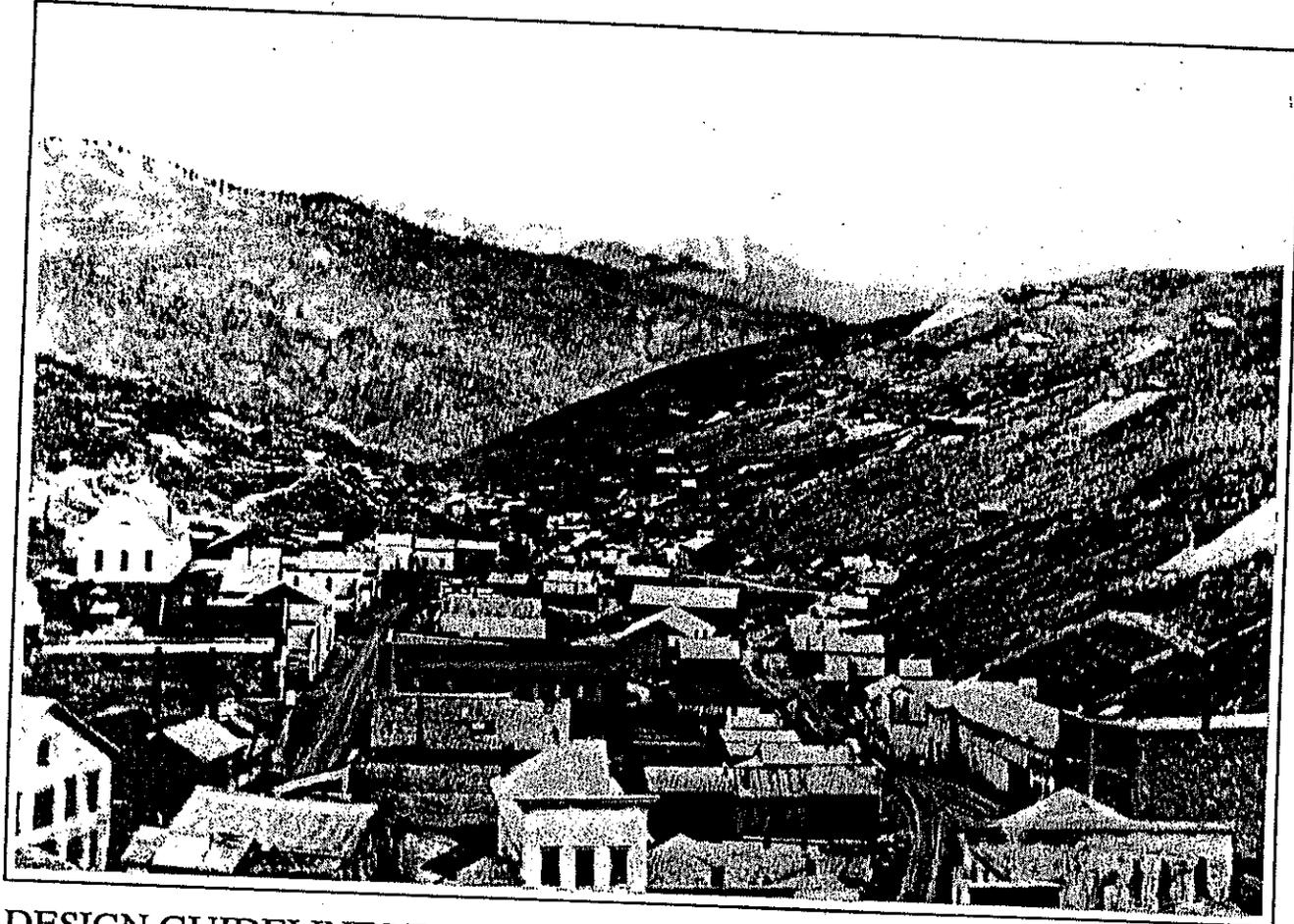


APPENDIX



DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Photograph:

An early photograph of Central City, taken between 1860-69 and heavily retouched.

