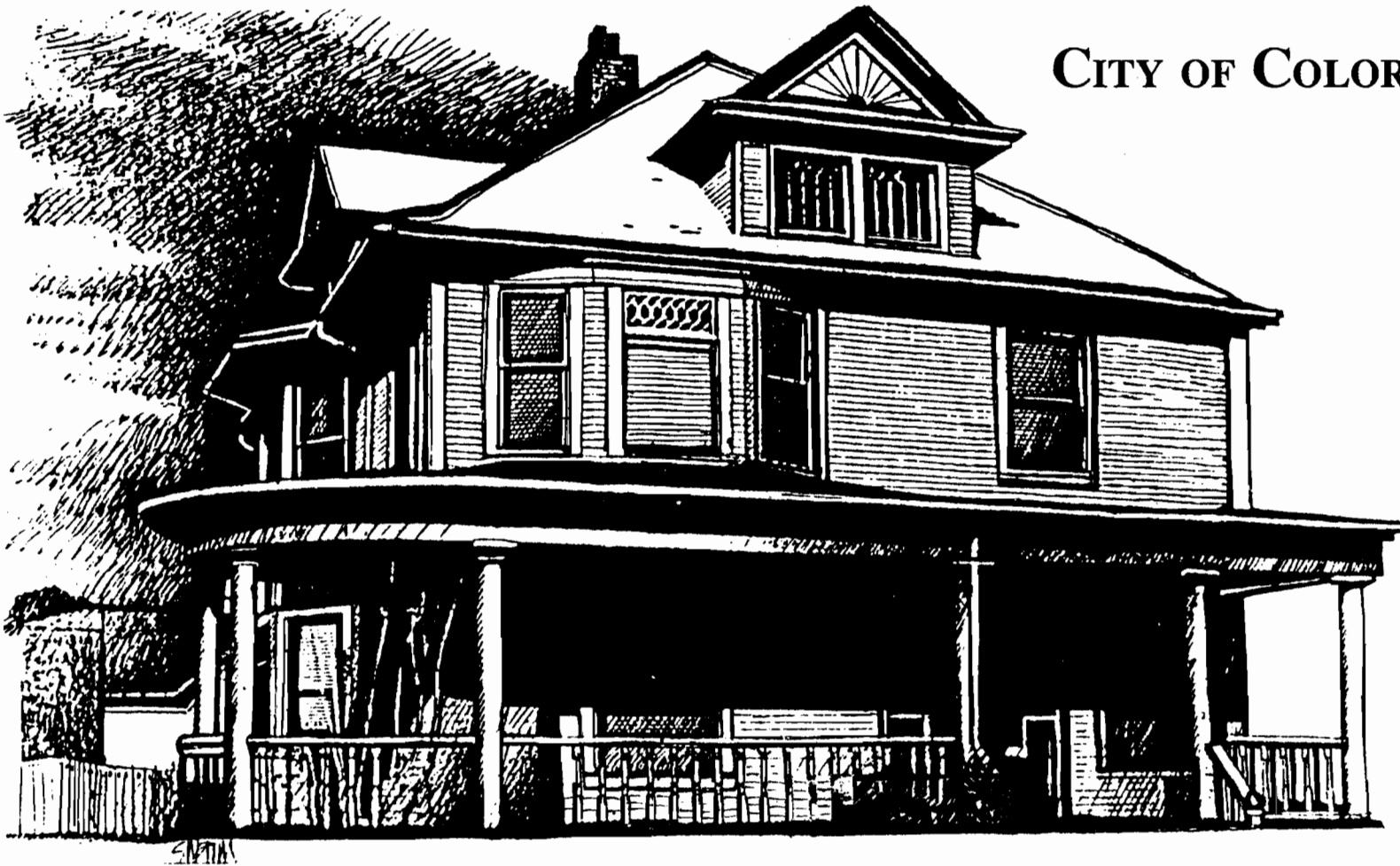


**Design Guidelines
for the
North Weber/Wahsatch
Historic District**

CITY OF COLORADO SPRINGS



**Design Guidelines
for the
North Weber/Wahsatch
Historic District**

December 1990

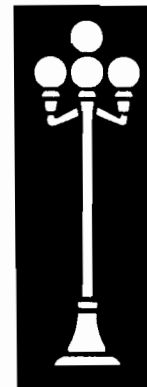
Prepared for the

City of Colorado Springs

and the

**Comprehensive Planning Division
Planning and Development Department**

by



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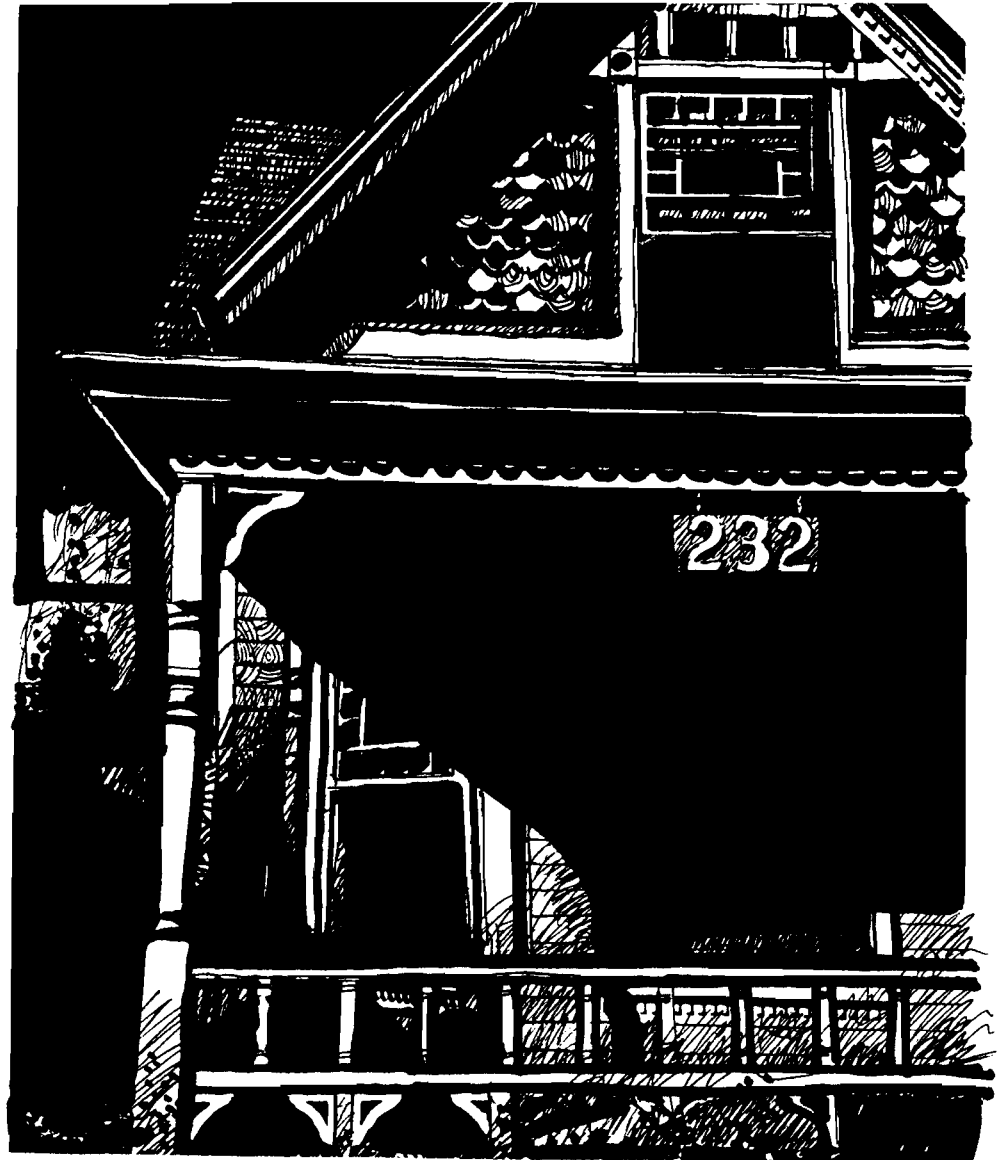
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Introduction

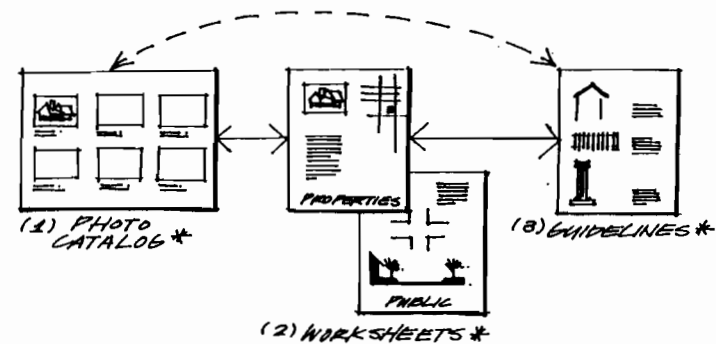


1.1 PROJECT BACKGROUND

In November of 1988, the Colorado Springs City Council adopted an ordinance establishing a historic preservation program comprised of three elements: a local historic buildings designation system; a historic preservation overlay zone; and a Historic Preservation Board. As part of the first step in implementation of the historic preservation program, the City Community Development Department recommended that design guidelines be developed for the North Weber Street/Wahsatch Avenue Historic District. Design guidelines are policy statements which are intended to inform property owners and public entities of the historic characteristics suitable for preservation and describe the methods appropriate to preserve them. Through narrative, illustrations and photographs, design guidelines define and qualify those features of the district, subarea, or building that distinguish it and contribute to its visual cohesiveness. The guidelines are intended to guide physical changes within the historic district so that these changes are visually compatible with the significant features of surrounding buildings and the entire historic neighborhood.

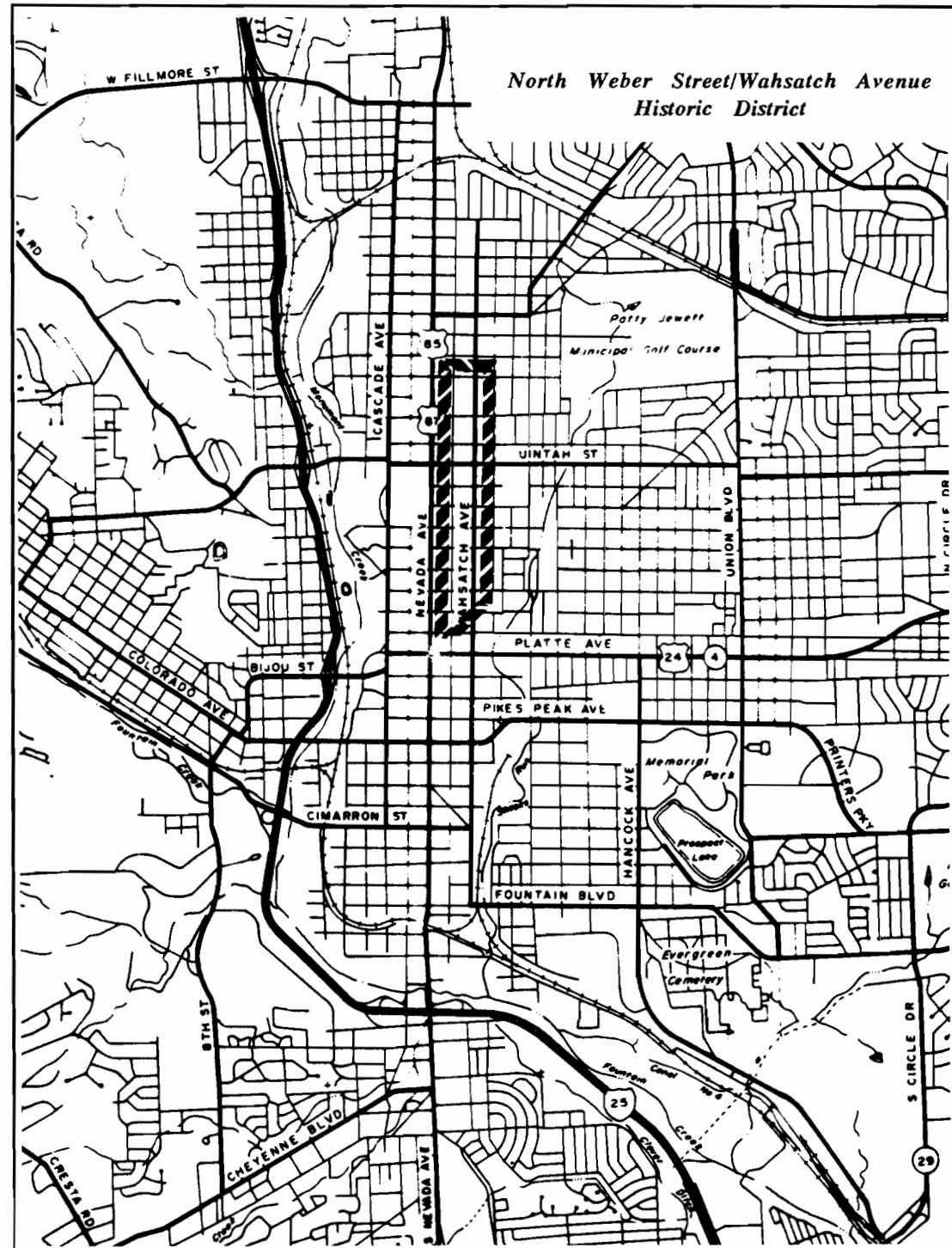
1.2 SCOPE

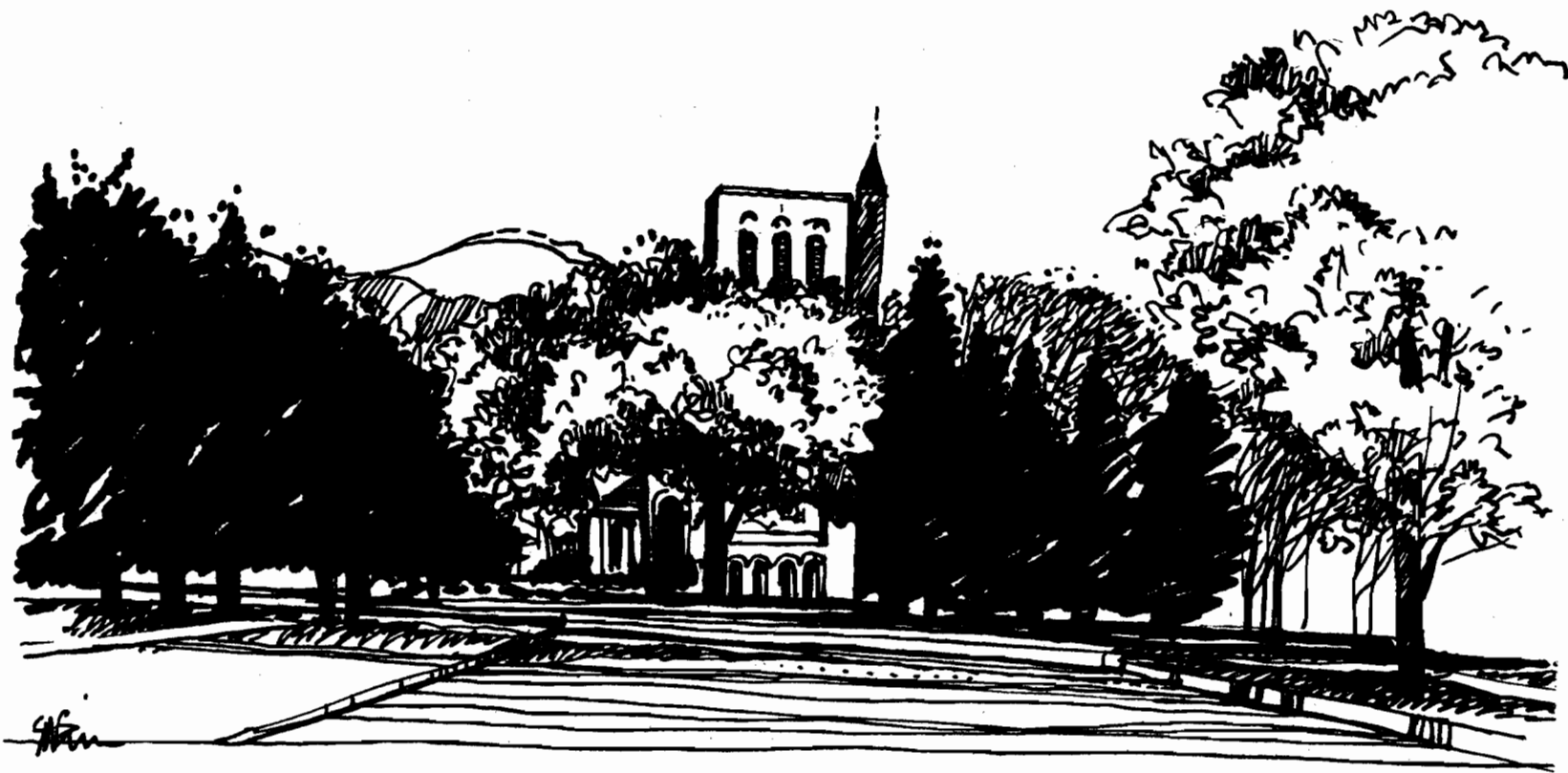
The design guidelines for the North Weber/Wahsatch Historic District are comprised of three interrelated documents. First, the catalog of inventory worksheets is a record of the information documented for each property and each street intersection in the district. Second, a photo catalog of the district is on file at the City Planning Department. This includes a block-by-block inventory of the principal structures in the district and photographs which summarize the key visual characteristics of the district. The third document is this guidelines report which includes a historical background of the district, a summary of the documentation and analysis phases of the project, and the guidelines developed for the district. Reference is made in this report to the other two documents as the three should be used hand-in-hand. As the guidelines are implemented, the photos and worksheets should be used to maintain a perspective of "what is", while this report is used to guide "what is desired".



1.3 IMPLEMENTATION

An important distinction should be recognized between design guidelines, as presented here, and standards for the review of applications by the Historic Preservation Board. Guidelines are an information resource only and they have no force of law. As part of the education goals for this project, information has been presented on a wide range of topics and kinds of improvements. Some of the guidelines address actions which do not require building permits or any type of review. More specific design standards for the North Weber/Wahsatch Historic District would be adopted as part of the creation of a historic preservation overlay zone for the area. Such standards would delineate the specific properties and characteristics to which they apply, and would require formal adoption by City Council following a public hearing process.





2.1 DISTRICT BACKGROUND

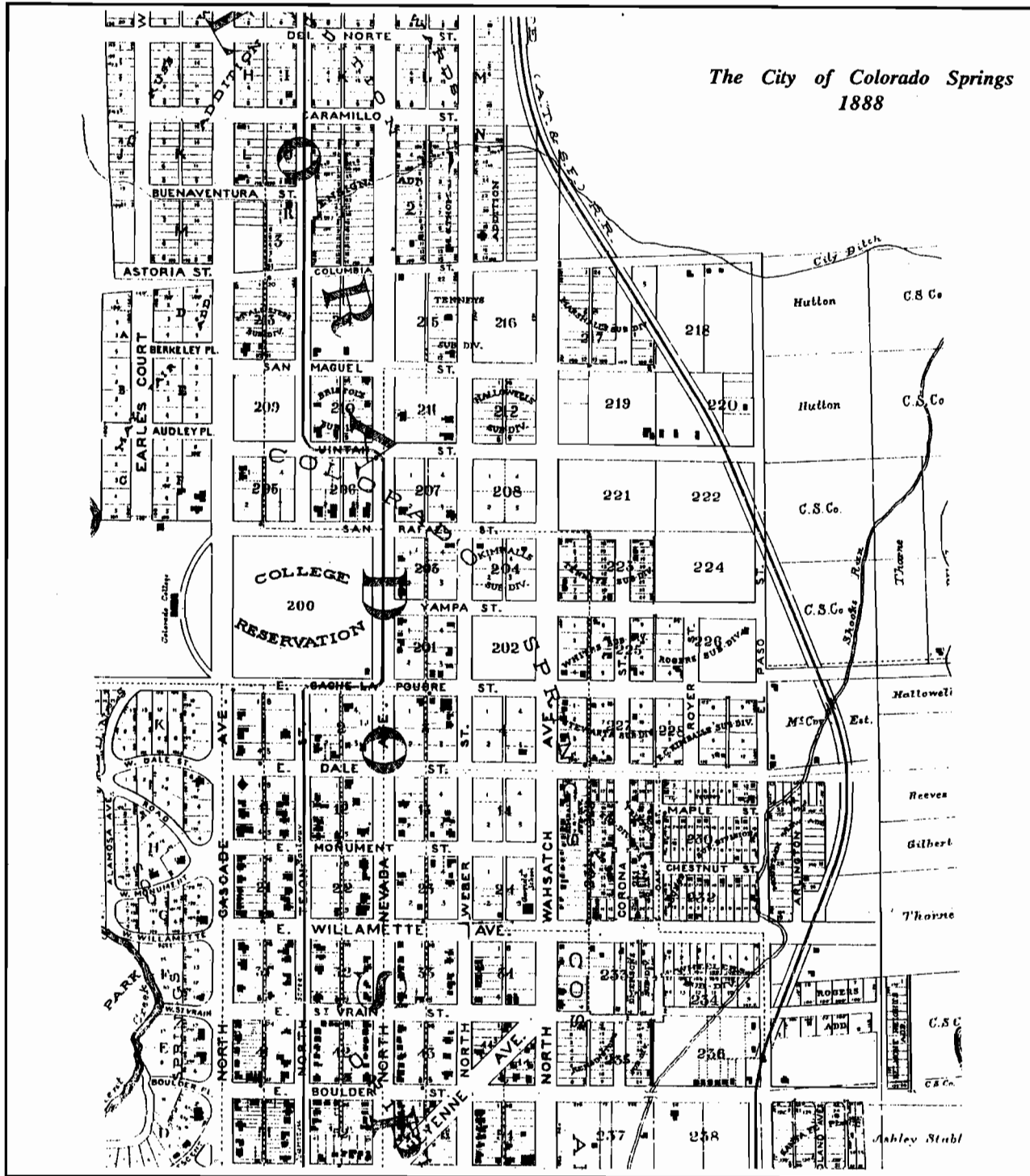
The North Weber/Wahsatch Historic District is located north and east of downtown Colorado Springs. The district is primarily residential in character although there is a core of commercial buildings along the southern end of Weber Street, and there is an ongoing trend to convert some of the historic residences to office and commercial uses. Other non-residential uses are interspersed throughout the district including two churches, a school, and a fire station.

