunch.

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 ski area is founded in 1970. Two years later, five lifts are constructed and the Telluride Ski Resort officially opens.

The street pattern of Telluride has changed little since it was originally platted in 1878. The major 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 lower riverside of Colorado Avenue was where saloons, warehouses, bordellos and cribs, gambling halls, foundries, railroad tracks and smaller, less expensive housing for the working class miners and laborers were found.

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.

Entrance to Lone Tree Cemetery.

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 that 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.

The 1913 Sheridan Opera House, ca. 1960s.

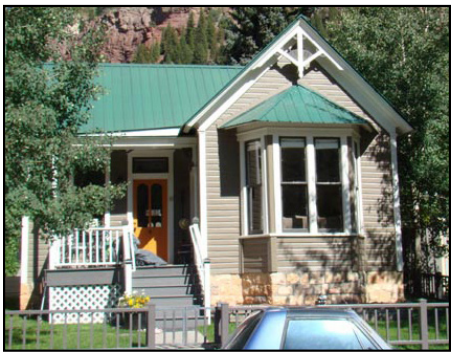
If it were not for the lure of gold and silver amidst rocky peaks and rough terrain, Telluride might not have evolved the way it did. The town is famous not only for its scenic beauty and outdoor recreational activities, but also for its boomtown atmosphere and western charm. From the first crude settlements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

The above historical information was compiled from the National Register of Historic Places Nomination form for the Telluride National Historic Landmark District, August 1988. Additionally, a special thanks to the Telluride Historical Museum for ongoing assistance and permission to utilize historic photographs.

ARCHITECTURAL STYLES

RESIDENTIAL BUILDING TYPES

The majority 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 of 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 that 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 that runs along the street-facing façade. Most of the L-type houses are one story, but one and one-half and two-story versions also exist.

Other features include:

- one 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 one or one and one-half story and a few are two stories.

Other features include:

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

HIP ROOF

Hip-roof homes were mainly square in plan with a small porch on the street façade. Although predominantly two-story, some one-story homes can be found.

Other features include:

- hipped or gabled dormers
- bay windows
- front porches

QUEEN ANNE

Eclectic style of domestic architecture of the 1870s and 1880s in England and the United States; misnamed after Queen Anne, but actually based on country-house and cottage Elizabethan architecture. Queen Anne refers to a residential building style, rather than a form that is more decorated than many found in Telluride. Typically one and one-half to two stories, the most common features are the steeply pitched roofline and front facing gable.

Other features include:

- porches and spindle work 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

CARPENTER GOTHIC

Most Carpenter Gothic houses were found in rural areas of the country. This style was seldom 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.

Other features include:

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

DUTCH COLONIAL REVIVAL

The example 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 - 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 multiples panes in the upper light
- lunette windows in the upper gable
- large, single pane windows with a fixed transom on the first story

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.

Other features include:

- ornate treatment of the eaves, including the use of brackets, modillions and dentil courses
- wood clapboard
- double-hung, narrow windows, often with round arch heads with protruding sills
- low-pitched, hipped roof
- blocked, cube shape with a side-passage plan, or cross-gable
- bay windows, often rectangular shape in form
- quoins and 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 as 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, garages, barns 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.

Other features include:

- gable or shed roofs with large wood doors
- vertical or horizontal siding, 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.

Other features include:

- shed or gable roof forms
- board and batten, clapboard drop siding or corrugated metal

COMMERCIAL BUILDING TYPES

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 cast iron street façades. This treatment was popular in mining towns for its durability, strength and aesthetic value. The town's commercial building types fall into categories listed below.

FALSE FRONT WITH GABLE ROOF

Found along Colorado Avenue, the false front vernacular buildings are wood frame construction. Most are one story and have little decoration.

Other features include:

- false front
- gable roof
- recessed entries
- large glass display windows
- simple bracketed cornices
- bay windows (in upper story)

CLASSICAL REVIVAL

This commercial type is rare in Telluride, and the Classical Revival buildings that do exist were constructed later than 1913. These masonry buildings were often used for institutional purposes, such as banks.

Other features include:

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

BOARDING HOUSES

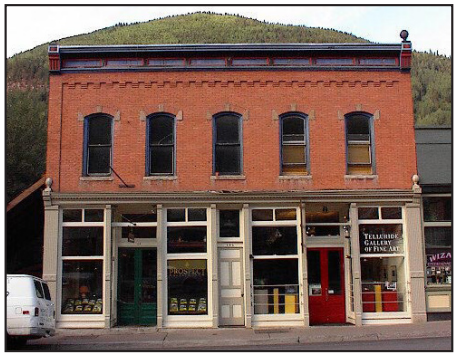
Most boarding houses were front gabled vernacular buildings that were large versions of single family houses. The few remaining boarding houses show the following features.

Other features include:

- 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 neighborhoods.



BOARDING HOUSES

Most decorative elements are seen on the flat-roof style building than other commercial types. They varied in height from one to three stories, and most of the two or three-story buildings used their upper floors as apartments and/or additional commercial space. Decorative features often reflected the Italianate style and usually included the following features.

Other features include:

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

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.

Other features include:

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

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.

Other features include:

- wood frame
- overhanging eaves with brackets
- wood shingle roof
- brick chimneys

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 two and one-half stories and constructed of red brick or rusticated stone. The buildings that fall into this category are the Miner's Union (Western Federation of Miners Hospital), the Court House, the Masonic Hall Building and the Old Telluride School.

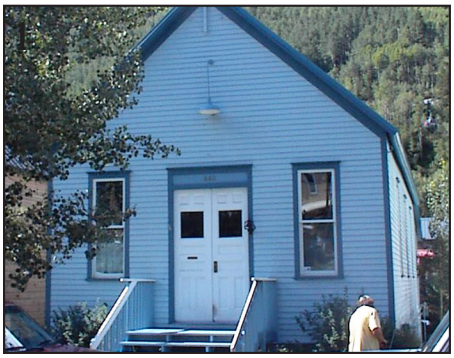
Their features include:

- highly rusticated stone foundation (on brick buildings)
- square tower marking the main entrance
- covered entry that 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 and raised octagonal skylight

WOOD FRAME INSTITUTIONAL

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



WOOD FRAME INSTITUTIONAL

Features common to these buildings include:

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

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 that spans the opening.

Architectural Character
The combination of building form, scale, details, ornament and other visual aspects that 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 that 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.

Came

Metal strut 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

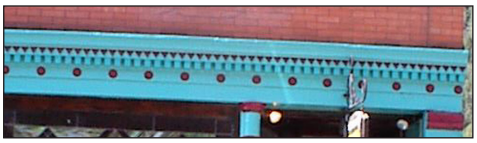
Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from 4 to 6 inches apart in older houses.

Column

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

Dentil Molding

A molding with a series of small blocks that look like teeth, often seen as part of a cornice.



Dormer

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

Eave

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

Elevation

Elevation means a drawing at the appropriate scale which represents the principal façade, side or rear elevations of a structure. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Façade

Any side of a building that faces a street is known as the principal façade. The sidesand rear of a structure that do not face a street are considered secondary elevations.

False Front

A front wall that extends beyond the sidewalls of a building to create a more imposing façade.

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 and doors in a building.

Finial

The decorative, pointed terminus of a roof or roof form.

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'-0" to 2'-0" apart and span between supporting walls or larger wood beams.

Lap Siding

See clapboards.

Lintel

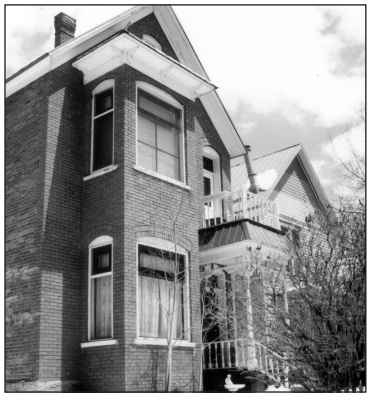
A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

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. Often confused with a bay window that ordinarily begins at ground level. They should be subordinate elements.



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

Preservation means stabilizing and maintaining a structure in its existing form by preventing further change or deterioration. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection

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

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.

For more details, refer to the Rehabilitation Standards.

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 that makes possible an efficient contemporary use while preserving those portions or features of the property that 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

Restoration means putting back as nearly as possible into the form the building held at a particular date in time. Restoration often requires the removal of architectural features that are not of the period. The value of a restoration is measured by its authenticity.

Roof

The top covering of a building. Common types are:

1. Gable roof has a pitched roof with ridge and vertical ends;
2. Hip roof has sloped ends instead of vertical ends;
3. Shed roof (lean-to) has only one slope and is sometimes built against a higher wall;
4. Jerkin-head (clipped gable or hipped gable) is similar to gable but with the end clipped back;
5. Gambrel roof is a variation of a gable roof, each side of which has another shallower slope above a steeper one, often referred to as a barn roof; and
6. 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 façade.

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 façade.

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 façade 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.

Wall Washing This is a lighting technique that produces a relatively smooth, even level of illumination on a wall that minimizes the apparent texture of the surface. This technique is most often used in outdoor landscape lighting.

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.

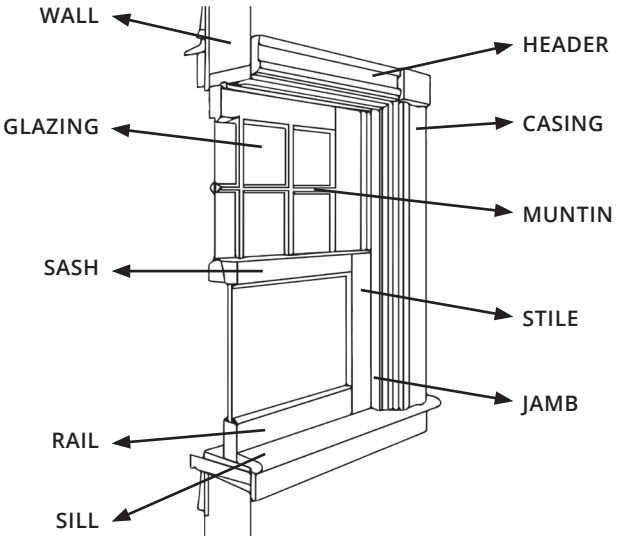


Fig. 1: Window Parts

DESIGN PRINCIPLES

The Design Guidelines and Standards apply to all projects in the Town of Telluride, including alterations to existing structures as well as the construction of new buildings. 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 that Telluride has 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.

DESIGN PRECEPTS

1. Keep it simple.

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

2. Keep it in scale.

Another aspect of Telluride is its sense of scale. Much of the town is perceived from a variety of breathtaking viewpoints. This overall scale is reflected in the street layout and in the buildings that enhance a pedestrian environment.

3. Respect 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.

4. Make all new design compatible with the existing context.

While the historic resources are extensive, they must be balanced with a new project that 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 the concept of what is compatible with the historic context of Telluride, consider the following as a general standard: New interpretations of traditional building styles are encouraged such that they are seen as products of their own time yet compatible with their historic neighbors.

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

Colorado Avenue, mid 20th century

Colorado Avenue

West Pacific Avenue

INTRODUCTION

There are basic universal design principles that apply to any project. In Telluride, height, scale and mass provide the framework needed to evaluate the appropriateness of proposed new construction or additions within the boundaries of the Telluride Historic Preservation Overlay District (HPOD). This framework along with the criteria for evaluating buildings, districts, sites and objects provides the tools used in preserving our heritage.

The massing of this residence is defined by the square form of the structure.

MASS

Mass means the total size and dimension of the three dimensional space that a building occupies. It takes into consideration the building's height, width and depth.

MASSING

Massing encompasses the composition and shape of a structure's mass. The square form of structure defines the massing of this residence.

FORM

Form encompasses the exterior shape of a structure's mass.

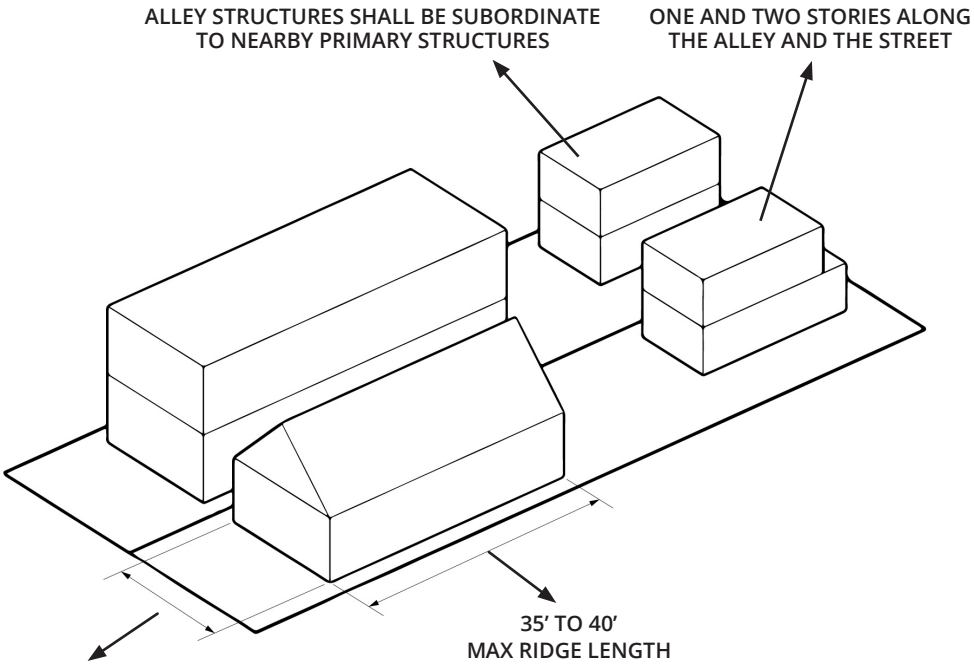


Figure 2: Mass and Scale Study

TYPICAL LOT MASS & SCALE

Height, width and depth should be compatible with historic buildings in the community, in the treatment area, and especially adjacent to the site.

Building elements (ie. openings, projections, etc.) should be in scale with the overall mass of the building.

Larger buildings may be divided into modules, but a single form should remain dominant.

BULK

Bulk is a subjective term for the part or parts of a building's mass that constitutes the largest general shape or shapes of the building.

The bulk of both of the structures below is defined by the primary gabled roof rectangle with subordinate sheds, dormers and smaller gable elements.

Note how the scale of the Miners Hospital, the present-day Telluride Museum, changed with the introduction of the wrap-around porch.

SCALE

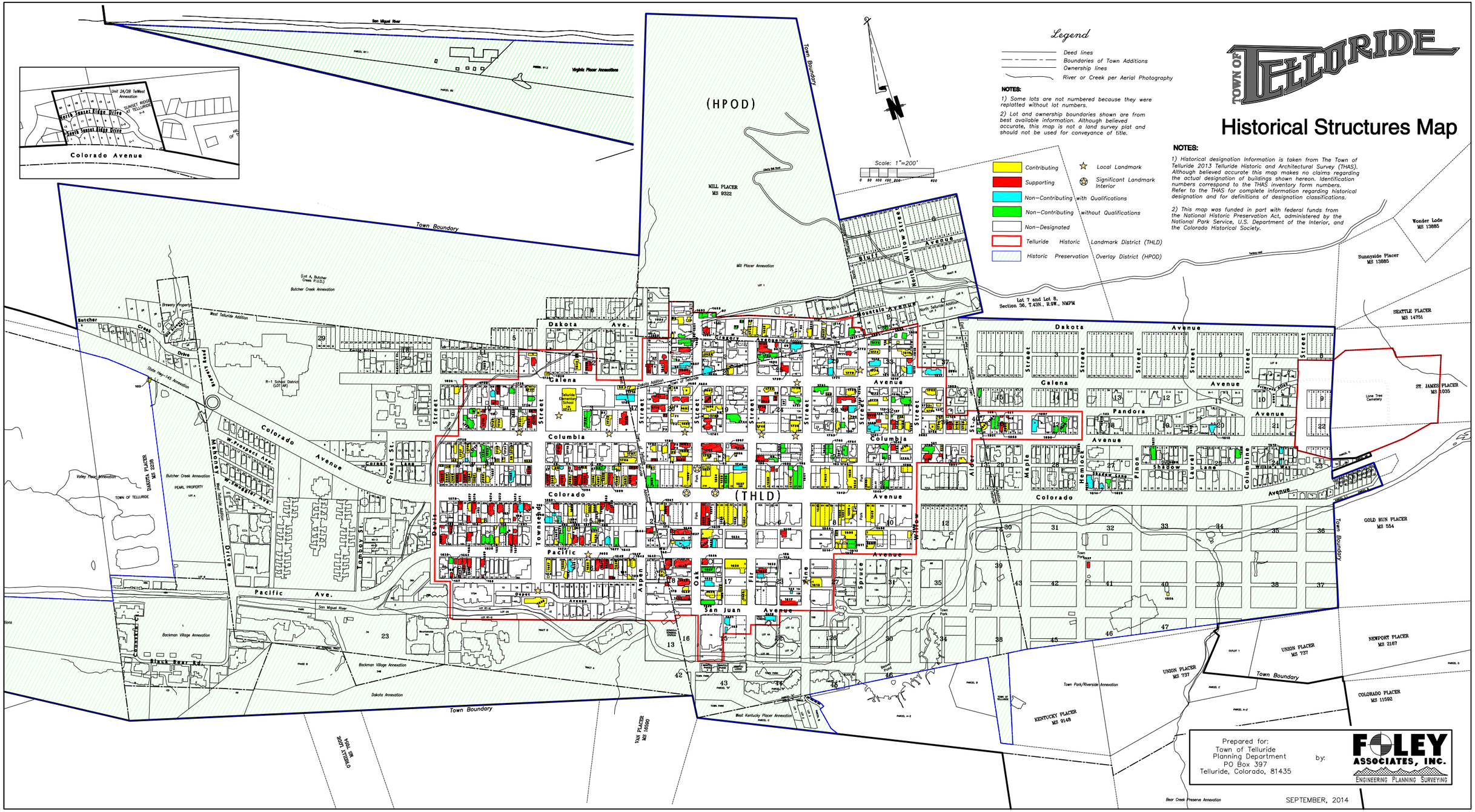
Scale means the relative size of a building or structure in relation to the immediate building environment and to the Town. Typically included with a building are its details, entries, windows, plate heights and balconies as they relate to human proportions. Also included is the building's mass and bulk compared proportionately with other structures in the neighborhood.

CONTEXT

Context can be defined as the surrounding conditions or circumstances that form the environment within which something exists. A context can extend from the macro to the micro. In Telluride, all of the following elements are part of the context to which designs should respond:

- Planet Earth: global sustainability;
- Town of Telluride: fitting the project into the community;
- The Street: immediate context (i.e., setbacks, height, common materials, etc.);
- The Lot: response to site features (i.e., topography, trees, access, neighbors, solar access, views, etc.);
- The Building: mass, scale, proportion, balance, rhythm and sustainability – (materials, orientation, recycle/reuse, etc.); and
- Building Details: their effect on the overall character of the building and appropriate for climate and context.

REHABILITATION STANDARDS



REHABILITATION STANDARDS

The rehabilitation standards that follow apply to all historic structures listed as Contributing and Supporting in the *Telluride Historic and Architectural Survey, 2013* (2013 THAS).

DEFINITIONS

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 that 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: Those buildings that have had substantial alterations, and in their present condition 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 Guidelines and 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 relevant treatment area 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 2013 THAS to help you determine in which category your building fits. These surveys are on file at the Town Planning Department.

Designs for the rehabilitation of buildings other than those in the above-mentioned categories shall be reviewed using the appropriate treatment area Guidelines and Standards. The Town of Telluride strongly encourages the rehabilitation and reuse of buildings within the Historic Preservation Overlay District (HPOD) and discourages the demolition of structures unless configuration or condition precludes their reuse. Alternative uses and possible relocation should be analyzed prior to consideration of demolition.

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.

This home on North Oak Street is a Contributing structure due to its integrity of materials and forms.

The overall form of this Supporting structure is intact but the historic siding has been removed.

This home on Townsend Street is rated Non-Contributing, with Qualifications because of the additions of aluminum siding and windows.

BASIC PRESERVATION THEORY

To provide a better understanding of the terms used within this and other related documents, the following theories and explanations are presented.

THE CONCEPT OF HISTORIC SIGNIFICANCE

What makes a property historically significant? In general, properties at least 50 years old can be evaluated for potential historic significance, although exceptions do exist for more recent properties that are clearly significant. Historic properties may be significant for one or more of the following qualities:

- 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.

MORE INFO...

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Visit the National Park Service website for more information.

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. **In Telluride, the Period of Significance is from 1878 to 1913.**

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, meaning 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.

ESTABLISH A REHABILITATION PLAN

The **primary objectives** of a *Rehabilitation Plan* for your historic structure should be:

- The preservation of a building's important or character-defining features. Every old building is unique, with its own identity and its own distinctive character. *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.
- The enhancement and preservation of the building's relationship to other structures in the historic district and its own site integrity.
- Provision for an efficient contemporary use.

The **contents** of a Rehabilitation Plan should include 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 façades 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 when located to the rear.

MORE INFO...

The National Park Service's Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings.

The *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* contains additional information that 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 following section which addresses the Rehabilitation Standards for Historic Properties.

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 following steps are recommended:

1. ***Historical Property Research***

   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.

2. ***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.

3. ***Requirements for Future Use***

   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.

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.** ***Article 7 Division 7 of the Town's Land Use Code provides details on maintenance of rated structures.***

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.

The residence at 221 South Oak Street was adapted into a restaurant.

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 that makes a contemporary use possible while still preserving those portions or features of the property that 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.

Masonic Hall Restoration, 2010.

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 a 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.

REPLICATION

Replication is the process of recreating, by means of new construction, the forms, features and detailing of a non-surviving historic structure its appearance at a specific period of time and in its historic location. Replication is only appropriate when there is sufficient documentation or physical evidence to recreate the non-surviving property in materials, design, color and texture.

Replication is rarely used in Telluride and should only be used as a treatment strategy for the most significant buildings. Recent examples include the Emporium Building and the New Sheridan Hotel.

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.

PRESERVATION PRINCIPLES

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

1. ***Respect the building's historic design character.***

   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.

2. ***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.

When a more radical change in use is necessary to keep the building in active service, those uses that require the least alteration to significant elements are preferred. It may be that in order to adapt a building to the proposed new use, radical alteration to its significant elements would be required, and thus 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.

The 1895 New Sheridan Hotel and Bar. The first Sheridan Hotel was built in 1891 and burned in 1894. It was rebuilt in brick in 1895. The New Sheridan was built in 1897 and the third floor added in 1898.

The New Sheridan Hotel and Bar. The portion to the left burned in 1905 and was reconstructed in 1995.

NOTE...

The Historic and Architectural Review Commission does not review uses. However, property owners should consider the impacts that some use changes would have upon their historic properties, since this may affect design considerations that are reviewed by HARC. In addition, the Land Use Code provides some incentives associated with certain uses and these may require HARC comment.

REHABILITATION STANDARDS FOR HISTORIC PROPERTIES

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.

A. Preserve a 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.

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

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. Replace street or site trees in kind when they must be removed because of adverse impacts on the historic structure, disease or death.

CONSULT...

Coordinate all work within the public right-of-way with the Public Works Department.

3. POLICY: HISTORIC FEATURES AND MATERIALS

Historic features, including original 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 that should not be removed or altered if possible. Other significant features include the building's overall form, its roof form and structure.
2. Preserve doors, windows and porches in their original form and position, when appropriate.
3. Retain and preserve original wall and siding material.

B. Avoid adding materials, elements or details that were not part of the original building.

1. Details such as decorative millwork 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.
2. Employ treatments such as rust removal, caulking, 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.

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

4. POLICY: HISTORIC ELEMENTS

Deteriorated architectural features should be repaired rather than replaced.

A. Minimize intervention with historic elements.

1. Maintain character-defining features. Repair only those features that are deteriorated and replace only those features that are beyond repair.
2. Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using recognized preservation methods.

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 a historic element is necessary for its restoration, use methods that minimize damage to the original materials.

1. Document the material's location so it may be repositioned accurately. Always devise methods

of replacing the disassembled materials in their original configuration.

5. POLICY: MISSING BUILDING COMPONENTS

While restoration is the preferred alternative, replacement in-kind is an option. If it is necessary, the new material should match what is being replaced in design, color, texture and other visual qualities. Replace only if the existing historic material cannot be reasonably repaired. In general, replacement is more likely to occur with Supporting build-ings. With Contributing buildings, accurate reconstructions are preferred.

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

1. Replace only those portions that are beyond repair and do so based on documented evidence.

B. Replace missing original features in kind.

1. A substitute material that is similar to that in form and design of the original may be used when the same material is not an option.

2. Retaining later covering materials that have not achieved historic significance is discouraged, for example, asphalt siding that covers original wood siding.

C. Repair or replacement should be based on accurate duplications of original features to avoid creating a misrepresentation of the building's genuine heritage.

1. 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 a historic property.

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

1. An exception is with primary Supporting residential structures, for which details may be copied from similar houses within the treatment area, when evidence exists. 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, but should be simple in character and form. 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.

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.

These skylights, which are mounted flush with the roof, respect the original roof form.