APPENDIX: GLOSSARY

- ADDITION:** Any new construction which increases the height or floor area of an existing building or adds to it (as a porch, room, etc.). If the addition equals or exceeds the total square footage of the existing building, it shall be considered a new building and not an addition.
- ALIGNMENT:** The way that buildings are positioned along the street. The arrangement of objects along a straight line. Alignment can be created by facade elements, such as windows or horizontal elements such as cornices; by buildings with the same setback; or by the site.
- ANODIZE:** To put a protective oxide on a metal by an electrolytic process.
- AWNING:** A roof like shelter or canvas etc., erected as a protection against sun or rain.
- APPROPRIATE:** Sympathetic, or fitting to the context of the site and its neighbors.
- ARCADE:** A covered walk with a line of arches along one or both sides. A covered walk with shops and offices along one side.
- ARCHITECTURAL CONCEPT:** The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, that produces the architectural character.
- ARCHITECTURAL FEATURE:** A prominent or significant part or element of a building, structure, or site.
- ARCHITECTURAL REVIEW:** A process for reviewing design concepts and interpreting design guidelines.
- ARCHITECTURAL STYLE:** The characteristic form and detail, as of buildings of a particular historic period.
- ARCHITECTURE:** The art and science of designing and building structures, or large groups of structures, in keeping with aesthetic and functional criteria. Structures built in accordance with such principles.
- ARCHITRAVE:** The ornamental moldings around the faces of the jambs and lintel of a doorway or other openings.
- BACKING BRICK:** A relatively low-quality brick used behind face brick or other masonry. Used like cement blocks are used now.
- BALUSTRADE:** A railing or low wall consisting of a handrail on balusters (small supporting posts) and a base rail.
- BASE:** The lowest part of a building; the lowest part of a column.
- BAY:** One unit of a building facade, defined either by columns or piers or single or grouped openings, such as windows.
- BOND:** An arrangement of masonry units to provide strength, stability, and in some cases, beauty through a setting pattern. The ability to hold together.
- BRACKETS:** An overhanging member that projects from a structure as a wall and is usually designed to support a vertical load or to strengthen an angle.
- BRICK:** A solid or hollow masonry unit of clay molded into a rectangular shape while plastic, and then burnt in a kiln.
- BRIDGE:** A structure spanning and providing passage over a waterway, railroad or other obstacle. Verb: to build a bridge over; to cross by or as if by a bridge.
- BUILDING FOOTPRINT:** The area of land covered by any part of the building above ground, including overhangs.
- BULKHEAD:** A kick plate or panel below the display windows. Also can be called a lower window panel or just a "kick plate".
- BUTTERING:** Placing mortar on a masonry unit with a trowel.
- CAP:** The top member of a column or pilaster.

CAST IRON: Iron produced by casting molten ore into molds of a wide variety of shapes and sizes; used for structural members, freestanding ornament and components of building facades.

CHANNEL: The bed of a stream or river. Verb: to make or cut channels in.

CLERESTORY: An upper zone of wall pierced with windows that admit light into a large room.

COMMON WALL: See Party Wall.

COMPATIBILITY: Harmony in the appearance of two or more external design features in the same vicinity.

COMPOSITION: The organization of the parts. In design, the arrangement of elements in relation to one another, generally according to a predetermined set of standards or conventions.

CONSERVATION: The protection and care that prevent destruction or deterioration of historic or otherwise significant structures, buildings or natural resources.

CONSTRUCTION: The act of objects or constructing, and the way in which a building, structure, or object or part thereof, is constructed by new parts, methods and devices.

CONTEXT: The surrounding environment of a building or site, including other structures, site features, landscape and streets.

CONTRIBUTING ADDITION: Any addition to a contributing structure that is at least 50 years old or older, which adds to the historic architectural quality of that district, and possesses historic integrity reflecting its character at that time.

CONTRIBUTING STRUCTURE: Any building or structure which adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because it was present during the period of significance 1859-1918, and it possesses historic integrity reflecting its character at that time.

COPING: A protective cap, top or covering of a wall parapet or chimney often of stone, concrete or metal. May be flat, but commonly and correctly sloping, double-beveled, or curved to shed water so as to protect masonry below from penetration of water from above.

CORBEL: In masonry, a projection or one of a series of projections, each stepped progressively farther forward with height; used to support an overhanging member or to be used as a decorative element. A shelf or ledge formed by projecting successive courses of masonry out from the face of the wall.

CORNICE: Any molded projection which crowns or finishes the part to which it is attached. The molding forming the top member of a door or window. The exterior trim of a structure at the top of a wall or building's front facade.

CORNICE LINE: The horizontal line made by a cornice.

COURSE: One of the continuous horizontal layers of units, bonded with mortar in masonry.

COVER: To place something upon, over or in front of, so as to protect, shut in or conceal.

DEMOLISH: To tear down, raze or remove.

DEMOLITION: The act of demolishing.

DENTILS: Rectangular supporting blocks beneath the cornice of an entablature.

DORMER: A window set upright in a sloping roof; the roofed projection in which this window is set.

EFFLORESCENCE: The white powdery stains on masonry caused by chemical reactions in the mortar.

ELEVATION: One face or side of a building, generally on the exterior.

ELEVATION DRAWINGS: Drawings of walls/facades of a building usually made as though the observer were looking straight at the wall. Usually drawn to scale and without perspective.

ENTABLATURE: The section including the architrave, frieze, and cornice of a building or structure, above the supporting columns.