Boundaries for the North Weber/Wahsatch District were drawn to include buildings which were similar in their period of development, size, scale, style, and setting. To the northwest, the district is bound by another Colorado Springs historic district--the North End district. A noticeable change in the size, scale, and setting of the historic homes delineates the boundary between the two districts. Similarly, the southwest boundary is defined by a difference in building style and scale between those which front Nevada Avenue and those which front Weber Street. The southern boundary is delineated by a break in the traditional grid pattern of development. The diagonal of Cheyenne Avenue is a vestige of the original townsite plan which radiated from Acacia Park in downtown Colorado Springs. The eastern district boundary is again defined by a noticeable difference in style and scale of building. The lots fronting Wahsatch Avenue were originally platted somewhat larger than those facing Corona Street to the east. Consequently, construction followed this pattern, with larger, more substantial homes along Wahsatch Avenue than found on

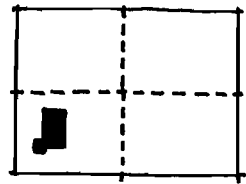
Corona Street. The eastern boundary jogs to the west at Columbia Street due to the diagonal crossing of the Atchison, Topeka and Santa Fe railroad right-of-way in this area. The northern boundary was established at Del Norte Street due to the change in land use and development character which occurs along Weber Street north of this point.

The North Weber/Wahsatch Historic District was listed on the National Register of Historic Places in February, 1985 for its architectural, community planning, and landscape architectural significance to the City of Colorado Springs. The district represents the best intact historic middle class neighborhood in the city. Additionally, the area's design and setting reflect the early planning principles and philosophies which guided early development of the community, as well as the popular cultural practices around the turn of the century. The district contains over 500 principal structures, most of which were constructed between 1890 and 1910, and most were originally constructed and continue to be occupied as residences.

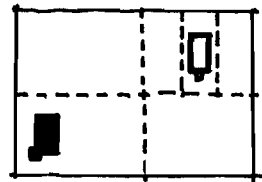
The City of Colorado Springs
1888



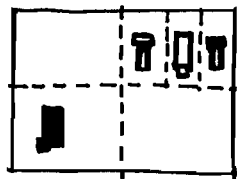
2.2 DEVELOPMENT HISTORY



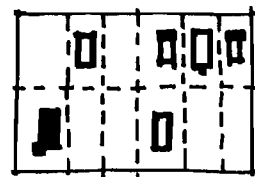
ORIGINAL PLAT



PARTIAL SUBDIVISION



NEW CONSTRUCTION



SUBDIVISION OF
ENTIRE BLOCK

The history of the North Weber/Wahsatch Historic District dates to the initial development of the City of Colorado Springs itself. The original "Map of the Town of Colorado Springs, Colorado" recorded in 1871 by General William Palmer's Colorado Springs Company shows Weber Street and Wahsatch Avenue as the eastern-most thoroughfares of the town. The Cheyenne Avenue diagonal which forms the southern boundary of the district was also established on this original map.

General Palmer envisioned his new townsite as a city of refinement for people of means, social standing and high moral character rather than as just another stop along his proposed Rio Grande railroad line. A conscious effort was made to plan and build the community so that it would attract such people as visitors and residents.

As planned, people began to settle the new town on the plains. The townsite was expanded in all directions by Addition No. 1 in 1873 to accommodate this growth. The pattern of wide streets (100-foot widths) and avenues (140-foot widths) was extended with this addition, including north Weber Street and Wahsatch Avenue. Cross-streets also maintained 100-foot widths while alleys were platted with 20-foot widths. In the Weber/Wahsatch area of Addition No. 1, blocks were created and, if platted, they were divided into only four lots. Four large quadrangles (600 feet by 900 feet) were established east of Wahsatch, with only every other cross street and no alleys designated.

As the establishment of Colorado College and growth of Palmer's resort community began to create a demand for building sites, these large lots were further subdivided. The first of such subdivisions occurred in 1874. Elisha C. Kimball created nine, 50-foot by 190-foot lots on the western side of the alley in Block 229. It follows that one of the oldest buildings in the district still sits on this block. George H. Stewart subdivided Block 227 in the same year into four, 100-foot by 190-foot lots fronting Wahsatch Avenue. He re-recorded the plat in 1887 due to an omission on the original plat of the words "Addition No. 1". Charles H. White similarly subdivided Block 225 in 1880. Later that year, Charles Hollowell platted Block 212 and E.P. Tenney, then president of Colorado College, platted Blocks 215 and 223 in 1881. All of these were similarly subdivided into lots measuring 50 feet by 190 feet.

It is interesting to note the different spellings of street names on these early plat maps. It is obvious that people struggled with those with an Indian or Spanish origin chosen by General Palmer's wife, Queen, such as San Miguel (spelled Meaguel and Maguel) or Yampa (spelled Yampah).

At the end of 1881, General Henry G. Thomas recorded an addition to the city which extended the Weber/Wahsatch area another block north. This area was platted at the time of the addition into 40 lots, each approximately 50 feet by 190 feet on either side of Weber Street and on the west side of

Wahsatch Avenue. The final addition which comprised the current historic district occurred in 1883.

Still, construction was scattered in the district, as only twenty structures were completed as of 1890. The real construction boom occurred during the turn-of-the-century Victorian era between 1890 and 1910--after Marshall's subdivision of Block 217 in 1887, and E.C. Kimball's plat of Block 204 in the heart of the district. Two more subdivisions occurred which supported this growth. In 1897, the Colorado Springs Company itself platted two central blocks (202 and 216), and in 1901 the company subdivided Blocks 221, 222 and 224. There are some areas of the district for which there are no formal platting records. However, even in these areas, strict attention appears to have been paid to maintaining the street, alleyway and lot patterns established by the recorded plats.

City records are now beginning to indicate a resurgence of interest in the area to support redevelopment of buildings and sites to modern standards for parking and landscaping. Two such examples are the Victorian Corner and C.J. Murphy subdivisions which occurred in the district in 1983.

2.3 PRE-VICTORIAN CONSTRUCTION

Prior to the mid-1880s, very little construction occurred outside of the original Colorado Springs townsite. The twenty structures which were built





within the North Weber/Wahsatch Historic District naturally tended to be located in the southern part of the area, closest to the original townsite and within the blocks which were subdivided first. The few pre-Victorian structures scattered to the north are the homes built on the original large lot estates prior to subdivision into smaller lots, or before a property owner constructed a larger, more substantial home for himself on the same or an adjacent lot.

For the most part, the early residential building in the community was simple. Typically, homes were small, rectangular frame houses with gable or hipped roofs. An exception is the Eaton Whipple House which stands at 720 North Wahsatch Avenue. Originally located at 21 North Nevada, the house was built by General Palmer's contractor, Lewis Whipple, as a wedding gift for his daughter. The building is relatively unchanged today with its handsome Italianate detailing still intact.

Other structures built in the late 1880s reflected the growth occurring in Colorado Springs which was stimulated by several factors: development of the local health industry, the tourism business, growth of Colorado College, and mining activities in the region. The early construction on north Weber Street and Wahsatch Avenue provided homes for the wealthier businessmen, professionals, and professors attracted to the city by these activities. A good example of the type of building which occurred during this period is the home at 630 North Wahsatch Avenue. While basically simple in



Land Development History

	1871 Colorado Springs Company Original Townsite
	1873 Addition No. 1
	1881 General Henry G. Thomas' Addition
	1883 Edwards Addition
1	1874 Elisha C. Kimball's Subdivision/Block 229
2	1874 George H. Stewart's Subdivision/Block 227
3	1880 Hollowell's Subdivision/Block 212
4	1880 Charles H. White's Subdivision/Block 225
5	1881 E.P. Tenney's Subdivision/Block 215
6	1881 E.P. Tenney's Subdivision/Block 223
7	1886 E.C. Kimball's Subdivision/Block 204
8	1887 Marshall's Subdivision/Block 217
9	1897 Colorado Springs Company Subdivision/Blocks 202 & 216
10	1901 Subdivision of Blocks 221/222/224
11	1983 C.J. Murphy's Subdivision
12	1983 Victorian Corner

All Other Areas Unplatted

**North Weber/Wahsatch Historic District
Land Development History**



North Weber/Wahsatch Historic District
Construction Eras

design, the large home has elegant detailing in an Italianate theme, emphasizing the high-quality craftsmanship available during the city's early construction history. Many commercial, public and institutional buildings erected in the 1880s also reflect the quality of building during this period. The Garfield School, which still stands in the North Weber/Wahsatch Historic District, is a fine example.

Even in this early building period attention was paid to landscaping the prairie settlement. In late 1871, the Colorado Springs Company engineer, Nettleton, completed the El Paso Canal which brought water from Fountain Creek to the northern part of the town--near what is now Columbia Street. From there, a system of ditches carried water down the main north-south streets so trees could be planted and homeowners could landscape their barren yards.

2.4 VICTORIAN ERA CONSTRUCTION

By far, the most construction activity in the Weber/Wahsatch district occurred in the Victorian era in the turn-of-the-century decades from 1890 to 1910. This building boom was triggered by the Cripple Creek gold strike in 1891. Colorado Springs shared in the prosperity of the region and the North Weber/Wahsatch area became one of the most desirable neighborhoods for the "comfortable" middle class--families of merchants, businessmen, professionals, educators and administrators.

New residences were not constructed in any particular pattern during this time. There were years when activity was slow, while in others construction was at a higher pace. This pattern is due, in part, to the fact that turn-of-the-century construction was done on a much smaller scale than typically occurs today. Only one or two houses may have been built on a block in a year, and then they may have been several lots apart as there was ample land available for development.

Typical of the Victorian era, the style of buildings constructed in the Weber/Wahsatch neighborhood was extremely diverse. Various building shapes and roof forms were combined with different architectural elements and ornamentation to create homes with individualized character. Considerable attention was also paid to the setting in which these homes were placed. Lawns, flower beds, garden areas, specimen shade and conifer trees, and foundation shrubs all contributed to the character of the Victorian neighborhood.

Large, two-story, single-family homes were the predominant type of building during this period. However, turn-of-the-century residential construction also included a number of smaller, 1-1/2 to 2 story homes. Although smaller in size, these buildings exhibit the same high-quality construction materials and workmanship found in their larger counterparts.

The demand for temporary lodging increased in the Victorian era to support the growing transient population of health-seekers and tourists. Boarding

houses were established to meet these needs in downtown Colorado Springs and the adjacent neighborhoods. The best examples of this type of construction in the Weber/Wahsatch district are located at 616 and 730 North Weber Street. Other rental housing built during this period included duplexes (709-711 North Wahsatch Avenue) and row houses (400 block East Yampa Street).

A few commercial and public buildings were constructed throughout the North Weber/Wahsatch area to serve the increasing residential population. Typical false-front stores of the era still stand in the 700 and 800 blocks of Weber Street and the 500 block of Wahsatch Avenue. Colorado Springs Fire Station No. 2 was constructed on San Miguel Street in 1896 and, two years later, the Cumberland Presbyterian congregation built a church at the prominent triangular intersection of Weber Street and Cheyenne Avenue. These buildings also exhibit the fine architectural details typical of the Victorian era.

An interesting aside which attests to the high lifestyle enjoyed in turn-of-the-century Colorado Springs was the establishment of a golf club. As only the third club in the entire United States, several doctors and professors created the Town and Gown Golf Club in 1897 with a residence in the 1100 block of North Wahsatch Avenue as its first clubhouse. The club and course later became the Patty Stewart Jewett Memorial Golf Club.



Garfield School 1886



Victorian Architectural Details

2.5 POST-VICTORIAN HISTORIC CONSTRUCTION

The North Weber/Wahsatch area remained a desirable residential neighborhood throughout the first half of the twentieth century. Since over three quarters of the lots in the district had been built upon by 1910, construction between the years of 1910 and 1940 was primarily limited to infill on remaining lots. The building that did occur was similar in quality to the earlier construction. The Evangelical church constructed in 1924 at the Uintah Street-Wahsatch Avenue intersection is a distinguished example.

Bungalows, with a number of variations in roof form and entrance orientation, were the most popular form of residential construction during the post-Victorian years. Many of these were built by contractors from mail order plans and pattern books. Most bungalows were built as small developments, three to six homes at a time, while others were constructed on lots in between the Victorian era homes as side yards of the older, larger houses were subdivided and sold.

Social differences in the twentieth century began to affect construction patterns during this period. With the growing popularity of automobiles and outdoor entertaining, emphasis shifted from the “grand entrance” front yard of the Victorian era to the back yard of the twentieth century home. The bungalows in the North Weber/Wahsatch district reflect these changes very well. Most of these houses have smaller front yards than those found in the areas developed at the turn of the century.



Evangelical Church 1924

2.6 MODERN CONSTRUCTION

With the growth of Colorado Springs following World War II, the desirability of the Weber/Wahsatch area as a neighborhood for the upper middle class began to wane. Due to the proximity to a growing downtown, a number of the residences in the southern portion of the district were converted to commercial and office uses. With these changes in use, alterations were made to many of the historic structures which were less than sympathetic to the character of the neighborhood. Additionally, many attempts to modernize the homes resulted in the use of inappropriate materials and the removal of significant architectural details. These alterations were combined with changes in the population characteristics and minimal maintenance practices. By the late 1970s, the future of the area as a viable residential neighborhood seemed doubtful.

However, in the last decade, there has been a resurgence of interest in the historic homes and areas of Colorado Springs. The Weber/Wahsatch neighborhood is experiencing a reversal of the property deterioration trend as a greater number of historical homes are being returned to their original appearance. Some very good examples of rehabilitation exist throughout the district in the residential and commercial areas. Additionally, some very good examples of sympathetic infill exist. All of these can serve as illustrations of what is promoted by the guidelines which follow.



Rehabilitation Example

3
**Inventory
and
Analysis**



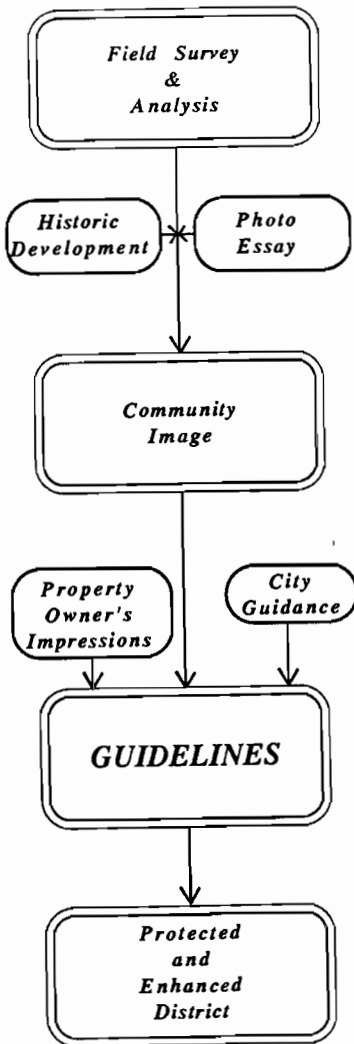
3.1 SUMMARY OF METHODOLOGY

The first step in development of the North Weber/Wahsatch design guidelines was an information gathering phase. This included review of existing materials on the history of Colorado Springs, historic photographs, maps and other archival material, addition and subdivision plats, and tax assessor records. This research provided invaluable information regarding the physical appearance of the district and its evolution over time.

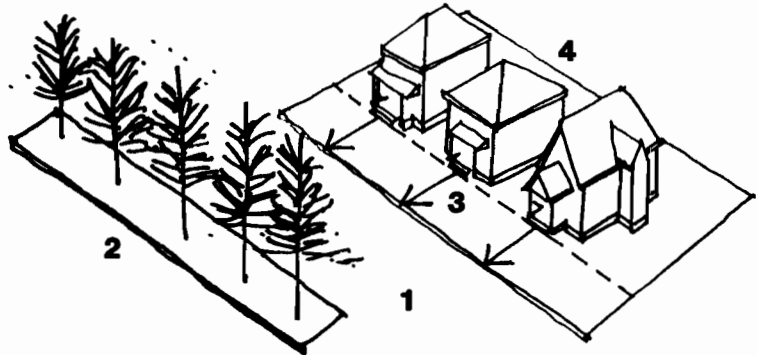
In conjunction with the research, an intensive field survey was made of all the buildings within the North Weber/Wahsatch Historic District. A special worksheet was designed to record information about each principal structure and, if pertinent, for out-buildings. Worksheets were also prepared to record information about public improvements at the street intersection in the district. Photographs were taken of each structure and each intersection to correspond with the individual worksheets and to provide a block-by-block photo file of the principal facades on the streetscapes within the district. A final step in the information gathering phase was to present the initial findings to property owners in the district and obtain any additional information or impressions from their comments at the public meeting.

All of the information gathered in the first phase was then compiled in several forms in order to identify prominent architectural styles and patterns of development which occurred within the district. These noticeable patterns were further defined as the key

visual characteristics of the district as listed below. The project goals and subsequent guidelines were then based on maintaining, protecting and enhancing these valuable key features.



Visual Characteristics Of The Street



3.2 KEY VISUAL CHARACTERISTICS

- 1** Grid street pattern forming square blocks, bisected by north-south alleyways.
- 2** Visual cohesiveness created by the natural setting which includes a strong pattern of evenly-spaced street trees and an abundance of mature vegetation in private yards.
- 3** Within blocks, lots are approximately the same size and structures are placed on lots in a similar manner. Uniform side and front yard setbacks give the street visual unity.
- 4** Consistent size and scale of buildings, with the majority of buildings on north-south streets large, 2 to 2-1/2 story structures and smaller, 1 to 2 story homes found on cross streets.
- 5** Although varied in architectural style, almost every building has a porch. Altogether, the porches form a uniform horizontal line on the streetscape.
- 6** Prominent triangular roof forms are oriented with ridgelines perpendicular to the street.
- 7** Siding materials create strong horizontal patterns, while rectangular windows have a vertical orientation.

- 8** Unique details highlight the district's character including yards set off by wrought iron, picket or stone fencing, exposed foundation materials, and a variety of architectural ornamentation.

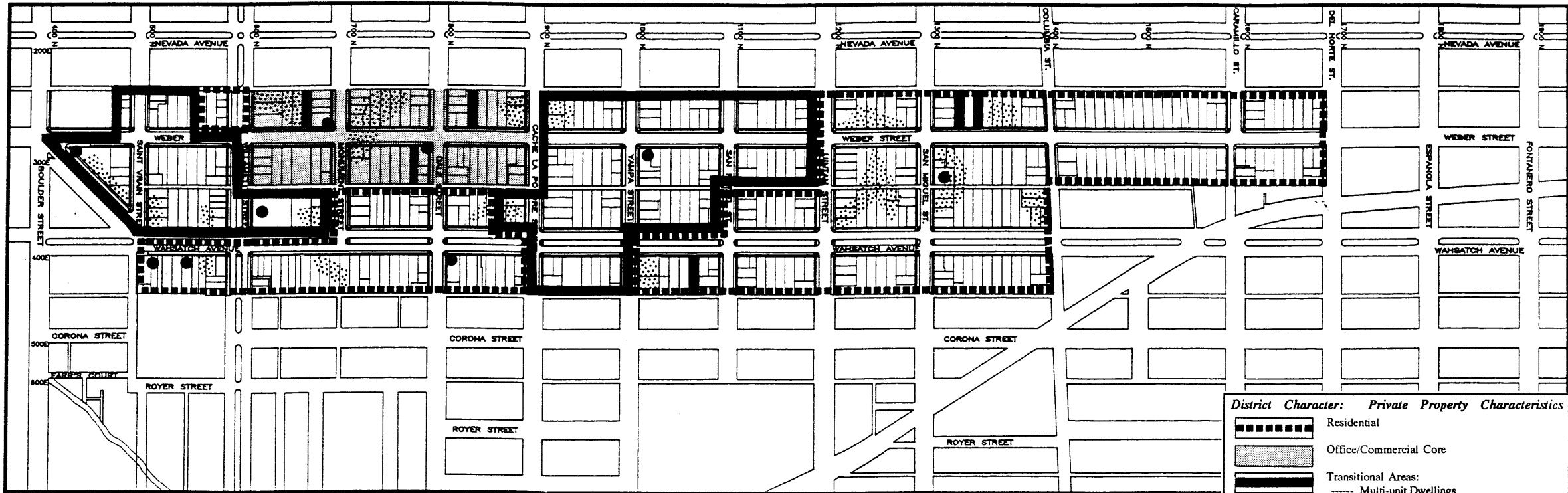
3.3 ARCHITECTURAL STYLES

In addition to the general characteristics of the district, a pattern of architectural styles emerged during the site survey and analysis. The most prominent styles, whether for their frequent occurrence or their unique details, are described below.






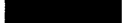


a. Queen Anne

The Queen Anne style was one of the most popular forms of architecture in Colorado Springs at the turn of the century. Buildings constructed in this style constitute nine percent of the structures in the district. Most of the buildings in this category were vernacular interpretations as they tended to be less ornate than a classic Queen Anne structure. All were constructed of wood and contained the characteristic features of irregular massing, multiple gables, turrets, decorative porches, and bay or other ornamental windows. A variety of exterior surface textures were used, as were unique materials and color schemes.