A. Preserve the original roof form.

1. Altering the slope of the roof is not allowed.
2. Maintain the perceived line of the roof from the street.
3. Placement of crickets or other snow guard devices should be done so they do not alter the basic roof form.

B. Preserve the original roof materials when feasible.

1. Avoid removing metal roof materials that are in good condition. When feasible, reuse existing metal roof materials over new substrate or waterproofing.

2. On Landmark structures, it is especially important to preserve historic materials or replace in-kind. Where replacement is necessary, use similar materials to the original.

3. Wood shingles or metal roofs, either corrugated or standing seam, are generally appropriate, 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 accep-table in light tones or patterns similar to those found historically.

5. Rusted metal is generally inappropriate as a roofing material on historic primary structures, except for warehouses and sheds.

7. POLICY: ROOF AND DORMER ADDITIONS

When considering constructing an addition to the top of a 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 a dormer addition also must be in keeping with the original structure.

When repairing historic structures, use materials that match the historic pattern, texture, dimensions or details. This historic shed has been reroofed using rusted corrugated metal.

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.
2. Set them back from the primary façade so that the original roofline and form is readable.
3. 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 ridgeline, set in from the eave and in from the primary façade.

For this ca. 1895 residence, alterations to the original roof line and window openings and additions to the north, west, and south elevations have signficantly diminished the building's integrity. The South Colorado Avenue Property does not fully convey a sense of its former historic and architectural signficance.

8. POLICY: PORCHES

A porch is often an important character-defining element of the primary façade. Porch roofs protect entrances from snow and provide shade in summer.

A. Preserve the original porch features, when feasible.

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. These features should be preserved whenever feasible. The restoration of historic windows and the use of storm windows is preferred and encouraged over new replacement windows.

A. Preserve the functional and decorative features of original windows. Examples include frames, sash, muntins, mullions, glazing, sills, heads, jambs, moldings and storm windows. *Refer to Figure 1: Window Parts in the Glossary.*

1. Repair frames and sash by patching, splicing or reinforcing.
2. If replacement is necessary, replace in kind to match the original in form and material.
3. Restoring and preserving the historic fabric of windows, in general, is more sustainable and cost effective given the relatively short life and quality of materials of replacement windows.

B. Avoid changing the position or proportion of historic windows.

1. Do not close down the original opening to accommodate smaller windows.
2. Restore original window openings that have been altered, when feasible.

Exterior storm window.

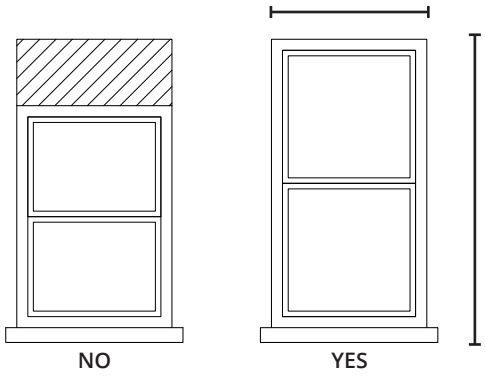


Fig. 3A: Windows with vertical emphasis are encouraged.

C. Avoid adding new windows to façades visible from the street.

D. Maintain window divisions that were seen historically.

1. It is inappropriate to replace multiple panes with a single pane or operable windows with fixed panes.
2. Replacing true divided lights with snap-in muntins is inappropriate; simulated true divided lights may be used.
3. When required by code, fixed windows that appear similar to double-hung operable windows may be used.
4. When required for egress, casement windows that appear similar to double-hung windows may be used.

MORE INFO...

See the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings.

E. Preserve original exterior storm windows.

1. Where exterior storm windows are necessary, or when replacing originals, wood storm windows with a sash matching that of the original windows are most appropriate.
2. If storm windows were not a historic feature of a particular building, install new storm windows on the interior.

3. Exterior metal storm windows may be considered only if the frames match the proportions of the original windows and if the metal is painted so that raw material is not visible.

F. 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.

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 a historic building. Preserve these features when feasible.

A. Preserve the functional and decorative features of original doors. Examples include doorframes, sills, heads, jambs and moldings.

B. Avoid changing the position of historic doors.

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

C. Maintain the original door proportions.

1. Altering its size and shape is inappropriate.
2. Transoms should be retained and not added if none existed historically.

D. When replacing doors, use designs similar to those found historically in Telluride.

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

11. POLICY: BUILDING FOUNDATIONS

Many of Telluride's historic houses and sheds were built on wood sill beams or dry-stacked rock foundations. Some of these foundations have deteriorated and should be replaced.

A. When replacing foundation walls, design them to be compatible with similar historic buildings in the relevant treatment area.

1. The form, materials and detailing of a replacement foundation wall should be similar to the original or historic buildings in the district.
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. In some areas, the historic relationship of the foundation height to adjacent street grades has changed. These properties will be evaluated on a case-by-case basis if raising the foundation wall height is requested.
4. If it is necessary to install windows and window wells in the foundation for egress, avoid placing them on the street façade, especially on Contributing structures.

12. POLICY: FENCES

Wood picket or metal fences were sometimes used to define yards. The height of these features was generally less than three feet, creating a low edge between the property and street. ***Refer to each individual treatment area for standards on new fences.***

A. Preserve original fences when feasible. Replace only those portions that are deteriorated.

1. For replacement fences, use materials and styles similar to the original.

13. POLICY: RETAINING WALLS

Stone retaining walls were used occasionally where yards sloped down to the street or where steep slopes occurred. Their alignment along the edge of the street establishes a sense of visual continuity. These retaining walls are an important feature of the relevant historic district and they should be preserved, when feasible. Follow traditional wall patterns in each treatment area. ***Refer to each individual treatment area for standards on new site walls.***

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

Original wood siding.

Original masonry features.

A. Original building materials may not be covered with synthetic sidings. If original materials are covered, consider re-exposing them.

1. 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 that is deteriorated.
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.
5. Asbestos siding should be removed following established EPA removal and containment protocols.

C. Protect wood features from deterioration.

1. Minimize rot by providing proper drainage and ventilation.
2. Maintain protective coatings to retard drying out and ultraviolet damage.

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. Examples are walls, cornices, pediments, steps and foundations.

1. Avoid rebuilding major portions of exterior masonry walls that could be repaired. Reconstruction may result in a building that 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.

1. Repoint mortar joints where there is evidence of deterioration.
2. Laboratory mortar analysis can provide the components of the original mortar mix: proportions of the components, and critical details on the gradation and color of the sand component
3. The historic mix should be used as a guide in specifying the replacement mortar. It should also take into account contextual forces, wall dimensions such as length and height, contraction and expansion, strength of masonry units, and other engineering factors. The mortar should be softer than the masonry units.
4. To duplicate the look of the original mortar, the sand is a significant contributor to texture and color. To duplicate the look of the original mortar joint, how the mortar joint is filled and profiled is critical.
5. Joint preparation should be done with great care to not damage the masonry units. Typically hand tool use is the most cautious approach to old mortar removal. Depth of removal, joint moistening, lift dimensions and compression are part of the proper pointing specifications.

C. Brick or stone that was not painted historically shall not be painted.

D. Protect masonry from water deterioration.

1. Sealers typically are not recommended, and if considered, should be a breathable type and tested on a small area that is out of sight.
2. Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
3. Provide positive drainage away from foundations to minimize rising moisture or damage from ice melting salts or chemicals.

E. Clean masonry with the gentlest methods possible, and do so only when it is necessary to remove heavy soiling or paint.

1. Test cleaning procedures in sample patches first, on secondary elevations, if possible.
2. Begin with low pressure water and add pressure and/or detergent cleaning until soiling is removed.
3. Remove soiling with bristle brushes, when possible.
4. Abrasive cleaning methods, such as sand blasting, shall not be allowed for brick structures. These may remove the water-protective outer layer of the brick and thereby accelerate deterioration.
5. 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.

16. POLICY: METALS

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

A. Preserve architectural metal features that contribute to the overall historic character of the building. Examples are columns, roofs, window hoods and storefronts.

1. New elements, such as flues and vents shall match adjacent surfaces in color and finish.

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. Harsh abrasive cleaning methods should be avoided as their use could advance deterioration.

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, while sheds and warehouses more often were left unpainted. The cast iron fronts and pressed sheet metal features of commercial buildings were painted. The range of paint colors available increased substantially from early in the period of significance to the 1913 end date.

Selection of paint colors from the period historic palette are recommended.

A. Always prepare a good substrate.

1. The key to a good paint job is adhesion and substrate preparation is paramount. Typically loose and scaling paint will be removed using the gentlest means possible. Removed paint is likely to be lead based and EPA protocols should be followed.

B. Use compatible paints.

1. Some latex paints will not bond well to earlier oil-based paints without a primer coat. Test new paint in an inconspicuous location, preferably on a secondary elevation.
2. Test for lead paint and if extant, use established EPA encapsulation or removal processes and follow approved containment protocols.

C. Using the historic color scheme is encouraged.

1. The original colors may be determined by professional paint analysis that will indicate the individual layers beginning with the earliest. HARC will not review specific proposed color selections but may consider the overall composition. 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.
    - Typically 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.

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.

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

A. Preserve an older alteration that was constructed during the period of significance and 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.

Consider using a connector when planning an addition to a historic structure. This addition apears 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.

19. POLICY: NEW ALTERATIONS AND ADDITIONS

When planning an addition to a 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.

Additions to a historic structure can radically change the perceived scale and character of the structure if inappropriately designed. This diminishes the building's integrity. In order to avoid a negative impact, preserve the historic character and components. These may include

the building's proportions, shape, materials, details, features, fenestration and siting. Once these features are known, the impacts upon them 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 Telluride's period of significance.

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 ornate Victorian details on simple cottages is inappropriate.
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. Additions or alterations that would result in downgrading an historic building's rating are inappropriate.

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 façades.
5. A small connector linking the historic building and the addition should be considered.

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 façade 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 corner lots, require greater sensitivity.
4. This is especially important for buildings that are Contributing.

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, clearly defining the original corners of the historic structure.
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.

20. POLICY: SUSTAINABILITY

The most sustainable building is one that is already built. Sustainability and green building goals are not necessarily incompatible with historic preservation goals. Care must be taken to insure that character-defining features are preserved and that the historic rating of a structure is not compromised. With good maintenance, a historic structure, just by its longevity and the quality of construction and materials, provides an embodied energy that can never be replaced.

A. There are many ways to conserve energy in a historic building without compromising its integrity. Consider the options below:

1. Insulation in walls and roof.
2. Concealed weather stripping at doors and windows.
3. Utilize interior or exterior (when appropriate) storm windows.
4. Maintain and repair damage that allows infiltration of water or air. Special care should be taken to eliminate moisture within walls and attics.
5. Eliminate mold or dry rot by providing adequate ventilation of attics and crawl spaces.

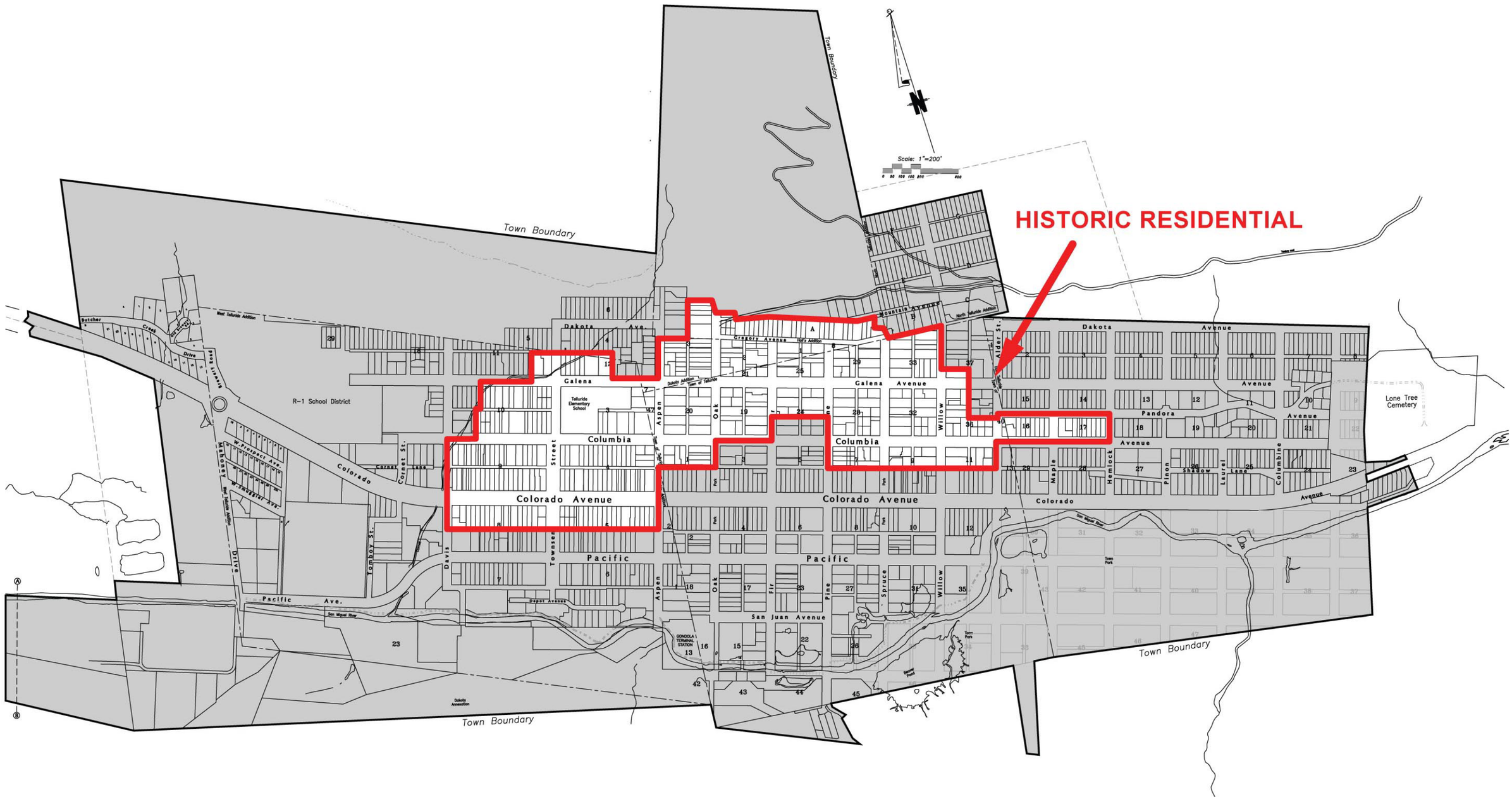
B. Active solar hot water and photovoltaic systems can be integrated into a historic structure if done with sensitivity to the character-defining features of the building. Consider the techniques below:

1. Place collector systems on flat roofs behind parapets.
2. On sloped roofs, place collector plates flush with the roof or use collector shingles or laminated panels (metal roofs only).
3. Systems shall not be placed in highly visible locations or on primary façades.
4. Contact the Planning and Building Department regarding offsite energy mitigation.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting
Signs

HISTORIC RESIDENTIAL TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

HISTORIC RESIDENTIAL (HR)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structures Standards

  Exterior & Site Lighting Standards

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Historic Residential Zone District
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 3, Division 7 Affordable Housing & Designated Employee Dwelling Units
- Article 3, Division 8 Wetland Regulations
- Article 7, Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

Colorado Avenue, looking west.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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 2013 THAS 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.

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 distinctive 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 from the alley visual corridors are important. Preservation of this overall alley character is a major objective for the Historic Residential Treatment Area.

A variety of forms contribute to 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.

> ***New construction in this district should reinforce the basic characteristics that were established early in the town's development. These include pedestrian-oriented neighborhoods and alleys, secondary structures at the rear of the property, visual continuity and compatible scale.***

Emphasis should be placed on preserving and restoring historic structures, and upon developing new buildings that respect their neighbors. Where properties abut a 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 a 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 Telluride Master Plan, 2006 (Master Plan).

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 it 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.

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 to the project.
2. Compatibility with the traditional mass, scale and building materials of the area is especially important.
3. If historic resources exist on the property, then the special standards for preservation also shall apply.

B. 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 not allowed.
2. Historic details that are authentic to Telluride are 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 the Historic Residential Treatment Area and the town.

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

2. POLICY: NATURAL RESOURCES

New projects should respect and enhance the setting's natural resources. Roads, landscaping and buildings should accommodate the features historically known on a site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area and comply with other regulations.
2. Protect existing vegetation during construction.

B. 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 this treatment area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

4. POLICY: RELATIONSHIP TO THE TOWN GRID

The grid arrangement of streets and alleys is one of the most fundamental organizing elements in Telluride. It helps establish continuity throughout town, but in some cases, the rectangular grid is modified where steep slopes dictate a different street grid orientation. This adds accent to the grid that underlies most of the town.

A. Respect the established town grid in all projects.

1. 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.
2. Historic site orientations are preferred, but new platting arrangements that veer from historic patterns may be considered where site conditions dictate.

B. Maintain the image of established property lines.

1. Locate buildings on sites such that they reinforce the parcel orientation.
2. Use architectural and landscape features such as retaining walls, fences and hedges to define property boundaries.

5. POLICY: PEDESTRIAN SCALE

A. Maintain established sidewalks and connect them to abutting properties to provide continuity.

B. Provide visual interest on all façades and elevations that will be seen from streets, alleys and pedestrian ways.

1. A building should step down in scale along the street and alley edge by using elements such as decks, porches, bays and balconies. Use these in combination with positive open space.

2. This is especially important for large buildings and projects on large parcels.

C. Buildings should express human scale through materials and forms that are familiar building elements in town.

D. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.

E. Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture and maintain a human scale.

6. POLICY: BICYCLE SYSTEMS

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

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections

B. Provide bicycle parking and storage facilities.

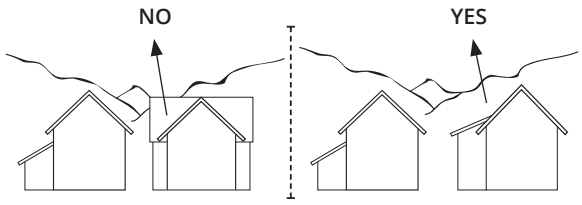


Fig. 4: Use building forms and maintain spacing between buildings that respect existing views, open space and solar access.

7. POLICY: VIEWS

Views to natural and historic features abound in Telluride and should be preserved. Of special importance are the views to the mountains and historic landmarks that contribute to the town's unique setting.

A. Position a new building or addition so that view corridors are preserved.

1. Consideration for views should come from within, through and outside the site.

2. Consider seasonal factors, such as snow accumulations or dense foliage.

3. Maintain views along alleys by keeping buildings small in scale.

8. POLICY: SITE DRAINAGE

A. Runoff should be planned so it will not negatively impact historic and natural resources, adjacent properties and the public right-of-way.

1. Site drainage shall be detained on site.

2. Floodway areas shall be designed to handle spring runoff and natural low flows.

3. Develop on-site drainage systems, such as planted swales, rock beds, or drywells, on-site as landscape amenities. HARC will only review drainage concepts for visual impacts.

9. 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, minimize the visual impacts.

A. In hillside locations, minimize any cut and fill that may alter the perceived natural topography of the site.

1. Use native stone walls, hedges and fences to mini-mize the visual impacts.

2. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are not allowed.

10. 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), passive or designed to be viewed as an amenity only. Lawns and gardens, 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.

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.

11. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

1. Unusual setbacks may be appropriate when they help protect views to significant features.

2. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

12. 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.

A. Maintain traditional patterns of building orientation by respecting a property's lot lines. This applies to both primary and alley structures.

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

1. Clearly define the primary entrance using such things as porches on residential structures.

2. Rear or side entrances should be secondary to the front.

13. POLICY: BUILDING SETBACKS

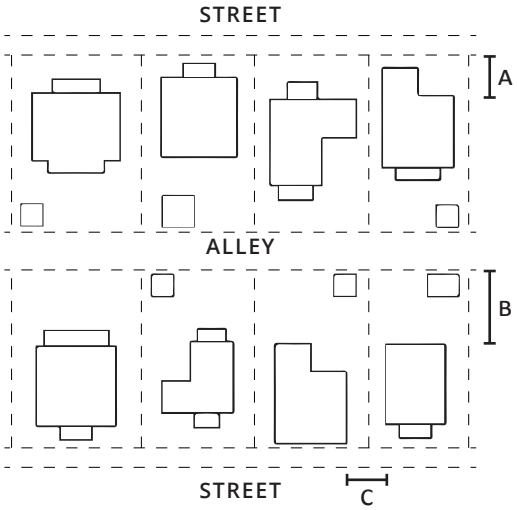
Most front façades align at a relatively uniform setback from the street in each block. The rhythm created by the placement of buildings and side yards are an especially important feature. This historic development pattern contributes to the visual continuity of the neighborhood.

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

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.



A) Established range of front yard setbacks. B) Typical rear yard setbacks. C) Established range of side yard setbacks.

Fig. 5: Similar façade widths and side yard spacing are typical and should be respected.

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

1. Side yards were traditionally three feet or greater in width.

2. Spacing between buildings should be similar to that seen traditionally.

3. Natural conditions may influence setbacks. Steep slopes, hillsides, river and creek edges and wetlands are examples of site constraints that may require special setback conditions.

4. Give special consideration to corner lots.

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

14. POLICY: PLANT MATERIALS

A variety of streetscape elements, such as fences, trees, landscaping and walks are important features that contribute to the sense of pedestrian scale. The repetition of similar streetscape elements in a block helps to create visual continuity throughout a neighborhood.

Traditionally, a simple palette of plant materials appeared in Telluride in response to limited access to supplies and climate restrictions. While some variety in the landscape is anticipated, the overall character should be in keeping with that seen historically in the neighborhood.

Additionally, consideration should be given to maintenance of these materials and their future impact on views and structures.

A. Use plant materials that reflect the unique character of this area.

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

B. Maintain established plantings in place, when feasible.

1. If absolutely necessary, relocate them within the site. Any replacement plantings should be similar in size or equivalent.

2. Landscaping schemes that are simple and subdued in character are encouraged.

C. Use plant materials that are adapted to the Telluride climate.

1. Use native drought tolerant trees, shrubs and wild-flowers.

2. Using large areas of sod that require intense main-tenance is not allowed.

3. Using perennials is encouraged.

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

1. Select shrubs with a branch structure that will filter views in winter, 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.

15. 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. The height and design of a new fence should be in character with those used traditionally in the neighborhood.

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 in the neighborhood.

A. A new fence should be simple in character.

1. A fence abutting streets should be transparent, allowing views into the site.

2. In a front yard, fences may not exceed 3-1/2 feet in height.

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. Materials for fences and retaining walls should be similar to those used traditionally.

1. For fencing, appropriate materials include painted wood pickets, wrought iron or cast metal or twisted, decorative wire and solid wood plank fences may be used in rear yards.

2. Inappropriate fencing materials include: chain link, slatted snow fences and mesh construction fences.

3. For retaining walls, a dry stack of native rock is preferred, although brick and cast stone may be appropriate. Mortar should be traditional in character. Appropriate materials are: stone, brick and cast stone.

4. Board-formed and plain concrete may be appropriate for low walls in side and rear yards.

5. Alternative materials for retaining walls may be considered, but they should convey the general scale, texture and character of rock walls.

Example of low rock retaining wall.

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 to eliminate the need for guardrails adjacent to a pedestrian path. The height of a retaining wall should not exceed four feet when not adjacent to a pedestrian path. In areas where cuts are steeper, a stepped or terrace wall should be used.

3. If a fence is to be placed on top of a wall, the com-bined height should be in scale with what is seen historically in the neighborhood.

16. POLICY: PARKING DESIGN

For the majority of the period of significance the primary transportation vehicle was the horse and carriage. The associated site and building features were the barn, stable carriage house, and drives. The accommodations for automobiles of driveways, garages, and parking areas require sensitivity to visual impacts and the historic transportation mode.

Care should be taken to provide pedestrian circulation that does not conflict with vehicular circulation.

A. Screen parking areas from street view with site features.

B. Design parking areas to be accessed from alleys or rear drives rather than from the primary 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. Design 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 include: modular pavers, gravel and grasscrete or concrete.
3. Curb cuts and driveways should be minimal in width and shared when feasible.
4. Design the parking layout so all spaces are accessible and usable year-round.

17. POLICY: MASS AND SCALE

A variety of building styles occur in this area but a similarity of forms, materials and scale still prevails. Projects that include a primary building with subordinate secondary structures reinforce the town's historic character. In addition to a few institutional structures and boarding houses, 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.

Traditionally, exterior wall materials 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 a sense of cohesion across town. Virtually all are simple gabled or hip roofs and are often steeply pitched, in response to snow conditions. Wood shingles and metal were used on the roofs of many early buildings. Standing seam metal is frequently used along with rolled sheet metal and asphalt shingles.

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.

A. Maintain the traditional perceived scale of buildings.

1. The tradition of one- and two-story street façades should be continued.

B. Break up the massing of larger buildings into components.

C. New construction should appear similar in mass and scale to historic structures found traditionally in the neighborhood.

D. A larger building may be divided into modules that reflect the traditional scale of construction.

1. Modules 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. Step down the mass of larger buildings to minimize the perceived scale at the street.

3. Historic proportions of height, width and depth are important features to be compatible with the historic mass and scale.