EXTERIOR BUILDING COMPONENT: An essential and visible part of the exterior of a building.

EXTERIOR DESIGN FEATURE: The general arrangement of any portion of a building, sign, site, or structure and including the kind, color, and texture of the materials, of such portion, and the types of cornice window doors, lights, attached signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place, or way.

FACADE: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details. The front, or principal, exterior face of a building may refer to other prominent exterior faces as well.

FASCIA: A horizontal band or vertical face trim.

FALSE FRONT: A facade that extends well above the rest of the building, generally to conceal a gabled roof and give the impression that a building is larger than its actual size.

FENESTRATION: The arrangement of windows in a building facade.

FINIAL: A usually foliated ornament forming an upper extremity, a crowning ornament or detail.

FLOOR PLAN: The horizontal section through a building showing size and location of rooms, also doors, windows, etc., in the wall. Usually drawn to scale and with symbol conventions as though the structure was cut through horizontally at 3 feet above the floor.

FLUME: A narrow gorge usually with a stream flowing through it; an artificial channel or chute for a stream of water, as for furnishing power or conveying logs.

FRAME: A rigid structure forming a support for other parts of a building or structure, an open case or border in which a window, door, pane of glass, etc. may be set.

FREESTANDING SIGN: A detached sign which is supported by one or more columns, uprights or braces extended from the ground or from an object on the ground, or a detached sign which is erected on the ground.

FRIEZE: The part of an entablature between the architrave and the cornice, a sculptured or richly ornamented band.

GABLE: The triangular wall enclosed by the sloping ends of a ridged roof.

GLAZE/GLAZED: To fit or cover with glass; covered with glass.

GRAPHIC ELEMENT: A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

HARMONY: A quality that represents an appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and site elements.

HOOD MOLDING: A projecting molding around the top of a doorway or window to throw off the rain.

ILLUMINATE: To light up, to supply with or brighten with light, to make luminous or shining.

INDIRECT LIGHTING: Light only from a concealed light source outside the sign face which reflects from the sign face.

INFILL: New construction put in place of an old building or vacant lot.

INTERNAL ILLUMINATION: A light from a source concealed or contained within the sign, and which becomes visible through a translucent surface.

KICKPLATE: A solid panel beneath a storefront display window or door.

LANDMARK: A prominent building or feature officially designated as having special status and protection.

LANDSCAPE/LANDSCAPING: To modify or ornament for human use by placement of structures, vehicular and pedestrian ways and plantings.

LATTICE: An openwork screen or grill made of interlocking or overlapping strips.

LIGHT/LITE: An aperture through which daylight is admitted to the interior of a building. A pane of glass, a window, or a compartment of a window.

LINTEL: A horizontal piece of timber, stone or metal etc. over a door or other opening.

LOAD-BEARING WALL: A wall capable of supporting an imposed load in addition to its own weight.

LUMINAIRE: A lighting unit; the housing for a light bulb, used for exterior lighting.

MAINTENANCE: The planned task of upkeeping a building.

MASONRY: Brick, tile, stone, etc., or combination thereof, bonded with mortar.

MATERIALS: The physical elements out of which the shell and structure of a building is or can be constructed; these include brick, stone, wood, metal, etc.

MECHANICAL: Any heating, ventilation, or air-conditioning equipment, interior or exterior, that aids in the function or maintenance of a new or existing structure.

MOLDING: A shaded strip of wood, metal, brick, etc. usually mounted horizontally and used as ornament on a surface of a structure.

MONUMENT SIGN: A free-standing sign, generally low to the ground with a continuous connection to the ground, as opposed to being supported on a pole.

MORTAR: A plastic mixture of cementitious materials, fine aggregate and water.

MOTIF: An element in composition, a principal repeated element in design.

MULLION: The large vertical division of a window opening. In grouped windows it is the member that separates the sash of each unit. An upright strip between the panes of glass of a tall window.

MUNTIN: The small members that divide the glass in a window frame. A vertical dividing bar in a divided window, a strip separating panes of glass in a sash.

NON-CONTRIBUTING STRUCTURE: Any building or structure which does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because it was not present during the period of significance 1859-1918; or due to alterations, disturbances, additions or other changes so that it no longer possesses historic integrity reflecting its character at that time.

PARAPET: Either the edge of the roof or the top of a wall which forms the top line of the building silhouettes.

PARTITION: A dividing wall within a building; may be bearing or non-load-bearing.

PARTY WALL: A wall used jointly by two parties under easement agreement, erected upon a line dividing two parcels of land, each of which is a separate real estate entity; a common wall. Highly discouraged and not to be used in new construction.

