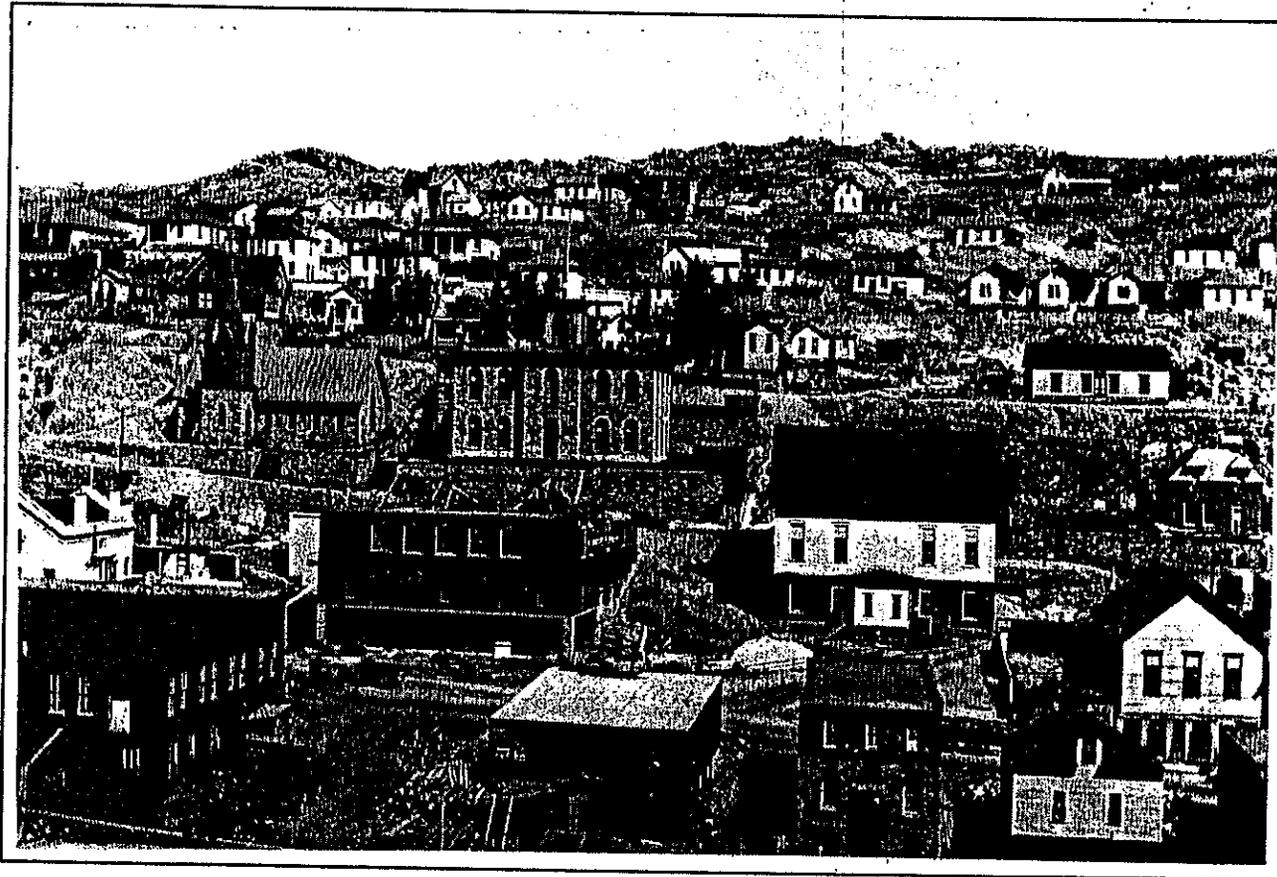


**CHAPTER 7:**

**COMMERCIAL TRANSITIONAL NEIGHBORHOOD**



**DESIGN GUIDELINES FOR CENTRAL CITY**

**Chapter Cover Photograph:**

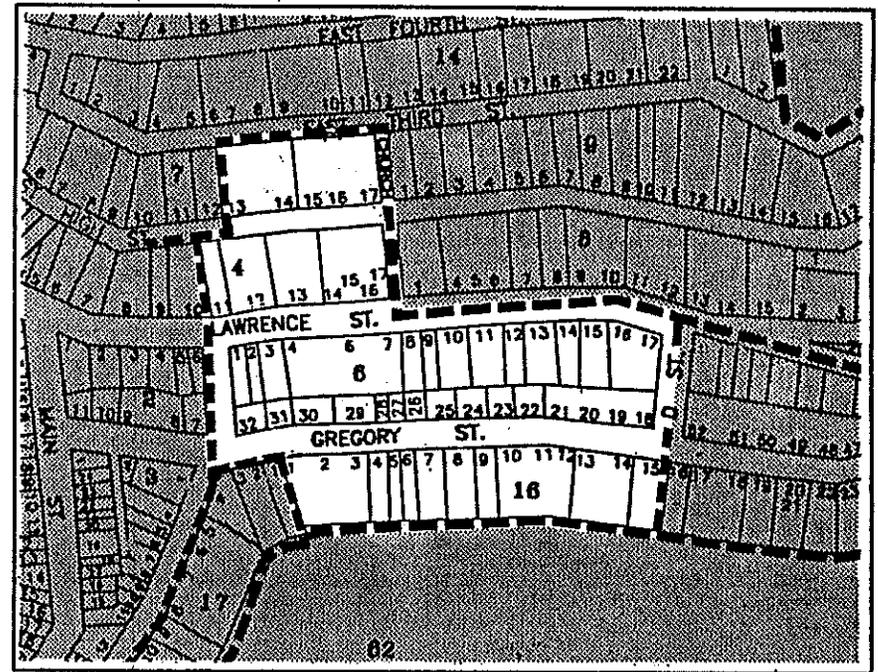
**Photograph of the Clark School under construction, taken after 1900 by H.H. Lake.**

## CHAPTER 7 COMMERCIAL TRANSITIONAL NEIGHBORHOOD: DESIGN GUIDELINES

*The Commercial Transitional Neighborhood contains a diverse mix of commercial, institutional and residential structures. Located just north of Central Hill, this neighborhood is defined by "D" and Church Streets to the east, Spring Street to the west, from the lots south of Gregory Street to East Third Street and Lawrence Street to the north. See the map to the right for the complete boundary delineation.*

### Goals for the Neighborhood

Diversity of architectural types is a key characteristic that should be maintained in the Commercial Transitional Neighborhood. The mix of historic structures, in particular, adds vitality to this area and should be preserved. Variety should also be expressed in new construction. These new buildings should express the range of building types and sizes that once existed here, without literally copying buildings now gone. It is appropriate that a variety of building types occur and they express their functions in a manner appropriate to the neighborhood. Buildings with a variety of residential, commercial and institutional characteristics will most likely evolve.



The Commercial Transitional Neighborhood.