4. Building elements should be in scale with the overall mass of the building.

E. 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.

18. POLICY: BUILDING FORM

The traditional residential building form consists of a simple rectangular mass with a gabled or hipped roof. Additions are usually located to the rear of the main building and step down in scale from the central mass. It is the combinations of these shapes that establish a neighborhood's scale. These forms should be preserved, in their height, width and depth, throughout the treatment area. New construction that does not respect these forms could diminish the integrity of the historic district.

A. Use building forms similar to those found traditionally.

1. Vertically oriented, rectangular shapes are typical and are encouraged.
2. Building forms that step down in scale to the rear of the lot are encouraged.
3. One simple form should read as the dominant element in a building's design.

A historic structure that exhibits a simple roof form.

19. 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.

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 and ice 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 and Architectural Styles for a discussion of appropriate roof forms.

A. Use Traditional Roof Forms

1. Sloping roof forms, such as gable, hip and shed, should be the dominant roof shapes. These forms should be symmetrically designed.
2. Avoid flat roofs.
3. 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 as low as 8:12 were found. Shed roofs had a wider range of pitches, from 4:12 to 12:12.
4. Orient ridgelines parallel with the floor planes.
5. Orient ridgelines perpendicular to the street when feasible.

B. Limit number and size of dormers.

C. Chimneys should be similar in size and position to those found historically. Chimneys often were located in the center of the ridgeline.

20. 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. 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. Exact interpretations of a point of time in the past are discouraged.

B. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. This will allow them to be seen as products of their own time yet compatible with their historic neighbors.
2. The exact copying of or replication of historic styles is discouraged.
3. Applying highly ornamental details that were not a part of a building in Telluride is inappropriate.

21. 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.

A. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

B. Bay and oriel windows should fit below the cornice or roofline and be subordinate elements.

1. Cornice lines should not be broken by other building elements.

C. Awnings may be used on residential buildings if limited in size, scale and quantity.

1. Awnings are only allowed on south-facing primary façades.

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

1. The use of a porch is encouraged in a residential context.
2. A porch should be covered by a roof.
3. A porch should be of a substantial size to function as more than an entry landing, but should be similar in mass and scale to those found historically.
4. Place the height of porch decks at an elevation similar to those found historically when feasible.
5. Porches should have a finished (painted) appearance.

22. 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 restraint.
2. Historic details that were not found in Telluride are not allowed.
3. Elaborate Victorian ornamentation, which is atypical in Telluride, is not allowed.

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

1. A hierarchy of building materials should be used, with heavier coarser materials used as foundations and more refined materials used above.

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

2. Material application on a shed or secondary structure should not imitate that of the primary structure.
3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.
4. Exterior wood finishes should be painted or stained on primary structures. Rustic or natural finishes may be considered on secondary structures.

24. POLICY: BUILDING MATERIALS

Traditionally, a limited palette of building materials was used in Telluride. This same selection of materials should be continued. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in the Historic Residential Treatment Area. Reuse of existing materials is encouraged. A mix of wood frame, stone and brick construction is typical.

1. Foundation finish materials may include stone, concrete, board formed 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.
2. Appropriate materials for primary structures include horizontal and vertical siding, shingles (in limited applications), and brick.
3. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should also be similar to those found traditionally.
4. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.
5. Materials not allowed include stucco, reflective materials such as mirrored glass or polished metals and rustic shakes.
6. Corrugated metal may also be considered on secondary structures and foundation skirting.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.

2. Metal sheeting or standing seam metal roofs with a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.

3. Asphalt shingles in muted colors and rolled roofing may be considered.

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

D. New substitute materials may be considered, if they appear similar in character and detailing to those used traditionally on Telluride's residential structures.

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 and cementious siding, and their joints, should match that of traditional wood siding.

3. Materials such as aluminum and vinyl are inappro-priate as substitute materials.

25. 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 façade's or elevation's composition. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with substantial dimensions. These cast shadows that significantly contribute to the character of the building.

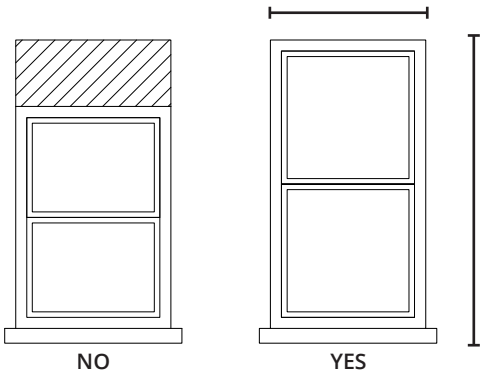


Fig. 3B: Windows with vertical emphasis are encouraged.

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) 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 this 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 shall be considered as accents only and limited to one per building façade or elevation.

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.

2. If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

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.

D. The placement and grouping of windows should be similar to that seen historically.

E. Windows should be finished with trim elements similar to those used traditionally.

1. Divided lights should be formed from smaller muntins integral to the window. True divided lights may be used. Pop-in muntins are inappropriate.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat, except in flat roofs behind a parapet when a curb is required.

3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill. Light fixtures within the skylight should also not cause light spill.

4. Tubular daylighting devices may be used but should be limited in number, shall not be located near the primary façade and should be located away from public view.

26. POLICY: DOORS

A door, which is often an important character-defining feature, gives scale to a building and provides visual interest to the composition of a building's primary façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.

4. 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.

5. Existing openings that serve the original function of the building should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

27. POLICY: ACCESSIBILITY

Federal regulations typically do not apply to single family residential structures.

28. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow and ice shedding and removal that is safe and secure.

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 and pedestrian ways such that snow and ice shedding hazards are minimized.

3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

29. POLICY: SERVICE AREAS

Service areas include resource recovery containers, and snow storage. Many of these require access year-round and should be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized from major pedestrian ways.

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Screen service areas from view of major pedestrian routes using a fence, hedge or shed to conceal it.

3. Consideration should be given to snow and ice buildup that could otherwise impede access to receptacles.

B. All service areas should be designed to fit into the alleyscape, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

30. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities that does not abut the public right-of-way.

2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust

hoods by integrating them into the building design and finish to match the adjacent surface.

4. Vents for direct-vent fireplaces shall not be installed on the building front and should be finished to match the adjacent surface.

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

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

31. POLICY: ENERGY CONSERVING DESIGN

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

A. Consider the visual impacts of passive solar designs on the structure.

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. Also see HR(25)(D) for window-to-wall ratio standards.

2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.

3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure and as flush with the roof pitch as possible. Solar shingles or laminated solar panels are preferred.

4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.

5. No solar collection devices shall be located on the primary façade and should be as far away from public view as possible.

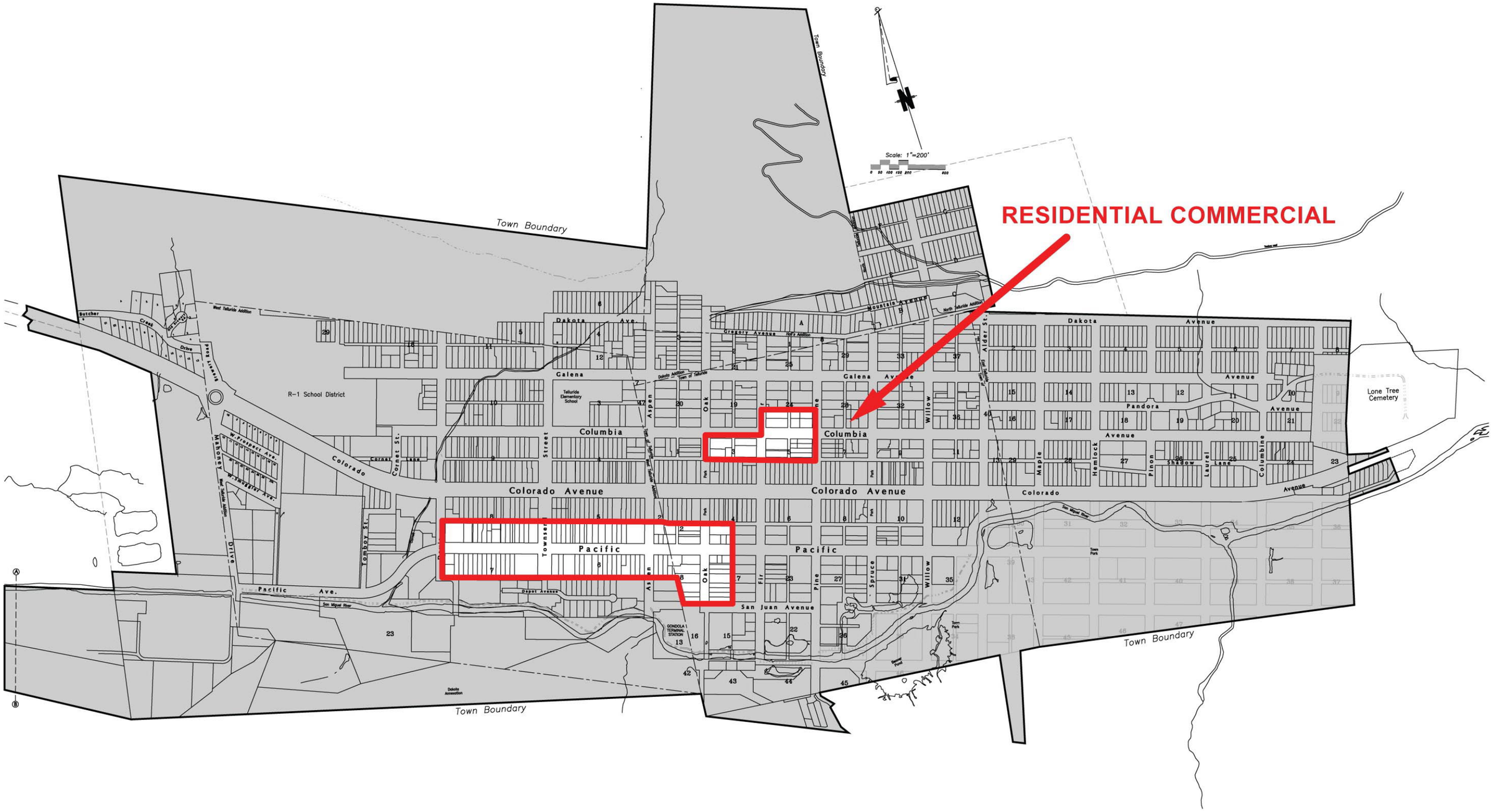
6. Solar panel racks and frames shall be non-reflective.

7. Contact the Planning and Building Department regarding off-site energy mitigation.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting

RESIDENTIAL COMMERCIAL TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

RESIDENTIAL / COMMERCIAL (RC)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

  Signs

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Accommodations One Zone District Residential / Commercial Gondola Overlay Zone Dist.
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 4 Sign Regulations
- Article 3, Division 5 Landscaping, Outdoor Illumination & Maintenance, Removal or Relocation of Trees Standards
- Article 3, Division 7 Affordable Housing & Designed Employee Dwelling Units
- Article 3, Division 8 Wetland Regs
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Ctrl.
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards & Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehab Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

Columbia Avenue, looking west.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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.

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.

It is a place of transition, containing a variety of historic single family frame houses and occasional institutional structures, such as the local landmark, Swede 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.

Porches, landscaping and fencing are a few of the small scale treatments used in this area to enhance the pedestrian ambience.

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 are also found. Sometimes decorative shingles are seen on gable ends 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 distinctive building types, such as the Swede 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 a historic building, special care should be taken in relating to these resources.

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.

Miner's Union located at W. Columbia Ave. and N. Pine St.

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.

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, 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 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.

Swede Finn Hall, now the Elks Club, is located at West Pacific Ave. and South Townsend St.

2. POLICY: CONTEXT COMPATIBILITY

A. 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 not allowed.

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 imiportant to be compatible with the historic mass and scale of Telluride.

3. POLICY: RELATIONSHIP TO SITE CONTEXT

The Residential/Commercial 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 and the Residential/Commercial Treatment Area.

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.

4. POLICY: NATURAL RESOURCES

New projects should respect and enhance the natural resources of the setting. Roads, landscaped areas and buildings should accommodate the features historically known on the site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.
2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

1. Site buildings such that natural ridgelines 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.

5. POLICY: ON-SITE HAZARDS

Portions of the Residential/Commercial Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

6. POLICY: RELATIONSHIP TO THE TOWN GRID

The rectangular grid arrangement of streets and alleys is one of the most fundamental organizing elements in Telluride. 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. It helps establish continuity throughout neighborhoods in town. Enhancement of this

grid is an important goal in the Residential/Commercial Treatment Area.

A. Respect the established town grid in all projects.

1. 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. 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.

7. 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 was 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.

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

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.

8. POLICY: PEDESTRIAN SCALE

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.

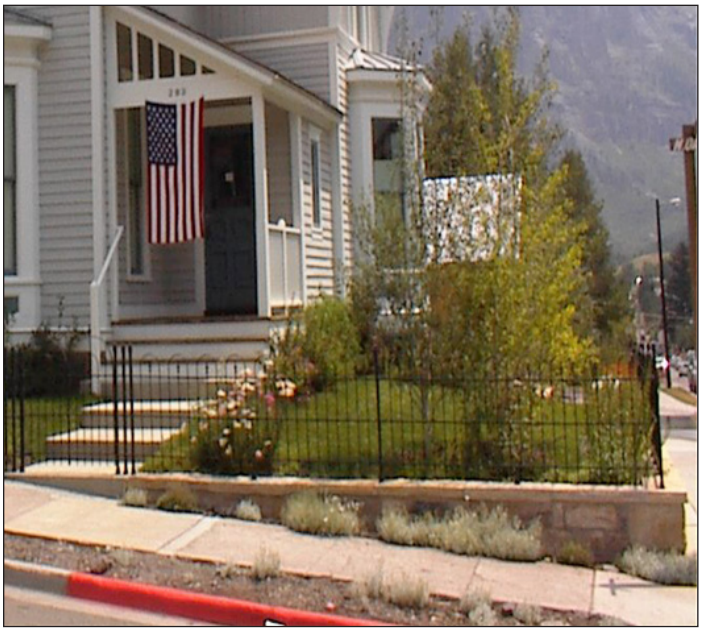
A. Develop the ground floor level of all projects to be at a pedestrian scale.

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

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. 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 that are linked in an integrated system should be provided throughout town.

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.

B. Provide visual interest on all façades and elevations



Enhance the pedestrian-oriented experience through the scale of buildings and architectural treatments.

that will be seen from streets, alleys and pedestrian ways.

1. A building should step down in scale along the street and alley edge by using elements such as decks, porches, bays and balconies. Use these in combination with positive open space.

2. This is especially important for large buildings and projects on large parcels.

C. Buildings should express human scale, through materials and forms that are familiar building elements in town.

D. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.

E. Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture and maintain a human scale.

F. A storefront in a commercial context should also convey a human scale.

9. POLICY: BICYCLE SYSTEMS

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

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections.

2. Provide bicycle parking and storage facilities.

10. POLICY: VIEWS

Views to natural and historic features abound in Telluride and should be preserved. Of special importance are the views to the mountains and historic landmarks that contribute to Telluride's unique setting.

A. Position a new building or addition so that view corridors are preserved.

1. Consideration for views should come from within, through and from outside the site.

2. Consider seasonal factors such as snow accumulations or dense foliage.

3. Maintain views along alleys by keeping a low scale of building.

B. Maintain spacing between buildings that respects existing views, open spaces and solar access.

11. POLICY: SITE FURNITURE

Site furnishings, including bicycle racks and resource recovery receptacles 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 resource recovery 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, resource recovery receptacles should be placed near seating areas and at points of entry.

12. POLICY: PUBLIC ART

While public art is a new feature to occur in the community, it enhances the quality of life and can contribute to the

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.

A. The use of public art is encouraged, particularly temporary and/or rotating exhibits.

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.

13. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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.

14. 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, minimize the visual impacts.

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 native stone walls, hedges and/or fences to minimize visual impacts.

3. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are not allowed.

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.

15. 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), passive, or 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.

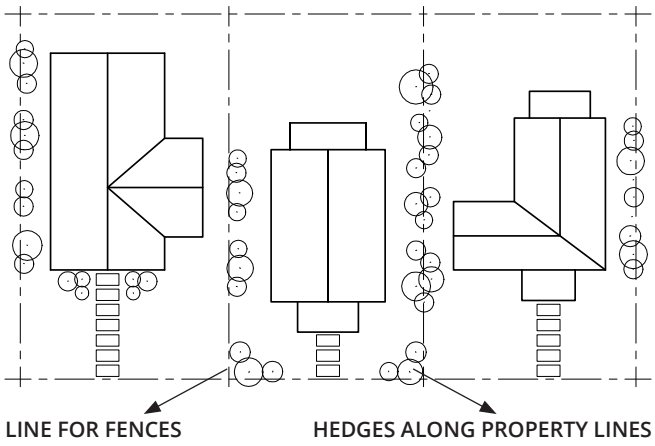


Fig. 6: Buildings and site features should be located to define traditional yard spaces.

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 courtyards 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.

16. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

1. Unusual setbacks may be appropriate when they help protect views to significant features.
2. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

CONSULT...

Consult with the Building, Planning and Legal Departments as there are easement implications with shared amenities.

17. 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.

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 treatment area.
2. This applies to both primary and alley structures.

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

1. Clearly define the primary entrance. For example, provide a recessed entryway on a commercial building, or a porch on a residential structure.
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.

18. 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 that 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 feet 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.

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 primary façades.
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.

E. 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; decks are not appropriate in front yards.

F. 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.

G. 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.

Define entry with porches.

19. POLICY: PLANT MATERIALS

Traditionally, a simple palette of plant materials appeared in Telluride in response to limited access to supplies and climate restrictions. While some variety in the landscape is anticipated, the overall character should be in keeping with that seen historically in the neighborhood.

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.

Foundation plantings were commonly seen traditionally.

A. Maintain established plantings in place, when feasible.

1. Existing native plantings should be preserved in place, when feasible.
2. Replacement plant materials should be similar in size or equivalent massing.
3. 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.

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

1. Landscaping schemes should be simple and subdued in character. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project, but their future impact on views, structures and adjacent properties should be considered in the development plan.
2. In locating trees, consider the impact of mature trees on view corridors, foundations and structures.

C. 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 not allowed.
3. Using perennials is encouraged.
4. Extensive areas of exotic plantings are discouraged.

D. 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, 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.

20. 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. The height and design of a new fence should be in character with those used traditionally in the neighborhood.

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 in the neighborhood.

A simple loop and spear fence was common along the front property line and in front side yards.

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 or twisted, decorative wire.

2. 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.

4. When traditional for the neighborhood, the combined height may be higher

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 or board formed 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.

4. When appropriate for the neighborhood, the top of the wall should follow the slope of the sidewalk.

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 the storage of automobiles, including driveways, garages and parking areas, 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.

A. Screen a parking area from view from the public right of way with site features such as plantings, fences and walls.

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

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. Consider modular pavers, gravel, and textured or colored concrete.

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.

5. Curb cuts and driveways should be minimal in width.

6. Design the parking layout so all spaces are accessible and usable year-round.

7. Provide adequate turning radii and travel lanes.

22. POLICY: SERVICE AREAS

Service areas include loading areas, resource recovery containers, snow 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 from major pedestrian ways.

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

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Resource recovery, including large containers (dumpsters) shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

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

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

C. 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.

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

1. Provide adequate space for utilities.

2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.

4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

24. POLICY: MASS AND 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 rooflines 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 façades establish a rhythm that also contributes to the visual continuity of the area.

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, these 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.

New construction should be consistent with the mass and scale of the treatment area and adjacent historic structures.

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 and with those structures that are adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot.

Building elements such as roof forms, openings, projections, additions, exterior wall form and foundations should be of similar sizes to those found historically in the community and this treatment area. Other additive building elements, such as porches, decks and exterior stairways, should be compatible in size, shape and type with those of 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. New construction should relate to the existing historic buildings in mass and scale.

1. The historic mass and scale are 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 add to 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.
4. Rear additions that step down in scale are also encouraged.

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 façade 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 façade 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.

F. A primary façade 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 street façade width was 25 feet. This module should be maintained in new construction.

G. New construction should appear similar in mass and scale to historic structures found traditionally in the neighborhood and in similar areas throughout the town.

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.

H. A larger building may be divided into modules that reflect the traditional scale of construction.

1. Modules 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. Step 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.

4. Building elements should be in scale with the overall mass of the building.

I. 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.

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.

27. 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.

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 headroom 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.

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

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. These forms should be symmetrically designed.

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.

4. Flat roofs are also appropriate on commercial buildings.

5. Orient ridgelines parallel with the floor planes.

6. Orient ridgelines perpendicular to the street when feasible.

7. Non-traditional roof forms are inappropriate.

8. The length of a roof ridge should not exceed those seen historically on comparable buildings. Historically, the maximum ridge length was 35 to 40 feet for residential structures and was typically 50 to 75 feet for commercial, although some reached 100 feet in length.

B. The number and size of dormers should be limited on a roof, such that the primary roof form continues to be 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 shall be located below the ridgeline of the primary roof.

28. 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.

Align similar elements along the block.

A. Use porches, balconies, bay windows, decks and stoops that 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 that slope, buildings and building elements should step down the block.

3. 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.

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

1. Exact interpretations of a point of time in the past are discouraged.

F. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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, light wells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

A. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

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 used, locate them away from the alley elevations 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 storefront 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 may be used on residential buildings if limited in size, scale and quantity.

7. Awnings are only allowed on south-facing façades.

30. POLICY: ARCHITECTURAL DETAILS

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

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

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 not allowed.

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 not allowed.

5. Other styles that would also be misleading about the history of Telluride are inappropriate.

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.

3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.

4. 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. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in this treatment area.

1. A mix of wood frame, stone and brick construction is found.

2. Foundation finish materials may include stone, concrete, board-formed 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) and brick.

4. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.

5. Corrugated metal may 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.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.

2. Metal sheeting or standing seam metal roofs with a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.

3. Asphalt or recycled shingles in muted colors and rolled roofing may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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 and cementious 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.

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 façades or elevations. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with substantial dimensions. These cast shadows that contribute to the character of the building.

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) of the building exterior should be similar to that seen in this treatment area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in this 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 and limited to no more than one per façade or elevation.
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. Structures that abut the historic district should more closely respect the traditional window-to-wall ratios.

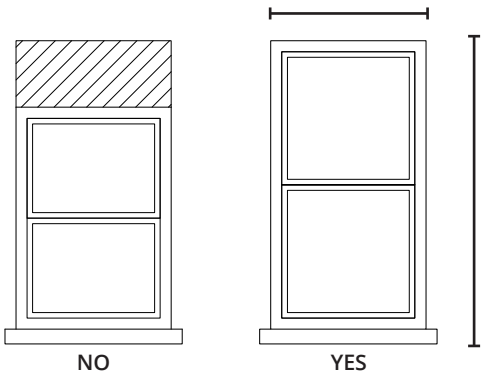


Fig. 3C: Windows with vertical emphasis are encouraged.

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 elevations, 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 muntins integral to the window.
3. True divided lights may be used. Pop-in muntins are not allowed.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.
2. Skylights should be flat, except in flat roofs behind a parapet where a curb is required.
3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.
4. Light fixtures within a skylight shall also not cause excessive light spill.
5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the primary façade and shall be located away from public view.

A flat skylight, sized appropriately for the roof area.

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 a building's façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.
4. 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.
5. Existing openings that serve the original function of the building, such as barn doors, should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

35. POLICY: ACCESSIBILITY

Federal regulations require that buildings that 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 that is compatible with the character of the building.

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 integrated into the building design.

B. Federal regulations typically do not apply to single family residential structures.

36. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.
3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

37. POLICY: ENERGY CONSERVING DESIGN

Using energy conserving designs that are 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 a primary concern.

A. Consider the visual impacts of active and passive solar designs.

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 RC(33)(B) for window-to-wall ratio standards.
2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.
3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.
4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.
5. No solar collections devices shall be located on the primary façade and should be as far away from public as possible.
6. Solar panel racks and frames shall be non-reflective.
7. Contact the Planning and Building Department regarding off-site energy mitigation.

38. POLICY: SERVICE AREAS

Service areas include resource recovery containers, and snow storage. Many of these require access year-round and should be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized from major pedestrian ways.