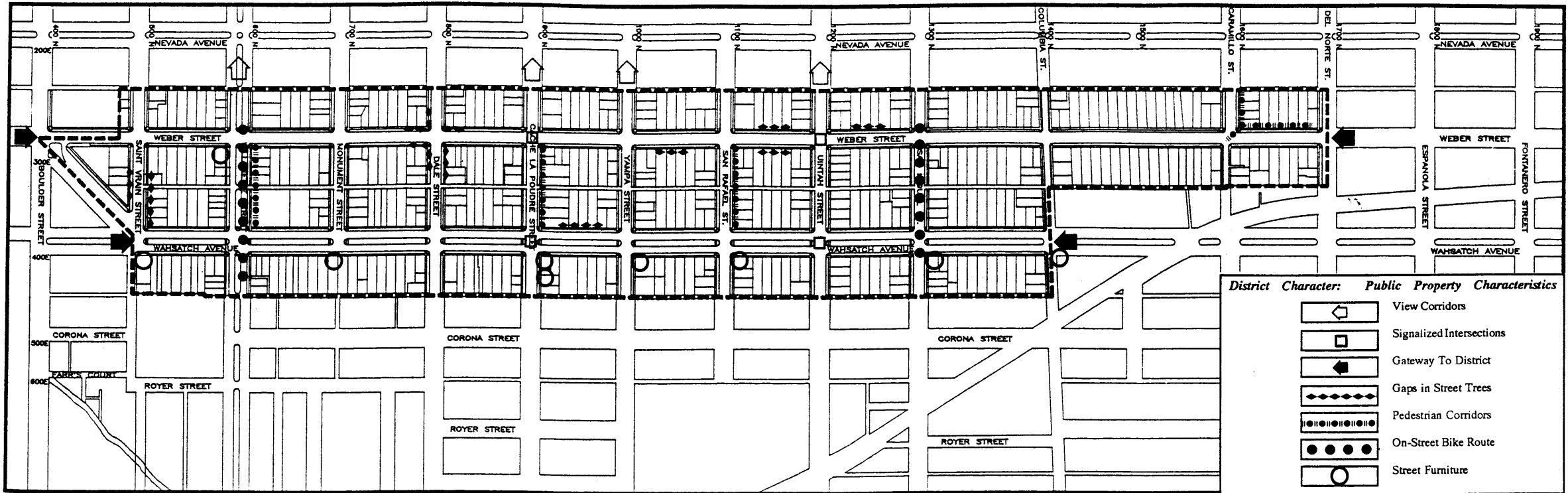




District Character: Private Property Characteristics

-  Residential
-  Office/Commercial Core
- Transitional Areas:**
 -  Multi-unit Dwellings
 -  Residential
 -  Office
-  Potential Infill
-  Landmarks/Focal Points
-  Degraded Areas

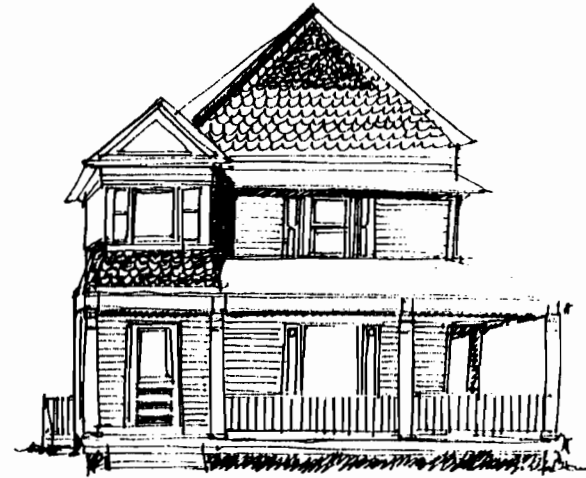
*North Weber/Wahsatch Historic District
Site Analysis: Private Property Characteristics*



*North Weber/Wahsatch Historic District
Site Analysis: Public Property Characteristics*

b. Victorian Eclectic

Almost half of the structures in the district fall into this catch-all category. Victorian Eclectic applies to a construction type which combined the elements of different architectural styles in a single structure. These appeared as 1 to 2-1/2 story frame houses with a medium-pitched gable roof. Typical roof variations included cross gables and dormers. Decorative shingles on the facades were the most common form of embellishment. Railings, columns and other details were simpler in design than their Queen Anne counterparts. Porches were the common and most distinctive feature of the Victorian Eclectic style, which typically ran the length of the front facade.



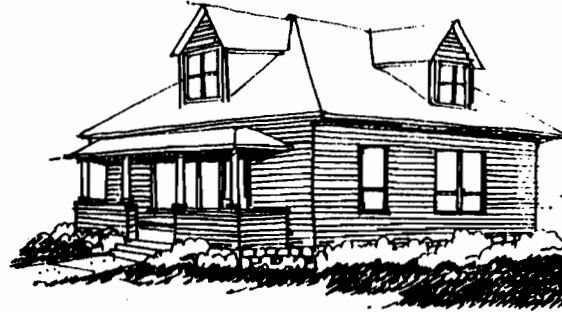
c. Foursquare

The Foursquare was another common architectural style in the district, comprising eleven percent of the buildings. The Foursquare appeared as a frame, two-story structure with a centered front porch, low-pitched hipped roof, and a central dormer. The wide, overhanging eaves were often decorated with modillions.



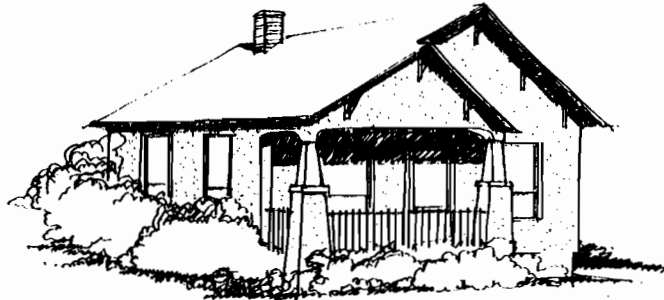
d. Classic Cottage

The Classic Cottage, a 1-story version of the Four-square, was also popular in the district. Six percent of the homes in the area were constructed in this style. This simple-shaped house had a hipped roof, central dormer, heavy porch roof supports, and a central entrance. The style was designed to be easily maintained and used the materials of the times. Early versions had traditional wood clapboard siding, while later versions displayed stucco and brick siding.



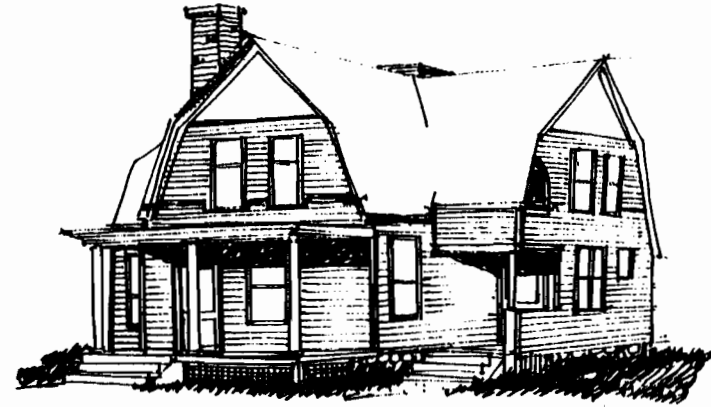
e. Bungalow

Perhaps the most-constructed architectural style in the early twentieth century, the Bungalow comprises nearly a quarter of the structures in the Weber/Wahsatch district. Typically, Bungalows were 1-story homes with a simple shape and floor plan. Roofs were broadly-pitched gables with wide overhanging eaves. Porches were an essential feature of the style and frequently had a separate gable that mimicked the roof line of the house. A craftsman-inspired style, the exteriors were clad in wooden shingles or clapboard, although stucco versions were also constructed. Ornamentation was limited to features which emphasized structural form such as supporting brackets, tie-beams or exposed rafters.



f. Dutch Colonial

Although not frequently found in the Weber/Wahsatch district, the Dutch Colonial style was notable for its unique form and details. It appeared as a moderately-sized 2 to 2-1/2 story house with a gambrel roof form and flared eaves. This style did not originate in Holland as is commonly believed. Dutch settlers built the style in Pennsylvania as early as the 1600s and soon after in New York. Later, the style moved west in kit form. Distinguishing characteristics included a variety of exterior wood and stone materials, second story dormers, double-hung windows, and a central entry.



3.4 GOALS FOR DESIGN GUIDELINES

Based on the recognition of key visual characteristics and prominent architectural patterns, a series of goals was established for the North Weber/Wahsatch Historic District. The goals served as the basis for the design guidelines with the intent that, as the guidelines are implemented, the goals will be realized.

- Enhance the district's historical image as a residential and mixed use neighborhood which complements downtown Colorado Springs.
- Define the district boundaries and gateways.
- Maintain and protect the natural setting of the district.
- Maintain the significant characteristics of streetscapes and individual properties within the district.
- Encourage redevelopment and new development which promotes the ongoing evolution of the neighborhood while maintaining its architectural and historical integrity.
- Promote pedestrian movement through and within the district.
- Reduce on-street parking.
- Unify the district with distinct site development details.

Design Guidelines



4.1 DEFINITION

The design guidelines for the North Weber/Wahsatch Historic District are a compilation of desirable design recommendations for visual quality within the neighborhood. Currently, these guidelines simply serve as an idea book for property owners--their use is entirely voluntarily. According to the Colorado Historical Society, the intent of design guidelines is to:

- help reinforce and protect the character of the historic area;
- improve the quality of development; protect the value of public and private investment;
- preserve the integrity of the district by discouraging incompatible construction;
- recommend approaches to design;
- serve as a tool for designers and their clients to make preliminary design decisions; and
- increase public awareness of design issues and options.

Conversely, design guidelines do not:

- limit growth or regulate where growth takes place;
- control how space within a building is used;

- serve the same legal purpose as a design review ordinance; nor
- guarantee that all new construction will be compatible with the historic setting.

4.2 DISTRICT CHARACTER PRESERVATION

a. Historic Development

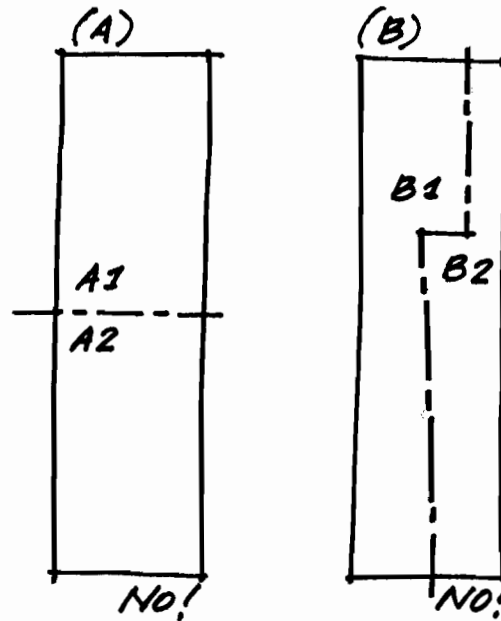
A key characteristic to the cohesiveness of the North Weber/Wahsatch Historic District is the consistent development pattern which has evolved over time. The elements which comprise this overall pattern must be preserved.

Streets. Maintain the present street layout of wide boulevards with medians (Wahsatch and Willamette). Cross sections of each street must be preserved and enhanced. Refer to the worksheet catalog (Volume 2) for dimensions and right-of-way widths.

Alleyways. Continue the historical use of alleyways as an integral element of the neighborhood circulation system for auto, service, parking and pedestrian movement through the site. Refer to specific guidelines on alleyways.

Blocks. Maintain the block layout of the district established by the street grid. Except where historically interrupted by the diagonals of Cheyenne Avenue and the railroad right-of-way, blocks must appear square as originally platted.

Lot Size. Do not reduce lot frontage of any property to less than 50 feet whether on main or cross streets. Lot depths should also be maintained between 190 feet for lots fronting north-south streets and 100 feet for lots fronting cross streets. Further subdivision is discouraged.



Further Subdivision Of Lots Is Discouraged

b. East/West District Boundaries

The alleyways just west of Weber and east of Wahsatch are the recognized boundaries of the district. Historically, the alleys have served a purely functional purpose for service and utility support, with very little attention paid to visual interest. In order to enhance these boundaries, the character of these two alleyways should be elevated and recognized for their potential as an important contributing element of the district fabric.

Alley Entrances. Alley entrances off cross streets should be delineated by landscape hedges, fences or low walls, although without interfering with drivers' vision. Refer to guidelines on fences and landscaping for appropriate materials.

Fences. Use of fences is an appropriate screening method along alley property lines and can be incorporated into site design with accessory structures, service areas and back yard landscaping. Refer to guidelines on fences.

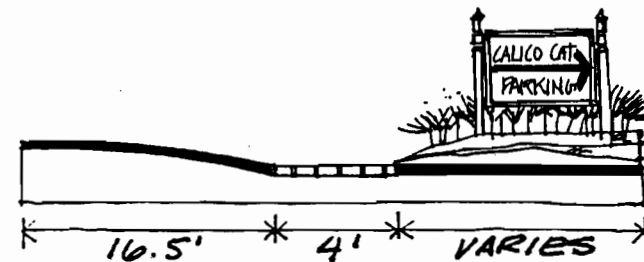
Signs. Signs are appropriate in an alley to identify commercial, office and other non-residential uses and parking lots for service and customer use. Design recommendations are included in the sign guidelines.

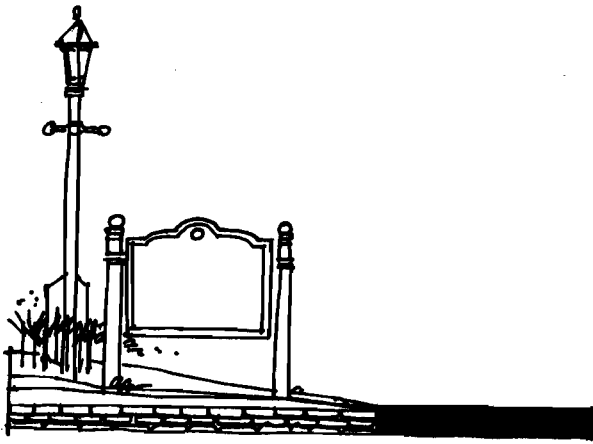
Paving. The boundary and central alleyways should be paved to encourage use, reduce dust, and redirect parking to the rear of lots as originally intended.

Property Entrances. A change in color and surface texture of pavement is recommended at property entrances off alleys to delineate private property and identify destinations.

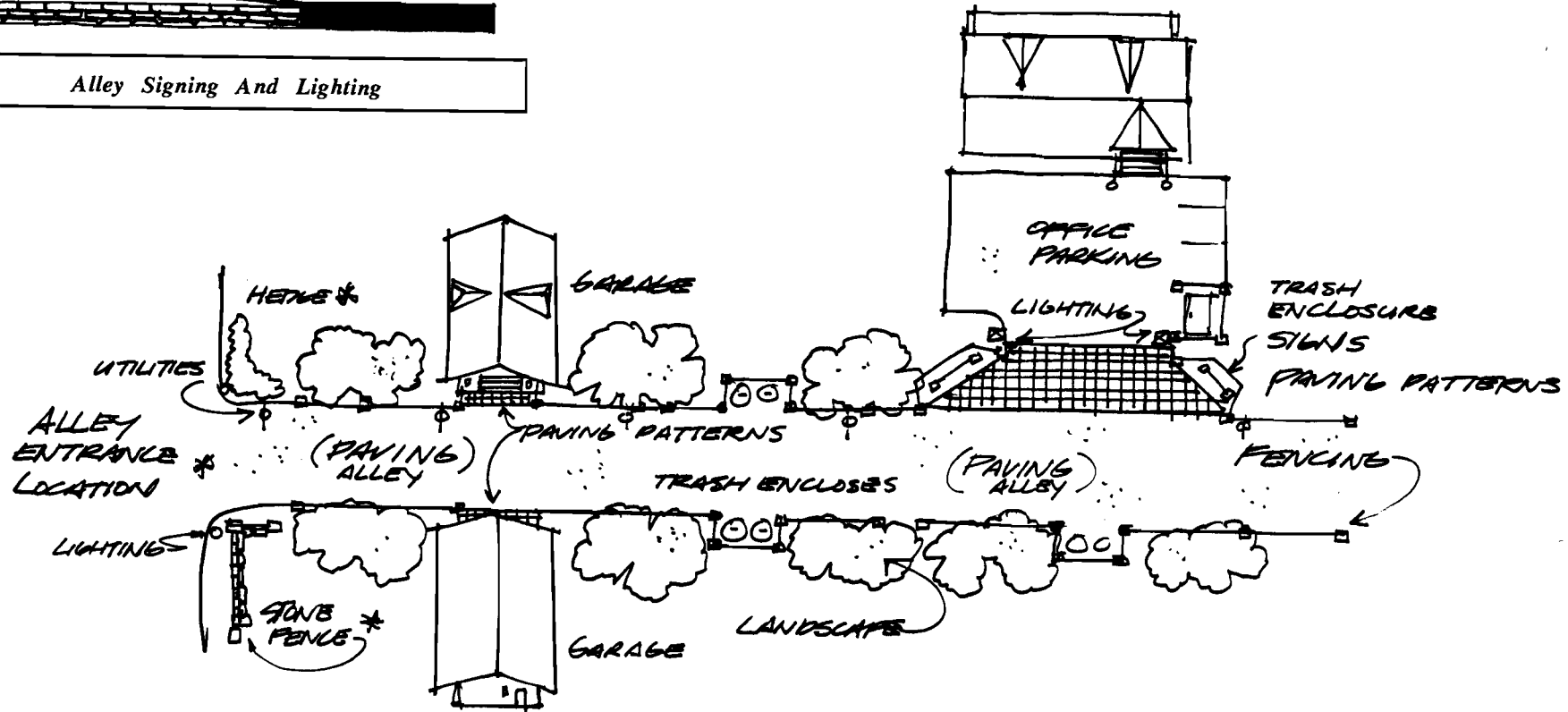
Lighting. Low level, pedestrian-scaled lighting will add safety and mood along the alleys as they become more important to circulation within the district. This could include special entry lighting, lighting for identification of shops and businesses, and exterior, garage-mounted fixtures for residences.

Outbuildings. Small buildings facing alleyways should receive proper maintenance and reflect the architectural style, materials, and color of the primary building on a lot. Many of the buildings display the qualities of former carriage houses and, in the commercial and transitional zones, present the opportunity to create space for small shops, studios and galleries.

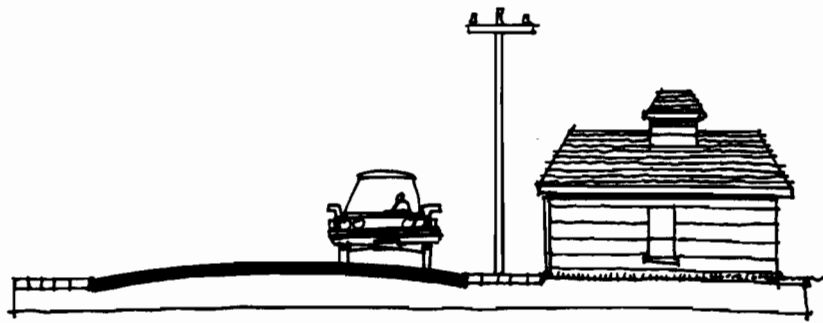




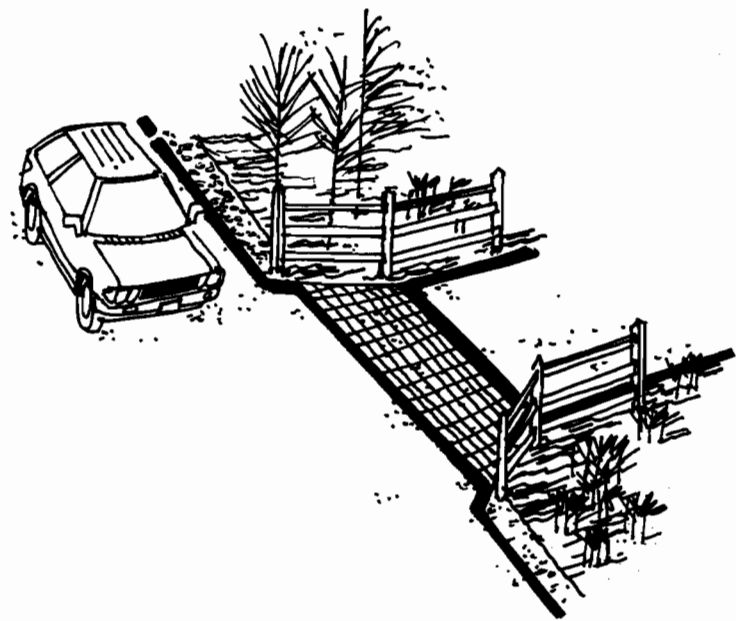
Alley Signing And Lighting



Model For Alley Rehabilitation



Alley And Edge Pavement



Property Entrance From Alley

Garage Rehabilitation



Definition Of Street-Alley Intersections

c. North-South District Gateways

The north and south boundaries of the district serve as the gateways to the area and should be given special consideration in definition and detail.

General. The gateways into the North Weber/Wahsatch Historic District should provide a sense of arrival--serving as symbolic "doors" into the architectural treasures of the neighborhood. The architectural and landscape design elements used at the entry should reflect the image of the district and incorporate the quality of human scale.

Signage. A sign identifying the North Weber/Wahsatch Historic District should be located at a visually prominent site at each north-south entry point for information and to evoke a sense of arrival.

Design. The design for the gateways should display a symmetry and formality. On Wahsatch Avenue this can incorporate elements already existing in the medians.