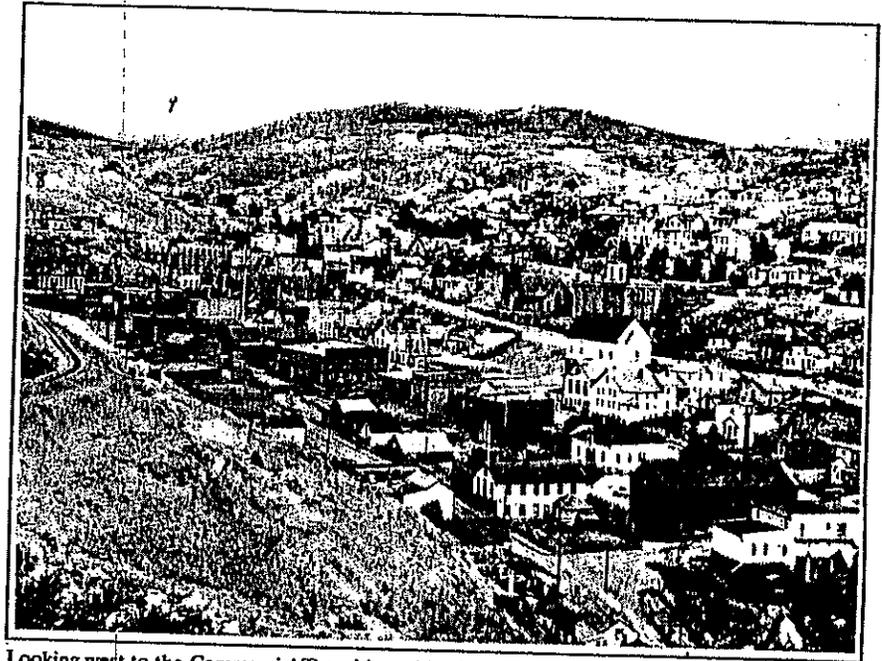
## Historical Descriptions

### Building Description (Historical)

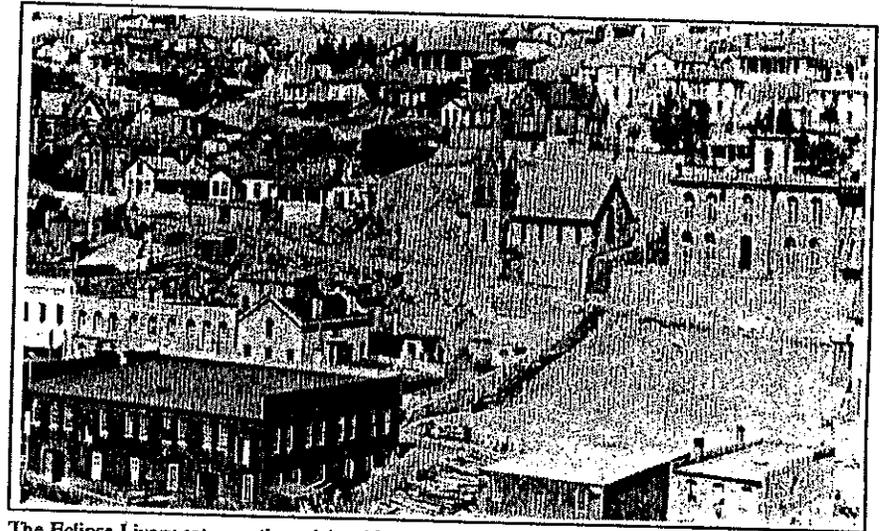
The Commercial Transitional Neighborhood was the link between the Commercial Core of downtown Central City and the mining and residential areas to the east along Gregory Gulch/High Street Neighborhoods. A variety of uses were found in the area, including schools, hotels, boarding houses, retail outlets, lumber yards, a shaft house, a church, livery stables, and residences. The one building that survived the fire of 1874 is Raynold's Court of 1863, a two and one-half story structure of red brick, with a distinctive gable and ornate eave. Next to Raynold's Court stands the flat-roofed Granite Block of 1874, which operated as a boarding house. Two schools and a church, all of a distinct masonry construction, flank Raynold's Court and create this diverse mixed-use "pocket" in the neighborhood. The remaining structures in this neighborhood, which lined Gregory Gulch east to "D" Street, were of a more humble construction. Here, wood frame buildings were standard and did not exceed two stories in height. A roller rink (1885) and livery stable (1887) were once located on Lawrence Street where the Clark School Gymnasium now stands. Boarding houses and hotels were interspersed with residences and small commercial structures of one or two stories in height.