A. Minimize the visual impacts of resource recovery areas.

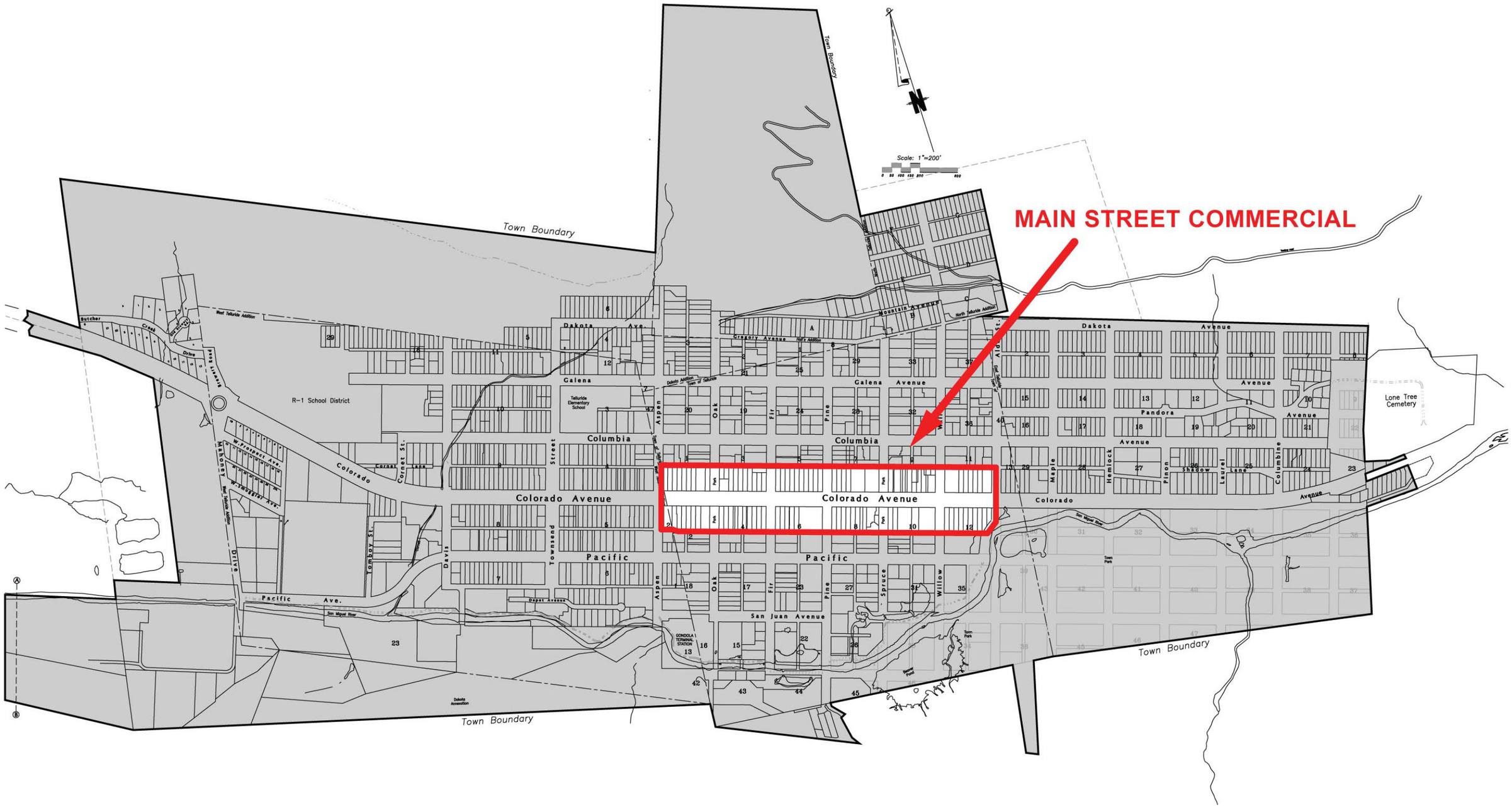
1. Locate a service area along the rear of a site, accessed by an alley, when feasible.
2. Screen service areas from view of major pedestrian routes using a fence, hedge or shed to conceal it.
3. Consideration should be given to snow and ice buildup that could otherwise impede access to receptacles.

B. All service areas should be designed to fit into the alleyscape, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting
Signs

MAIN STREET COMMERCIAL TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

MAIN STREET COMMERCIAL (MS)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior and Site Lighting

  Signs

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Section 2 Historic Commercial Zone District
- Article 3, Section 2 Commercial Zone District
- Article 3, Section 3 Street & Utility Design Requirements
- Article 3, Division 4 Sign Regulations
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 3, Division 7 Affordable Housing & Designed Employee Dwelling Units
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

Main Street, Colorado Avenue looking east.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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 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. Therefore preservation of all these resources is crucial. This holds especially true as new development occurs.

> ***An alignment of storefronts, a rhythmic placement of windows on the second floors and a consistency in roof heights create the strong continuity that pervades this area.***

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 façade 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 many of the gaps in the street; however, more development is taking place and while change is expected, it is critical that this new construction be compatible with the historic character of the street. An alignment of storefronts, a rhythmic placement of windows on the second floors and a consistency in roof heights create the strong continuity that 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.

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

1. POLICY: CONTEXT COMPATIBILITY

A. 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 not allowed.
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.

South side of Main Street (Colorado Avenue) looking southeast.

2. 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 and the Main Street Commercial Treatment Area.

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.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance the natural resources of the setting. Roads, landscaped areas and buildings should accommodate the features historically known on the site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.
2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

1. Site buildings such that natural ridgelines 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.

4. POLICY: ON-SITE HAZARDS

Portions of the Main Street Commercial Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. 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 orientation shall be maintained.

1. All primary façades shall orient to Colorado Avenue.

B. Maintain the image of established property lines.

1. Locate buildings on sites such that they reinforce the parcel orientation. Orient primary building walls and roof ridges in line with the established town grid.

6. POLICY: PEDESTRIAN SCALE

The Main Street Treatment Area should continue to develop as a pedestrian-oriented environment. Streets, sidewalks and pathways should encourage walking, sitting, biking and other pedestrian activities. Buildings should be visually interesting to invite exploration of the area by pedestrians. Existing pedestrian routes should be enhanced.

A. Provide visual interest on all façades that will be seen from streets, alleys and pedestrian ways.

7. POLICY: BICYCLE SYSTEMS

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

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections.
2. Provide bicycle parking and/or storage facilities.

8. 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.

A. Preserve views down 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.
3. Maintain views along alleys by keeping a low scale of building.
4. Note that HARC does not review the impacts on views as seen from sides of buildings located on interior lot lines.

9. POLICY: SITE FURNITURE

Site furnishings, including bicycle racks and resource recovery receptacles 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.

Main Street seating and resource recovery receptacles.

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 resource recovery 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, resource recovery receptacles should be placed near seating areas and at points of entry.

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 to the 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.

A. The use of public art is encouraged, particularly temporary and/or rotating exhibits.

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.

11. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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.

12. 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.

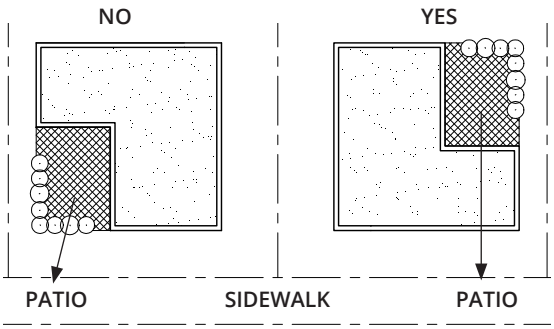


Fig. 7: Courtyards should be developed as an amenity that can be experienced by the general public. However, they should not open onto Main Street because they disrupt the traditional building alignment; they may be considered along alleys or side streets.

13. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

14. 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.

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 treatment area.

2. This applies to both primary and alley structures.

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

1) Clearly define the primary entrance. For example, provide a recessed entryway on a commercial building, or a porch on a residential structure.

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.

Façades with rectangular forms should be dominant on Main Street.

15. 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 façades at the sidewalk's edge.

1. Placing the street façade of the building at the property line is required by the zoning ordinance and can only be modified in special circumstances.

2. Locating entire building fronts behind the established storefront line is inappropriate.

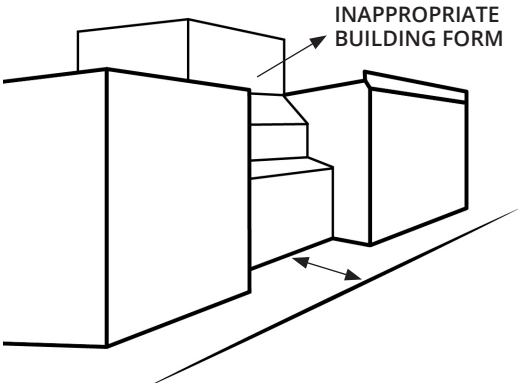


Fig. 8: Façades should be aligned at the sidewalk edge. Locating entire building fronts behind the established storefront line is inappropriate.

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.

16. POLICY: FENCES AND WALLS

Only a few historic buildings are set back from Colorado Avenue in the Main Street Commercial Treatment Area and in some cases, a low picket or metal fence was used at the sidewalk. These fences were relatively low in height and had a transparent character that allowed views into yards, providing some interest to pedestrians. Solid wood plank fences were used occasionally along alley edges, but were also relatively low in height, allowing views into yards. Since the front elevations of new structures are required to be at the front property line, no new fences along Colorado Avenue in this treatment area are allowed. New designs for fences along the alley should be consistent with those seen traditionally and relate to the character of the principal structure.

A. A new fence should be simple in character.

1. In a rear yard, a transparent fence (one with spaces between boards) may rise to a maximum of 6 feet in height.

2. 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. Retaining walls were not traditionally used in the Main Street Commercial Treatment Area and will not be used on new construction or renovations where none exist.

17. 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.

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.

A. No parking areas are to be accessed from Colorado Avenue. Access should be from alleys or rear drives.

B. 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.

2. Minimize the surface area of paving and consider using materials that blend with the natural colors and textures of the region. Consider the use of modular pavers, gravel, grasscrete and textured or colored concrete.

3. Alley curb cuts and driveways should be minimal in width.

4. Design the parking layout so all spaces are accessible and usable year-round.

18. POLICY: SERVICE AREAS

Service areas include loading areas, resource recovery containers, snow 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 from major pedestrian ways.

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Resource recovery, including large containers (dumpsters) shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

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

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

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

D. All service areas should be designed to fit into the alleyscape, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

19. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.
2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.
4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

20. POLICY: MASS AND SCALE

Patterns are created along the street by the repetition of similarly sized building elements. For example, uniform façade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the treatment area. Most façade 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.

Note the repetition of similarly sized building elements.

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 façade at the front property line.
2. Façade 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 façade 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.

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 façade may exceed 50 feet in width 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 façade material, window design, façade 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 elevations. Elevation heights should be within the established range of the block.
5. New construction and additions should be compatible with the height, width and depth of adjacent historic buildings.

21. POLICY: THIRD-STORIES ON STOREFRONTS

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 should appear as a subordinate addition to a two-story building.

1. The third floor should be set back substantially from the sidewalk edge such that the building will appear to be two stories in height as seen from across the street.

2. Third stories that are set back should be designed to appear as an addition to the rear of the structure. Materials and details should be simpler than those of the primary façade.

Note the third floor is set back from the street and is differentiated from the main façade.

B. True three-story façades shall be considered in very limited cases.

1. The height, proportions and placement of all façade 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 façades should be dominant.

22. 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 façades.

1. Rectangular forms should be vertically oriented.

2. The façade 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 elevations, 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.

23. POLICY: ROOF FORM

Historically, commercial roof forms were 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 roofs 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 elevations should step down towards the rear of the building.

3. Gabled roofs with an 8:12 to 12:12 pitch were also used on some commercial buildings.

B. The number and size of dormers, if used on an alley structure or addition should be limited on a roof, such that the primary roof form remains prominent.

1. The top of a dormer roof shall be located below the ridgeline of the primary roof.

24. 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 entryways.

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 upper floor(s) should maintain the building line at the sidewalk.

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.

25. 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. Storefronts of 12 to 14 feet high are typical, whereas second floors of 10 to 12 feet high are typical.

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

1. The first floor of the primary façade 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.

26. 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, light wells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

A. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

B. The placement and size of decks and balconies should be similar to those found traditionally within the treatment areas.

C. Bay and oriel windows should fit below the cornice and be subordinate elements.

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

D. Using awnings to provide weather protection and create interest is encouraged.

1. The awning should fit the dimensions of the storefront 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. Retractable fabric awnings are appropriate.

5. Installing lighting in awnings so they effectively act as an internally lit sign is not allowed.

6. Awnings may be used on residential buildings if limited in size, scale and quantity.

7. Awnings are only allowed on south-facing primary façades.

27. 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, windowsills and headers. This alignment of horizontal features on building façades 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.

Windows generally align at the storefront and second floor levels.

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 that 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. When large buildings are designed to appear as several buildings, there should be some slight variation in alignments between the façade elements.

28. POLICY: FAÇADE ELEMENTS

The repetition of similar façade 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 façade. These elements combine to form a composition for each façade 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.

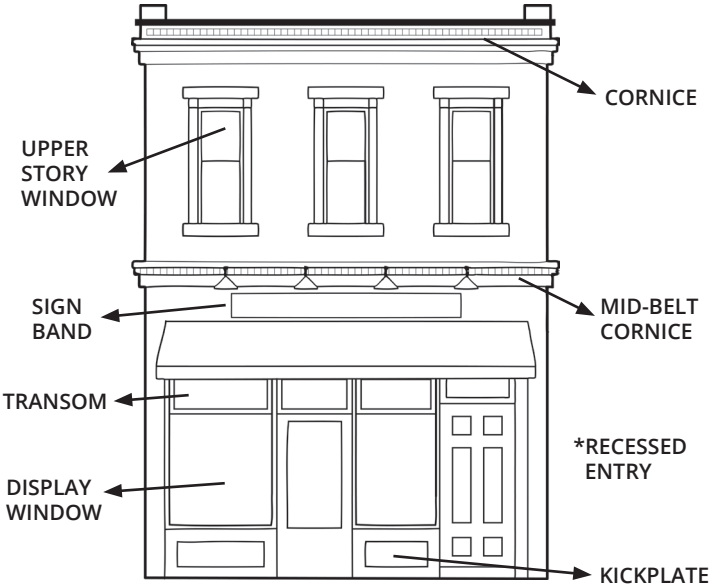


Fig. 9: Typical store façade elements.

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 façade 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. Parapets should be high enough to screen roof top decks, and other appurtenances as seen from the street. Features such as hot tub screens, umbrellas, awnings or planters should not project above parapet and should be set back so they are not visible from across the street on the sidewalk.

29. POLICY: CORNER LOTS

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

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

1. Traditionally, storefront windows at the first floor turned the corner with one or two storefront windows on 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. Corner entrances, bay windows and towers are examples of elements that may be considered to emphasize corner locations.
3. Storefront windows, display cases and other elements that provide visual entrances to façades along side streets are also appropriate.

30. 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 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.
3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.
4. Exterior wood finishes should be painted or stained on primary structures. Rustic or natural finishes may be considered on secondary structures.

31. 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 Main Street Commercial 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 that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in this treatment area.

1. A mix of wood frame, stone and brick construction is found in the town.
2. Foundation finish materials may include native stone, concrete and board-formed concrete.
3. Appropriate materials for primary structures include horizontal and vertical siding, shingles (in limited applications), steel, brick and native stone.

   The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.
4. Materials not allowed: stucco, reflective materials (mirrored glass or polished metals) and rustic shakes.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.

2. Metal sheeting or standing seam metal roofs with a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.

3. Asphalt or recycled shingles in muted colors and rolled roofing may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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, cementious siding, and other composition materials, and their joints, should match that of traditional wood siding.

3. Materials such as aluminum and vinyl siding are not allowed as substitute materials.

4. Check with the Planning Department regarding the acceptance of new, substitute materials.

32. 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 façades. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with substantial dimensions. These cast shadows that contribute to the character of the building.

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) of the building exterior should be similar to that seen in this treatment area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in this treatment area.

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

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 and limited to no more than one per façade.

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 the upper floors and sides of commercial buildings, corner lots excepted.

C. Windows with vertical emphasis are encouraged.

1. A general rule is that the height should be twice the dimension of the width, at upper story.

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 elevations, 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 muntins integral to the window.

3. True divided lights may be used. Pop-in muntins are not allowed.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat, except in flat roofs behind a parapet where a curb is required.

3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.

4. Light fixtures within a skylight shall also not cause excessive light spill.

5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the roof of the primary façade and shall be located away from public view.

33. 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 a building façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.

4. The material and detailing of garage doors should be utilitarian, to be compatible with nearby sheds when located on an alley.

5. Existing openings that serve the original function of the building, such as barn doors, should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

34. POLICY: ACCESSIBILITY

Federal regulations require that buildings that 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 that is compatible with the character of the building.

A. Designs for new or additional access should be com-patible 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 integrated to the building design.

35. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow shedding and removal that is safe and secure.

1. Buildings with metal-clad roofs shall have snow guards, brakes or other devices to prevent snow and ice shedding onto adjacent properties or structures.

2. Locate decks, courtyards and pedestrian ways such that snow shedding hazards are minimized.

3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

4. Snow shed off of awnings should be minimized.

36. POLICY: ENERGY CONSERVING DESIGN

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

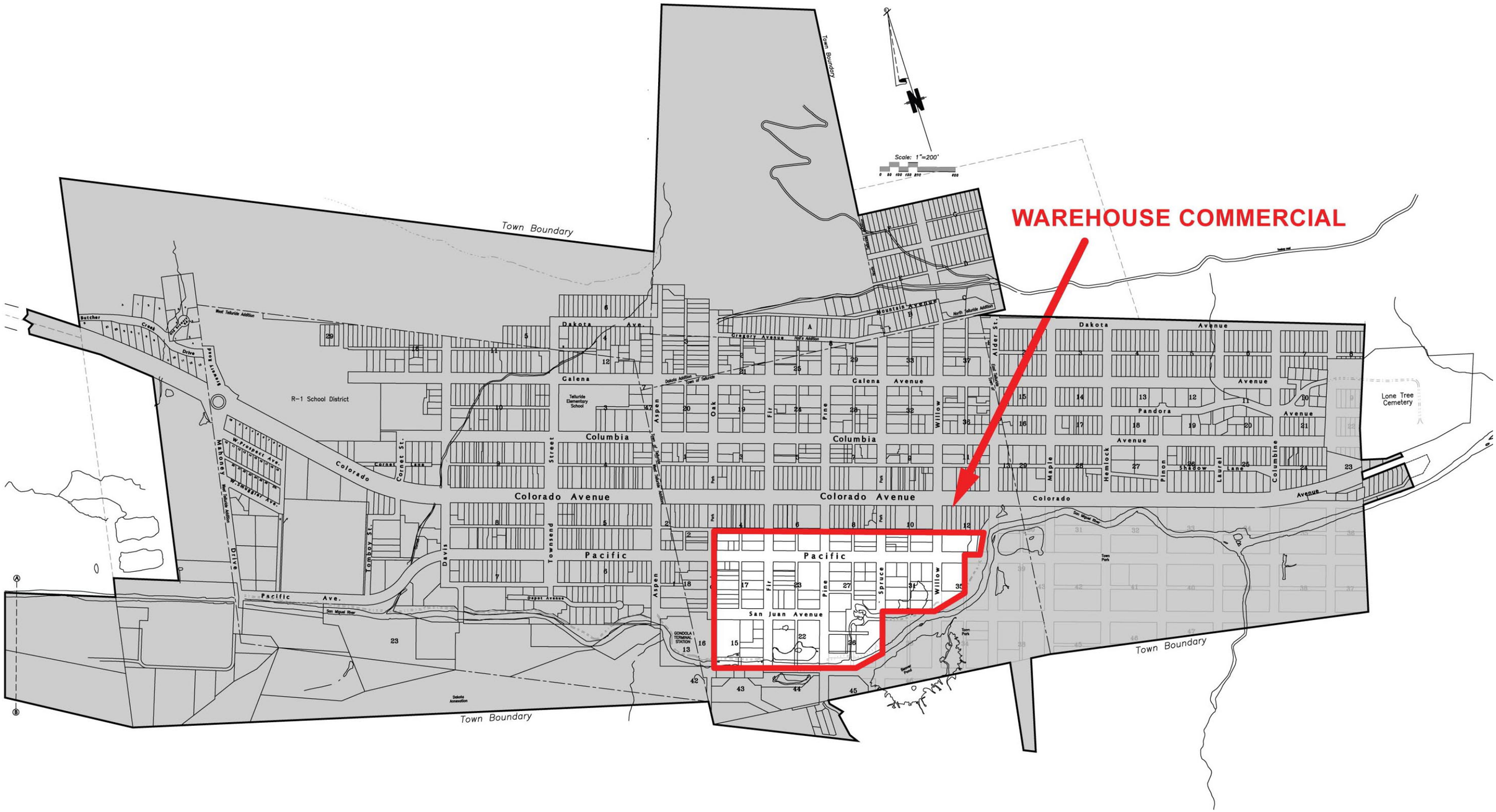
A. Consider the visual impacts of active and passive solar designs

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 MS(32)(B) for window-to-wall ratio standards.
2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.
3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.
4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.
5. No solar collection devices shall be located on the primary façade and should be as far away from public as possible.
6. Solar panel racks and frames shall be non-reflective.
7. Contact the Planning and Building Department regarding off-site energy mitigation.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting
Signs

WAREHOUSE COMMERCIAL TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

WAREHOUSE / COMMERCIAL (WC)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

  Signs

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Residential/Commercial including the Gondola Overlay District Commercial Zone District
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 4 Sign Regulations
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Stds.
- Article 3, Division 7 Affordable Housing and Designed Employee Dwelling Units
- Article 7, Division 7 Historic& Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities
- Building Department
- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

View of the Warehouse / Commercial Treatment Area, the corner of South Fir Street and West Pacific Avenue, looking west.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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.

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

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 includes a basic one- or two-story gabled or rectangular façade 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.

This treatment area has experienced the most disturbances to its historic scale and resources. Emphasis should be placed on preserving and enhancing traditional qualities while developing new buildings that respect their neighbors.

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 disturbances 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.

View looking east down Pacific Avenue with the Library on the right (south).

The stone Transfer Building on the SW corner of Pacific Ave. and Fir St.

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 warehouses, 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.

Mixed use buildings of retail and residential are encouraged in the Warehouse / Commerical Treatment Area.

1. POLICY: CONTEXT COMPATIBILITY

A. 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 not allowed.

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.

2. POLICY: RELATIONSHIP TO SITE CONTEXT

The Warehouse/Commercial neighborhood has a distinctive identity that results 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 and the Warehouse/Commercial Treatment Area.

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.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance the natural resources of the settings. Roads, landscaped areas and buildings should accommodate the features historically known on the site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.

2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

1. Site buildings such that natural ridgelines 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.

4. POLICY: ON-SITE HAZARDS

Portions of the Warehouse/Commercial Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. POLICY: RELATIONSHIP TO THE 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 façades 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.

B. In some cases, the rectangular character of the grid is modified where steep slopes dictate a curvilinear street design.

C. 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.

D. Respect the established town grid in all projects.

1. A rectangular lot shape is preferred, as opposed to a square one. Square lots tend to yield less positive open space and blur the grid's image.

E. Maintain the image of established property lines.

1. Locate buildings on sites such that they reinforce the parcel orientation. 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.

6. POLICY: PEDESTRIAN SCALE

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.

One-story elements, such as an entrance canopy, help create pedestrian scale while adding visual interest.

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. 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 that are linked in an integrated system should be provided throughout the town.

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. Develop the ground floor level of all projects to encourage pedestrian activity.

1. Provide variety in setback, height, color, texture of materials, 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.

C. Develop the street and alley edge of a property to be at a pedestrian scale.

1. Provide visual interest on all façades that will be seen from streets, alleys and pedestrian ways.

2. A building should step down in scale along the street and alley edge by using elements such as decks, porches, bays and balconies. Use these 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.

D. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.

E. Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture and maintain a human scale.

F. A storefront in a commercial context should also convey a human scale.

7. POLICY: BICYCLE SYSTEMS

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

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections.

2. Provide bicycle parking and storage facilities.

8. POLICY: VIEWS

Views to natural and historic features abound in Telluride and should be preserved. Of special importance are the views to the mountains and historic landmarks that contribute to Telluride's unique setting.

A. Position a new building or addition so that view corridors are preserved.

1. Consideration for views should come from within, through and from outside the site.

2. Consider seasonal factors such as snow accumulations or dense foliage.

3. Maintain views along alleys by keeping a low scale of building.

B. Maintain spacing between buildings that respects existing views, open spaces and solar access.

9. POLICY: SITE FURNITURE

Site furnishings, including bicycle racks and resource recovery receptacles 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.

Bicycle parking at large condo complex.

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 resource recovery 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, resource recovery receptacles should be placed near seating areas and at points of entry.

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.

A. The use of public art is encouraged, particularly temporary and/or rotating exhibits.

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.

11. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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.

12. 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.

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.

13. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

1. Unusual setbacks may be appropriate when they help protect views to significant features.
2. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

CONSULT...

Consult with the Building, Planning and Legal Departments as there are easement implications with shared amenities.

14. 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.

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 treatment area.
2. This applies to both primary and alley structures.

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

1. Clearly define the primary entrance. For example, provide a recessed entryway on a commercial building, or a porch on a residential structure.
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.

15. 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.

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.

Building setback to provide open space and pedestrian interest.

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 existing pattern of building fronts at the sidewalk level.

1. Setbacks should fall within the established range for the block.
2. In some cases, to add variety to the streetscape, irregular alignments may occurs, but the majority of building fronts should align at the sidewalk edge.
3. Variety in wall treatments is also encouraged.
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.

16. POLICY: PLANT MATERIALS

Traditionally, a simple palette of plant materials appeared in Telluride, in response to limited access to supplies and climate restrictions. While some variety in the landscape is anticipated, the overall character should be in keeping with that seen historically in the neighborhood.

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.

A. Maintain established plantings in place, when feasible.

1. Existing native plantings should be preserved in place, when feasible. If it is absolutely necessary, relocate them within the site.
2. Replacement plant materials should be similar in size or equivalent massing.
3. 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.