Alley Gateways. The alley gateways (east-west district boundaries) should be enhanced through the use of lighting, architectural walls, fencing or landscaping. This will also invite use of this potential district asset.

d. Subarea Edges

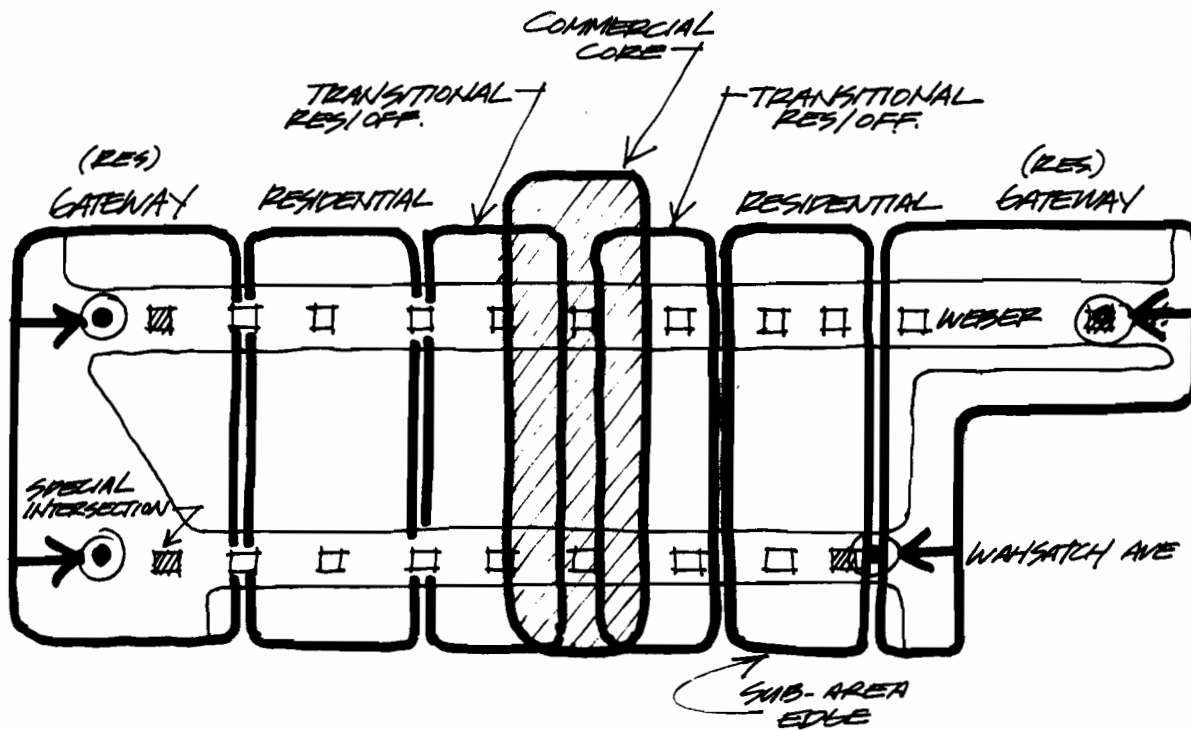
The boundaries between subareas within the district are not as distinct as the exterior district boundaries.

A transition from one subarea to another is experienced and defined by the change in the physical development characteristics which occurs from one area to the next. Thus, as these guidelines are implemented the character and function of each subarea will be strengthened and the transitional edges between them will become more apparent and meaningful.

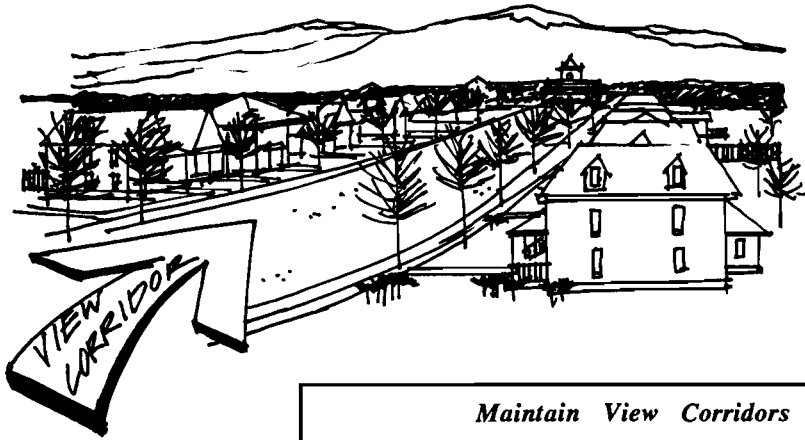
e. View Corridors

The significant westerly views from cross streets within the district should be preserved. Off-site views of Pikes Peak and structures on and near the Colorado College campus highlight the influences from which the district developed and continues to evolve. View corridors also provide visual relief at some points within the district which would otherwise present views of pavement, vehicles and overhead utilities.

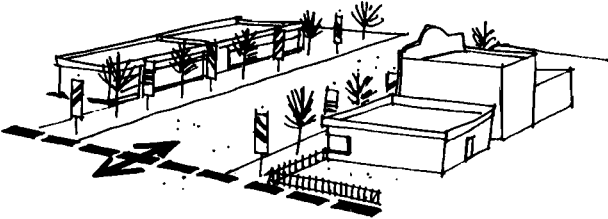
Buildings. Keep the primary facades of structures one to three stories high and maintain setback alignments, present roofline characteristics and porch alignments. Structures on corner lots should be similar in height to the buildings on adjacent lots. Additions should preserve the original building design and be constructed on the side or back of the structure. Refer to guidelines regarding corner properties.



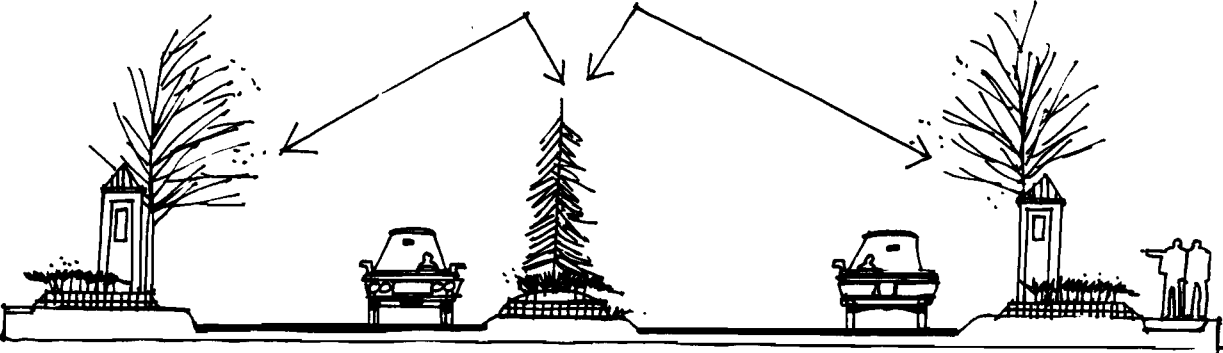
Subarea Edges In The District



Maintain View Corridors



Establish Commercial Subarea Identity



Enframe And Identify District Gateway



Streetscape Enhancement

Landscape. Tree planting and maintenance should adhere to the City Forester's standards to preserve sight lines to distant focal points.

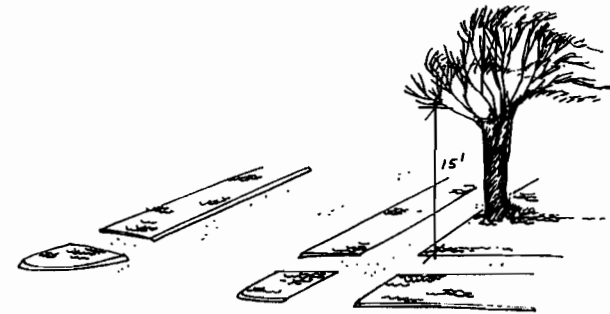
f. District Vegetation

The mature vegetation on the streets makes an important contribution to the character of the North Weber/Wahsatch Historic District. The consistent placement and alignment of trees along the streets lends a sense of order and visual cohesiveness to the varied structures.

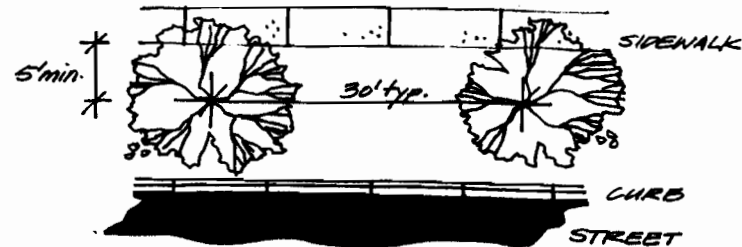
Placement and Spacing. Maintain even, formal spacing between trees and consistent placement of trees between the curb and sidewalk.

Species. Deciduous trees are to be planted along streets. Refer to the City Forester for recommended street tree species.

Medians. Trees within medians on Wahsatch Avenue and Willamette Street are to be informal groupings of coniferous trees interspersed with coniferous and deciduous shrubs, and offset by formally designed flower beds. The City Forester and Parks and Recreation Department are responsible for plant location, species and design within the medians.



Maintain Clearance Between Street Level And Tree Canopy



Street Tree Placement And Spacing

4.3 PROPERTY GUIDELINES

a. Building Pattern

The historic pattern of building placement on each lot is a key feature of the district character. The elements which create this pattern must be maintained.

Lot Coverage. No building shall cover more lot area than allowed by zoning regulations governing the lot. This will vary in the subareas of the district from single-family zones to multifamily and commercially-oriented zones.

Building Shape. The pattern of rectangular or square building footprints, situated parallel with the lot depth, must be maintained.

Building Alignment. Maintain the consistent front yard setbacks which establish a cohesive alignment in the streetscape and help define the subareas of the district.

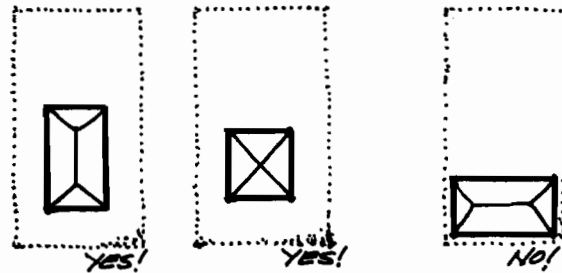
In residential and transitional areas maintain relatively large front setbacks of 5 to 15 feet for 1 and 1-1/2 story buildings, and 20 to 25 feet for 2 and 2-1/2 story buildings.

Historic commercial structures have no front yard setback--facades are aligned directly along the edge of the public right-of-way.

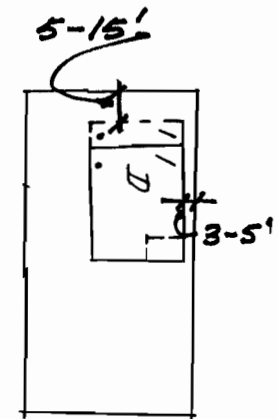
Side Yard Setback. Maintain the historic pattern of side yard setbacks which establish a consistent spacing of facades on the streetscape and help define the subareas of the district.

In residential and transitional areas maintain setbacks of at least 3 to 5 feet for smaller buildings and 5 to 10 feet for larger structures. Primary structures of more recent construction (1920s on) are offset rather than centered on the lot to provide access to outbuildings. Accessory structures historically have no side yard setback, nor are they set back from the alley unless used for living quarters.

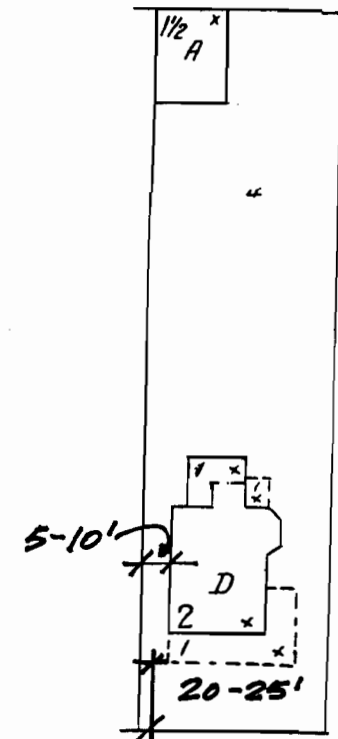
Historic commercial structures typically have no side yard setback. Individual structures are very close or attached to adjacent buildings to create a continuous storefront streetscape.



Residential Building Shape



Small Lot Setbacks



Large Lot Setbacks

b. Landscape

Individual lot landscaping that continues the residential landscape character of the period in which a structure was built is encouraged.

General Design. A typical residential lot in the district during the main construction era (1890 to 1930) was landscaped in a simple, informal manner. Yards were divided into functional areas defined by hedges, fences or surface changes--not unlike modern landscape practices. When used, wooden fencing was most prominent because the material was plentiful and labor was cheap. Wrought iron fences were also popular during this period and were produced locally (Hassel Iron Works, Colorado Springs) in a variety of designs. In addition to fencing, simple landscaping plans included shrub or flower borders.

Front Yard. Historic front yard landscaping practices usually included a lawn area and a few large shade trees. Foundation plantings gained popularity in the Victorian era as a means of softening and concealing the high foundations of the large Victorian homes. The front yard may have included a driveway along one side to an outbuilding in the back yard.

Back Yard. Historically, the rear of a property included a garden (both vegetable and ornamental) that was usually symmetrical in design. The garden may have accommodated a "drying yard" for a clothesline. Sometimes this was concealed by

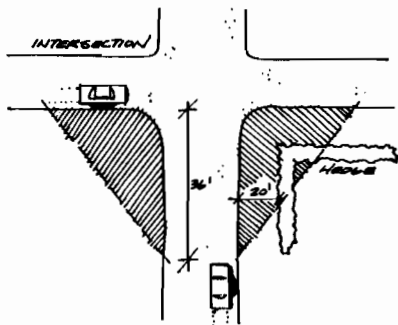
shrubs, other times the clothesline stood on the lawn. Fruit trees were popular and other trees were planted for shade if there was room. Shrub borders (as opposed to fencing) were used for privacy along the boundaries of the property. Service yards for trash cans and wood piles were typical at the rear of lots along the alleys.

Today's lifestyle promotes other back yard outdoor spaces such as decks, outdoor eating areas and spas. However, it is possible to successfully integrate these on a site with a landscape scheme which may have existed in the past.

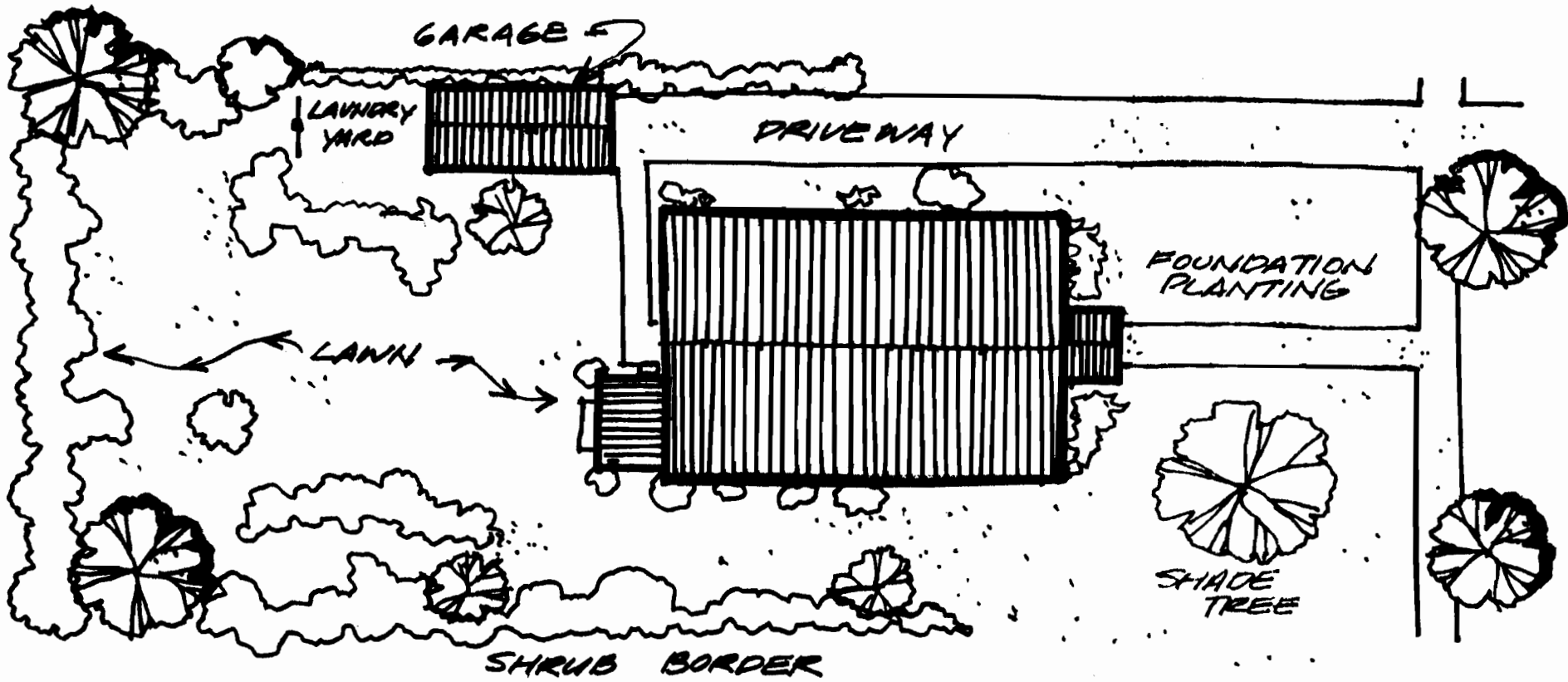
Recommended Plants. Landscape plants typical of the building periods in the district were not unlike those promoted today for low water use and maintenance--locally available, "native" plants and ornamentals specifically suited to the Colorado Springs climate. Popular historic practices included use of evergreens combined with groupings of deciduous trees and shrubs. Plantings of bold-leaved evergreens, large-leaved perennials, and trees with new and interesting leaf patterns began to emerge in the Victorian era.

A listing of recommended plants which were also prominent in turn-of-the-century landscapes is included as Appendix B in this document.

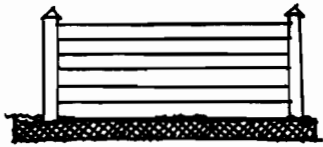
Commercial and Public Buildings. Many of the commercial and public buildings in the district



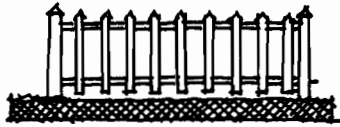
Maintain Sight Triangle



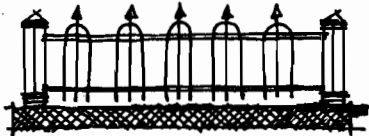
Typical Historic Residential Landscape



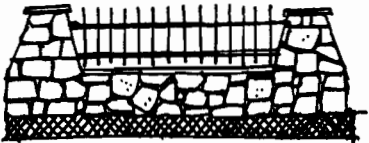
were on lots not much larger than the building itself. This left very little room for landscaping. Trees and small lawn areas were about the only plants established near these buildings. The Garfield School probably had some shade trees around the play yards.



Today, landscaping should be (re)established to the rear of these buildings within parking areas and along alleyways. Refer to alley and parking guidelines. If a commercial or office use occupies a former residence, at least the front yard landscape should still reflect a residential character (see left).



Corner Lots. Special attention should be given to establish and maintain appropriate landscaping on corner properties at all intersections within the district. Residential landscaping practices, as previously discussed, are recommended for most of these properties provided vegetation does not interfere with drivers' vision.



Alleyways. Plantings along alleys that are consistent with historic back yard landscape designs (see above) are encouraged. However, since the alleyways also serve as utility corridors, species should be selected so as not to interfere with overhead lines. The City Forester has a recommended list of plants which are appropriate for this use.



c. Walls and Fences

Walls and fences should be designed to establish property security, enhanced design, and visual unity

along a block. The total image of the fence in the streetscape should be coordinated to minimize visual clutter.

Screening. The use of architectural walls and fences can be very effective to provide privacy in back yards or screen undesirable views of parking lots and service areas. Fences and walls can be combined with landscaping (e.g. shrubs or vines) or stand alone for this purpose.

Materials. Fences and walls are most effective when they are designed as an extension of a building. The color and texture of materials should be coordinated with the adjacent structures. Thus, wood in various forms is most appropriate for fencing. The use of rustic split rail, chain link and wire mesh is discouraged.

Freestanding walls should be constructed of stone, stucco-finished concrete block, or brick depending on the architectural details of the adjacent building.

Color. Fences should be painted, stained, or have integrally-colored surfaces. White, earth tones, or subdued colors of tans, greys, creams, or terra cotta are all acceptable. Black is the most appropriate color for wrought iron fencing. Stucco walls should be the same color as the stucco on adjacent structures.

Height. Fencing and walls used for privacy and screening purposes in side or back yards

should not exceed six feet in height. Front yard walls and fences should be no taller than 42 inches to maintain the historic purpose and character of this site element.

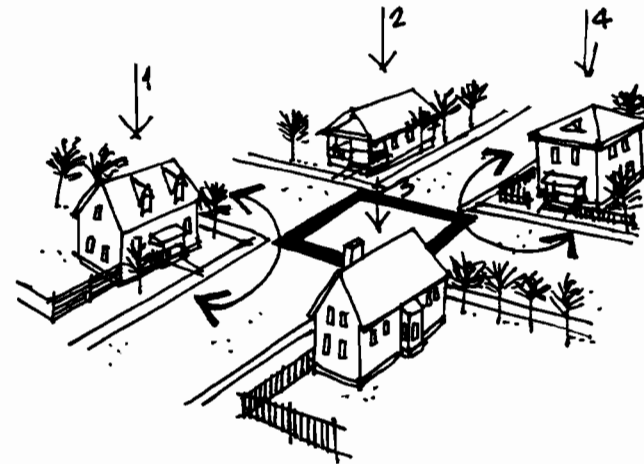
d. Corner Properties

The street intersections define and emphasize the historic grid development pattern of the district. The four structures on the corners of any one intersection become very important properties in defining the character of the block and establishing an image of the entire district. Residents as well as people who frequently pass through the district, often use these corner properties as points of reference to navigate through the site or to describe the site to others.