### Site Description (Historical)

Gregory Gulch in this neighborhood was once partially channelled with wood cribbing; thus erosion was not as extreme as it is today. Building development was much more dense along the gulch; residences and commercial structures abutted the creek and were elevated above the sloping lots on wooden piles. A part of the neighborhood sits on Winnebago Hill, where dirt fill and rubble rock retaining walls were used to create terracing. Dirt roads were standard, and most streets lacked sidewalks.



Looking west to the Commercial Transitional Neighborhood (in the foreground), circa 1899.

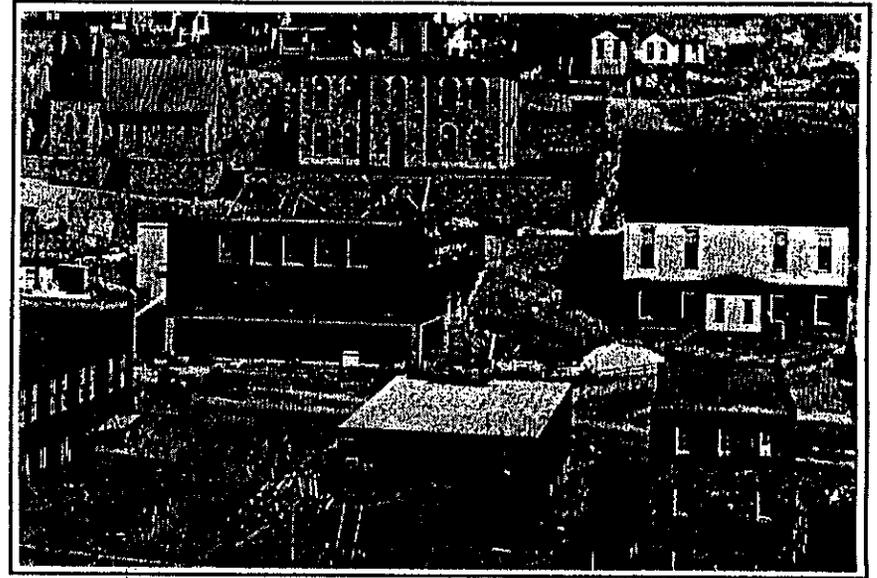


The Eclipse Livery sat near the gulch, while St. Paul's Episcopal Church and the Stone School House were sited on East High Street at the base of Winnebago Hill (circa 1890).

**Neighborhood Views and Character Description (Historical)**

In the past, the views to the south and east were quite different from what they are today, because many more residences, commercial buildings and mine-related structures once lined the gulch and the south side of Gregory Street. When standing on the street at the turn of the century, one would have seen the gulch alive with activity and filled with a variety of building forms. Views from this neighborhood will be affected by new development in the gulch.

The views north to the residential neighborhood of High Street, and the views west toward the Commercial Core are virtually unchanged from their historic condition. Views towards these buildings were unrestricted since most buildings were built up to the street edge, either resting at grade or elevated on retaining walls of rubble rock. This condition remains the same today.