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

1. Landscaping schemes should be simple and subdued in character. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project, but their future impact on views, structures and adjacent properties should be considered in the development plan.
2. In locating trees, consider the impact of mature trees on view corridors, foundations and structures.

C. 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 not allowed.
3. Using perennials is encouraged.
4. Extensive areas of exotic plantings are discouraged.

D. 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, 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.

17. 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. The height and design of a new fence should be in character with those used traditionally in the neighborhood.

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 in the neighborhood.

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 or twisted, decorative wire.
2. 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.
4. When traditional for the neighborhood, the combined height may be higher.

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 or board-formed 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.
4. When appropriate for the neighborhood, the top of the wall should follow the slope of the sidewalk.

18. 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.

A. Screen a parking area from view from the street or public right of way with site features such as plantings, fences and walls.

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

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. Consider modular pavers, gravel, grasscrete and textured or colored concrete.
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.
5. Curb cuts and driveways should be minimal in width.
6. Design the parking layout so all spaces are accessible and usable year-round.
7. Provide adequate turning radii and travel lanes.

19. POLICY: SERVICE AREAS

Service areas include loading areas and storage spaces for resource recovery containers, snow 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 from major pedestrian ways.

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

A. Minimize visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

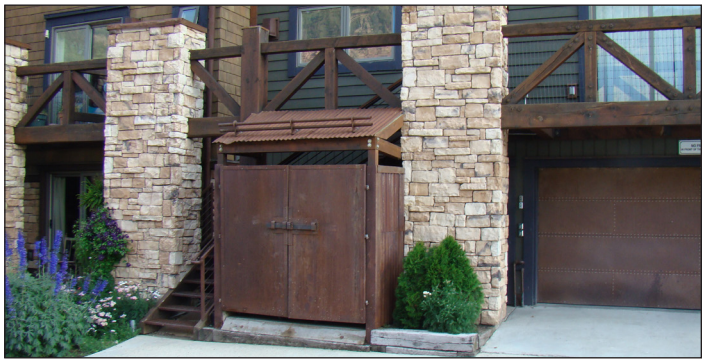
2. Resource recovery areas, including large containers (dumpsters), shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

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

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

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

D. All service areas should be designed to fit into the alleyscape, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.



Provide secure and screened resource recovery areas.

20. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.

2. Locate utilities in a property's rear when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.

4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

21. 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.

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.

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 that complement the size and shape of the historic buildings.

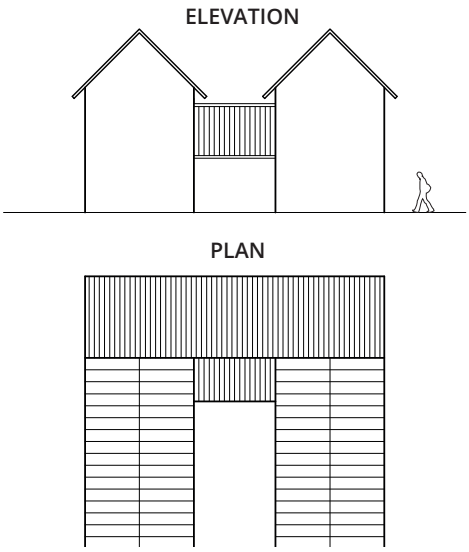


Fig. 10: Connectors linking several larger building forms may help reduce the perceived scale of the overall project.

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

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.

C. One and two-story segments 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 façade shall be 50 feet.

1. Primary façades 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. Façade widths should reflect traditional lot widths.

3. Variations in façade treatment should be continued through the structure, including its roofline and front and rear façades, 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 not appropriate.

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 freestanding 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 structure.

22. 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.

23. 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.

24. 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.

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.

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.

B. Commercial structures included gable and flat roofs. Historically, some buildings had dormers, to provide additional headroom and light in attic spaces. However, they were limited in number and simple in form.

C. 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.

1. Orient ridgelines parallel with the floor planes.

2. Orient ridgelines perpendicular to the street when feasible.

3. Non-traditional roof forms are inappropriate.

D. 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 shall be located below the ridgeline of the primary roof.

25. POLICY: THREE 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. Third floors that are set back 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 façade.

3. True three-story buildings may be considered under very limited conditions. However, the height and proportions of the façade must appear to be in scale with all nearby historic buildings.

26. 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. Exact interpretations of a point of time in the past are discouraged.

B. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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.

27. 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. The current development of this area is more intensely pedestrian-oriented, so 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. Where the use of large amounts of glass is not feasible, consider providing other design elements that will be visually interesting to pedestrians.

2. Large-scale openings that reflect the traditional character of warehouse and stable doors are encouraged.

C. Maintain a clear distinction between the street façade and the side elevation.

1. Sides of building generally had fewer windows and simpler details.

28. 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.

New buildings should include façade details and components that were found traditionally. The storefront windows, sheet metal cornice, curved brackets and recessed balcony are new details that are compatible with those found on other buildings in the area.

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, light wells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

A. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

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 elevation 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 storefront opening, to emphasize these proportions. It should not obscure ornamental details.
2. Avoid forms that are not traditionally found in Telluride.
3. Coordinate the color of the awning with the color scheme for the entire building.
4. Retractable fabric awnings are appropriate.
5. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.
6. Awnings may be used on residential buildings if limited in size, scale and quantity.
7. Awnings are only allowed on south-facing primary façades.

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 not allowed.

3. Historic details that are authentic to Telluride are discouraged, to maintain a distinction between new development and the historic district.

4. Elaborate Victorian ornamentation, which is atypical in Telluride, is not allowed.

5. Other styles that would also be misleading about the history of Telluride are inappropriate.

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.

3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.

4. 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. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in this treatment area.

1. A mix of wood frame, stone and brick construction is found in the town.

2. Foundation finish materials may include stone, concrete, board-formed 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), and brick.

4. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.

5. Corrugated metal may 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.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.

2. Metal sheeting or standing seam metal roofs with a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.

3. Asphalt or recycled shingles in muted colors and rolled roofing may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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 and cementious 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.

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 façades and elevations. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with substantial dimensions. These cast shadows that contribute to the character of the building.

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) of the building exterior should be similar to that seen in this treatment area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in this treatment area.

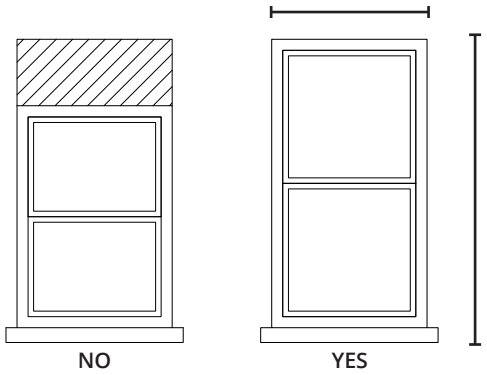


Fig. 3D: Windows with vertical emphasis are encouraged.

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 and limited to no more than one per façade or elevation.

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. 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 façades, 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 muntins integral to the window.

3. True divided lights may be used. Pop-in muntins are not allowed.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat, except in flat roofs behind a parapet where a curb is required.

3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.

4. Light fixtures within a skylight shall also not cause excessive light spill.

5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the primary façade and shall be located away from public view.

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 a building façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.

4. 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.

5. Existing openings that serve the original function of the building, such as barn doors, should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

35. POLICY: ACCESSIBILITY

Federal regulations require that buildings that 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 that is compatible with the character of the building.

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 integrated into the building design.

36. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.

3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

37. POLICY: ENERGY CONSERVING DESIGN

Using energy conserving designs that are 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 a primary concern.

A. Consider the visual impacts of active and passive solar designs.

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 WC(33)(B) for window-to-wall ratio standards.

2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.

3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.

4. Free-standing panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.

5. No solar collection devices shall be located on the primary façade and should be as far away from public as possible.

6. Solar panel racks and frames shall be non-reflective.

7. Contact the Planning and Building Department regarding off-site energy mitigation.

MORE INFO...

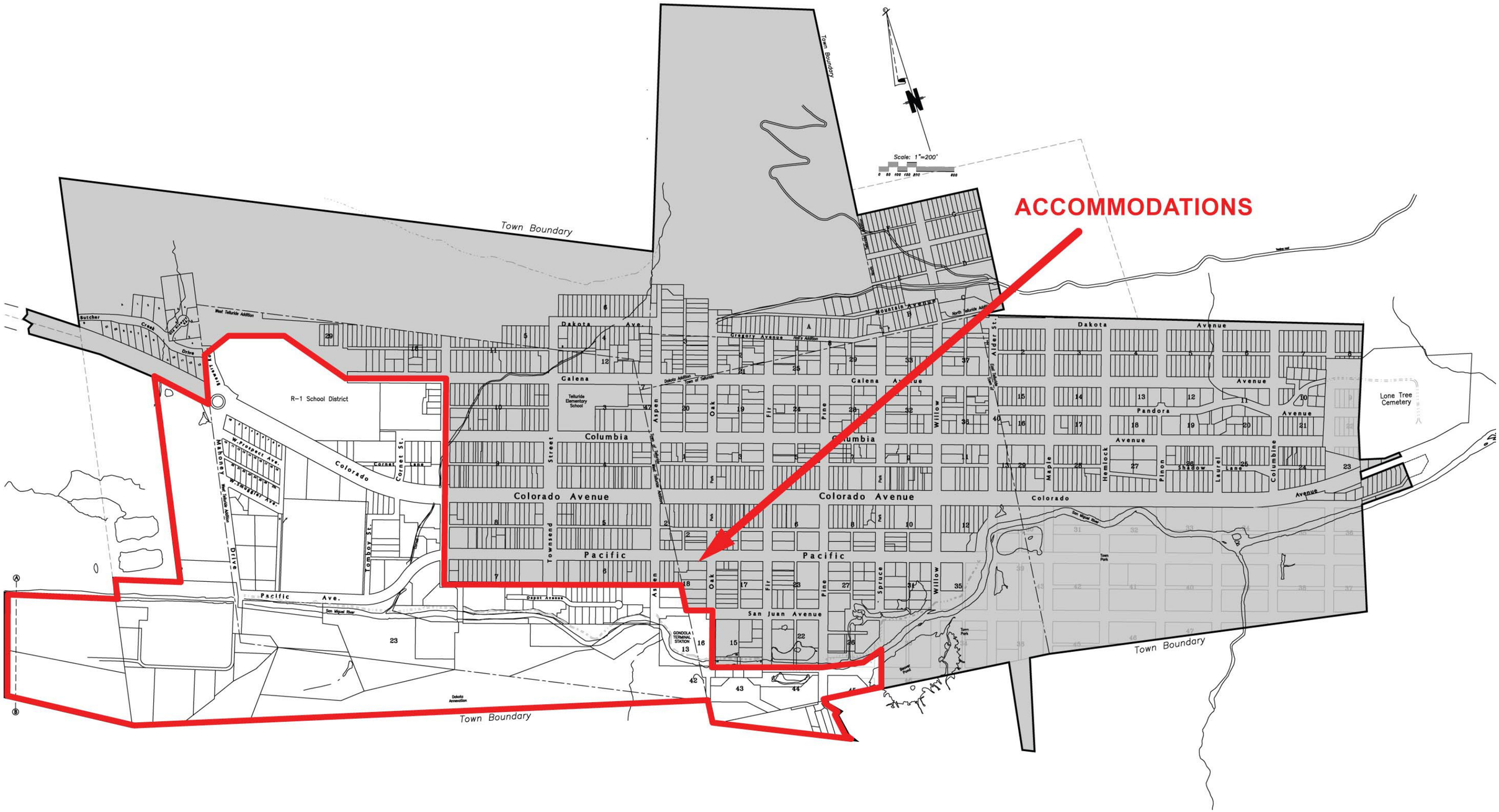
See SPECIAL STANDARDS SECTION for:

Alley, Shed & Secondary Structures

Exterior and Site Lighting

Signs

ACCOMMODATIONS TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

ACCOMMODATIONS (AC)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

  Signs

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Accommodations Two Zone District
- Article 3, Division 2 Residential Zone Dist.
- Article 3, Division 2 Residential/ Commercial Zone District
- Article 3, Division 2 Commercial Zone Dist.
- Article 3, Division 2 Street & Utility Design Requirements
- Article 3, Division 4 Sign Regulations
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards & Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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 that 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 nearby. Views into and out of the Accommodations Treatment Area, particularly to the east, north and south, are outstanding and give special identity to this 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.

There are four distinct edges 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:

1. ***Pearl Property and Valley Floor***

   This area serves as the entrance to town. Wetlands in this area will require special technical responses. New projects should not block views into town.

2. ***River Park / Hillside***

   This area south of the river has steep slopes that require different technical responses. Projects should enhance the river edge as a public amenity.

3. ***Historic District Edge***

   The district edge requires compatibility with the historic building fabric, especially in the Depot and Davis Street areas. Projects should establish a gentler transition in character and scale into the historic district.

4. ***Colorado Avenue Corridor***

   This corridor provides the first up-close impression of Telluride extending along both sides of Hwy 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. This 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 that 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

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.

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.

NOTE...

Since natural site constraints may, in some cases, prevent projects from reflecting the established built character of Telluride residential neighborhoods, HARC will apply the following standards with some flexibility.

1. POLICY: CONTEXT COMPATIBILITY

A. 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 not allowed.

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.

2. 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 and the Accommodations Treatment Area.

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.

1. If historic resources exist on the property, then the special standards for preservation also shall apply.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance natural resources of the setting. Roads, landscaped areas and buildings should accommodate the features historically known on the site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.
2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

1. Site buildings such that natural ridgelines 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.

4. POLICY: ON-SITE HAZARDS

Portions of the Accommodations Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. 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 spaces 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 Accommodations Treatment Area so that two-way traffic is encouraged.

Commercial storefronts, where appropriate, may be used to provide pedestrian interest along the street.

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 ridgelines should be perpendicular to the street.

6. POLICY: PEDESTRIAN SCALE

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.

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 that are linked in an integrated system should be provided throughout the town.

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. 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 Main Street Commercial Treatment Area Guidelines and Standards for examples.)

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 Warehouse/Commercial Treatment Area for examples.)

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 that 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 that connect to external pedestrian systems.

E. Provide visual interest on all façades and elevations that will be seen from streets, alleys and pedestrian ways.

1. A building should step down in scale along the street and alley edge by using elements such as decks, porches, bays and balconies. Use these in combination with positive open space.

2. This is especially important for large buildings and projects on large parcels.

F. Buildings should express human scale, through materials and forms that are familiar building elements in town.

G. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.

H. Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture and maintain a human scale.

7. POLICY: BICYCLE SYSTEMS

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

Pocket park and seating.

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections.

2. Provide bicycle parking and storage facilities.

8. POLICY: VIEWS

Views to natural and historic features abound in Telluride and should be preserved. Of special importance are the views to the mountains and historic landmarks that contribute to Telluride's unique setting.

A. Position a new building or addition so that view corridors are preserved.

1. Consideration for views should come from within, through and from outside the site.

2. Consider seasonal factors such as snow accumulations or dense foliage.

3. Maintain views along alleys by keeping a low scale of building.

B. Maintain spacing between buildings that respects existing views, open spaces and solar access.

9. POLICY: SITE FURNITURE

Site furnishings, including bicycle racks and resource recovery receptacles, 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 resource recovery 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, resource recovery receptacles should be placed near seating areas and at points of entry.

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.

A. The use of public art is encouraged, particularly temporary and/or rotating exhibits.

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.

11. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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.

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, minimize the visual impacts.

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 native stone walls, hedges and/or fences to minimize visual impacts.

3. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are not allowed.

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.

13. 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.

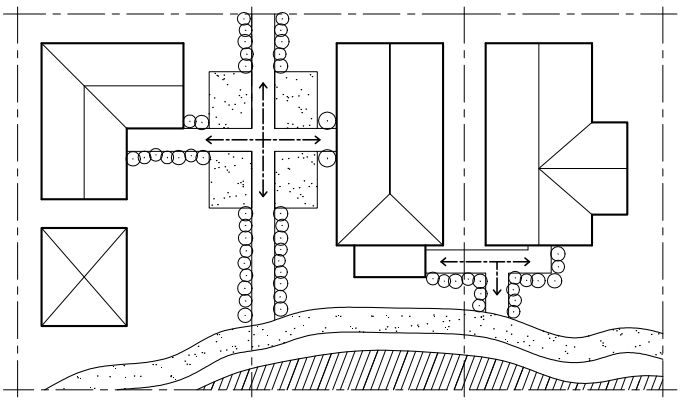


Fig. 11: Open space on one property should complement and enhance open space on adjacent properties; and connect them when feasible.

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), passive, or 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.

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 that maximizes their areas and connection.
2. Open spaces also should connect with natural amenities such as the river.

D. 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 courtyards as part of the positive open space scheme.
4. Locate open space in sunny areas whenever it is possible.

E. 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.

14. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

1. Unusual setbacks may be appropriate when they help protect views to significant features.
2. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

CONSULT...

Consult with the Building, Planning and Legal Departments as there are easement implications with shared amenities.

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. 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 façades should be oriented 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

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

1. Clearly define the primary entrance. For example, provide a recessed entryway on a commercial building, or a porch on a residential structure.

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.

16. 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.

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. 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 façade 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 on Colorado Avenue should be set back from the highway so as to minimize visual impact at the entry to town.

C. 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 façades.

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.

D. 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.

E. 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.

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

17. 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.

Traditionally, a simple palette of plant materials appeared in Telluride, in response to limited access to supplies and climate restrictions. While some variety in the landscape is anticipated, the overall character should be in keeping with that seen historically in the neighborhood.

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.

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.

D. Maintain established plantings in place, when feasible.

1. Existing native plantings should be preserved in place, when feasible. If it is absolutely necessary, relocate them within the site.

2. Replacement plant materials should be similar in size or equivalent massing.

3. 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.

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

1. Landscaping schemes should be simple and subdued in character. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project, but their future impact on views, structures and adjacent properties should be considered in the development plan.

2. In locating trees, consider the impact on mature trees on view corridors, foundations and structures.

F. 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 not allowed.

3. Using perennials is encouraged.

4. Extensive areas of exotic plantings are discouraged.

G. 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, 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.

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. The height and design of a new fence should be in character with those used traditionally in the neighborhood.

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 in the neighborhood.

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 or twisted, decorative wire.

2. 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.

4. When traditional for the neighborhood, the combined height may be higher.

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 or board-formed 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.

4. When appropriate for the neighborhood, the top of the wall should follow the slope of the sidewalk.

19. POLICY: AUTOMOBILE CIRCULATION

Large-scale projects that 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.

20. 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.

A. Screen a parking area from view from the public right of way with site features such as plantings, fences and walls.

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

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. Consider modular pavers, gravel, grasscrete and textured or colored concrete.

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.

5. Curb cuts and driveways should be minimal in width.

6. Design the parking layout so all spaces are accessible and usable year-round.

7. Provide adequate turning radii and travel lanes.

21. POLICY: SERVICE AREAS

Service areas include loading areas and storage spaces for resource recovery containers, snow 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 from major pedestrian ways.

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

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Resource recovery areas, including large containers (dumpsters) shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

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

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

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

D. All service areas should be designed to fit into the treatment area, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

22. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.
2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.
3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.
4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

23. 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 railroad, 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.

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 and with those structures that are adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot.

Building elements such as roof forms, openings, projections, additions, exterior wall form, and foundations should be of similar sizes to those found historically in the community and this treatment area. Other additive building elements, such as porches, decks and exterior stairways, also should be compatible in size, shape and type with those nearby historic buildings and should be treated as an integral part of the building design. The addition of building elements can be used to create visual interest as well as minimize the perceived scale of a building.

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 that 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.

New structure adjacent to historic district.

C. A primary building façade should not exceed 50 feet in width, without a significant setback.

1. Primary façades 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. Façade widths should reflect traditional lot widths.

3. Variations in façade treatment should be continued through the structure, including its roofline and front and rear façades, 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.

By breaking large buildings into several forms and using one and two-story components, the apparent scale of a project can be minimized.

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.

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.

G. A façade 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 façade width was 25 feet. This module should be maintained in new construction.

H. New construction should appear similar in mass and scale to historic structures found traditionally in the neighborhood and in similar areas throughout the town.

I. A larger building may be divided into modules that reflect the traditional scale of construction.

1. Modules 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. Step 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.

4. Building elements should be in scale with the overall mass of the building.

J. 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.

24. 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.

B. Buildings that are predominantly rectangular in form are encouraged.

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

Simple, rectangular building forms that are similar to those found historically are encouraged. The Telluride Gondola Station is reminiscent of historial metal warehouses that were located along the railroad. Note that the Gondola Plaza abuts the Warehouse / Commercial and Residential/ Commercial Treatment Areas.

25. 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.

26. 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.

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 headroom 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.

Roof forms should be similar to those used historically. Gabled roofs with a pitch similar to those seen historically should be predominant.

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.

C. 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 ridgelines parallel with the floor planes.
4. Orient ridgelines perpendicular to the street when feasible.
5. Non-traditional roof forms are inappropriate.

D. 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 shall be located below the ridgeline of the primary roof.

27. 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. Exact interpretations of a point of time in the past are discouraged.

B. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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.

28. POLICY: BUILDING COMPONENTS

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.

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, light wells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

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. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

C. 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 façade to preserve the traditional alley appearance.

D. The placement and size of decks and balconies should be similar to those found traditionally within the treatment areas.

E. Bay and oriel windows should fit below the cornice and be subordinate elements.

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

F. Using awnings to provide weather protection and create interest is encouraged.

1. The awning should fit the dimensions of the storefront 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. Retractable fabric awnings are appropriate.

5. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.

6. Awnings may be used on residential buildings if limited in size, scale and quantity.

7. Awnings are only allowed on south-facing primary façades.

29. 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 not allowed.

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 not allowed.

5. Other styles that would also be misleading about the history of Telluride are inappropriate.

30. 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.

3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.

4. Exterior wood finishes should be painted or stained on primary structures. Rustic or natural finishes may be considered on secondary structures.

31. POLICY: BUILDING MATERIALS

Traditionally, a limited palette of building materials was used in Telluride. This same selection of materials should be continued. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in this treatment area.

1. A mix of wood frame, stone and brick construction is found in the town.

2. Foundation finish materials may include stone, concrete, board-formed 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), and brick.

4. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.

5. Corrugated metal may be considered on secondary structures and foundation skirting and additive forms on commercial buildings.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.

2. Metal sheeting or standing seam metal roofs with

a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.

3. Asphalt or recycled shingles in muted colors and rolled roofing may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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 and cementious 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.

32. 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 façades and elevations. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with dimensions. These cast shadows that contribute to the character of the building.

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) of the building exterior should be similar to that seen in this treatment area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in this treatment area.

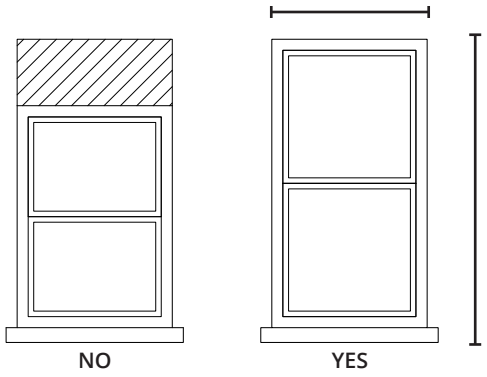


Fig. 3E: Windows with vertical emphasis are encouraged.

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 and limited to no more than one per façade or elevation.

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 Accommodations Treatment Area; however, the overall ratio of glass to solid wall should still be respected.

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 elevation, 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 muntins integral to the window.

3. True divided lights may be used. Pop-in muntins are not allowed.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat, except in flat roofs behind a parapet where a curb is required.

3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.

4. Light fixtures within a skylight shall also not cause excessive light spill.

5. Tubular daylighting devices may be used but shall be limited in number, shall not be located on the roof adjacent to the primary façade and shall be located away from public view.

33. 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 a building façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.

4. 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.

5. Existing openings that serve the original function of the building, such as barn doors, should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

34. POLICY: ACCESSIBILITY

Federal regulations require that buildings that 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 that is compatible with the character of the building.

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 integrated into the building design.

35. POLICY: SNOW SHEDDING

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

A. Provide for safe on site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.

3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

36. POLICY: ENERGY CONSERVING DESIGN

Using energy conserving designs that are 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 a primary concern.