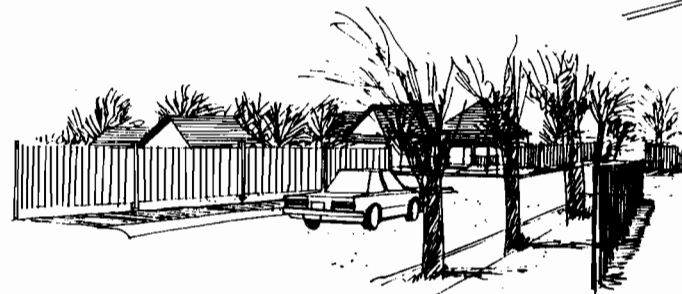
Building Height. Structures on corner properties should not exceed 2-1/2 to 3 stories so as not to obstruct existing view corridors.

Facades. Corner property owners should recognize the added responsibility of having both the front and one side of their property exposed to the street. Both sides should be maintained accordingly. Refer to the architectural guidelines regarding facade treatment.

Fencing. Avoid use of a solid fence alone along the side of a corner property. If fencing is used, combine it with trees, shrubs and vines. This will create a more visually attractive streetscape on the corner than a blank, solid fence.



Importance Of Corner Properties



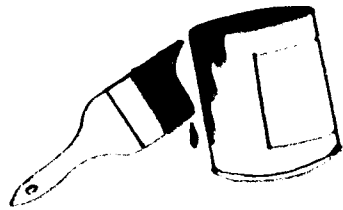
Utilize Landscaping Rather Than Fencing Alone

4.4 ARCHITECTURAL GUIDELINES

Although changes for modern residential or conversions for different uses are necessary, the architectural character of a building can be maintained and enhanced if a careful and sensitive rehabilitation program is followed. In order to achieve a sensitive rehabilitation, an awareness of basic design principles and how to apply them is essential. This awareness can guide each property owner's rehabilitation effort in creating an enhanced appearance and value for the property and the district.

a. Techniques of Rehabilitation

It is recommended that property owners rehabilitating a structure within the district do so in keeping with the Secretary of the Interior's Standards for Rehabilitation. The general guidance of this document is listed below. For more specific guidance, refer to the entire document published by the U.S. Department of the Interior, National Park Service.



- Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building or site.
- The distinguishing original qualities or character of a building or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.
- All buildings, structures, and sites shall be recognized as products of their own time. Alterations

that have no historical basis and which seek to create another appearance are discouraged.

- Changes which may have taken place in the course of time are evidence of the evolution of a building or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building or site shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, the new material should match the old material in composition, design, texture and other visual qualities.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such changes do not destroy significant historical, architectural or cultural features, and such design is compatible with the size, scale, color, material, and character of the property or district.
- Wherever possible, new additions or alterations to structures shall be done in such a manner that, if removed in the future, the essential form and integrity of the structure would be unimpaired.

b. Building Proportions

Height. Most new construction should be no taller than 2-1/2 stories at the highest point of the roof ridge. If a new structure must be taller than this, a transitional-scaled profile should be used to maintain a compatible relationship with surrounding structures.

Mass and Scale. The arrangement of building components or volumes into a whole structure constitutes its mass and scale. In the North Weber/Wahsatch district, the human form has historically defined these architectural elements.

Size. The size of a building is defined by the relationship of its height to its width. In most cases, size is dictated by the lot area available for building.

c. Roofs

Form. Uniformly sloping roofs are a key visual characteristic of the district. Most roofs should include basic gable, hip, gambrel or shed forms, with no more than two different types of sloped surfaces. Uniformly sloped flat or mansard roof forms are generally discouraged, as are non-uniformly sloped domed or hyperbolic roofs. Flat roofs are acceptable in the commercial subarea of the district, however, the flat roof should be concealed from view by a parapet wall.

d. Front Facade/Entries

Because of the visual importance of the front facade of each structure, the greatest emphasis should be

placed on maintaining its original design intent and historic character.

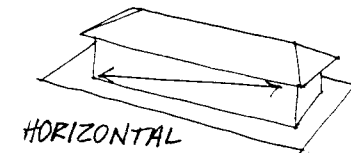
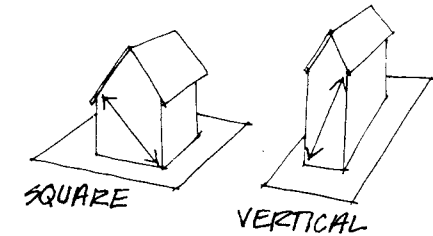
Orientation. Maintain the orientation of the front facade facing the street.

Entries. Original location of the entrance to a building, whether offset or centered, should be maintained. In most cases, the entrance should be covered as opposed to recessed or flush with the facade.

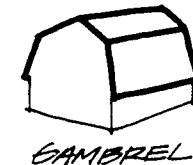
Visual Prominence. Maintain the prominence of the front facade relative to the rest of the building.

e. Side Facades

The side facades of structures are of two types: 1) street corner facades which, because of their impact on the district character, should be treated as a second front facade of a building, and 2) side facades which appear within interiors of the blocks. For the latter, alterations may be considered which allow for contemporary needs as in transitional structures. Refer to guidelines for additions, fire escapes, and mechanical equipment.



Building Proportions



Roof Forms



Prominence Of Front Facade

f. Rear Facade

The rear areas of a property may also be considered for additions and alterations that allow for contemporary needs and circumstances. However, such changes must be compatible with the overall design intent of a building and must not compromise the front facade of any structure and the side facades of corner properties. Refer to guidelines on additions and fire escapes.

g. Materials

Traditional building materials, similar in size and appearance to those used historically, should be used on new construction and rehabilitation of existing buildings within the district. Avoid covering historic building materials when renovating--total replacement is the preferred approach.

Roofs. Most roofs in the district presently have asbestos, fiberglass or composite shingles. It is appropriate to continue use of these materials unless an individual structure has continuously been roofed with a different material. Clay tile and wood shingles are notable exceptions on a few buildings in the district.

Shingles should be in muted color tones, preferably brown or black. Multi-colored shingles, rolled roofing materials, and metal are generally inappropriate.

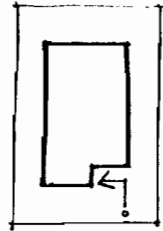
Walls. Wood is by far the most common material presently and historically used for cladding on

buildings in the North Weber/Wahsatch district--either in clapboard or shingle. Wood cladding was usually painted--unfinished wood was rarely used. Use of asbestos shingle (or a similar man-made material) appears on buildings of later periods or was a replacement material 40 to 50 years ago. Brick and stone cladding also appear on a few structures scattered throughout the district.

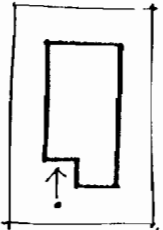
Where historically used, use of existing materials should be continued. Modern materials such as vinyl may be considered, provided the finished look is similar to historic clapboard siding.

Consider replacing other cladding materials such as rolled, "brick-look" asbestos and wide (greater than 4 inches), metal "clapboard" with more historically compatible materials.

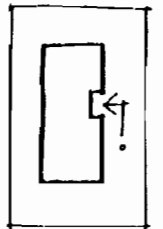
Foundations. Exposed stone is a prominent foundation material throughout the district and should be maintained as such--never painted. Some stone and other materials such as brick, concrete block or poured concrete are covered with a stucco veneer or clad with the same materials as the walls of the building. In these cases, the materials should be maintained and appropriately painted. Avoid a bare concrete foundation.



YES!

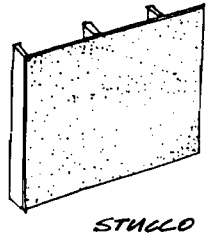


YES!

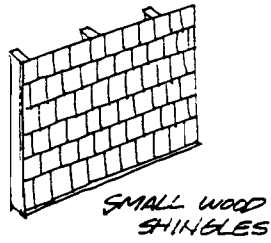


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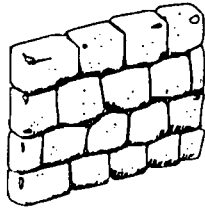
Front Facade/Entry Orientation



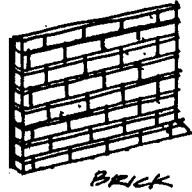
STUCCO



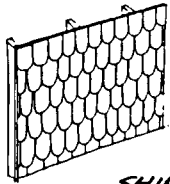
SMALL WOOD SHINGLES



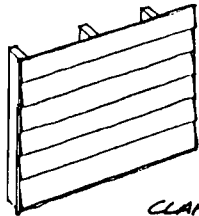
STONE



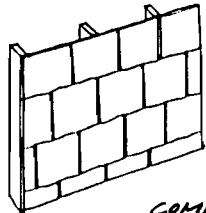
BRICK



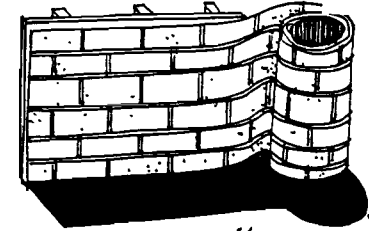
SHINGLE



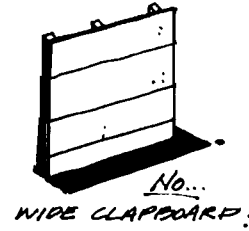
CLAPBOARD



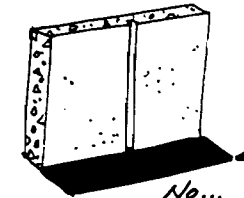
COMPOSITE SHINGLE



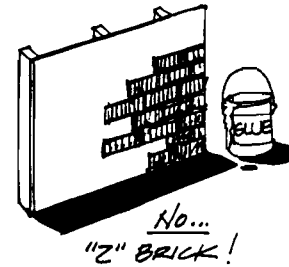
TAR PAPER! No...



No...
WIDE CLAPBOARD!



No...
PRECAST CONCRETE!



No...
"2" BRICK!

Acceptable Architectural Materials

Unacceptable Architectural Materials

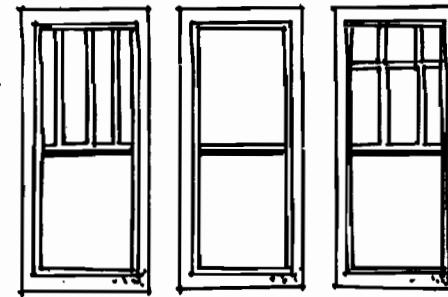
h. Openings

The historic patterns of window and door openings must be maintained. Openings should not be enlarged, closed off or otherwise altered in form, particularly on front facades. Window and door components should be preserved intact when feasible. Consider repair and maintenance first. Then, if necessary, replace doors, window sashes and frames with components that match the originals as closely as possible.

Window Type. Most windows on the historic buildings in the Weber/Wahsatch district are vertically-oriented, double-hung, rectangular windows with a single or varied number of panes over a single pane. Many larger windows were flanked by smaller windows of decorative or leaded glass. Replacement of such window pairs, triples or bands with one large picture window is not recommended.

Ornamental Windows. Whether as attic vents in bungalows or simply for decorative purposes on Victorian styles, ornamental windows appear on most structures in the district. These openings should be maintained in their historic state. Consider reopening them if they are presently blocked.

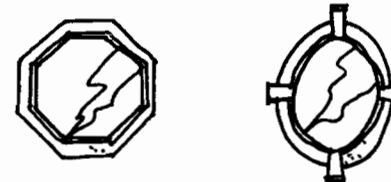
Storm Windows. It is often desirable to install storm windows to help reduce air transmission. If used, storm windows should repeat the framing dimensions of the main window. Storm window frames can be produced in wood and, if



Acceptable Window Patterns



*Avoid Window Patterns
Of Other Construction Periods*



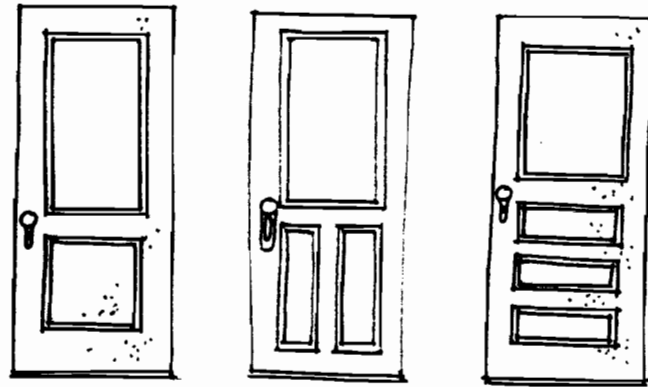
Ornamental Windows

painted in the same trim color as the window itself, produce the least obtrusive solution. If aluminum-frame storm windows must be used, avoid unfinished, silver-colored aluminum. Anodized bronze, brown or black aluminum frames are the preferred alternative.

Doors. Since the porch dominates the entrance of most structures in the district, doors are a peripheral element and are relatively simple in design. Wooden panel doors, which may or may not have glass, were typical front entries on most architectural styles found in the district. Doors should be painted as historically done to match the trim color. Natural wood doors were not characteristic of the Weber/Wahsatch periods and styles.

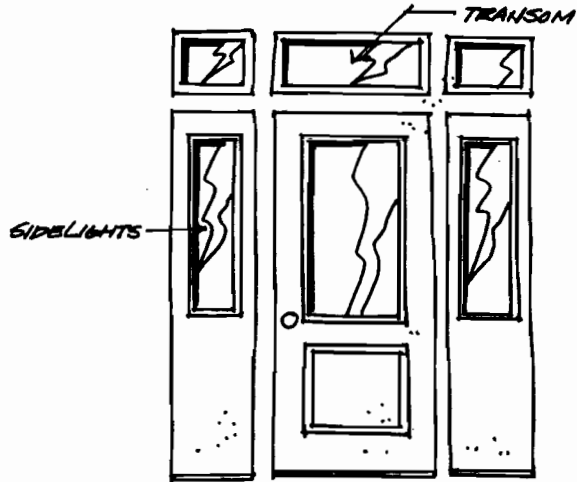
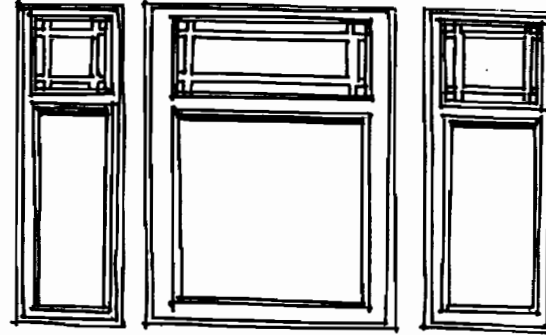
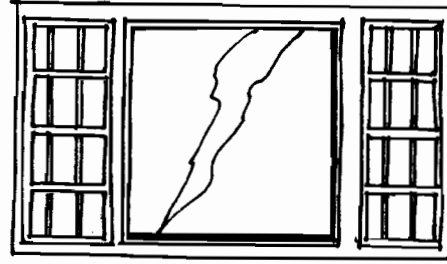
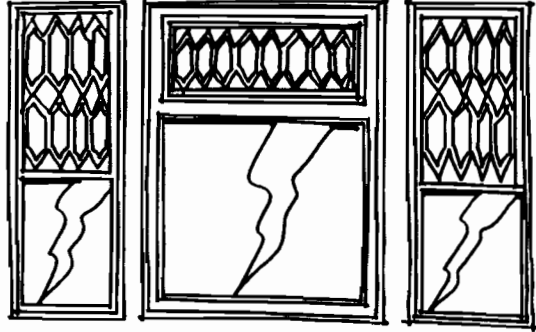
Sidelights/Transoms. Openings on either side of or above doorways were part of entry designs throughout most of the 1870 to 1940 construction eras. In the Weber/Wahsatch district, sidelights and transoms are most evident on Classic Cottage and Foursquare style homes. Bungalows sometimes have modified sidelights which appear almost as windows. Most often, these openings are simple in design and are placed to create a unified entry composition.

Storm Doors. Simple screen or storm door designs are recommended if these are added to a front entry. Wooden-frame doors are the most desirable alternative. As with storm windows, if an aluminum-frame storm door is used, anodized colors of bronze, brown or black are recommended over silver.

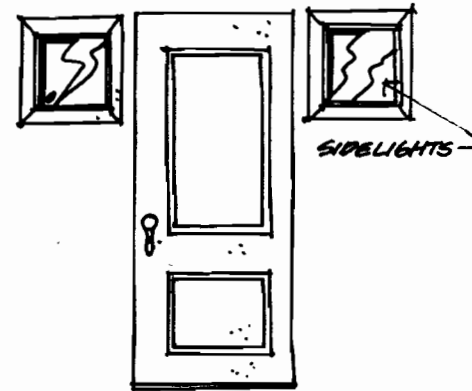


Typical Panel Doors

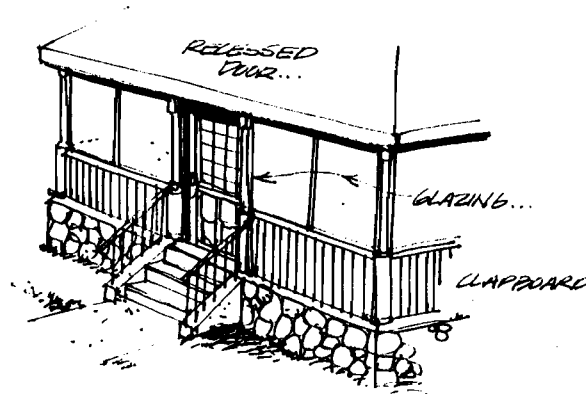
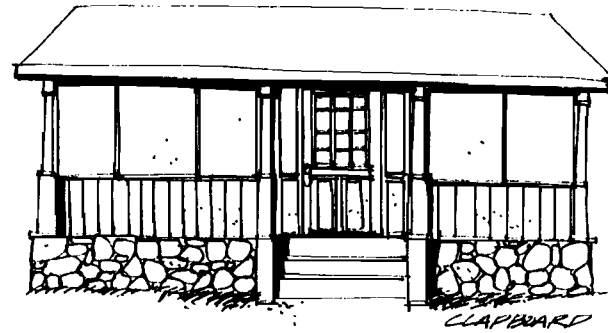
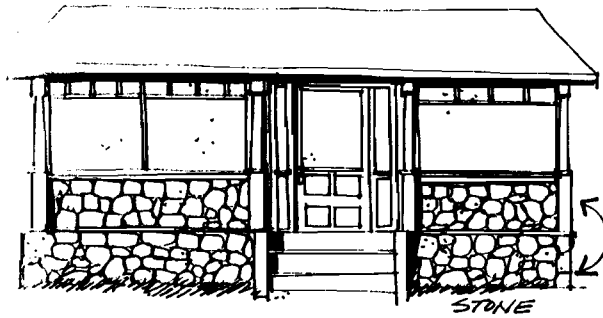
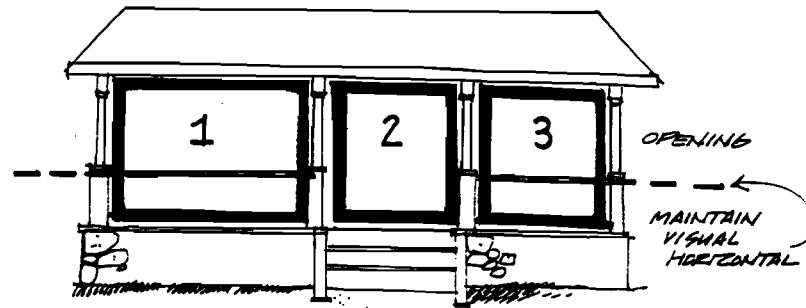
Typical Window Triples



Foursquare Or Classic Cottage Sidelights



Bungalow Sidelights



Porch Enclosure Recommendations

i. Porches

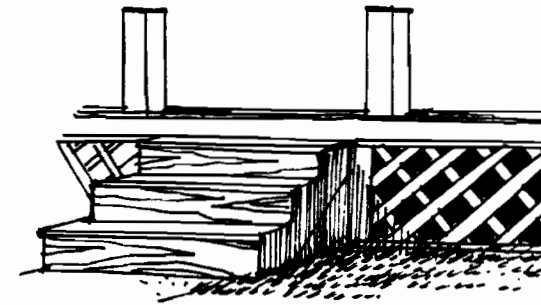
A key characteristic of the North Weber/Wahsatch Historic District is the pattern and prominence of the raised, first floor porches, regardless of the architectural style or period. This important element of the streetscape and its components of construction must be maintained.

Roof. Unless the roof of a porch is also the floor of a second story balcony, the roof should be pitched. Usually the pitch, whether hipped or gabled in form, repeats or is integrated with the roof form of the structure. Flat porch coverings are not recommended.

Columns/Railings/Details. Design of the porch supports varies with architectural style. Victorian Eclectic and Queen Anne style buildings have “light”, turned posts, ornate open railings and jigsaw brackets. Bungalows and cottages have a more solid appearance with columns being large, tapered posts. Railings are not as spindly looking as on Victorian buildings. Wider slats of wood are typical, or the railing is often entirely closed. Ornamentation also has a heavier, blockier appearance. In any case, avoid replacing these porch components with metal posts and railings--it is inappropriate in the Weber/Wahsatch district.

Enclosure. Avoid enclosing a porch whenever possible. If it must be done, design the enclosure so that the original lines of the porch roof, eaves and supports are preserved.

Foundation Cladding. Porch foundation screens are typical on all architectural styles found in the district. Usually, the screen is either wooden lattice or of the same material used for wall cladding such as shingle or clapboard. Use of these screens should be continued rather than the foundation “filled in” with concrete, block or other means. If lattice alone is becoming a maintenance problem, an alternative is to mount it on plywood which has been painted black. This will maintain the pattern of lattice while providing a solid barrier around the porch foundation.