The Clark School under construction, post-1900. A variety of building types created the context for the School.

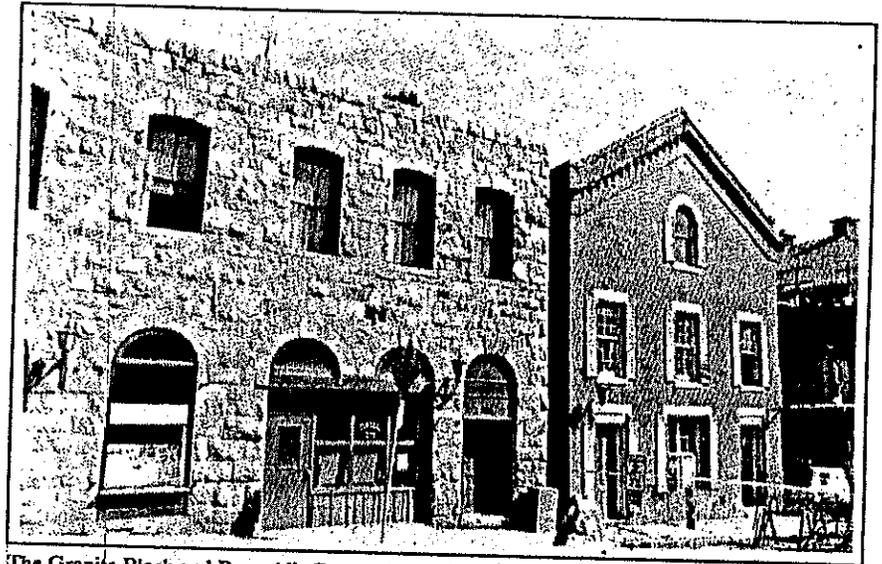
## Present Day (1992) Descriptions

### Building Description (1992)

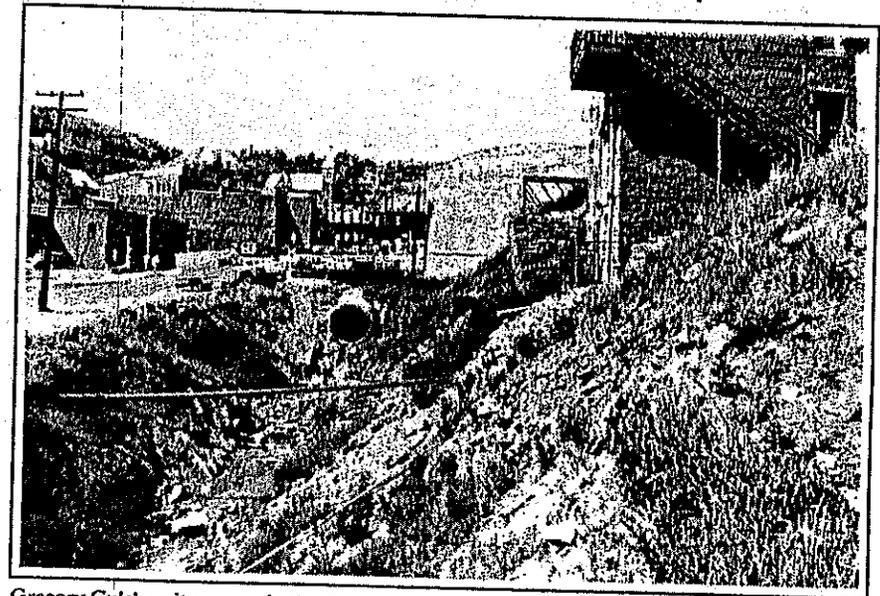
Historically, the Commercial Transitional Neighborhood was an area of mixed use. The neighborhood is defined by "D" and Church Streets to the east, Spring Street to the west, and from the southern lots bordering Gregory Street to Third Street (behind the present day museum) and Lawrence Street to the north. Building types consist of large masonry structures of stone or brick, large wood frame commercial structures and smaller wood frame residences, and even smaller-scale brick residential and commercial structures. No single style or preferred building type dominates this neighborhood, but rather a mix of styles give it a distinct quality. Buildings are two or three stories in height with predominantly gable or hipped roofs. Larger masonry structures are located west of Church Street; smaller-scale residences and commercial structures line both sides of Gregory Street and span east of Church Street to "D" Street.

### Site Description (1992)

The Commercial Transitional Neighborhood is unique in that it is partially located adjacent to Gregory Gulch and partially sited on the south face of Winnebago Hill. The streets in this area are paved, and flagstone sidewalks are located in front of the Clark School and continue west to tie into the Commercial Core Neighborhood.