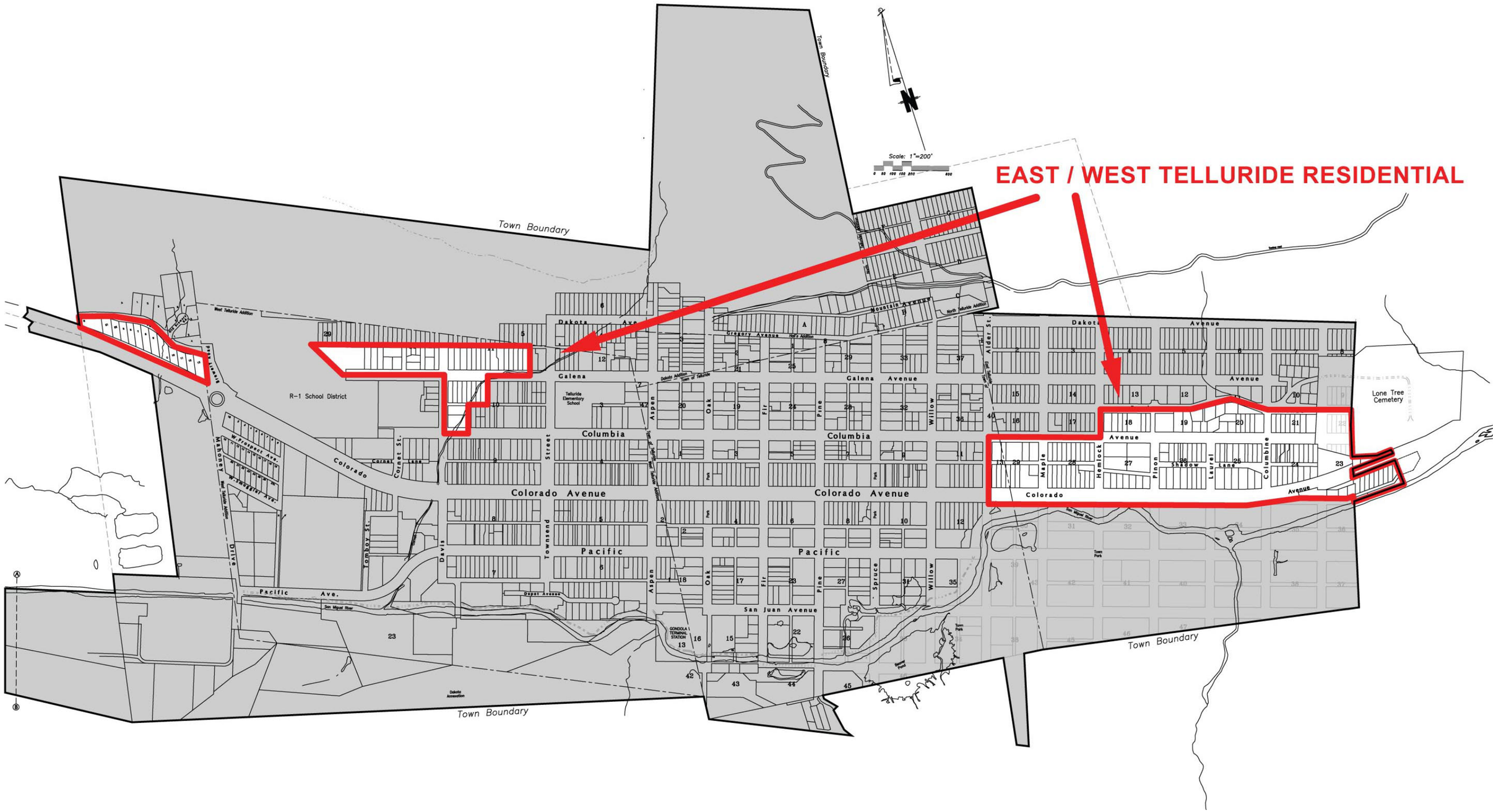
A. Consider the visual impacts of active and passive solar designs.

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 AC(32)(B) for window-to-wall ratio standards.
2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.
3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.
4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.
5. No solar collections devices shall be located on the primary façade and should be as far away from public as possible.
6. Solar panel racks and frames shall be non-reflective.
7. Contact the Planning and Building Department regarding off-site energy mitigation.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting
Signs

EAST & WEST TELLURIDE RESIDENTIAL TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

EAST & WEST TELLURIDE RESIDENTIAL (EWT)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Residential Zone Dist.
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given treatment area.***

INTRODUCTION

The East and West Residential Treatment Area of Telluride represents distinctive neighborhoods within the community. They contain many features 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 rectangular-shaped structures and that 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 steep gradients; thus it is expected that primary vehicular access for some lots may be through the front yard.

> ***Although this area is slowly developing a new context, new construction should relate to the historic core of town by utilizing traditional materials, landscaping and building mass and scale.***

The East and West Telluride Residential Treatment Area resembles treatment areas inside the historic district in many ways; however, it is also a developing area in which a new context is being established. Portions of these areas were developed early in Telluride's history, but they remained sparsely built-out until the advent of the ski resort in the 1970s. The town wishes to insure that the neighborhoods appear to have a mass and scale that 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.

View of Gold Run affordable housing project in East Telluride. 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 Residential Treatment Area.

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 that do not exist in the older neighborhoods. Differing sizes of lots and setbacks, 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.

A goal for the East and West Telluride Residential 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.

1. POLICY: CONTEXT COMPATIBILITY

A. 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 not allowed.

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.

2. 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 and the East and West Telluride Residential Treatment Area.

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.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance the natural resources of the settings. Roads, landscaped areas and buildings should accommodate the features historically known on the site

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.

2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

1. Site buildings such that natural ridgelines 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.

4. POLICY: ON-SITE HAZARDS

Portions of the East and West Telluride Residential Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. 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 Residential Treatment Area has several special circumstances that 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 Residential 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. 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.

6. POLICY: PEDESTRIAN SCALE

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. 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 that are linked in an integrated system should be provided throughout the town.

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. Provide visual interest on all façades that will be seen from streets, alleys and pedestrian ways.

1. A building should step down in scale along the street and alley edge by using elements such as decks, porches, bays and balconies. Use these in combination with positive open space.
2. This is especially important for large buildings and projects on large parcels.

B. Buildings should express human scale, through materials and forms that are familiar building elements in town.

C. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.

D. Use native plantings, rock walls, fences and other landscape design elements that provide scale, color and texture and maintain a human scale.

E. A storefront in a commercial context should also convey a human scale.

7. POLICY: BICYCLE SYSTEMS

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

A. Provide continuity in bicycle routes throughout town.

1. Minimize hazardous conditions such as curb cuts and blind driveway intersections.
2. Provide bicycle parking and storage facilities.

8. 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 Residential Treatment Area, particularly to the east and south, are outstanding and give special identity to this 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 spacing.

Views to natural and historic features abound in Telluride and should be preserved. Of special importance are the views to the mountains and historic landmarks that contribute to Telluride's unique setting.

A. Preserve views to significant features at the end of the valley (such as Bear Creek in the East Telluride Residential Treatment Area and the ski area in the West Telluride Residential 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.

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.

4. Consider seasonal factors such as snow accumulations or dense.

5. Maintain views along alleys by keeping a low scale of building.

C. Maintain spacing between buildings that respects existing views, open spaces and solar access.

Preserve views along east-west streets and alleys.

9. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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.

10. 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, minimize the visual impacts.

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 native stonewalls, hedges and/or fences to minimize visual impacts.

3. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are not allowed.

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.

Swales and rock beds utilized along East Colorado Ave. to control runoff.

11. 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 Residential Treatment Area should be developed with open spaces in mind.

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), passive, or designed to be viewed as an amenity only. Lawns, gardens, 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.

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.

CONSULT...

Consult with the Building, Planning and Legal Departments as there are easement implications with shared amenities.

12. POLICY: SITE PLANNING

A new project can significantly affect neighboring properties. Such impacts include views, solar access and snow shedding.

A. Coordinate the site plan of individual building lots with those of adjacent properties.

1. Unusual setbacks may be appropriate when they help protect views to significant features.

2. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

13. 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.

1. This orientation also should be compatible with any distinctive lot patterns in the treatment area.

2. This applies to both primary and alley structures.

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

1. Clearly defined the primary entrance. For example, provide a porch on a residential structure.

2. Entrances on the rear or sides of buildings should clearly be secondary to that of the front.

Orient a building's rectangular mass with the town grid when feasible.

14. 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 façades.
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.

15. POLICY: PLANT MATERIALS

With portions of the East and West Telluride Residential 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.

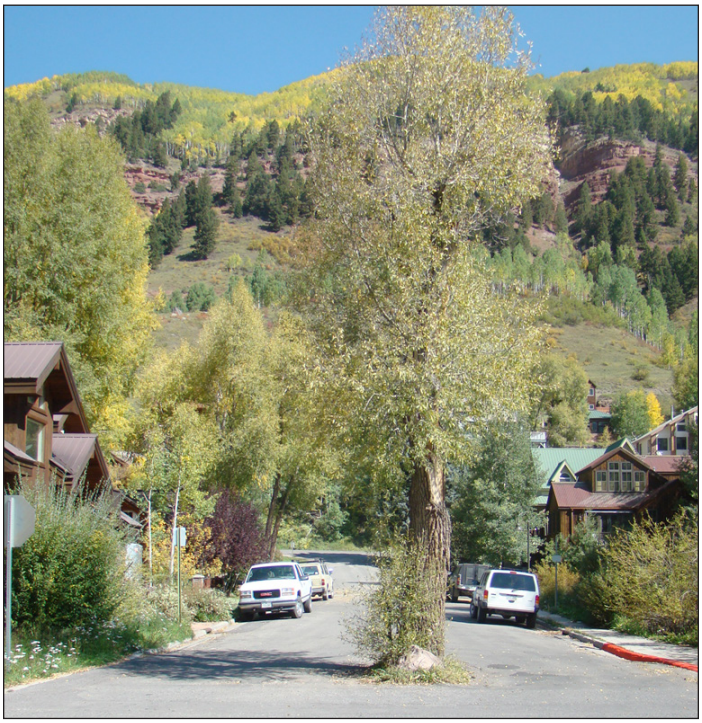
Traditionally, a simple palette of plant materials appeared in Telluride, in response to limited access to supplies and climate restrictions. While some variety in the landscape is anticipated, the overall character should be in keeping with that seen historically in the neighborhood.

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.

A. Incorporate existing stands of native vegetation in landscape plans.

1. Existing native plantings should be preserved in place, when feasible. If it is absolutely necessary, relocate them within the site.
2. Replacement plant materials should be similar in size or equivalent massing.
3. For information on 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.

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



Existing trees should be protected and incorporated into landscape plans.

1. Landscaping schemes should be simple and subdued in character. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project, but their future impact on views, structures and adjacent properties should be considered in the development plan.

2. In locating trees, consider the impact on mature trees on view corridors, foundations and structures.

C. 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 not allowed.

3. Using perennials is encouraged.

4. Extensive areas of exotic plantings are discouraged.

D. 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, 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.

16. 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. The height and design of a new fence should be in character with those used traditionally in the neighborhood.

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 in the neighborhood.

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 or twisted, decorative wire.
2. 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.

4. When traditional for the neighborhood, the combined height may be higher.

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 or board-formed 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.

4. When appropriate for the neighborhood, the top of the wall should follow the slope of the sidewalk.

17. 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.

A. Screen a parking area from view from the public right of way with site features such as plantings, fences and walls.

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. Consider modular pavers, gravel, grasscrete and textured or colored concrete.

3. Curb cuts and driveways should be minimal in width.

4. Design the parking layout so all spaces are accessible and usable year-round.

18. POLICY: SERVICE AREAS

Service areas include loading areas and storage areas for resource recovery containers, snow 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 from major pedestrian ways.

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Resource recovery areas, including large containers (dumpsters) shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

B. All service areas should be designed to fit into the alleyscape, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

19. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.

2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.

4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

20. 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 Residential 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.

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 and with those structures that are adjacent to a project. The scale of a building also should relate to its lot size and placement on the lot.

Building elements such as roof forms, openings, projections, additions, exterior wall form, and foundations should be of similar sizes to those found historically in the community and this treatment area. Other additive building elements, such as porches, decks and exterior stairways, should be compatible in size, shape and type with those 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. 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.

C. A larger building may be divided into modules that reflect the traditional scale of construction.

1. Modules 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. Step 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.

4. Building elements should be in scale with the overall mass of the building.

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.

21. 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.

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. 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.

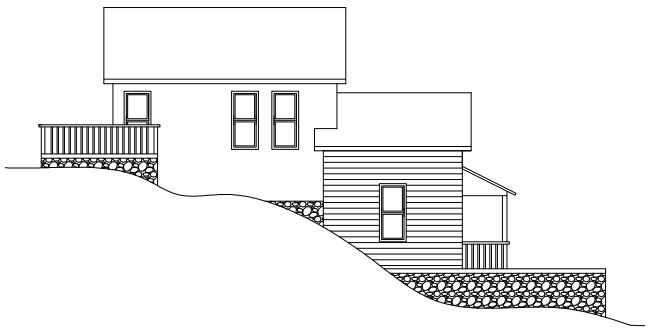


Fig. 12A: Building forms should reinforce the perception of the natural topography.

22. 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.

23. POLICY: ROOF FORM

Roof forms should be similar to those found in the residential neighborhoods of the core of Telluride.

Traditionally, roof forms were 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. Historically, some buildings had dormers, to provide additional headroom and light in attic spaces. However, they were limited in number and simple in form.

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. 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 rooflines to express the traditional town grid.

3. Orient ridgelines parallel with the floor planes.

4. Orient ridgelines perpendicular to the street when feasible.

5. Non-traditional roof forms are inappropriate.

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

1. Dormers should be used with restraint, in keeping with the simple character of building in Telluride.

2. The top of a dormer roof shall be located below the ridge line of the primary roof.

24. 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. Exact interpretations of a point of time in the past are discouraged.

B. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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.

25. POLICY: BUILDING COMPONENTS

A goal for the East and West Telluride Residential 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.

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, light wells, stairs, railings, chimneys, trim ornament, cornices, decks and balconies.

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.

B. Building components should be similar in scale to those used historically.

1. Decks in rear yards may be larger if in proportion to the site and structure.

C. 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 elevation to preserve the traditional alley appearance.

D. The placement and size of decks and balconies should be similar to those found traditionally within the treatment areas.

E. Bay and oriel windows should fit below the cornice and be subordinate elements.

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

F. Using awnings to provide weather protection and create interest is encouraged.

1. Avoid exotic forms that are not traditionally found in Telluride.
2. Coordinate the color of the awning with the color scheme for the entire building.
3. Operable fabric awnings are appropriate.
4. Installing lighting in awnings so they effectively act as an internally lit sign is inappropriate.
5. Awnings may be used on residential buildings if limited in size, scale and quantity.
6. Awnings are only allowed on south-facing primary façades.

26. 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 not allowed.
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 not allowed.
5. Other styles that would also be misleading about the history of Telluride are inappropriate.

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

28. POLICY: BUILDING MATERIALS

Traditionally, a limited palette of building materials was used in Telluride. This same selection of materials should be continued. New materials also should have a simple finish, similar to those seen historically. Alley buildings traditionally were constructed of a limited range of materials that were rustic and utilitarian in character.

A. Maintain the existing range of exterior wall materials found in this treatment area.

1. A mix of wood frame, stone and brick construction is found in the town.
2. Foundation finish materials may include stone, concrete, board-formed 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.
4. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.
5. Corrugated metal may be considered on secondary structures and some other applications, such as foundation skirting.

B. Roof materials should appear similar to those used traditionally.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.
2. Metal sheeting or standing seam metal roofs with a baked-on paint finish are generally appropriate. Metal roofs shall have matte finishes to minimize glare.
3. Asphalt or recycled shingles in muted colors and rolled roofing may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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 and cementious 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.

29. POLICY: WINDOWS

For reasons of solar gain and views, it is expected that building façades and elevations will have proportionately more glass than seen traditionally in the historic core. However, it is important that, when such façades face the street, the window-to-wall ratio should be similar to those seen historically.

Windows are some of the most important character-defining features of most structures. They give scale to buildings and provide visual interest to the façades. Distinct window designs often define many historic building styles. They were commonly inset into relatively deep openings or they have surrounding casings and sash components with substantial dimensions. These cast shadows that contribute to the character of the building.

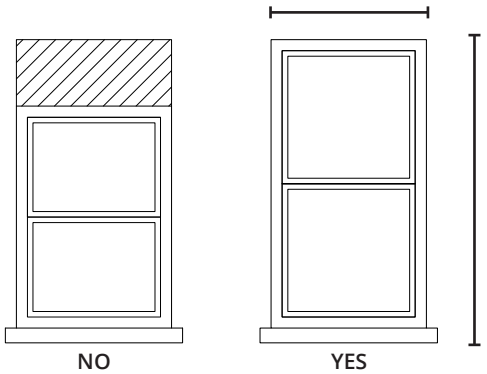


Fig. 3F: Windows with vertical emphasis are encouraged.

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) of the building exterior should be similar to that seen in this treatment area. The ratio of the height-to-width of door and window openings also should be compatible with buildings found traditionally in this treatment area.

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 Residential 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.

B. 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 and limited to no more than one per façade or elevation.
3. The number of different window styles should be limited.
4. Large surfaces of glass are inappropriate on residential structures.
5. If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

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 elevation, 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 muntins integral to the window.

3. True divided lights may be used. Pop-in muntins are not allowed.

F. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat, except in flat roofs behind a parapet where a curb is required.

3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.

4. Light fixtures within a skylight shall also not cause excessive light spill.

5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the primary façade and shall be located away from public view.

30. 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 a building façade.

A. Maintain the traditional pattern of doors along streets and alleys.

1. All buildings that 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. A garage door should be designed to minimize the apparent width of the opening.

4. 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.

5. Existing openings that serve the original function of the building, such as barn doors, should be preserved.

B. Doors should be designed and finished with trim elements similar to those used traditionally.

31. POLICY: ACCESSIBILITY

Federal regulations typically do not apply to single family residential structures.

32. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.

3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

33. POLICY: ENERGY CONSERVING DESIGN

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

A. Consider the visual impacts of active and passive solar designs

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 EW(29)(A) for window-to-wall ratio standards.

2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.

3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible

4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.

5. No solar collections devices shall be located on the primary façade and should be as far away from public as possible.

6. Solar panel racks and frames shall be non-reflective.

7. Contact the Planning and Building Department regarding off-site energy mitigation.

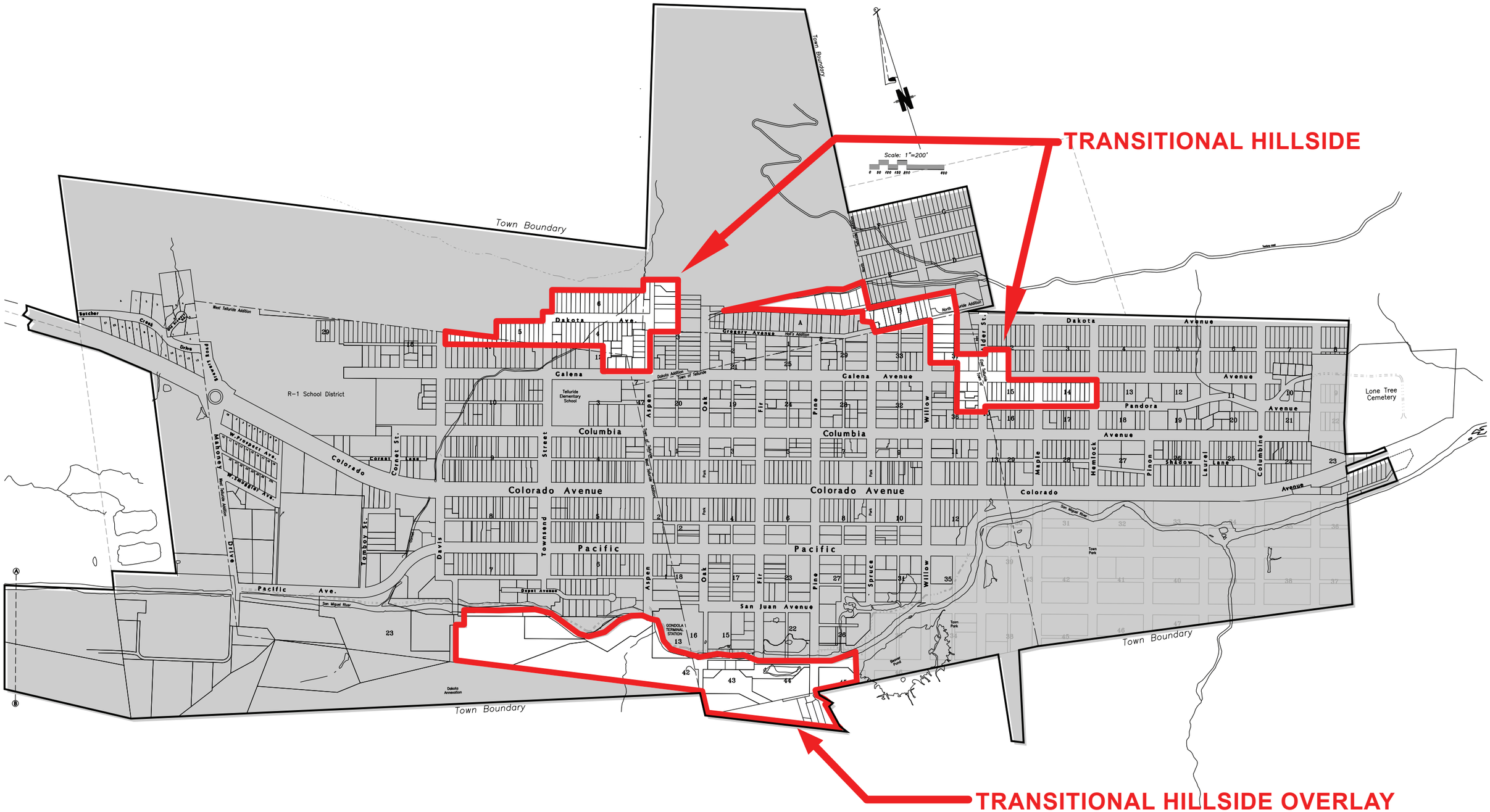
MORE INFO...

See SPECIAL STANDARDS SECTION for:

Alley, Shed & Secondary Structures

Exterior and Site Lighting

TRANSITIONAL HILLSIDE TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

TRANSITIONAL HILLSIDE (TH)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2 Hillside Transitional Zone District Residential Zone District
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps
- Hillside Master Plan

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

Galena Avenue at Willow Street, looking east.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given treatment area.***

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 traditional building forms and alignments of the historic neighborhoods. Although few historic structures can be found here, their overall mass and scale is similar to what was seen historically.

Views of the surrounding mountains are extremely important elements in this treatment area. 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 quite visible from viewpoints lower in the valley floor, and attention should be given to the visual impact of any project upon the perception of open space. These views form the dramatic background for the historic district. Projects that are subtle and low impact are desired.

In some locations, steep slopes present technical construction problems and visual impacts may be especially significant. Innovative site planning and design approaches may be considered in this area. Projects within the Transitional Hillside Treatment Area should balance the visual impacts with traditional building forms that respect the varied topography.

The Transitional Hillside Overlay Area (THO) encompasses hillside areas south of the San Miguel River and coincides with the Accommodations and the River Park Corridor Treatment Areas. This zone becomes the town's edge, and development should be sensitive to any potential visual impacts that are created. Mitigation of these impacts is important.

In the following set of policies, there are specific guidelines and standards noted with THO. They all apply to the Transitional Hillside Overlay.

1. POLICY: CONTEXT COMPATIBILITY

A. The Transitional Hillside Treatment Area poses special technical problems for most projects, including rockfall, soil erosion and drainage control. Development in this area should incorporate designs that mitigate these conditions, and should, if required, undergo environmental and engineering review for safety concerns.

MORE INFO...

For additional requirements, refer to the:

LAND USE CODE

TELLURIDE HILLSIDE MASTER PLAN

2. POLICY: RELATIONSHIP TO SITE CONTEXT

A. In all cases, consideration should be given to the broader historic context of the block, the treatment area and the town at large.

B. If historic resources exist on the property, then the special standards for preservation also shall apply.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance the natural resources of the settings. Roads, landscaped areas and buildings should accommodate the features historically known to be on the site.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.
2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

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

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

4. POLICY: ON-SITE HAZARDS

Portions of the Transitional Hillside Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. POLICY: RELATIONSHIP TO THE TOWN GRID (THO)

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 that 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 hillside character.

1. New platting arrangements that do not follow historic subdivision patterns may be necessary; however, compliance with the established grid is generally encouraged in this area.

6. POLICY: STREETS (THO)

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 compact streets and shared drives to minimize the area of paved (impervious) surfaces.

7. POLICY: BICYCLE SYSTEMS

A. The use of bicycles is encouraged as an alternative mode of transit.

1. Provide bicycle parking and storage facilities.

8. POLICY: VIEWS (THO)

Views 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.

A. Preserve views to scenic features.

1. Position buildings on the site to maintain significant view corridors.

B. Position a new building or addition so that view corridors are preserved.

1. Consideration for views should come from within, through and from outside the site.

2. Consider seasonal factors such as snow accumulations or dense foliage.

C. Maintain spacing between buildings that respects existing views, open spaces and solar access.

Fig. 13. Buildings should be sized to maximize views.

9. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

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 hillside character.

10. POLICY: CUT AND FILL (THO)

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. Basic engineering concerns are major issues and the visual impacts of the cuts that result are significant. Cutting and filling of steep sloped areas should be avoided but when necessary, minimize the visual impacts.

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. 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.