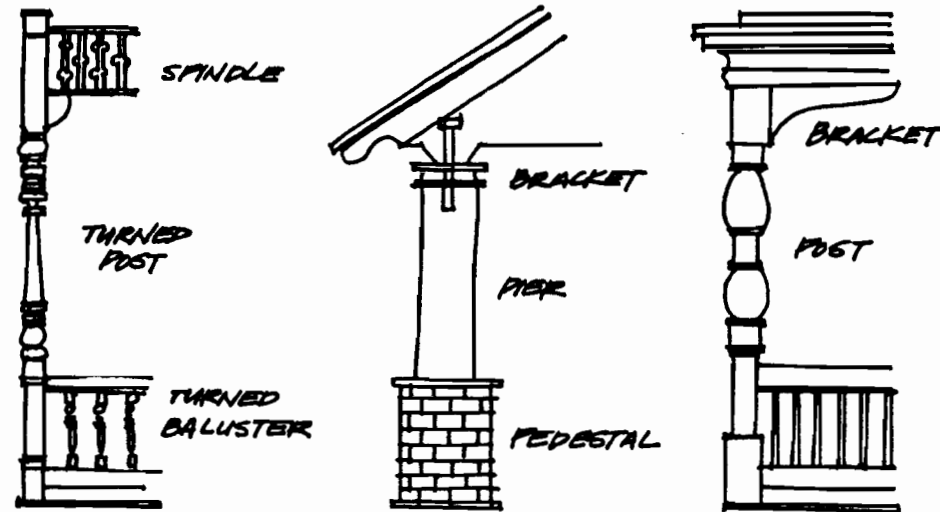
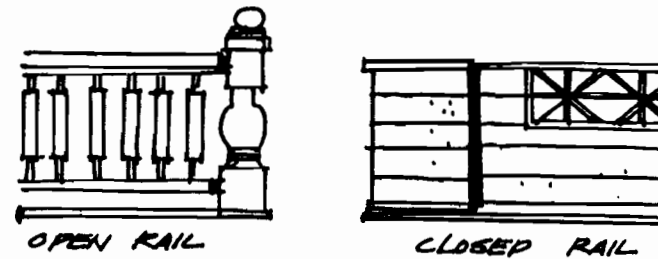


Typical Porch Foundation Lattice

j. Details and Ornamentation

The architectural styles in the district are usually simpler interpretations of the classic style found elsewhere. Consequently, elaborate “gingerbread” detailing is not typical, even on Queen Anne style buildings. The basic forms of the buildings in the district, rather than their detailing, is the dominant characteristic. Probably the single greatest mistake in rehabilitation comes from the temptation to use too many gaudy details.

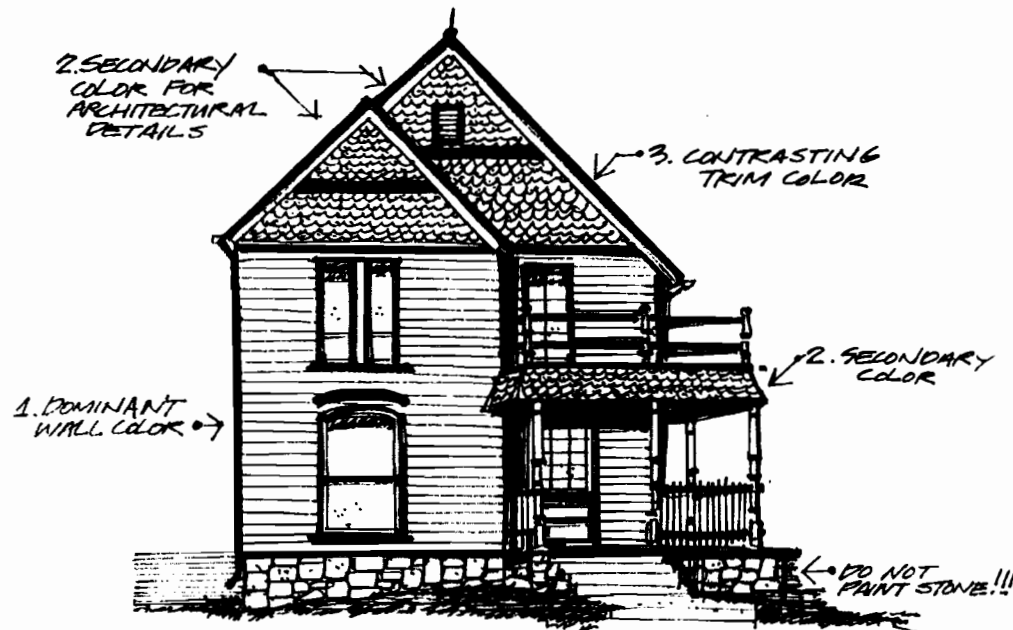
Maintain existing details by keeping them painted to prevent weathering. When replacement is necessary, replicate the original detail, if possible, or select a new design that is similar. If you wish to add ornamentation where none exists, refer to old photographs of the building or one of the same style which may show what was originally there.



k. Color

Many design guidelines avoid the topic of color as it is very subjective. However, it is a critical characteristic within a historic district. A few general guidelines are listed below and a list of recommended exterior paint colors is included in Appendix C.

- A modest color scheme is typical of the architectural styles and building periods within the district.
- Original Victorian paint schemes included muted and earth tones. Bright or pastel pinks, purples and the like were not typical.
- Limit the color palette for any one building to three colors or three values of those colors. The value of a color can be changed by adding black or white pigment to the base color.
- Use contrasting colors to accentuate architectural details of a building. This also applies to components such as wall grilles, downspouts, drains, gutters, and scuppers.
- Do not paint stone, brick, or prefinished metals such as aluminum and copper.



Paint Scheme

4.5 SPECIAL PROBLEM GUIDELINES

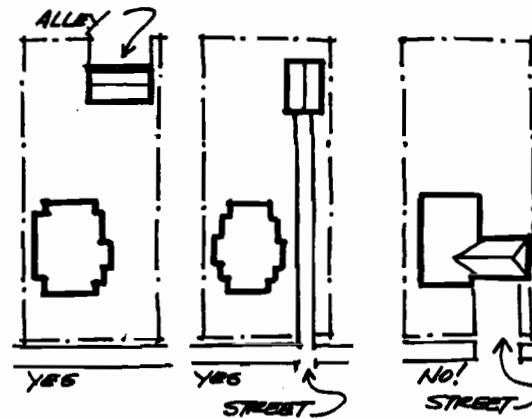
a. Parking

Parking has become an issue in the commercial and transitional subareas of the the district as multi-unit dwellings and conversions to office and service uses place a greater demand on parking area. Even in the residential subareas the vehicle is invading the streetscape.

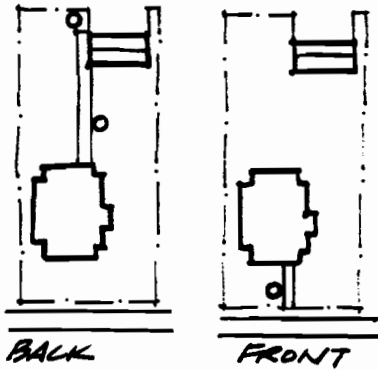
Location. Maintain the historic pattern of automobile uses at the rear of the lot. Minimize the visual impact of modern driveways and access from the front of lots--emphasize access from the alleys. **Residential Driveways.** Concrete, or similarly paved tread paths, with a grass strip in between is the preferred alternative for driveways entering a lot from a street curb cut. If the entire drive must be surfaced, gravel or small rock is more compatible with the residential character that concrete or asphalt.

Residential Parking. Areas intended for parking vehicles should be at the rear of a lot whenever possible. A side yard may be used for parking but never create a parking area in the front yard in front of a house. This detracts from the view of the front building facade and compromises the historic integrity of the district. Gravel, small stone and turf-block paving are the most appropriate surfaces for residential parking areas. If paved with a hard surface, concrete is recommended over asphalt. On-street parking should only be use if no curb cut and no alley access exist.

Large Lot Parking. In the transitional and commercial subareas of the district, it is necessary to provide parking lots, whether for residents of a multi-unit dwelling, employees or customers. These parking areas should not be visible from the street or sidewalks. Whenever possible, parking lots should be placed in the back yard with access from the alley or side street. This way, the residential character of the front yard can be maintained, regardless of the use of the building. Appropriate signage on the street or on the business sign can direct and encourage use of off-street parking by customers and employees. All parking areas for non-residential uses or multi-unit dwellings must be paved and should be striped to indicate spaces.



Residential Parking



Landscaping. When parking areas are visible from the street or adjacent properties, screen them with a combination of planting beds, hedges, fences or low walls. When the back or side yard is used for parking, avoid removing existing trees.

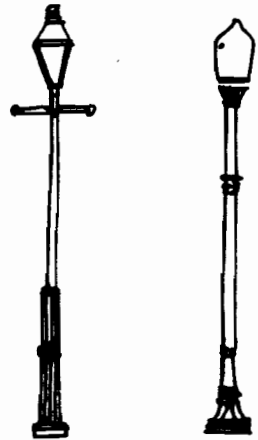
Break up large paved areas with landscaping in the interior and on the periphery of the lot. Driveways to parking areas should not interrupt the pattern of street trees. Plant new trees where necessary to continue the pattern.

Delineate private parking areas from the public rights-of-way of the alley or sidewalk with planted end-islands. Groundcover and low shrubs are best for this purpose so as not to impede drivers' vision. Refer to Appendix B for appropriate plant materials and to the City's landscape code for additional requirements.

Lighting. If nighttime use of large lot parking is anticipated, appropriate lighting should be provided. For most lots in the district, low level, pedestrian-scaled lighting standards, not more than twelve feet high are recommended. Use of high mast lighting and mercury vapor lamps is discouraged.

Parking lot lighting should be coordinated in materials and style with other furnishings on the site and along the alley. These include fencing, bollards, signs, benches and other lighting.

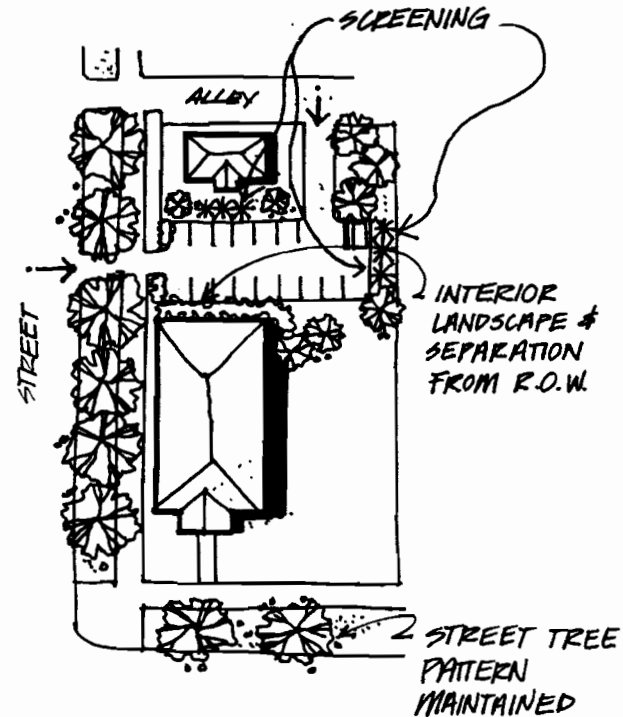
A residential property owner might consider lighting at a driveway entrance or along a walkway which connects the parking area and residence. A low level, pedestrian-scaled lamp post is recommended for this use.



Residential Lighting



Parking Lot Lighting



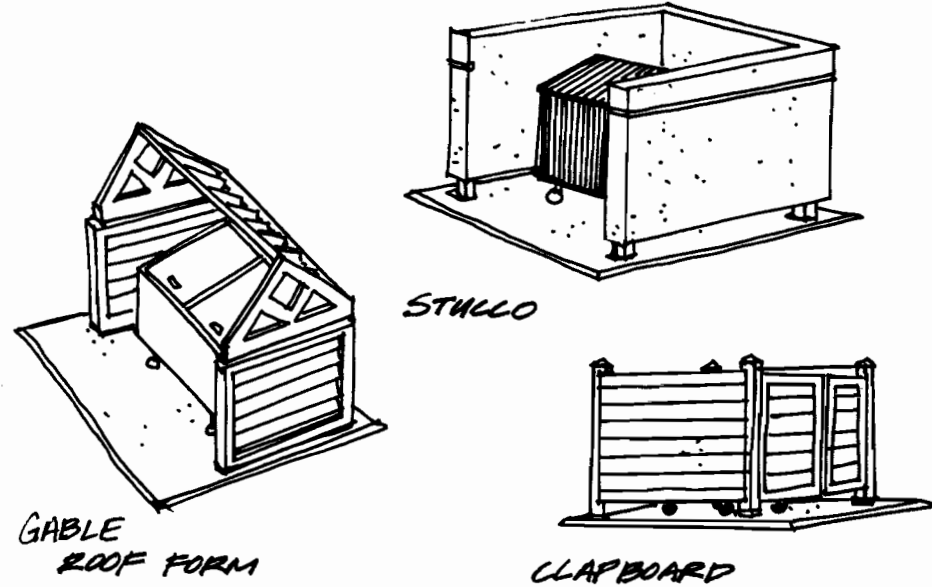
Large Lot Parking

b. Trash Collection Areas

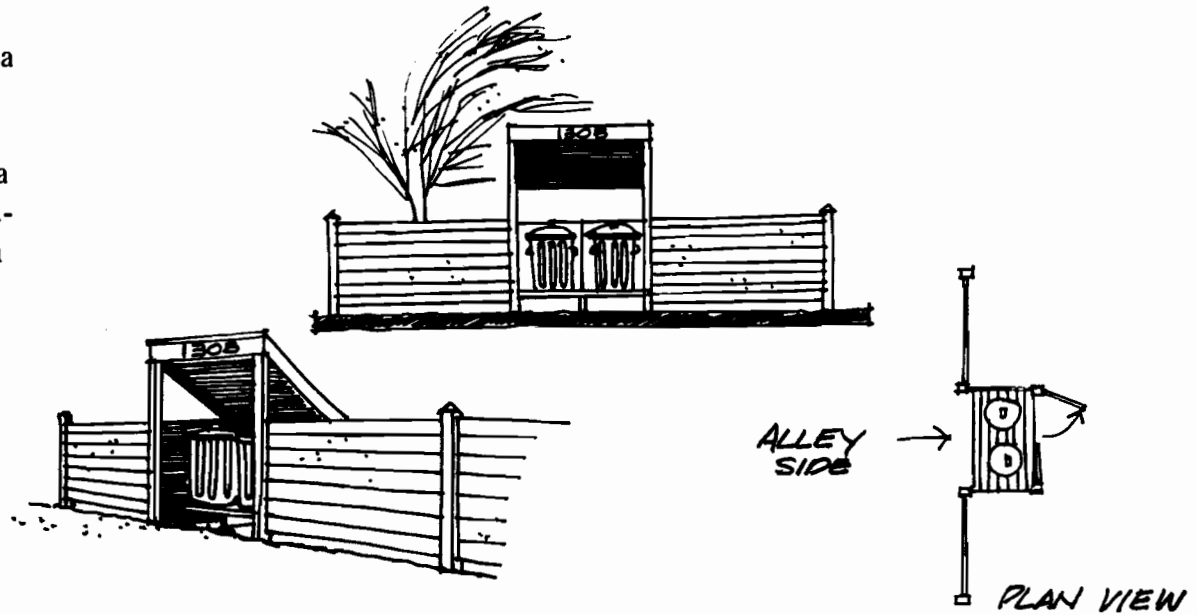
Location. Dumpsters and trash cans should always be placed in the back yard (or side yard when the lot has no alley access). Where feasible, develop shared trash enclosures that can service several buildings. This will reduce the number of dumpsters in the alleys.

Screening. Use of screens or enclosures for trash cans and dumpsters is recommended to eliminate visual clutter in the district, particularly in the alleyways. The screen should surround at least three sides of the trash container and be of sufficient height to eliminate undesirable views. Where feasible, incorporate plantings in the screen design. Refer to walls and fencing and landscape guidelines for appropriate materials.

Design. Overall design of the trash collection area must be easily accessible and recognizable by service personnel. This will ensure that containers are always returned to the designated area within a yard or parking area. Design should include a hard-surfaced pad (e.g. patterned concrete) for the trash containers.



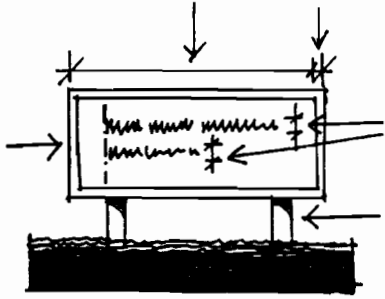
Dumpster Screening



Trash Can Enclosure

c. Signs

The design guidelines for signs within the district are based on movement through the site and direction, identification and information needs. Sign design will vary depending on location and function within a subarea of the district. However, through the use of these guidelines a visual cohesiveness with all signs can be maintained. Refer to the City's sign code for additional information.



Sign Design Elements

Clutter. Eliminate visual clutter which is caused by oversigning or by inappropriate design for signs. This is particularly important in the commercial and transitional subareas of the district. Sign clutter will detract from and destroy the neighborhood's historic character.

Design. Design each sign for the setting of the individual property. The design should reflect unique details, materials and colors of the site's architecture and landscape.

Placement. Both the placement of the sign and the placement of information on the sign are important for the sign to be effective.

- Locate the sign in an area free of clutter.
- Place the sign so there is adequate time to react if a decision must be made.
- A height of 4 feet is necessary to be read from automobiles, and should be no closer than 18 inches from the sidewalk.



Signs Should Not Compete With Architectural Details

- Signs should be parallel rather than perpendicular to the street and sidewalk to slow vehicle traffic and promote pedestrian scale in the district.
- Avoid placing signs directly on a residential-character building. If necessary, study and incorporate architectural details of the building and consider the height for legibility.

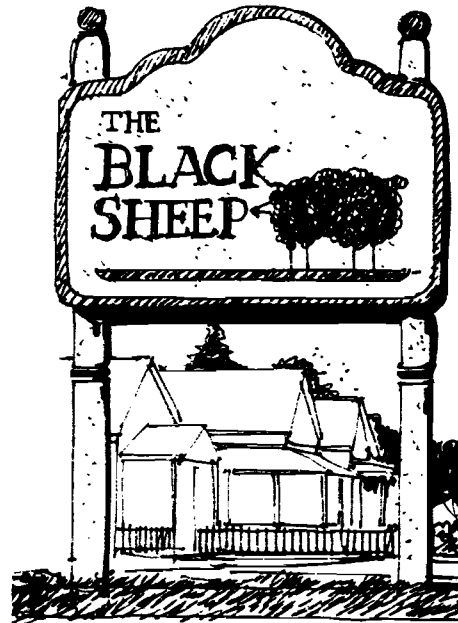
Color. Modest color schemes for signs are recommended, although contrasting colors may be used to accentuate details. Be sympathetic to sign colors on adjacent properties.

Typeface. A serif-style typeface is recommended for signs within the district. Maintain a consistent typeface on the sign, using no more than two different styles.

- A guide for letter size is to provide one inch of a capital letter height for every 50 feet of viewing distance. For example, 3-inch capital letters should be used if the sign is to be read from 150 feet.
- Upper and lower case letters are recommended for the most legible copy.
- Proportionally or visually space letters. Do not use mechanical spacing.
- A recommended maximum line length is 35 characters including letters, spaces and punctuation.
- Allow margin space one-sixth of the total sign length.

House Numbers/Addresses. A house number should be readily visible from the street on every structure, particularly residences, for emergency service reasons. Wooden cut-outs, brass or porcelain-plated metal numbers are good examples of appropriate lettering for house numbers. Black letters are most easily read and a serif typeface is recommended in the district. Use of script lettering or numbers painted directly on the facade is discouraged.

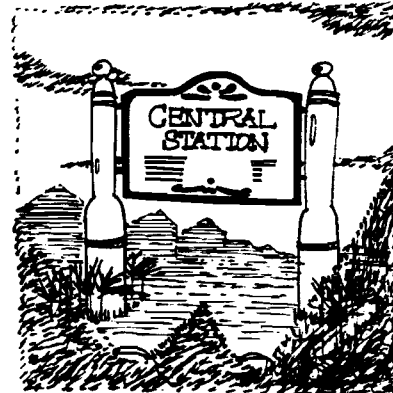
Uplighting. Use of ground-mounted spotlights to highlight signs or interesting architectural or landscape elements is appropriate, particularly in the commercial and transitional subareas of the district. However, do not use such lighting where it will distract passing motorists.



Freestanding Sign



Architectural Uplighting



Signage Lighting



d. Historic Commercial Storefronts

The few classic main street storefronts in the Weber/Wahsatch district are usually the focus of a block or intersection. These establishments must advertise and display merchandise to attract customers. Guidance is required to ensure that the proprietor's interests are considered and that the historic storefront character is preserved.

Materials. Storefronts should continue to use the traditional materials which offer the proven qualities of durability and cleanliness. For classic main street storefronts, this includes painted or finished wood, glazed tile and brick, plate glass and metal.

In instances where the original materials are unavailable or are too costly, new materials which effectively duplicate the qualities of the original should be substituted (e.g. dark, anodized aluminum to replace dark painted wood or cast metal window frames).

Display Windows. Classic main street storefronts traditionally have display windows with painted wood or metal frames and are designed to allow pedestrians to see the window displays and the store interior. Display windows should continue to be used for this purpose. Temporary signs, especially those attached to the glass, should be avoided, as they tend to clutter the storefront and defeat the purpose of the display windows.

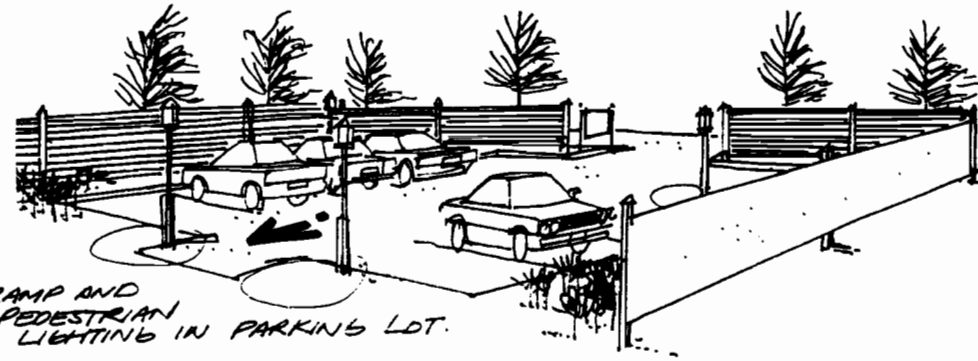


Entrance. The store entrance on classic main street storefronts is usually recessed slightly from the sidewalk (3 to 6 feet). Entrance doors should be wood-framed with clear glass panels to allow people to see in and out while using them.