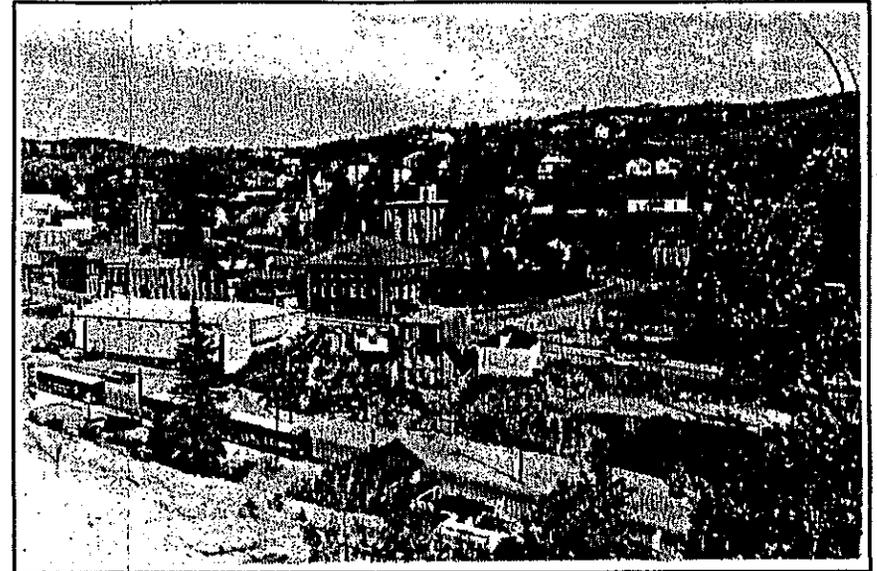
The Granite Block and Raynold's Court, 1992 are typical masonry structures in the neighborhood.



Gregory Gulch as it appears in the Commercial Transitional Neighborhood, 1992.

**Neighborhood Views and Character (1992)**

The views in this neighborhood are generally less constricted than those in the Commercial Core Neighborhood due to the present low building density. The view to the north, from Lawrence Street, is of the handsome Granite Block and Raynold's Court, with the spire of St. Paul's Episcopal Church (1873) rising in the background. The views south and east are directed toward the gulch and hillside towards Black Hawk, and are open and less dense than in the Commercial Core Neighborhood to the west.



A northwest view of the Commercial Transitional Neighborhood, overlooking Gregory Street in the foreground, 1992.

**Building Design Guidelines**

*Historic buildings in this area have ranged in size from one to three stories in height, and in plan, they vary from the smallest footprint, a 20 foot by 30 foot simple wood frame residence to the largest footprint, the 70 foot by 85 foot Eclipse Livery Stable. For all new construction, size and volume should fall in between these two extremes. This continuity of scale reinforces the visual and physical connections between the Commercial Transitional Neighborhood and the other residential neighborhoods.*

**Guideline 1:**

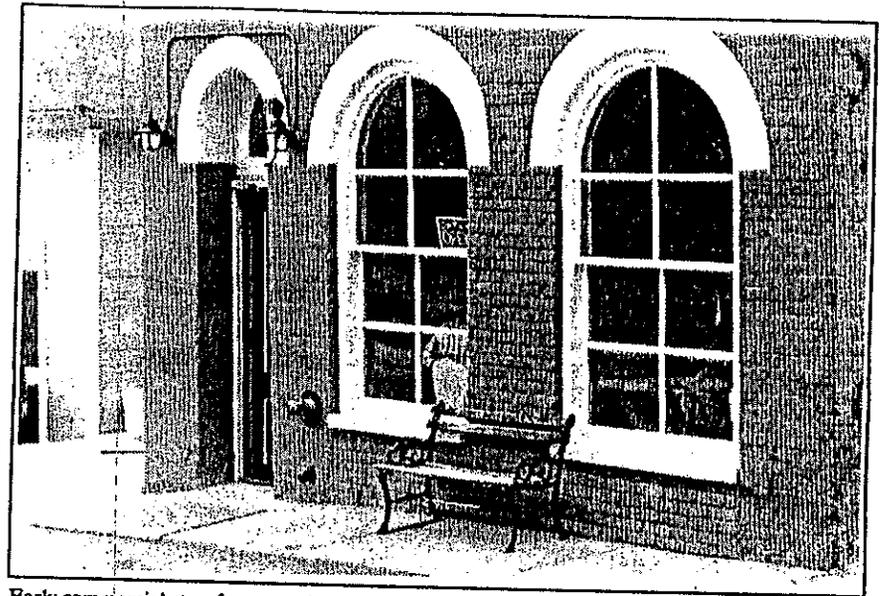
**Structures should reflect the range of building types historically seen in the Commercial Transitional Neighborhood.**

- Early commercial storefronts, with masonry piers and smaller arched openings are appropriate.
- Large residential, institutional and stable-like building types are also appropriate.