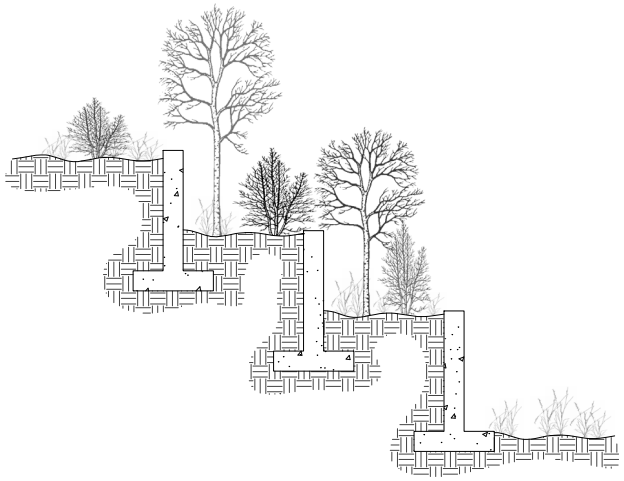


Fig. 14. Use retaining walls and terraces to minimize cut and fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials or face them with rock.

11. 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), passive, or designed to be viewed as an amenity only. Gardens, 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.

A. Provide positive open space within a project.

1. Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.

2. Locate open space in sunny areas whenever possible.

12. POLICY: BLDG. ORIENTATION & SITE PLANNING (THO)

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. Where 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 reduction in visual impact for the project.

D. View corridors and setbacks.

1. Coordinate the site plan with adjacent properties with respect to views.

2. Unusual setbacks may be appropriate when they help protect views to significant features.

3. Minimize the number of driveways, parking and service areas through cooperative planning with adjoining properties. This helps reduce the visual impacts of these elements on the neighborhood.

CONSULT...

Consult with the Building, Planning and Legal Departments as there are easement implications with shared amenities.

13. POLICY: BUILDING SETBACKS (THO)

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.

14. POLICY: PLANT MATERIALS (THO)

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 not allowed.
3. Preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.
4. For information on 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.

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

1. Landscaping schemes should be simple and subdued in character. Use plant materials in quantities and sizes that will have a meaningful impact in the early years of a project, but their future impact on views, structures and adjacent properties should be considered in the development plan.
2. In locating trees, consider the impact on mature trees on view corridors, foundations and structures.

C. 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.
3. Using perennials is encouraged.
4. Encouraged is an informal landscape design that effectively transitions to the natural hillside.

D. 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, 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.

15. POLICY: FENCES AND WALLS

The Master Plan does not allow perimeter fencing of a lot. Screening of gardens, decks, and patios must be within 20'-0" of the structure.

A. New fence should be simple in character.

1. Fences may not exceed 3-1/2 feet in height in a front yard.
2. In a rear yard, a transparent fence (one with spaces between boards) may rise to a maximum of 6 feet in height.
3. 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.
4. Appropriate materials for all locations are: painted wood pickets, wrought iron or cast metal or twisted, decorative wire.
5. Solid wood plank fences may be used in rear yards.
6. Inappropriate materials are: chain link, slatted snow fences, mesh construction fences.

B. 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, to limit the need for guardrails adjacent to a pedestrian path. The height of a retaining wall should not exceed four feet when not adjacent to a pedestrian path.

C. 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 or board-formed concrete walls may be used for low walls in side and rear yard conditions. Wood timbers also may be considered.

16. 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.

A. Screen a parking area from view from the public right of way with site features.

B. Given the steep terrain and few alleys in this treatment area, parking and garages will usually be accessed from the street.

1. If parking is located within a garage, minimize the size of the driveway.

C. Design parking facilities such that they are subordinate to other site features.

1. On-site parking area should be located in a garage, unless site conditions (such as steep slopes) prevent its use.

2. Minimize the surface area of paving and consider using materials that blend with the natural colors and textures of this treatment area. Consider modular pavers, gravel, grasscrete and textured or colored concrete.

3. Curb cuts and driveways should be minimal in width.

4. Design the parking layout so all spaces are accessible and usable year-round.

17. POLICY: SERVICE AREAS

Service areas include loading areas and storage spaces for resource recovery containers, and snow storage. 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 from major pedestrian ways.

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.

2. Resource recovery areas, including large containers (dumpsters) shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

B. All service areas should be designed to fit into the treatment area, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

18. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.

2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.

3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building

design, and finished to match the adjacent wall or surface.

4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

19. POLICY: MASS AND SCALE (THO)

The mass and scale of buildings in Telluride are among the greatest influences on new construction in the community. The height, width and depth of a new building should be consistent with those seen in the community and this treatment area, especially with adjacent structures. 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.

Simple, rectangular gabled forms that are similar to those used traditionally in the historic district are encouraged in the Transitional Hillside Treatment Area.

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.

4. Step down the mass of larger buildings to minimize the perceived scale at the street.

5. Building elements should be in scale with the overall mass of the building.

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

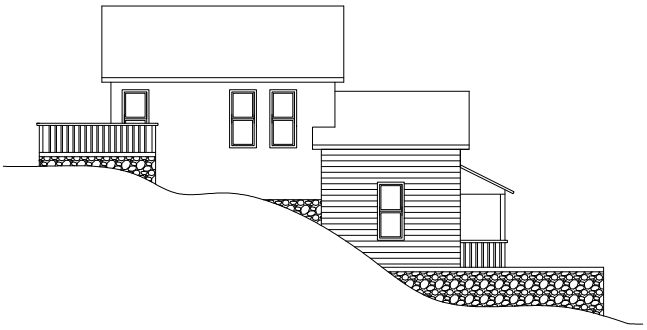


Fig. 12B: Building forms should reinforce the perception of the natural topography.

20. POLICY: BUILDING FORM (THO)

Traditionally, building forms were simple. 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 building tradition is vital to the character of Telluride and the 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.

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.

C. Buildings that are predominantly rectangular in form are encouraged.

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

2. Building forms should reinforce the perception of the natural topography.

21. POLICY: DIRECTIONAL EMPHASIS

The building shape, size, open and enclosed areas and building elements should together give a directional emphasis (horizontal or vertical) that 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.

22. POLICY: ROOF FORM

Although traditional roof forms are preferred in the Transitional Hillside Treatment Area adjacent to the historic district, low-pitched roofs or vegetated roofs may be appropriate.

A. Use roof forms similar to those found traditionally in the established residential areas.

1. Gabled and shed roofs are typical and they are appropriate.

2. Roof forms that protect views of significant features and existing view corridors are encouraged.

3. Orient ridgelines parallel with the floor planes.

4. Orient ridgelines perpendicular to the street when feasible.

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 shall be located below the ridgeline of the primary roof.

23. 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. Exact interpretations of a point of time in the past are discouraged.

B. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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.

24. 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 will not be reviewed by HARC in the Transitional Hillside Treatment Area.

25. 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.
3. The dimensions of brick units, clapboard siding and other building materials should be similar to those used historically.
4. Exterior wood finishes should be painted or stained on primary structures. Rustic or natural finishes may be considered on secondary structures.

26. POLICY: BUILDING MATERIALS

Traditionally, a limited palette of building materials was used in Telluride. This same selection of materials should be continued. New materials also should have a simple finish, similar to those seen historically. In this treatment area, buildings should be rustic and utilitarian in character.

A. A clear distinction between foundation and wall materials should be present.

1. Clapboard siding should not extend to the ground.
2. Materials not allowed include stucco, reflective materials such as mirrored or polished metals and rustic shakes.
3. The lap dimensions of siding should be similar to those found traditionally.
4. Masonry unit sizes should be similar to those found traditionally.
5. Corrugated metal may be considered on secondary structures and foundation skirting and additive forms on commercial buildings.

B. Roof materials should blend in with the hillside.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.
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, and colors should blend in with the hillside per the *Hillside Master Plan*.
3. Asphalt or recycled shingles in colors that blend in with the hillside per the *Hillside Master Plan* may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. 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 and cementious siding, and their joints, should match that of traditional wood siding.
3. Aluminum and vinyl siding are inappropriate.
4. Check with the Planning Department regarding the acceptance of new, substitute materials.

27. POLICY: WINDOWS

HARC does not review window design, divisions or frames in the Transitional Hillside Treatment Area. HARC will review the impacts of light spill from windows that can easily be seen from other parts of Telluride.

A. Large expanses or cluster of windows are inappropriate.

B. Due to the steep rise of the mountains, non-traditional window patterns may be considered in some parts of this treatment area.

1. Structures that abut the historic district should more closely respect the traditional window-to-wall ratios.

C. The placement and grouping of windows should be similar to that seen historically.

D. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.
2. Skylights should be flat.
3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.
4. Light fixtures within a skylight shall also not cause excessive light spill.
5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the primary façade and shall be located away from public view.

28. POLICY: DOORS

HARC does not review door design, divisions or frames in the Transitional Hillside Treatment Area. HARC will review issues related to light spill and concentrations of glass in doors.

A. All doors shall be no more than two-thirds lights.

29. POLICY: ACCESSIBILITY

Federal regulations typically do not apply to single family residential structures.

30. POLICY: SNOW SHEDDING

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

A. Provide for safe on-site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.
3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

31. POLICY: ENERGY CONSERVING DESIGN

Using energy conserving designs that are 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 a primary concern.

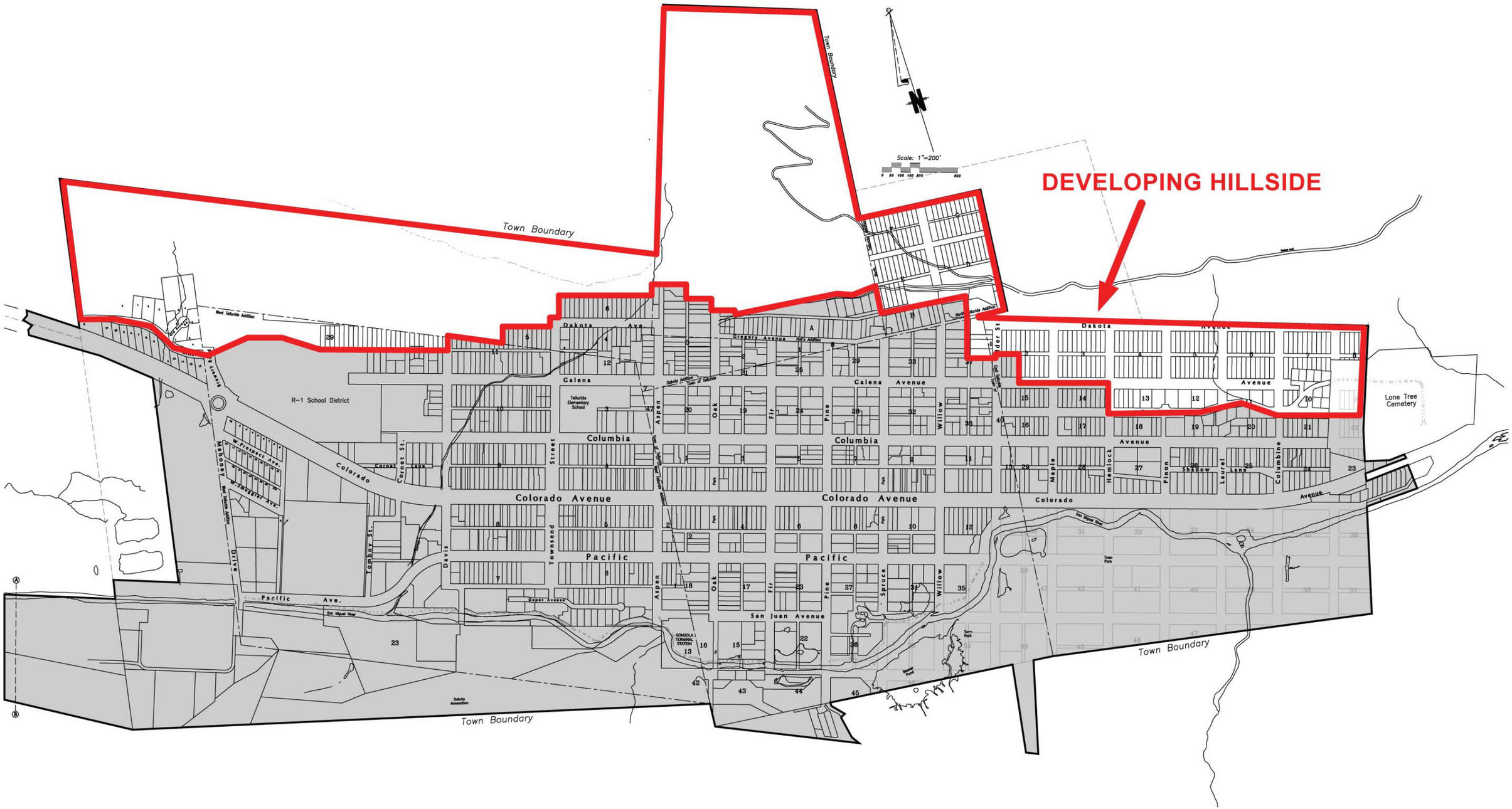
A. Consider the visual impacts of active and passive solar designs.

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 TH(26)(B) for window-to-wall ratio standards.
2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.
3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.
4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.
5. No solar collections devices shall be located on the primary façade and should be as far away from public as possible.
6. Solar panel racks and frames shall be non-reflective.
7. Contact the Planning and Building Department regarding off-site energy mitigation.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting

DEVELOPING HILLSIDE TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

DEVELOPING HILLSIDE (DH)

REFERENCES

DESIGN GUIDELINES AND STANDARDS FOR BUILDING IN TELLURIDE

- Introduction
- Historic Overview
- Standards for Rehabilitation of Historic Buildings
- River Park Corridor Overlay
- Special Standards:

  Alley, Shed & Secondary Structure Stds.

  Exterior & Site Lighting

TOWN OF TELLURIDE LAND USE CODE

- Article 3, Division 2: Hillside Developing One Zone District Hillside Developing Two Zone District Open Space Zone District
- Article 3, Division 3 Street & Utility Design Requirements
- Article 3, Division 5 Landscaping, Outdoor Illumination, & Maintenance, Removal or Relocation of Trees Standards
- Article 7 Historic & Architectural Review
- Article 8, Division 5 Geologic Hazard Control
- Article 8, Division 7 Groundwater Protection

PUBLIC WORKS DEPARTMENT

- Town of Telluride Manual of Streetscape Standards
- Design Standards and Construction Specifications for Construction in the Right of Way & Connections to Public Utilities

BUILDING DEPARTMENT

- Current Building Codes

OTHER DOCUMENTS

- Town of Telluride Shed Rehabilitation Guide
- Town of Telluride Municipal Code
- Telluride Master Plan
- Telluride Adopted Maps
- Hillside Master Plan

GENERAL OVERVIEW

These Design Guidelines and Standards apply to all projects in this treatment area, including alteration to any existing property as well as construction of a new building. A project in a historic community can appear quite challenging. The purposes of this document are to make clear the goals and objectives of the Town of Telluride for enhancing its natural and historic sense of place.

There are four precepts to consider on any potential project: Each of these will be discussed in detail throughout the Design Guidelines and Standards.

- **Keep it simple.**
- **Keep it in scale.**
- **Respect the historic resources.**
- **Make all new design compatible to the existing context.**

Galena Avenue at Alder Street, looking northeast.

POLICY: It is important to note that all of these elements of the Design Guidelines and 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.

> ***Note: The Telluride Land Use Code sets dimension limitations (i.e., height, site coverage allowances, setbacks, density, etc.) to manage land development. Dimension limitations can be more restrictive or vary through the design review process so as the purpose and intent of the Design Guidelines and Standards are met within any given 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. This creates a distinct boundary between the established infrastructure and the surrounding mountains. Any projects in this area will diminish this characteristic and thus, to the greatest extent possible, a project should blend in with the hillsides to preserve the natural image.

Because this part of town is so distinctive, the standards for the Developing Hillside Treatment Area focus more on respecting the natural environment and minimizing visual impacts of development than on relating to the established architectural vocabulary of the historic district.

Also, this treatment area poses special technical problems including rockfall, soil erosion and drainage control. Any project in this area should incorporate designs that mitigate these conditions and also provide for basic service and safety needs. Because of these concerns, any hillside development should undergo strict environmental and engineering review.

MORE INFO...

For additional requirements, refer to the:

LAND USE CODE, Geologic Hazard Control

TELLURIDE HILLSIDE MASTER PLAN

ZONE DISTRICT STANDARDS

1. POLICY: RELATIONSHIP TO SITE CONTEXT

A. All projects shall respect the traditional context of the community and the Developing Hillside Treatment Area.

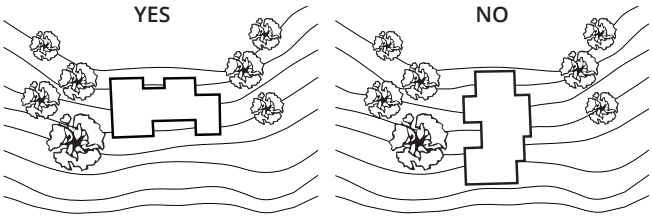


Fig. 15. Locate buildings in line with existing contours where feasible.

2. 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 that blend with the natural hillside and that are 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 where feasible.

B. New platting arrangements may be appropriate where they help to minimize a project's visual impact and preserve the natural hillside character.

3. POLICY: NATURAL RESOURCES

New projects should respect and enhance the settings natural resources. Roads, landscaped areas and buildings should be located and designed to accommodate natural features of the particular site and its context.

A. Protect and enhance existing stands of vegetation.

1. Respect all wetlands in the area, and comply with other regulations.
2. Protect existing vegetation during construction.

B. Building on a ridgeline is inappropriate.

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

C. The steep hillsides on these edges of town should be respected in all projects.

4. POLICY: ON-SITE HAZARDS

Portions of the Developing Hillside Treatment Area may be within identified geo-hazard, flood and unstable soil areas. Individual project plans shall incorporate on-site hazard mitigation for specific site conditions.

5. 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 from the core of the town and new roads and driveways may impact the natural character of the hillside as seen from below.

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

1. 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 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.

6. POLICY: RELATIONSHIP TO THE TOWN GRID

In the Developing Hillside Treatment Area, the rectangular character of the grid is modified where steep slopes dictate a curvilinear street design. Strong environmental forces will significantly impact lot sizes, orientation of structures and access ways.

7. POLICY: BICYCLE SYSTEMS

Provide bicycle parking and storage facilities.

8. 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 carefully planned.

Historically, trails and roads were located throughout the hillside area.

A. Preserve views to scenic features.

1. Align streets so that view corridors are enhanced.

2. Develop overlooks, that are accessible to the public wherever feasible.

9. POLICY: SITE DRAINAGE

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

A. Drainage shall not adversely affect adjacent properties or the public right-of-way and shall be detained on site.

1. On-site floodway areas shall be designed to handle spring runoff and natural low flows.

B. Develop drainage systems, such as planted swales or rock beds or drywells, on-site as landscape amenities.

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

10. 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 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. 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.

4. Simple rock walls that use native stone may be considered. Exposed gabions, large, continuous

surfaces of smooth, raw concrete and related structures are not allowed.

5. 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.

11. POLICY: POSITIVE OPEN SPACE

The hillside areas are presently perceived as open space. This sense of open space 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. Group buildings to 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.

4. HARC encourages innovative plans for lot and street arrangements that can help to minimize the viewable surface area of new projects.

12. 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.

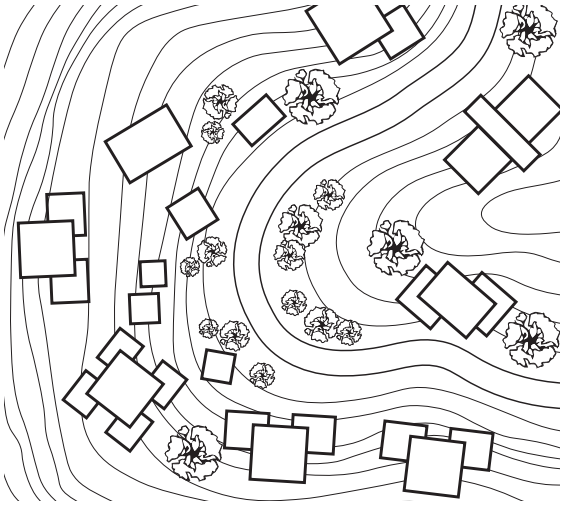


Fig. 16. Orient buildings on the site to compliment the natural topography.

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.

C. Minimize visual impacts by innovative site plans and building orientations on the site.

1. Coordinate the site plan with adjacent properties with respect to views. In some cases, unusual setbacks may be appropriate when they help preserve views to significant features.

2. 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.

3. Special consideration may be given to corner lots.

13. 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 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. Where feasible, preserve existing plant materials of significant size, including trees, shrubs and other natural landscape features in place, or relocate them within the site.

3. 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.

4. Use of native trees, shrubs, perennials and wildflowers is encouraged.

5. Large areas of sod and exotic plantings that require intense maintenance are not allowed.

Planted areas with drought-tolerant plant species, which are native to the region or are compatible with the alpine climate, are encouraged. Rough dry stack retaining walls are encouraged as well.

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

1. Decorative plant materials in front yards should be designed to provide visual interest for a reasonable period of the year.

14. POLICY: FENCES AND WALLS

The *Hillside Master Plan* does not allow perimeter fencing of a lot. Screening of gardens, decks and patios must be within 20'-0" of the structure.

A. A new fence should be simple in character.

1. Fences may not exceed 3-1/2 feet in height in a front yard.

2. In a rear yard, a transparent fence (one with spaces between boards) may rise to a maximum of 6 feet in height.

3. 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.

4. Appropriate materials include stained or clear finish wood pickets or solid wood planks.

5. Inappropriate materials are: chain link, slatted snow fences, mesh construction fences.

B. 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 or board-formed concrete walls may be used for low walls in side and rear yard conditions. Wood timbers also may be considered.

4. Exposed gabions, large, continuous surfaces of smooth, raw concrete and related structures are inappropriate.

5. Where feasible, contour the site to reduce the need for retaining walls.

6. Where a wall is necessary, limit its height to less than 30 inches.

7. 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.

15. 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. Therefore, the visual impacts of features associated with storage of automobiles, including driveways, garages and parking areas, should be minimized. Cooperative parking plans shared between adjacent landowners also is encouraged as a means of reducing these visual impacts.

A. Minimize the visual impacts of automobile storage.

1. In a residential context, the use of a detached garage, located along the alley, is especially encouraged where feasible.

2. If parking is located within a garage, minimize the size of the driveway.

3. Minimize the surface area of paving and consider using materials that blend with the natural

colors and textures of the region. Consider modular pavers, gravel, grasscrete and textured or colored concrete.

B. 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.

16. POLICY: SERVICE AREAS

Service areas include loading areas and storage spaces for resource recovery containers, snow 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 from major pedestrian ways.

A. Minimize the visual impacts of resource recovery containers areas.

1. Locate a service area along the rear of a site, accessed by an alley, when feasible.
2. Resource recovery containers (dumpsters) shall also be screened from view of major pedestrian routes, using a shed to enclose it.

B. All service areas should be designed to fit into the treatment area, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

17. POLICY: UTILITIES

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

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

1. Provide adequate space for utilities.
2. Locate utilities in the rear of a property when feasible and screen them from major pedestrian routes.
3. Minimize the visual impacts of vents and exhaust hoods by integrating them into the building design, and finished to match the adjacent wall or surface.
4. Vents for direct-vent fireplaces shall not be installed on the building front and shall be finished to match the adjacent wall or surface.

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

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

18. POLICY: MASS, SCALE AND 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. Visually overpowering building forms should be avoided.

Use building forms that reinforce the perception of natural topography by stepping back the façade with the slope.

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.

19. 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 vegetated 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 vegetated roofs.

4. Orient ridgelines parallel with the floor planes.

5. Orient ridgelines perpendicular to the street where feasible.

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 shall be located below the ridgeline of the primary roof.

20. POLICY: ARCHITECTURAL CHARACTER

A. New interpretations of traditional building styles are encouraged.

1. New designs shall draw upon the fundamental traits of historic buildings without copying them. 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.

21. 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.

22. 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. Avoid elaborate Victorian detailing that is not common in Telluride.

2. Historic details that were not found in Telluride are not allowed.

3. Historic details that are authentic to Telluride are also discouraged, to maintain a distinction between new development and the historic district.

4. Other styles, including Ranch, Craftsman or Bungalow that would also be misleading about the history of Telluride are inappropriate.

23. 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.

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

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.

24. POLICY: BUILDING MATERIALS

Traditionally, a limited range of building materials was used in Telluride. This same selection of materials should be continued. New materials also should have a simple finish, similar to those seen historically. In this treatment area, buildings should be constructed in a rustic and utilitarian manner.

A. Maintain the range of building materials similar to those used historically.

1. A clear distinction between foundation and wall material should be present.
2. Clapboard siding should not extend to the ground.
3. Appropriate materials for primary structures include horizontal and vertical siding, shingles (in limited applications) and brick.
4. The lap dimensions of siding should be similar to those found traditionally. Masonry unit sizes should be similar to those found traditionally.
5. Materials not allowed include stucco, reflective materials (mirrored glass or polished metals) and rustic shakes.
6. Corrugated metal may be considered on secondary structures and foundation skirting and additive forms.

B. Roof materials should blend in with the hillside.

1. Sawn wood shingles are appropriate for most building types. Wood shakes are not allowed.
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 and colors should blend in per the *Hillside Master Plan*.
3. Asphalt or recycled shingles that blend in with colors in the hillside per the Hillside Master Plan may be considered.