The storefront entryway should always be clean and well-lit. An attractive change in sidewalk surface at the entrance will make the storefront quickly identifiable to customers.

e. Fire Escapes

Modern building codes require access to upper level stories for fire safety reasons. This requirement is enforced when converting a residential structure to a multi-unit dwelling, commercial or office use. In any case, there are design alternatives available which are inexpensive and unobtrusive. Avoid construction of a metal or wooden monstrosity on the front of a building whenever possible. A simple metal pole or ladder attached to a rear or secondary facade and painted in the the wall or trim color is the recommended solution.



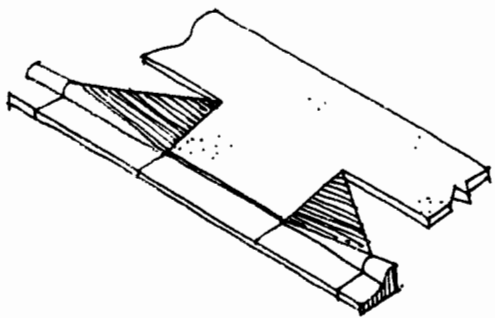
RAMP AND PEDESTRIAN LIGHTING IN PARKING LOT.



FRONT ENTRY RAMP...



SIDE ENTRY RAMP... USE SAME FOUNDATION MATERIALS / PORCH PICKETS



HANDICAPPED CURB CUT

Handicapped Access

f. Handicapped Access

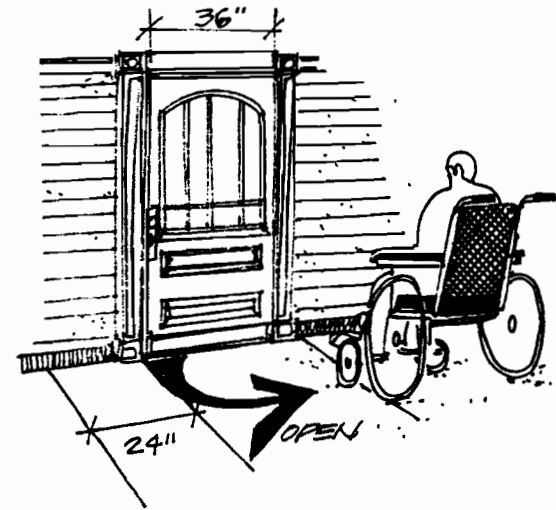
Commercial and service uses are now occupying many structures in the district that were designed for residential use and did not consider requirements for handicapped access. With these ongoing changes, the historic designs of street elements, building entries and porches must be adapted to the new access requirements.

Entry Ramps. Use the same materials and design ramps to be compatible with the architectural style of the building. The ramp should provide a non-skid surface and have no greater than a 1 to 12 slope.

Doors. Enlarge the door frame to accommodate a standard 36-inch door, with at least two feet of maneuvering space on either side outside the door. Replacement doors should be compatible in design and materials with historic components. Refer to architectural guidelines on openings.

Lighting. Provide additional exterior lighting for ramps on buildings and in parking lots. Use low level, pedestrian-scaled lamp posts or bollards.

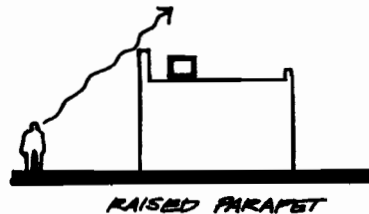
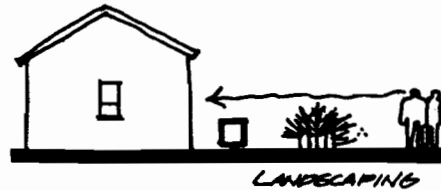
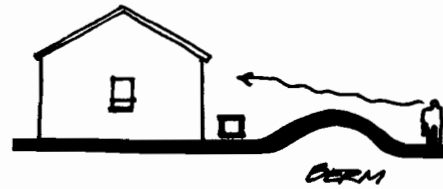
Sidewalk Ramps. Install curb cuts and ramps at street intersections, in parking lots, and anywhere curbs impede handicapped access.



g. Mechanical/Electrical/Solar Equipment

Roof-mounted mechanical, electrical, telephone, and other similar obtrusive equipment should be architecturally screened with opaque materials by raising the parapet on flat roofs, or boxing in the equipment on sloped roofs. Such equipment located on the ground should also be screened with fencing, landscaping or a combination of these. Avoid placing individual room cooling and heating equipment outside windows on the front facade.

The use of solar and other energy collecting and conserving strategies are not discouraged. However, large glazed surfaces for trombe walls or other solar collectors should not be allowed on a building's front facade. Consider locating collectors away from the main building, such as on a shed or another building. If the collectors must be located on the main roof, screen them by 1) raising the parapet (flat roof); 2) setting it back from the edge of the roof; 3) framing the collector with wood; 4) integrating the collector into the roof; or 5) using a wall, fence or vegetation if on the ground.



4.6 NEW CONSTRUCTION GUIDELINES

a. General Philosophy

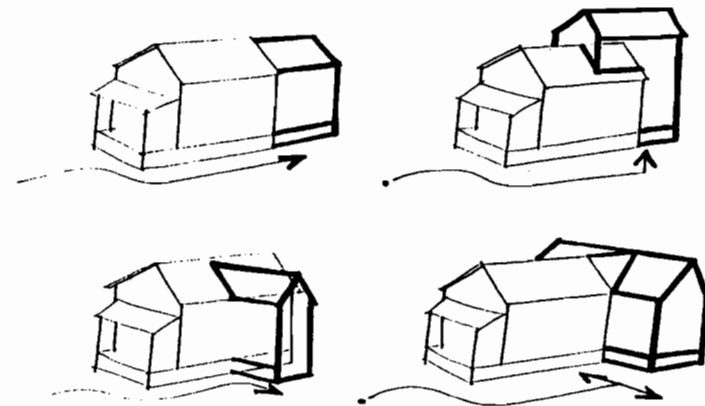
New construction, whether an entirely new building, addition or expansion, should not seek to duplicate a historic building or historic details. The Colorado Historical Society offers the following reasons for such an approach in a historic district. First, a genuinely historic building is a very real, very valuable, irreplaceable document from the past. An imitation is merely a forgery that lessens the value of the original document and skews our understanding of history. Second, imitation underestimates contemporary design, which is capable of far more than mimicry and which, if properly guided, can respect the past while taking its place in the evolution of the district.

b. Additions

Many of the ways in which an addition should relate to an existing building have already been covered in the design guidelines for district characteristics and architectural elements. For example, refer to the guidelines on setbacks, building proportions, roof forms and architectural materials. Some basic guidelines follow.

- Encourage additions that are sympathetic to the original building yet contemporary in spirit.
- Maintain the historical alignment of buildings when constructing additions.

- Position and design additions so that they are subordinate to and do not alter the original proportions of the front facade.
- If additional floors are constructed, set back the addition to preserve the historic eave or roof line of the original structure.
- The materials used for additions should be similar to materials used on the original building.
- Respect the character of existing openings and continue the pattern, where feasible.



*Keep Additions Subordinate
To Original Structure*

c. Conversions

When converting a historic home to a commercial or office use, retain the original residential character. This includes retaining the original siding and other materials, the shape and position of original openings, and original components whenever possible. Also, keep signs subordinate to the residential character by placing them so they do not obscure architectural details.

d. Demolition

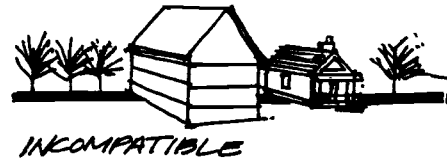
Designation of a structure within the North Weber/Wahsatch Historic District does not mean that it cannot be demolished. Certainly, there are some marginal structures in the district (primarily outbuildings) for which demolition is desirable in order to reduce visual clutter and enhance the quality of the district. The following should be considered when determining whether or not a structure should be demolished:

- whether the structure has significant historical importance;
- whether the structure is an essential part of a unique street section or block and whether that can be reestablished by a new structure; and
- the state of repair and the structural stability of the building.

e. New Buildings

Garages and Cottages. Preserve the historic outbuildings that possess integrity and contribute to the district's character. If such outbuildings are added on a lot or must be replaced, maintain the overall characteristics of size and scale exhibited by similar structures in the district.

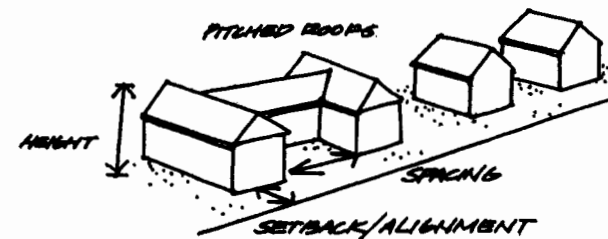
In all cases, outbuildings should be subordinate in size and appearance to the principal structure and located at the rear of the lot. The architectural guidelines on form, roof shape, materials and color all apply to garages and cottages although in simpler, smaller-scaled manner.



Infill. There are a few vacant lots in the district as well as a few lots with marginal structures on them. Infill with new construction on these sites may need to be addressed in the future. The following general guidelines, used in conjunction with the more specific guidelines of this report, will encourage compatible and contributing new structures on these lots.

- Incorporate typical forms such as sloping roofs, rectangular massing and height similar to the existing residential scale of the district.
- Use materials that are similar in color and texture to those established in the district. A mixture of materials including wood, brick and stone is encouraged.
- Respect the established side yard spacing pattern. If a new building spans several lots, break up the massing to reflect the rhythm of historic side yards.
- Facades should be composed of several bays or sections which are similar in scale to the residential structures in the district.
- Enhance the pedestrian character on a new site. Consider developing shared walkways to side entrances and outdoor spaces between buildings. Develop pedestrian links between the sidewalk, parking areas and entrances.

- Minimize the visual impact of parking lots. Parking to the rear or side is encouraged.



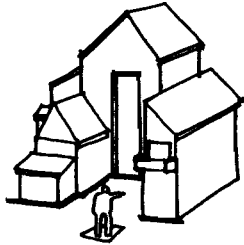
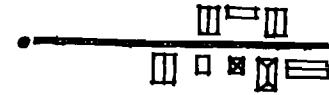
Sympathetic Infill

Appendices



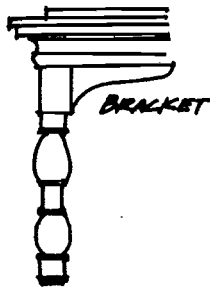
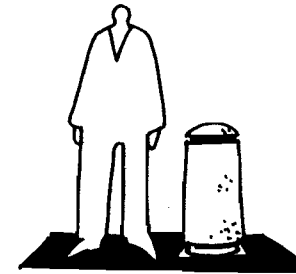
APPENDIX A: GLOSSARY

AXIS. A line establishing two points in space around which buildings and open space are arranged.

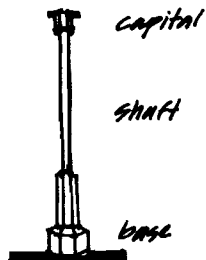


ARTICULATION. Modulation of a building's mass. Articulation breaks up a larger scale structure into smaller, more human-scaled entities.

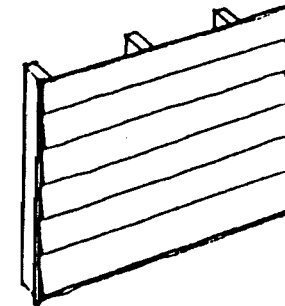
BOLLARD. Posts used for circulation control, both vehicular and pedestrian, or visual elements that unify and define space. Often referred to as a border pole.



BRACKET. A support element under eaves, shelves or other overhangs; often more decorative than functional.



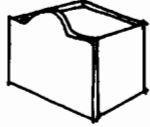
CLAPBOARD. A long, narrow board with one edge thicker than the other, overlapped to cover the outer walls of frame structures; also known as weatherboard.



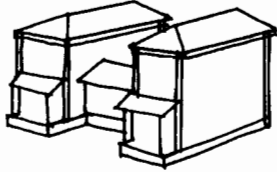
COLUMN. A supporting pillar consisting of a base, shaft and capital.



RESIDENTIAL
CONTEXT



COMMERCIAL
CONTEXT

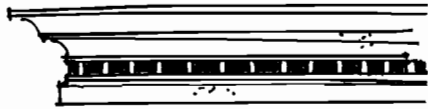


TRANSITIONAL
CONTEXT

CONTEXT. Buildings are grouped into functional subareas such as residential, commercial and mixed use. Each has distinct characteristics and requirements. Areas of similar function should be treated similarly in design.



CORNICE. Projecting ornamental molding along the top of a building or wall.

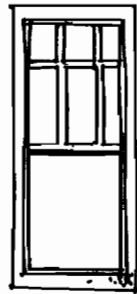


DENTIL. A distinctive ornate pattern found under the eave. Referring to "teeth".

DORMER. A vertically set window on a sloping roof; the roofed structure housing such a window.



DOUBLE-HUNG SASH WINDOW. A window with two sash, one above the other, arranged to slide vertically past each other.



EAVES. The projecting overhang at the lower edge of a roof.

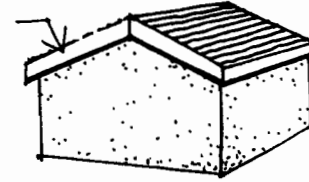


EYEBROW DORMER. A low dormer in which the arched roofline forms a reverse curve at each end, giving it the general outline of an eyebrow.

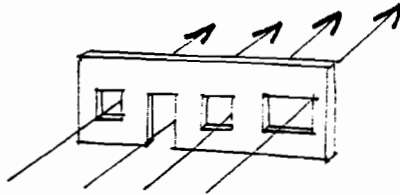


FACADE. The main face or front of a building.

FACIA. The finished edge of the eave.



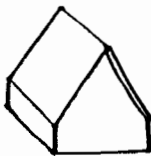
FENESTRATION. The arrangement of windows in a wall.



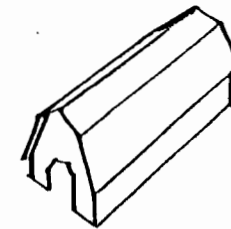
FINIAL. An ornament at the top of a spire, gable or pinnacle.

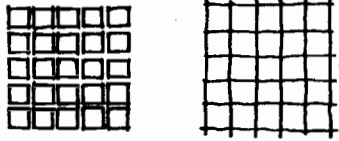


GABLE. A triangular wall segment at the end of a double-pitched or gabled roof.



GAMBREL. A ridged roof with two slopes on each side, the lower slope having the steeper pitch.





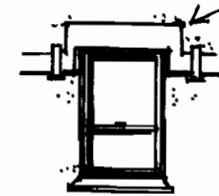
GRID. An organization of forms, buildings, streets or open spaces whose position in space, with relation to one another, form a distinct, geometric pattern.



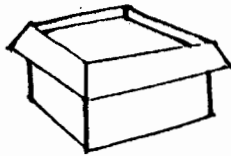
HIPPED ROOF. A roof with four uniformly pitched sides.



LEADED GLASS. Small panes of glass held in place with lead strips; the glass may be clear or stained.

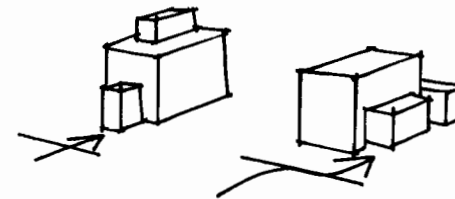


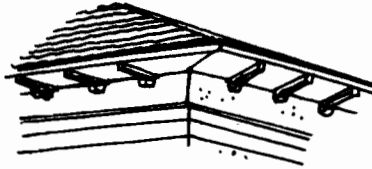
LINTEL. The horizontal beam that forms the top of a window or door frame.



MANSARD ROOF. A roof that has two slopes on all four sides.

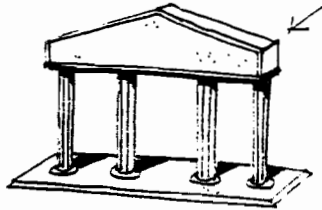
MASSING. The arrangement of structural volumes to create a focal point at the main building entrance.





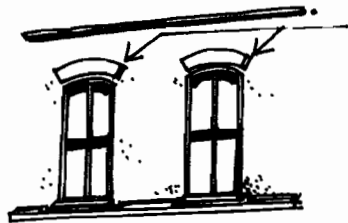
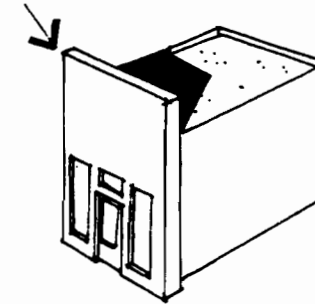
MODILLION. An ornamental bracket used in series under the cornice.

PARAPET. A low, solid, protective wall or railing along the edge of a roof or balcony.



PEDIMENT. A wide, low-pitched gable surmounting the facade of a building; used over doors, windows and niches.

PROPORTION. In its most fundamental sense, the relationship of an object's height to its width.

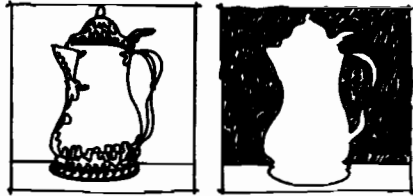


RADIATING VOUSSOIRS. A window decoration, usually a molded relief above the window opening.

RHYTHM. The use of recurring patterns to organize a series of like forms. The fundamental notion of repetition as a device to organize forms or components of architecture.

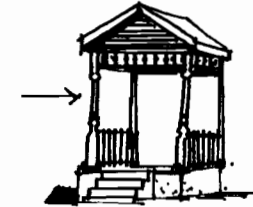


SETBACK. An established distance which gives relief from development.

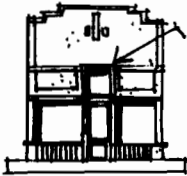


SHAPE. The means by which a form is recognized-
-the edge contour of an object.

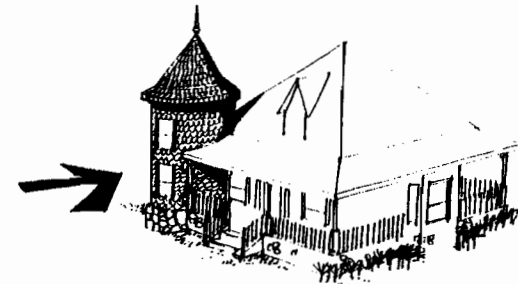
SPINDLE. A turned wooden element, often used for railings, columns or other decorative architectural feature.



TRANSOM. A small, hinged window above a door or another window. A horizontal dividing piece in a window.



TURRET. A small, slender tower usually at the corner of a building, often containing a circular staircase.