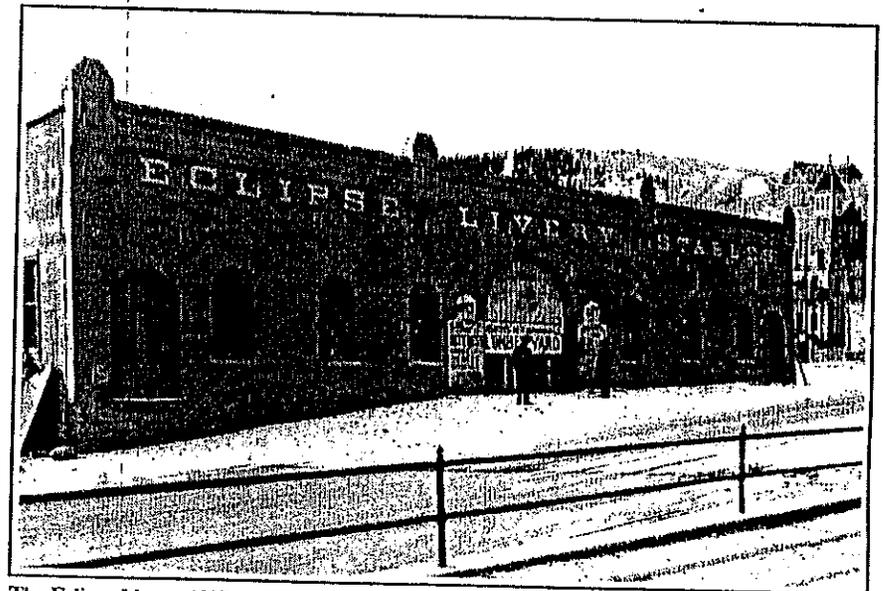
**Guideline 2:**

**Design new buildings to be similar in height and scale to the historic buildings in the neighborhood, and reflect the variety in height and scale that exists.**

- A variety of building heights is encouraged.
- The overall perceived scale of building is the combination of height, width and length and essentially equals its perceived volume.
- New buildings should not exceed the height of those found historically in the Commercial Transitional Neighborhood.
- Primary facades should be one to three stories high; buildings may be higher if it can be substantiated through historical documentation that a larger structure existed in the neighborhood.



Early commercial storefronts, such as this one on Lawrence Street, with masonry piers and smaller arched openings are appropriate.



The Eclipse Livery, 1887, was the largest building, in plan, seen historically in the area.

**Guideline 3:**

**Building footprints should reflect the variety in the size, shape and proportion of existing footprints within the neighborhood.**

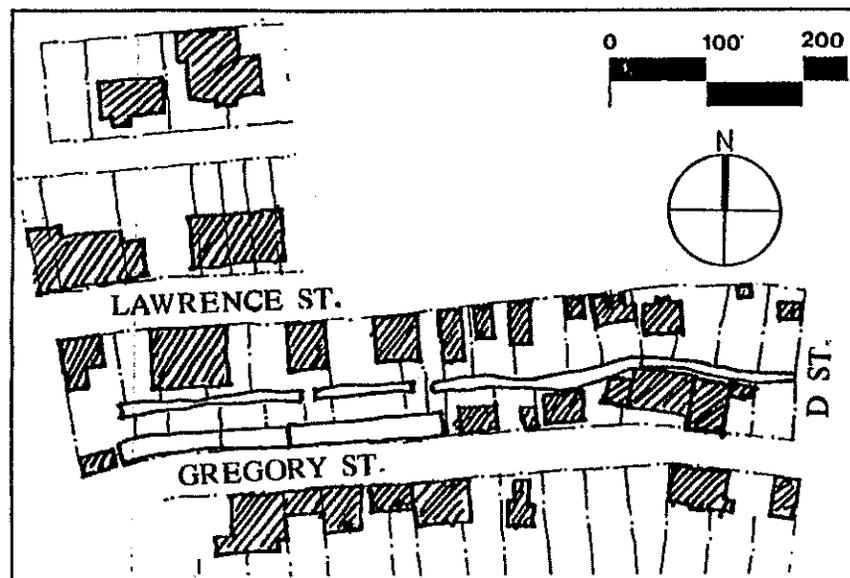
- A variety of building sizes is encouraged.
- Square, rectangular and L-shaped building footprints are most common in this neighborhood.
- Footprints of new construction should reflect historic footprints. New construction should not exceed 70 foot by 85 foot footprint maximum.
- A larger footprint is acceptable if it can be proven through historical documentation that a larger footprint existed in the neighborhood.
- Buildings should be built to side and front property lines where feasible. A rear setback of a 10 foot minimum should be maintained. (Refer to zoning ordinance.)