C. Exterior wood finishes should be painted or stained as appropriate to the type and location of the building.

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

E. New substitute materials may be considered, if similar in character and detailing to those used traditionally in Telluride.

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 and cementious siding, and their joints, should match that of traditional wood siding.
3. Aluminum and vinyl are inappropriate as substitute materials.
4. Check with the Planning Department regarding the acceptance of new, substitute materials.

25. POLICY: WINDOWS

HARC does not review window design, divisions or frames in the Developing Hillside Treatment Area. HARC will review the impacts of light spill from windows that can be easily seen from other parts of Telluride.

A. Large expanses or clusters of glass are inappropriate.

B. Windows should be of a traditional size and relate to a pedestrian scale.

C. Due to the steep rise of the mountains, nontraditional window patterns may be considered in some parts of this treatment area.

1. True divided lights may be used. Pop-in muntins are not allowed.

D. The placement and grouping of windows should be similar to that seen historically.

E. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.
2. Skylights should be flat.
3. Skylights shall be sized in proportion to the roof area, but should not cause excessive light spill.
4. Light fixtures within a skylight shall also not cause excessive light spill.

5. Tubular daylighting devices may be used but shall be limited in number, shall not be located near the primary façade and shall be located away from public view.

26. POLICY: DOORS

HARC does not review door design, divisions or frames in the Developing Hillside Treatment Area. HARC will review the impacts of light spill and concentration of glass in doors.

A. Limit the light spill from doors in the treatment area.

1. A garage door should be designed to minimize the apparent width of the opening.
2. The material and detailing of garage doors should be utilitarian.
3. Doors shall have no more than two-thirds light.

27. POLICY: ACCESSIBILITY

Federal regulations typically do not apply to single family residential structures.

28. POLICY: SNOW SHEDDING

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

A. Provide for on-site snow shedding and removal that is safe and secure.

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, courtyards and pedestrian ways such that snow shedding hazards are minimized.
3. Provide adequate space for snow storage on the site. Alternative approaches may be considered.

29. POLICY: ENERGY CONSERVING DESIGN

Using energy conserving designs that are 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 a primary concern.

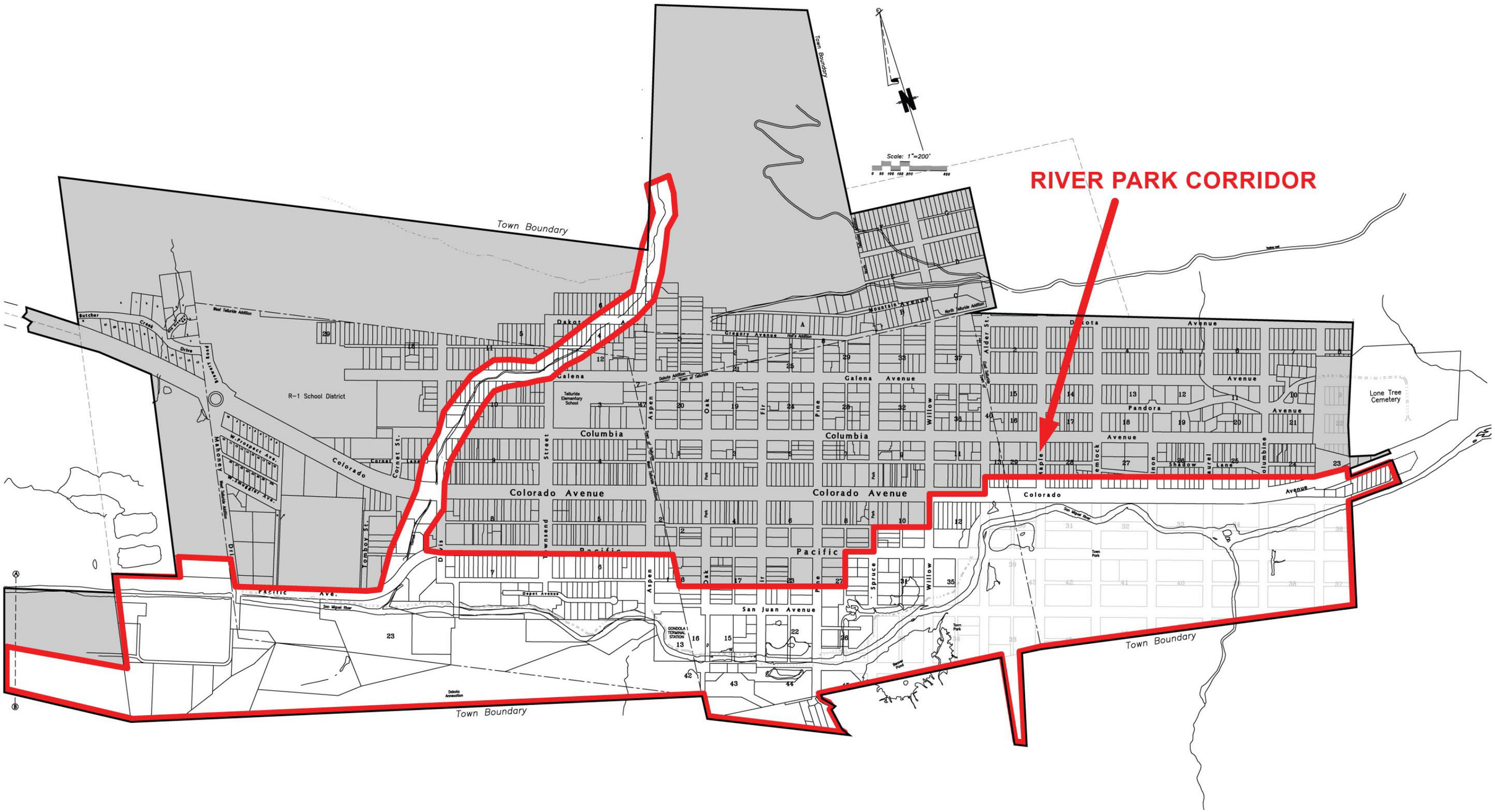
A. Consider the visual impacts of active and passive solar designs.

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.
2. Avoid blocking the solar and view exposures and minimize glare onto neighboring properties.
3. Roof-mounted panels should not extend above the ridgeline. They should be integrated in the structure, and as flush with the roof pitch as possible.
4. Freestanding panels are discouraged, but if used, they should be subordinate features, and should be placed to the rear of the building.
5. No solar collections devices shall be located on the primary façade and should be as far away from public as possible.
6. Solar panel racks and frames shall be non-reflective.
7. Contact the Planning and Building Department regarding off-site energy mitigation

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting

RIVER PARK CORRIDOR OVERLAY TREATMENT AREA



NOTE: BOUNDARIES ARE DIAGRAMMATIC ONLY. SEE LARGE-SCALE MAPS FOR MORE SPECIFIC INFORMATION.

RIVER PARK CORRIDOR OVERLAY (RPC)

The San Miguel River and its tributaries form one of the most important natural features found in 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 have become more vital as the town has grown. Viewed best from the surrounding mountain slopes to the north, east and south, the river areas provide a permanent, park-like buffer along the southern boundary and the developed part of the town.

The San Miguel River and its tributaries form one of the most important natural features in Telluride.

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.

Bridge over the River Park Trail.

This treatment area includes four distinct areas that merit preservation.

1. ***River Trail from Town Park to the West Edge***

   This trail follows the river and is used by pedestrians, bicyclists and others for recreational activities.

2. ***San Miguel River and Tributaries***

   This area defines the general form and natural character of the River Park Corridor Overlay Treatment Area.

3. ***The River Park***

   This area includes all of Town Park as well as small pockets of parklands along the river.

4. ***Open Space***

   Open space has also been set aside for protection of natural habitat.

The River Park Corridor Overlay Treatment Area meanders through portions of all treatment areas in Telluride. Conditions that are unique to a particular area within the River Park Corridor Overlay Treatment Area are identified and addressed separately. The following planning and design standards are to be used in addition to the underlying treatment area Design Guidelines and Standards. HARC encourages each property owner/ developer to thoroughly review these Design Guidelines and Standards and seek out needed clarification. HARC

Jud Wiebe Trailhead Bridge over Cornet Creek.

may solicit recommendations from the Parks and Recreation Board when reviewing projects in the River Park Corridor Overlay Treatment Area.

CONSULT...

Commercial activities adjacent to the River Trail may require Planning and Zoning approval. All projects must consult with the Building, Planning and Public Works Departments for assistance in the site planning and design process so that the goals of this Overlay Treatment Area are met.

Where the River Park Corridor Overlay Treatment Area Design Guidelines and Standards conflict with those established for the other treatment areas in town, the RPC Guidelines and Standards will generally take precedence.

New construction should be designed that will respect, preserve and enhance natural habitat.

1. POLICY: SENSITIVE LANDS

A new project should blend with existing contours and vegetation and preserve the natural topography of land adjacent to the waterways, and preserve and enhance native vegetation and natural habitat found in the River Park Corridor Overlay Treatment Area.

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 the creation of eddy pools, may be considered, but only when conducted under the direction of specialists.

C. New construction should help preserve and enhance natural habitat.

1. Avoid placing buildings, infrastructure, trails, etc., in areas that could damage the wildlife habitat in the River Park Corridor Overlay Treatment Area, especially within wetlands and along the river.

2. POLICY: RELATIONSHIP TO SITE CONTEXT

A variety of activities occur within the River Park Corridor Overlay Treatment Area. 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 Treatment Area.

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.

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.

3. POLICY: PEDESTRIAN SYSTEMS

The River Trail, located in the River Park Corridor Overlay Treatment Area, is a primary pedestrian and recreation corridor. Activities and uses on property adjoining the

trail and the rest of the River Park Corridor Overlay Treatment Area may conflict with the recreational use of the area as well as the natural habitat. It is necessary to protect the trail and open space edge 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 that 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 Treatment Area 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 intersections should not dominate the River Trail.

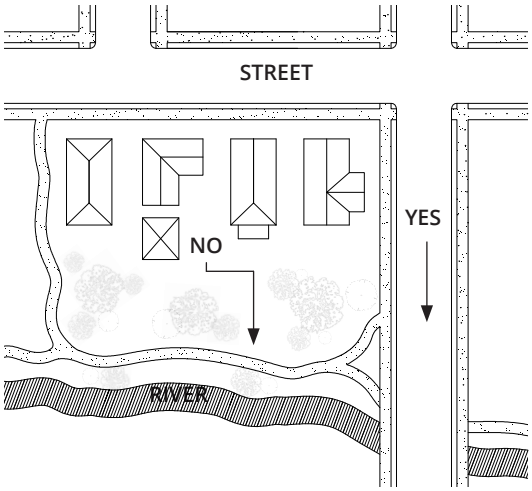


Fig. 17. Access points should be located primarily where streets traditionally would intersect with the River Trail. Access from within private developments is inappropriate.

E. Projects that are farther from the river should encourage pedestrian activity.

1. The areas of the River Park Corridor Overlay Treatment Area that are farther away from the river and River Park should be considered transitional areas.

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.

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.

A. Infrastructure should be carefully integrated into the River Park Corridor Overlay Treatment Area.

1. The number or bridges within the River Park Corridor Overlay Treatment Area 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 river channel is not allowed.
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 to be compatible with the natural character, while addressing the needs of new projects.

A. Site furnishings 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 Treatment Area.
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; and
   - Water fountains, water stations and information signs.

7. POLICY: SITE DRAINAGE

A special drainage concern is the potential for runoff to enter the river. Projects within the River Park Corridor Overlay Treatment Area should minimize impacts on natural drainage patterns.

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 from the development.
2. Detain all drainage on site.

8. POLICY: POSITIVE OPEN SPACE

A variety of activities take place within the River Park Corridor Overlay Treatment Area, which may conflict with other uses as well as the natural habitat. 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 that will enhance the natural character of the area.

1. Protect open space edges to preserve the natural habitat.

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 that 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. Building designs that will shed snow onto adjacent properties are not allowed.
3. Wetlands areas are particularly sensitive.

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. Therefore, development adjacent to the River Trail should reinforce the appeal of the River Park Corridor Overlay Treatment Area 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. All buffering shall be on site.

1. Features should complement the trail and its natural features, not dominate them.

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 not allowed.

C. Projects that are proposed along the easterly portion of Colorado Avenue shall be integrated into the River Park Corridor Overlay Treatment Area by the extensive use of trees, shrubs and wildflowers.

11. POLICY: SITE LIGHTING (SEE SPECIAL STDS.)

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.

Setbacks provide pedestrian scale and break up massing.

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. Façades or elevations 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.

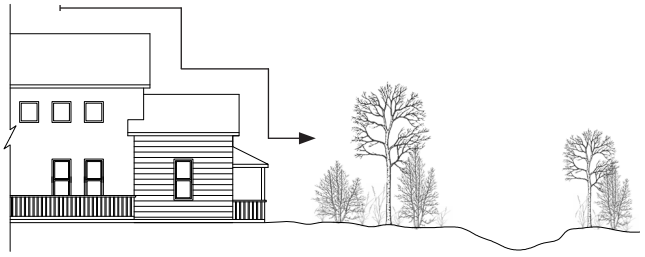


Fig. 18. Step buildings down to the River Park Corridor Overlay Treatment Area.

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.

13. POLICY: ARCHITECTURAL CHARACTER

New construction should relate to both the street and to the River Trail, since buildings will be equally visible. Therefore, façade detailing should be provided on both the front and riverside elevations.

A. Provide the same attention to detail on façades 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 the River Trail, which is an important amenity.

A. Minimize the intrusion of building components, such as decks and balconies, into the River Park Corridor Overlay Treatment Area.

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 Treatment Area.

3. Deck railings shall be solid panels to minimize light spill. Other designs will be reviewed by HARC on a case-by-case basis.

4. Doors onto decks shall be no more than two-thirds lights to minimize light spill. Other designs will be reviewed by HARC on a case-by-case basis.

15. POLICY: ALLEYS, SHEDS & SECONDARY STRUCTURES

Alleys, sheds and secondary structures all exist or can be part of a development within the River Park Corridor Overlay Treatment Area. See the Special Standards for Alleys, Sheds and Secondary Structures.

16. POLICY: SERVICE AREAS

Service areas include loading areas as well as areas for storing resource recovery containers, snow 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 from major pedestrian ways.

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

A. Minimize the visual impacts of resource recovery areas.

1. Locate a service area along the rear portion of a site, accessed by an alley, when feasible.

2. Resource recovery areas, including large containers (dumpsters), shall also be screened from view of major pedestrian routes, using a fence, hedge or a shed to enclose it.

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

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

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

D. All service areas should be designed to fit into the treatment area, be secure and to discourage animals (bears in particular) from accessing resource recovery containers.

MORE INFO...

See SPECIAL STANDARDS SECTION for:
Alley, Shed & Secondary Structures
Exterior and Site Lighting
Signs

ALLEY, SHED AND SECONDARY STRUCTURES (AS)

Maintaining the historic alley character is critical to Telluride's architectural and historical character, providing scale and texture. Collections of smaller, more utilitarian sheds housing specialized functions, have survived for over one hundred years, resulting in one of the most distinctive alley scenes in the nation. Alleys are particularly important in making Telluride interesting to pedestrians. The variety of small buildings and ancillary structures make Telluride alleys popular pedestrian routes. Vistas along alleys are also important. Preservation of this overall alley character is a major objective within the town. Note that not all properties have alleys, but they may contain secondary structures.

Alleyscape looking east along Aspen Street.

1. POLICY: SITE PLANNING

Alleys are a part of the Telluride character. 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.

MORE INFO...

Additional requirements found in the following:

STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS (rated structures)
SHED REHABILITATION GUIDE
TELLURIDE HILLSIDE MASTER PLAN

A. Preserve the system of alleys and rectangular blocks in site planning.

1. Retain the alleys in site plans.
2. An alleyway should be sited on a north-south or east-west axis.
3. Alleys are used by pedestrians and bicycles as well as vehicles. Design them to accommodate all user groups in a safe manner.

B. Locate any new building such that the image of the alley is maintained.

1. Consider preservation of view corridors along alleys when positioning buildings and fences.
2. The dominant elevation of the building should be oriented parallel to the alley(s), to reinforce the perception of the grid.
3. 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.
4. Provide visual interest on all façades that will be seen from alleys and pedestrian ways.
5. A building should step down in scale along the street and alley edge.
6. Use varied building setbacks and changes in materials to create interest and reduce the perceived scale along alleys.
7. Also maintain views along alleys by keeping a low scale of building.

C. Maintain the general alignment of secondary structures along alley edges.

1. Refer to the building code and Public Works for more information.
2. Consider impacts of the placement of alley structures on views, access and quality of open space.
3. Some variation in setbacks to alleys is desired to provide visual interest for pedestrians.

D. Design parking areas to be accessed from alleys or rear drives rather than from the street.

1. Coordinate work in and along the alley with Public Works.
2. In a residential context, the use of a detached garage, located along the alley, is especially encouraged.

E. An alley landscape design should be simple and rustic in character.

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

New alley structure with rustic materials.

2. POLICY: ALLEY CHARACTER

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.

Utilitarian sheds, housing specialized functions, have survived for over one hundred years, resulting in unique alleyscapes that 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 wherever 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 to primary buildings.
2. New uses that require a radical change to a structure and its features may be inappropriate.
3. Shed and secondary structure roofs are typically shed or gable form with a wide range of roof pitches from 4/12 to 12/12.
4. Roof mounted solar panels should be mounted flush with the roof and should not extend above the ridge.
5. The rustic, utilitarian alley structures found throughout town are important, defining the character of the alleyscape, and should be maintained.

C. Limit the number of windows on secondary structures, and especially on alley elevations, to maintain the utilitarian nature of the alley.

D. Windows should be finished with trim elements similar to those used traditionally, unless located in the Transitional and Developing Hillside Treatment Areas.

1. This trim should have a dimension similar or complimentary to that used historically.

2. Divided lights should be formed from smaller muntins integral to the window.

3. Simulated true divided lights may be used. Pop-in muntins are inappropriate.

E. Skylights should be limited in number and size.

1. Skylights should be located in areas that minimize visibility, not break or penetrate a ridgeline, and be limited in number.

2. Skylights should be flat.

F. A new door opening should be similar in location, size and type to those seen traditionally. The entrance should be at, or near, grade level.

1. Limit the number of doors on secondary structures, and especially on alley elevations, to maintain the utilitarian nature of the alley.

2. A garage door should be designed to minimize the apparent width of the opening.

3. The material and detailing of garage doors should be utilitarian, to be compatible with nearby sheds when located on an alley.

3. POLICY: MASS, SCALE AND FORM

A. Maintain the traditional scale of buildings along the alley.

1. A variety of one- and two-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.

Alleyscape behind the Transfer Warehouse Building and residential, looking south.

4. POLICY: FEATURES & MATERIALS

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 elevation to preserve the traditional alley appearance.

A. Maintain the simple detailing and range of materials found historically on sheds.

1. Ornate detailing on alley structures is inappropriate.

2. Avoid details along alleys that 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 be encouraged.

4. Material application on a shed or secondary structure should not imitate that of the primary structure.

5. Appropriate siding materials for alley buildings include unpainted, or stained wood siding, wood planks, vertical board and batten siding, corrugated or flat metal panels.

6. These materials should be utilitarian in appearance. The use of muted, natural colors and finishes is particularly encouraged.

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

5. POLICY: MAIN STREET 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.

Main Street alley behind Masonic Hall.

Warehouse Transfer Building alley, looking north.

A. Develop alley elevations to create visual interest.

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

6. POLICY: WAREHOUSE/COMMERCIAL ALLEYS

When feasible, public alleys 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 should establish a sense of visual continuity with adjacent public spaces.

A. Develop alley elevations to create visual interest.

1. Use varied building setbacks and changes in appropriate building materials to create interest.
2. Balconies, courtyards 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.

MORE INFO...

See TREATMENT AREA SECTIONS for:
Service Area Requirements
Signs

See SPECIAL STANDARDS SECTION for:
Exterior and Site Lighting
Signs

EXTERIOR & SITE LIGHTING (ES)

These Special Lighting Standards apply to all projects within the HPOD and THLD. Specific Standards for the Transitional and Developing Hillside Treatment Areas and the River Park Corridor Overlay Treatment Area are also included.

1. 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 to that of daylight. These were relatively low in intensity and were shielded with simple shade devices. This overall effect should be continued.

Light spill is a major concern, particularly in residential neighborhoods and along the River Park Corridor Overlay Treatment Area and should be minimized.

Night lights from Telluride's core are distinctly brighter than residential areas.

A. Night lighting for all projects shall be subdued.

B. Exterior lights shall be simple in character and similar in color and intensity to that used traditionally.

1. Fixtures mounted/suspended below 10 feet above the floor/grade must be either a) equipped with an opaque (diffusing not clear) enclosure around the bulb/lamp or b) fully down directed and shielded so that no light rays are emitted above the horizontal plane.
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.
4. Use shielded lights that direct light onto walking surfaces to minimize the visual impacts of site lighting.
5. Minimize the visual impact of light spill from a building.
6. 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 Corridor Overlay District, an interior lighting plan may be required.

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

1. Interior lighting can have substantial impacts on the night character of the town. Consider the potential for light spill when designing interior lighting, which can be affected by the placement and type of fixture.
2. 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 that direct light only on to walkways, is strongly encouraged.
3. Unshielded, high intensity light sources and those that direct light upward will not be permitted.
4. Shield and consolidate lighting associated with service areas, parking lots and parking structures. Minimize 24/7 lighting through the use of timers.
5. Timers may be required to prevent unnecessary sources of light by controlling the length of time that exterior lights are in use late at night. Motion detectors shall only be used in approved locations. All exterior circuits/fixtures must be equipped with a photo sensor to turn on and a timer/off switch to turn off the lights during daytime (should the lights be inadvertently be left on). Photo sensors should not be located in direct sunlight.

6. Lighting shall be carefully located so as not to shine into residential living space, on or off the property or into public rights-of-way. Avoid placing fixtures that impact adjacent properties.

7. Step lights on upper level decks and balconies may be used. Wall sconces may be appropriate or required for upper level egress pathways but are inappropriate for upper level decks and balconies. Interior lighting, step or other types of lights not mounted onto the exterior envelope of the structure may be used to light the deck.

8. Wall washing light fixtures are not allowed.

9. Avoid using fixtures with multiple bulbs.

2. 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 façade. In general, lighting should help identify entrances and improve safety.

Illuminating site features, such as walkways and courtyards, 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 an effect upon the character of the town at night. Large areas of glass can become sources of glare and can affect perception of the night sky. For this reason, HARC will consider the potential lighting impacts that large glass areas may have. This issue is related to that of window-to-wall ratios, which is addressed in each treatment area.

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 spillover of interior light sources, resulting in nighttime glare, should be used with caution.

2. Lighting shall be carefully located so as not to shine into residential living space, on or off the property, or onto public rights-of-way.

3. Avoid placing lights in highly visible locations, such as on the upper walls of buildings.

4. Avoid duplicating fixtures. For example, do not use two fixtures that light the same area.

C. 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 Pacific Avenue.

3. POLICY: SITE LIGHTING SPECIFIC TO THE TRANSITIONAL AND DEVELOPING HILLSIDE TREATMENT AREAS

Located mostly above the town, the Transitional Hillside and Developing Hillside Treatment Areas have views of everything below. Conversely, those in the other parts of Telluride can easily see the entire hillside. 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 these treatment areas, 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.

2. Use design features such as solid deck railings, two-thirds light doors and roof overhangs, which will block light from the building.

3. Minimize the amount of glass area facing south to the town below.

4. Locate interior light fixtures away from windows.

5. HARC may require interior lighting plans in order to evaluate impacts on the area.

4. POLICY: SITE LIGHTING SPECIFIC TO THE RIVER PARK OVERLAY TREATMENT AREA

The natural setting of these treatment areas accommodates both residential and commercial projects, as well as pedestrian activities, so the potential impacts of site lighting are significant. The amount of lighting on the site should be minimized such that it will not disturb the natural, nocturnal ecosystem.

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 spill into public lands. This includes site lighting and interior lighting.
3. Use design features such as solid deck railings, two-thirds light doors 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. HARC may require interior lighting plans in order to evaluate impacts on the area.

SIGNS (S)

These Sign Standards apply in any treatment area that has commercial activities.

1. POLICY: SIGN DESIGN

Wherever commercial signs 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. Their placement and design should respect historic buildings and the character of the treatment area.

MORE INFO...

For regulations on outdoor lighting fixtures, see:

LAND USE CODE: OUTDOOR ILLUMINATION

A sign should be subordinate to the building in which it relates.

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. Signs should be subordinate features

1. Signs shall not obscure historic building details.
2. Small-scale signs, either mounted on the building or freestanding, are encouraged.

Consolidate business signage for a single building with directories.

3. Freestanding signs should not be so large as to obscure the patterns of front façades 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 not appropriate.

D. Use signs to relate to other buildings on the street and to emphasize architectural features.

1. 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 façade design.
2. Position projecting signs to highlight building entrances.
3. Pay particular attention to placing new signs on existing buildings when renovating. The signs should not obscure existing details.
4. 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.

5. Other graphics applied to exterior walls, such as painted decorations and murals, also should not obscure building details.

E. Pictographic symbols are encouraged on signs.

1. These add visual interest to the street.
2. They may be considered on awnings.

Example of a pictographic business sign.

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.

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