APPENDIX B: RECOMMENDED LANDSCAPE PLANTS

FLOWERS AND BEDDING PLANTS

Achillea sp.	Yarrow	Dianthus sp.	Sweet-william
Aconitum autumnale	Autumn Monk's Hood	Dicentra spectabilis	Bleeding Heart
Ageratum sp.	Dwarf Blue Ageratum	Dictamnus albus	Burning Bush
Ajuga reptans	Carpet Bugle	Digitalis purpurea	Foxglove
Alternanthera bettzickiana	Alternanthera	Dodecatheon meadia.....	Shooting Star
Althea rosea	Hollyhock	Epimedium grandiflorum	Barrenwort
Alyssum sp.	Alyssum	Eranthis hyemalis	Winter Aconite
Anemone sp.	Windflower	Eryngium alpinum	Alpine Eryngium
Anthemis tinctoria	Golden Marguerite	Gaillardia aristata	Gaillardia
Antirrhinum majus	Snapdragon	Galanthus nivalis	Snowdrop
Aquilegia caerulea	Columbine	Galium odoratum	Sweet Woodruff
Arabis alpina	Alpine Rockcress	Gaura lindheimeri	Gaura
Armeria maritima	Sea Pink, Thrift	Gladiolus hortulanus	Gladiolus
Arundo donax	Giant Reed	Gypsophila paniculata	Baby's Breath
Asclepias tuberosa	Butterfly Weed	Helenium hoopesii	Sneezeweed
Aster bigelovii	Aster	Helianthus sp.	Sunflower
Aster shortii	Aster	Helleborus niger	Christmas Rose
Baptisia australis	Blue False Indigo	Hemerocallis sp.	Daylily
Begonia semperflorens	Begonia Vernon	Hepatica americana	Liver-leaf
Bergenia cordifolia	Heart-leaved Saxifrage	Hesperis matronalis	Double Rocket
Campanula rotundifolia	Harebell	Hosta sp.	Plantain Lily
Centaurea gymnocarpa	Dusty Miller	Hyacinthus orientalis	Common Hyacinths
Cerastium tomentosum	Snow-in-summer	Iberis sp.	Candytuft
Chionodoxa lucilia	Glory-of-the-snow	Iris sp.	Iris
Chrysanthemum maximum	Shasta Daisy	Kniphofia uvaria	Torch Lily
Colchicum autumnale	Autumn Crocus	Leontopodium alpinum	Edelweiss
Coleus blumei	Coleus Hybrid	Liatrus spicata	Blazing Star
Convallaria majalis	Lily-of-the-Valley	Lilium sp.	Lily
Crocus sp.	Crocus	Linum perenne	Blue Flax
Cypripedium sp.	Moccasin Flower	Lobelia cardinalis	Cardinal Flower
Dahlia sp.	Dahlia	Lobularia maritima	Sweet Alyssum
Delphinium sp.	Larkspur	Lupinus sp.	Hardy Lupines

Lysimachia sp. Moneywort
Muscari sp. Grape Hyacinths
Narcissus pseudo-narcissus Daffodil
Nymphaea sp. Water Lily (pond plant)
Oenothera sp. Evening Primrose
Opuntia compressa Western Prickly Pear
Paeonia sp. Peony
Papaver orientale Oriental Poppy
Papaver nudicaule Iceland Poppy
Pelargonium sp. Geranium
Petunia hybrida Common Garden Petunia
Phlox subulata Ground Phlox, Moss Pink
Platycodon grandiflorum Balloon Flower
Primula sp. Primrose
Ranunculus speciosus Creeping Buttercup
Rheum palmatum Giant Rhubarb
Rudbeckia laciniata Coneflower
Salvia splendens Scarlet Salvia
Saxifraga sp. Saxifrage, Rockfoil
Scabiosa caucasica Pincushion Flower
Sempervivum tectorum Hen-and-chickens
Sedum sp. Sedum
Solidago sp. Goldenrod
Thymus serpyllum Thyme
Tropaeolum majus Nasturtium
Tulipa sp. Tulips
Verbascum olympicum Mullein
Veronica sp. Speewell
Vinca minor Trailing Vinca
Viola cornuta Violet
Viola tricolor Pansies

SHRUBS, TREES AND VINES

Abies concolor White Fir
Acer platanoides Norway Maple
Acer pseudo-platanus Sycamore Maple
Acer rubrum Red Maple
Aesculus hippocastanum Horse Chestnut
Alnus glutinosa Black Alder
Berberis thunbergii Japanese Barberry
Betula pendula White Birch
Campsis radicans (vine) Trumpet Creeper
Catalpa bignonioides Golden Catalpa
Celastrus sp. (vine) Bittersweet
Chaenomeles lagenaria Flowering Quince
Clematis sp. (vine) Clematis
Cornus alba Red-twigged Dogwood
Cornus florida White-flowering Dogwood
Cotoneaster horizontalis Rock-spray
Crataegus crus-galli Cock-spur Thorn
Elaeagnus angustifolia Russian Olive
Euonymus alatus Winged Euonymus
Fagus grandifolia American Beech
Fraxinus excelsior European Ash
Ginkgo biloba Ginkgo
Gleditsia tricanthos Honey Locust
Gymnocladus dioica Kentucky Coffee Tree
Holodiscus discolor Rock Spiraea
Hydrangea paniculata grandiflora
 Peegee Hydrangea
Juniperus horizontalis Creeping Juniper
Juniperus sabina Tamarix Savin
Juniperus virginiana Red Cedar
Ligustrum amurense Amur Privet
Lonicera fragrantissima Winter Honeysuckle

Lonicera korolkowi Blue-leaf Honeysuckle
Lonicera tartaricat Tartarian Honeysuckle
Mahonia aquifolium Oregon Holly-grape
Malus sp. Crabapple
Morus alba pendula Tea's Mulberry
Parthenocissus quinquefolia (vine)
 Virginia Creeper
Parthenocissus tricuspidata Boston Ivy
Philadelphus sp. Mock Orange
Physocarpus opulifolius Ninebark
Picea engelmannii Engelmann Spruce
Picea pungens Blue Spruce
Pinus mugo var. *compacta* Mughus Compacta
Pinus mugo mughus Mugo Pine
Pinus nigra Austrian Pine
Pinus sylvestris Scotch Pine
Platanus occidentalis Sycamore
Populus sp. Common Cottonwood
Populus nigra Lombardy Poplar
Populus tremuloides Aspen
Prunus sp. Flowering Plum or Cherry
Pseudotsuga menziesii Douglas Fir
Pyracantha coccinea Scarlet Firethorn
Quercus coccinea Scarlet Oak
Quercus palustris Pin Oak
Rhus aromatica Fragrant Sumac
Rhus glabra laciniata Cut-leaved Sumac
Rosa sp. Hardy Roses
Salix babyonica Weeping Willow
Sorbus aucuparia Mountain Ash
Spiraea sp. Spiraea
Symphoricarpos albus laevigatus Snowberry
Symphoricarpos orbiculatus Indian Current
Syringa chinensis Chinese Lilac

Syringa persica Persian Lilac
Tilia americana American Linden
Ulmus sp. Elm
Viburnum tomentosum Japanese Snowball
Wisteria floribunda (vine) Japanese Wisteria
Wisteria sinensis (vine) Chinese Wisteria
Yucca glauca Yucca, Small Soapweed

APPENDIX C: RECOMMENDED EXTERIOR PAINT COLORS

<u>VICTORIAN NAME</u>	<u>SHERWIN WILLIAMS</u>	<u>BENJAMIN MOORE</u>
Bronze Green	BM-77-24 Valley Green	Not Available
Buff	BM-76-1 Wax	HC-18
Light Drab	BM-73-11 Raw Linen	GN-98
Medium Drab	BM-73-13 Buckskin Tan	GN-106
Dark Drab	BM-73-15 Loam	GN-105
Fawn	BM-75-30 Green Gold	HC-16
Shutter Green	BM-78-16 Greenish Black	Essex Green
Straw	BM-76-4 Corn Stalk	HC-17
Light Gray Stone	BM-80-19 Oyster Gray	GN-29
Medium Gray Stone	BM-80-22 Georgian Gray	GN-27
Dark Gray Stone	BM-80-31 Gray Flannel	GN-26
Light Slate	BM-80-4 Silvermine	GN-77
Medium Slate	BM-80-5 Shadow Gray	GN-76
Dark Slate	BM-80-7 Slate Gray	GN-75
Light Blue Stone	BM-78-14 Restoration Green	AJ-2
Dark Blue Stone	BM-78-32 Deep Water	AJ-76
Light Blue Green	BM-77-29 Tavern Green	HC-118
Dark Blue Green	BM-78-24 Triton Green	HC-130
Light Brownstone	BM-72-18 French Buff	CB-44
Medium Brownstone	BM-72-20 Arroyo	CB-43
Dark Brownstone	BM-72-22 Mocha Java	HC-68
Amber	BM-75-7 Gold View	GB-13
Indian Red	BM-71-8 Sumac Brown	Country Redwood
Old Gold	BM-75-16 Old Gold	CB-84
Light Olive	BM-76-22 Fading Fern	OT-94
Medium Olive	BM-76-31 Moss	OT-93
Dark Olive	BM-76-24 Delta Moss	OT-92
Olive Yellow	BM-76-8 Veldt Grass	GB-61
Reddish Brown	BM-72-6 Black Oak	HC-64
Terra Cotta	BM-74-8 New Brick	ET-6
Colonial Revival Blue	BM-79-30 Windmill Blue	HC-145
Colonial Revival Gray	BM-80-11 Shaker Gray	HC-169
Colonial Revival Ivory	BM-73-17 Eaglet Beige	OW-75
Colonial Revival Yellow	BM-81-1 Yellow Corn	YL-3

APPENDIX D: SOURCES OF INFORMATION

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**APPENDIX E:
TYPICAL
BLOCK REHABILITATION**



1



Enhance Alley As District Edge

Page 33

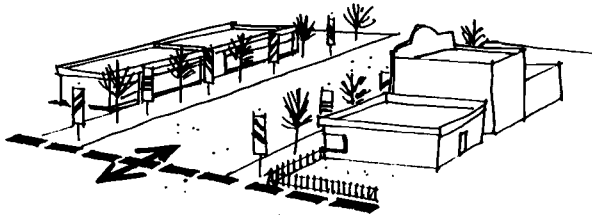
2



Promote Compatible Infill

Page 67

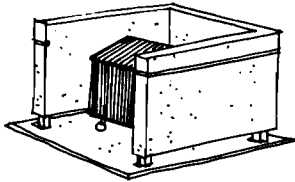
3



Create Commercial Subarea Identity

Page 36

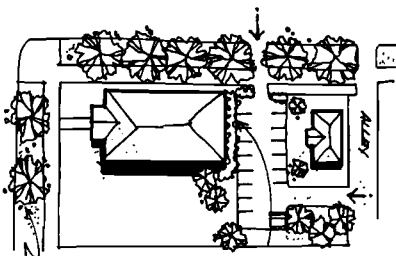
4



Improve Commercial/Transitional Site Details

Pages 58, 59, 61 and 63

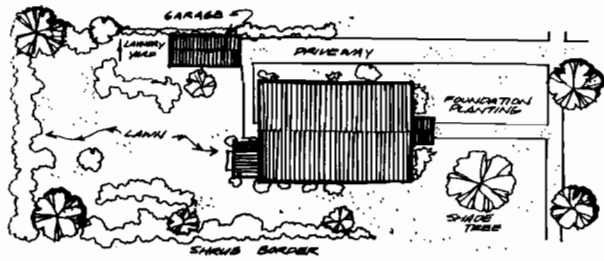
5



Provide Off-Street Commercial/Transitional Parking

Page 56

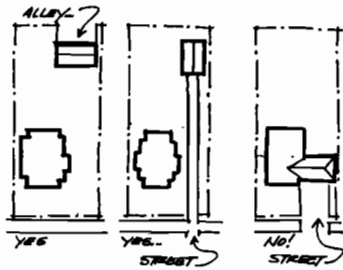
6



Encourage Historic Landscape Schemes

Page 42

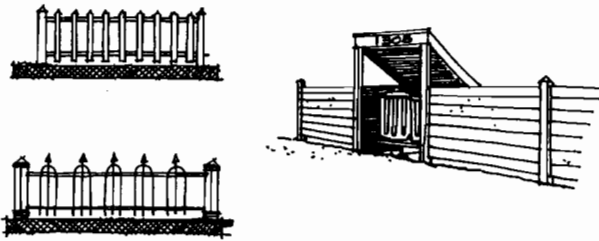
7



Promote Parking To Rear Of Residential Lots

Page 56

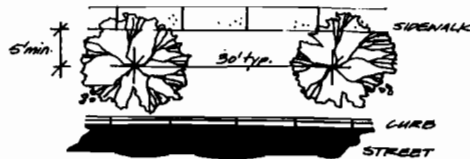
8



Improve Residential Site Details

Page 43 and 58

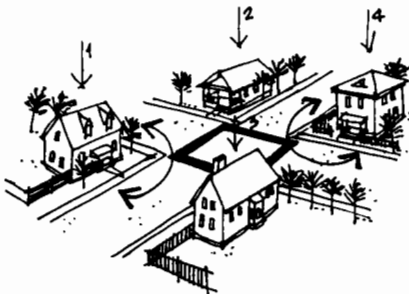
9



Continue Street Tree Program

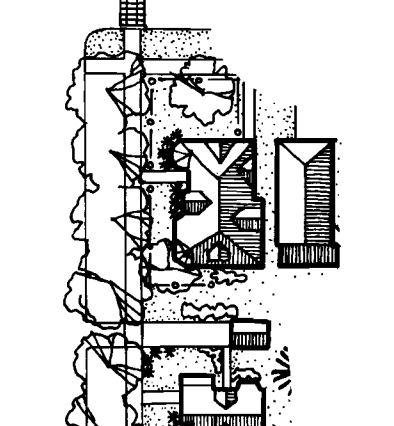
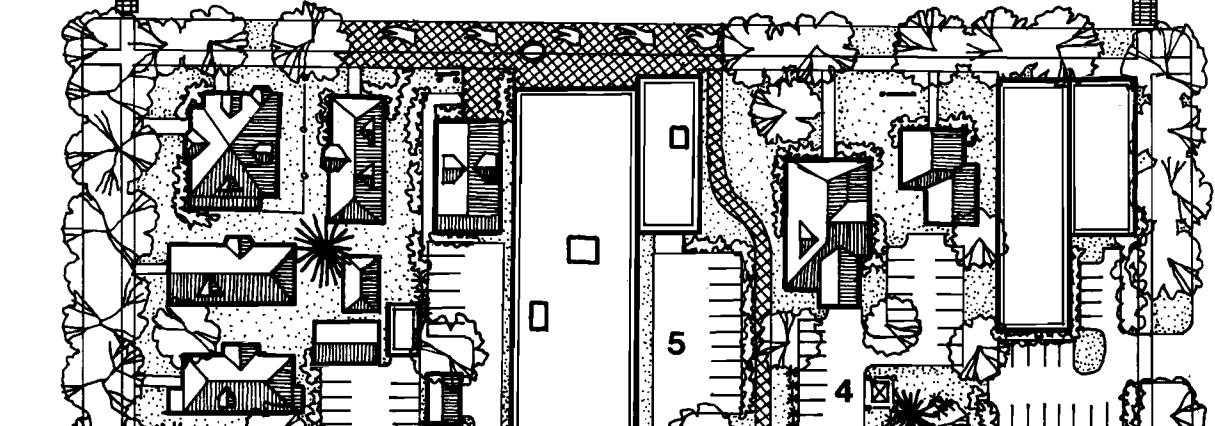
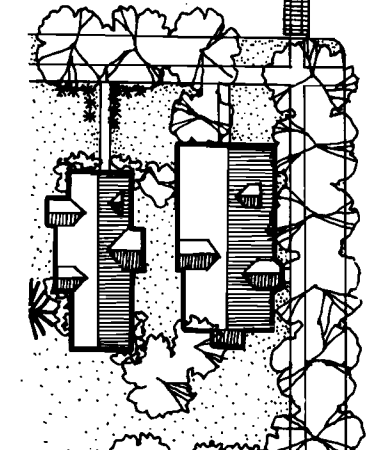
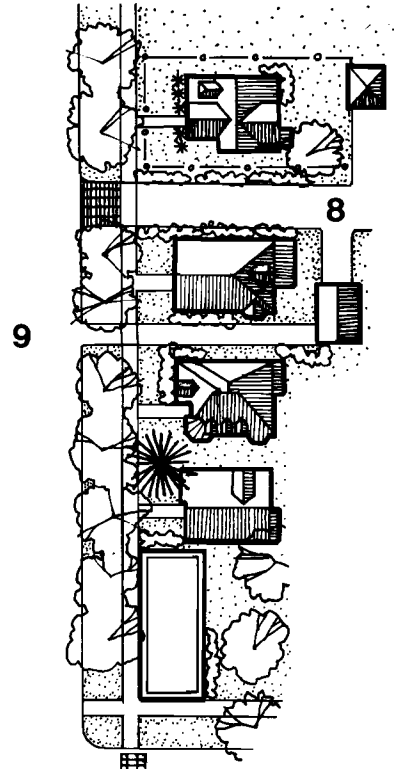
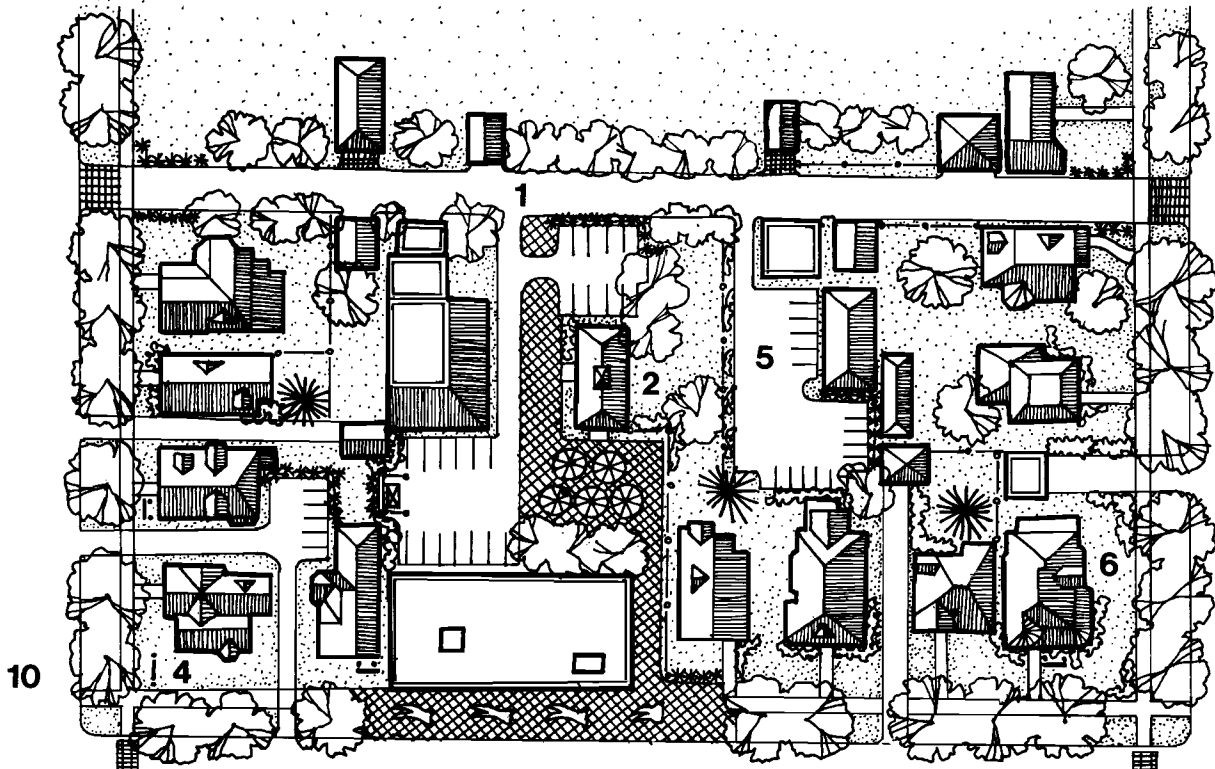
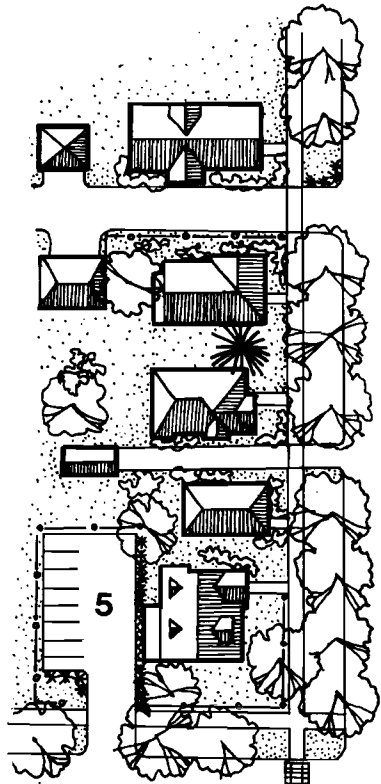
Page 39

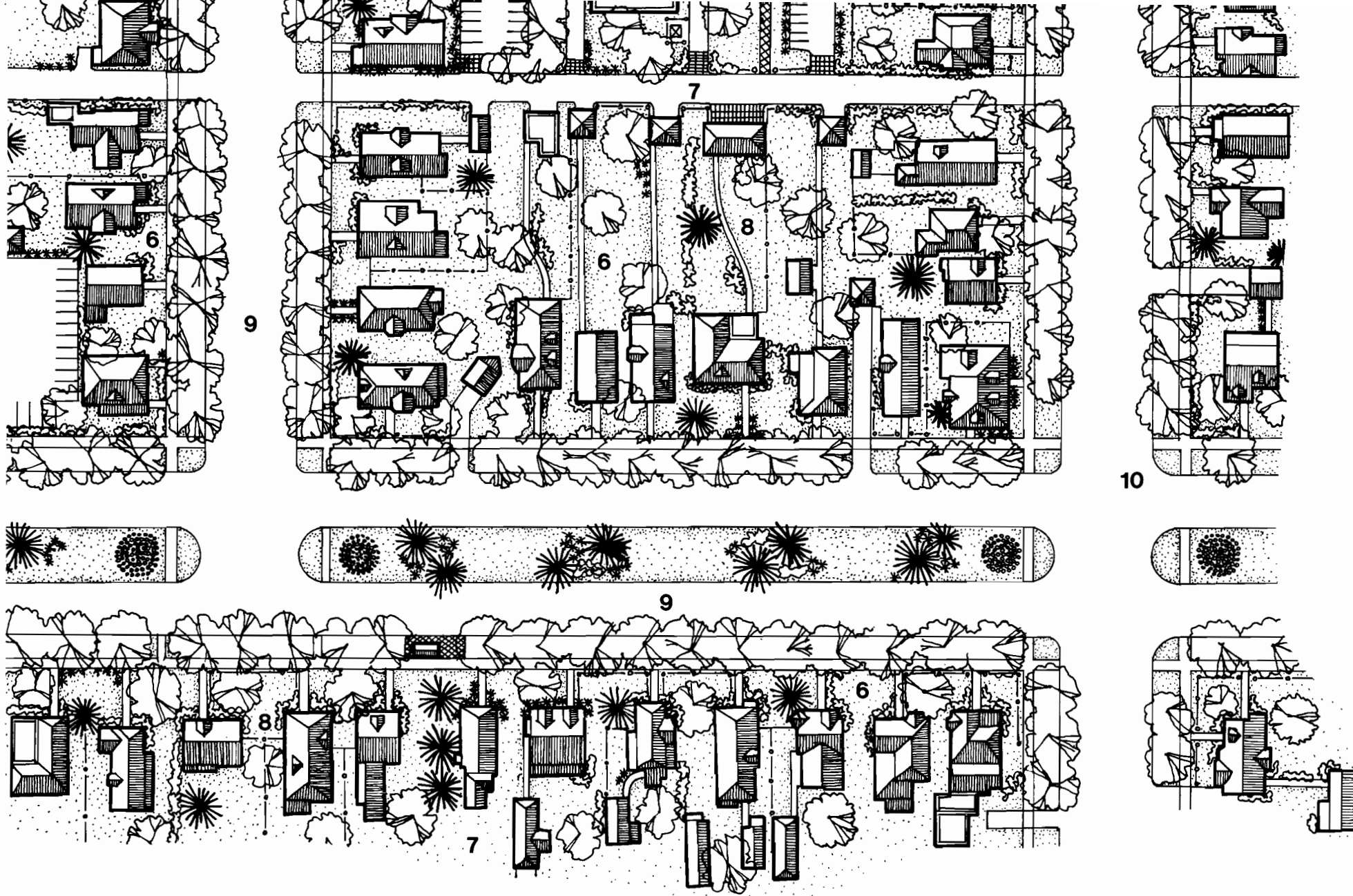
10



Enhance Corner Properties

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Typical Block Rehabilitation