*Architectural details such as the cornice, entablature, window patterns, brickwork, etc. should be continued on the side elevation of a building when it is visible from the street. This will create a harmonious and visually continuous building-to-site relationship.*

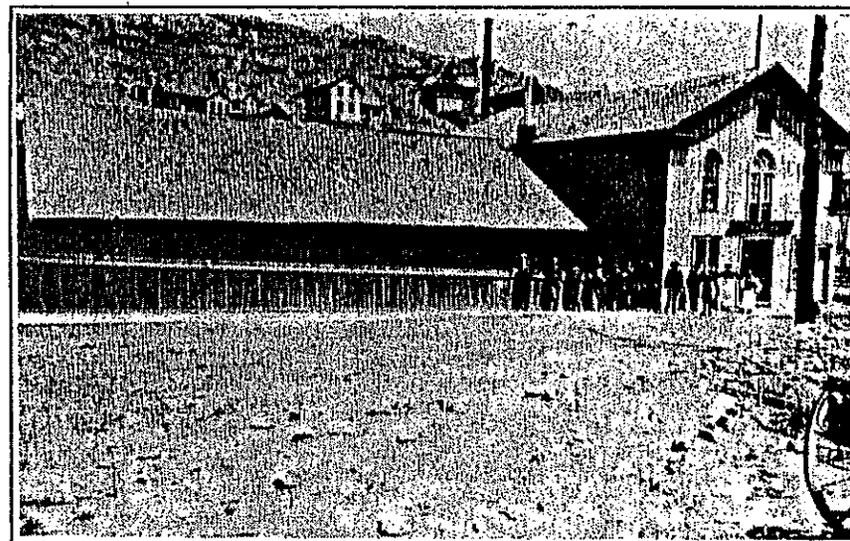
**Guideline 4:**

**Repeat building components found on the front street elevation when designing the side elevation of a building that is located adjacent to a through-lot.**

- Brick, stone, painted wood or metal are appropriate materials.



Building footprints in the Commercial Transitional Neighborhood from the Sanborn Fire Insurance Map of 1900.



Turner Hall, originally an ore mill, was later used as a gymnasium, concert and dance hall. Photograph dated late 1890s.

**Guideline 5:**

**Use facade materials that are similar to those traditionally used.**

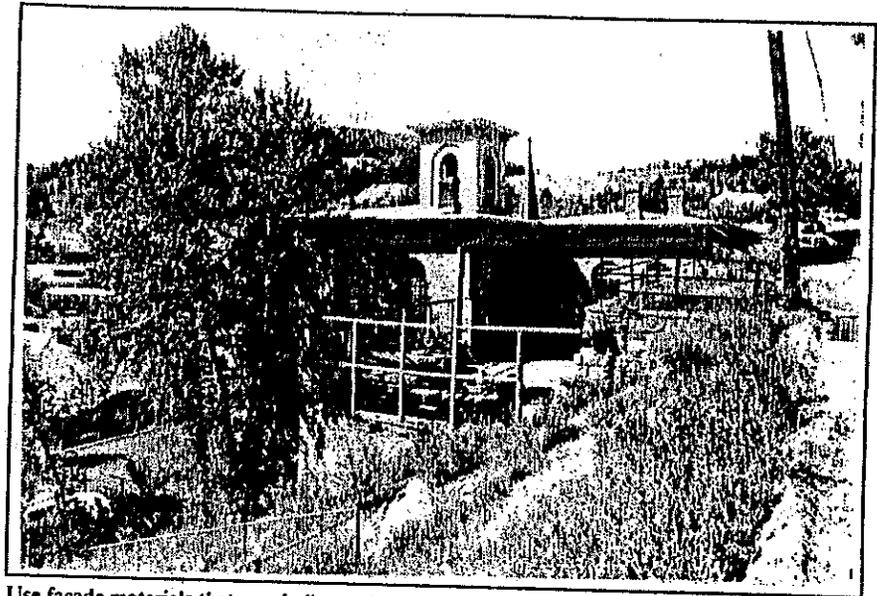
- Masonry (brick or stone) is recommended as the primary building material.
- Subtle distinctions in materials between new and old construction are encouraged. This could include dating the material or using new brick.
- Brick, stone and painted wood or metal are appropriate trim materials.
- New materials that appear to be the same in scale, texture and finish as those used historically may be considered.

*Often the back of Commercial Transitional buildings are plain in appearance and of a simpler material than that of the front facade, especially for those buildings that are backed against the hillside. Rear entrances were primarily residential in character and scale.*

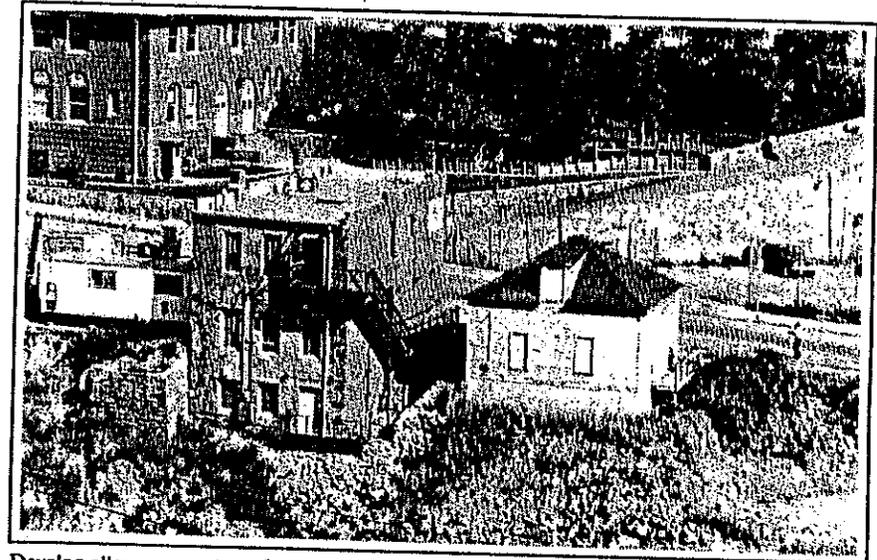
**Guideline 6:**

**Develop alley or rear street facades (where appropriate) that are plain and simple in appearance and that maintain the architectural integrity of the primary facade.**

- Simple brick work or rubble rock stone that contrasts with the main facade are appropriate materials.
- Avoid ornate detailing that would compete with the front facade.



Use facade materials that are similar to those used traditionally. The museum uses the same stonework and architectural details on its side elevation as it does on its front street elevation.



Develop alley or rear street facades (where appropriate) that are plain and simple in appearance and that maintain the architectural integrity of the primary facade.

### Neighborhood Views and Character Guidelines

*The character of the area is established through the diverse mix of building types and sizes that exist today, and the patterns and rhythms created by their placement on a building lot as well as their alignment along the street. The smaller, simpler buildings are located on 30 to 40 foot wide lots and the larger structures are located on 50 foot or wider lots. In both cases, the lot configuration and site topography are important factors influencing neighborhood character.*

#### Guideline 7:

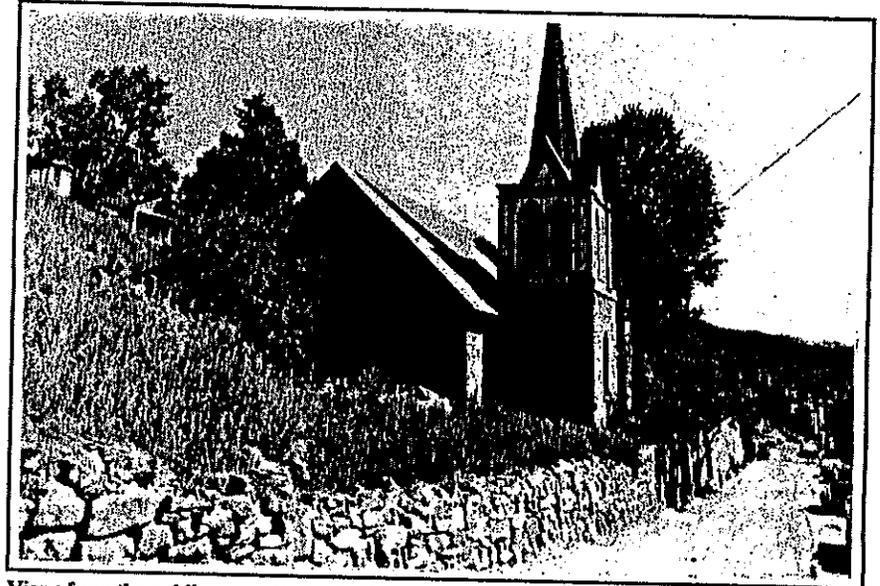
**Maintain the character of the street by preserving and protecting views of historic landmarks and significant natural features wherever possible.**

- Views from the public way down Gregory Gulch to Gunnell Hill, Central Hill, and up to the Commercial Core, and of local landmarks and features, such as the Coeur d'Alene Mine, the Clark School, the Spire of St. Paul's Episcopal Church, St. Mary's Catholic Church and the O.K. Mine, should be protected and maintained. New development in the neighborhood should not obstruct these views but take advantage of them.
- Maintaining a view corridor to one of these community focal points may involve providing a building setback, an easement, or siting a drive or walkway along the view axis.

#### Guideline 8:

**The overall mass and form of the Commercial Transitional Neighborhood should be respected and maintained.**

- By using similar building masses, forms and rhythms in this area, the visual continuity of the neighborhood will be preserved.
- Typically, individual buildings ranged from 20 to 70 feet wide and spanned from side lot line to side lot line. Others were sited to one side of their respective lots.
- The farther away from the Commercial Core that lots are located, the more common sideyard spacing becomes. This characteristic should be continued.



Views from the public way to St. Paul's Episcopal Church should be protected and maintained.