PATTERN: Similar objects repeated in a uniform manner. Patterns may be found in building materials; in identically shaped elements of facades, such as window openings, ornamentations, columns, and brackets; in a repetition of buildings of similar size or placement; or in a repetition of land use.

PEDIMENT: A crowning surface used ornamentally over doors, windows and building facades. May be triangular, curved or rectangular. It often carries the name of the "block" and building date.

PIER: A rectangular masonry support either freestanding or built into a wall. A vertical structural support of a building, usually rectangular.

PILASTER: A rectangular column, especially an ornamental one that projects from the wall into which it is set. When an attached pier becomes very high in proportion to its width, it is called a pilaster.

PORTICO: A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

PRESERVE: To keep in perfect or unaltered condition. Preservation usually includes the overall form of the building, its structural system, and finishes, as well as any decorative details. Landscaping materials may also be preserved. Note that preservation of a structure may include keeping alterations and additions that have become important.

PROPORTION: Balanced relationship of parts of a building, site, structures, or buildings to each other and the whole.

RAIL: A horizontal dividing strip between panes of glass in a sash.

RECONSTRUCT: To create again. A building, room or detail may be reproduced in its exact detail and appearance as it once existed. Accurate reconstruction requires good evidence of the original design. One approach to construction includes using the same construction methods as were used originally, whereas a second approach allows the use of substitute methods and materials, so long as they achieve the same visual effect as the original.

REHABILITATE: To return to useful life. Rehabilitation is the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

REMODEL: To remake; to make over. In a remodeling, the appearance is changed by removing original detail and altering spaces. New materials and forms are installed. Applying a "modern" front to an older building is an example of remodeling. Often, these changes are not reversible.

REPOINTING/TUCK POINTING: The filling in with fresh mortar of cut out or defective mortar joints in masonry.

RESTORE: To bring back to a previous condition. In a restoration an earlier appearance of the building is recreated, both in form and detail. Original elements that have been covered are exposed, and missing pieces replaced with new ones that match the original.

SANDBLAST: A method of abrasive cleaning or abrading in which a stream of sand is projected by air or water pressure.

SASH: As pertains to architecture, either of a pair of frames holding the glass panes of a window and sliding up and down in grooves.

SCALE: Proportional relationship of the size of the parts to one another and to the human figure. An architectural instrument used for measurement.

SHAFT: The main portion of a column, between the base and capital.

SILL: A strip of stone, metal or wood at the base of a window or door.

SIZE: The dimension, in height, width and depth of a building's facade.

SPALLING: The chipping, cracking and crumbling of masonry caused by water penetration.

SPECIFICATIONS: The written or printed description of materials, workmanship, etc., that accompany the working drawings of a building.

STABILIZE: To make resistant to change in condition. A building is usually stabilized to retard deterioration until it can be repaired. A weather-resistant closure and a safe structural system are minimum stabilization efforts.

STREETSCAPE: The overall character of the street, including the buildings, signs, trees, sidewalks, parking areas and pavement.

STOREFRONT: The lower facade of a commercial structure, usually comprised of iron and glass and broken into bays of window spacings and recessed door openings.

STOREFRONT FRAME: The skeletal parts of a storefront facade.

STOREFRONT ARCHITECTURE: An architecture type that relates to the commercial needs of the merchandiser and consumer. A commercial architecture. Some of the common elements of this style are: large display windows, recessed double doors, signboard fascia, pilaster, bulkheads, transoms and ornate cornices and pediments.

STRING COURSE: A thin projecting horizontal strip of masonry on the facade of a building.

STRUCTURE: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

TERRA COTTA: A ceramic material molded decoratively and often glazed, used as a facing for buildings or as an inset ornament.

TRANSOM: A horizontal cross bar in a window, over a door or between a door and window above it. Also refers to a window above a door or other window built and often hinged to a transom.

UTILITY SERVICE: Any device, including wire, pipe, duct, tubing, and conduit, which carries gas, water, electricity, oil, air (in or out), and communications into a building.

VOLUMETRICAL: Relating to or involving the measurement of volumes.

WALL: A structure which serves to enclose or subdivide a building, usually presenting a continuous surface except where penetrated by doors, windows, and the like.

WATER TABLE: Architectural - a projecting, sloping member around a building near the ground to throw the rain water away from the wall.

WORKING DRAWINGS: The actual working construction drawings. Drawn to scale with sufficient, dimensions, details, information and symbols for contractors and workmen to complete the work as designed.

INDEX CENTRAL CITY: DESIGN GUIDELINES

GENERAL DESIGN GUIDELINES			
Building Scale	G1-G27	Landscape Design	G18-G23
Building facade components	G1-G4	Areas disturbed by new construction	G19
Building height	G4	Buffering	G22
Building widths	G3	Circulation patterns	G22
Rear building height	G4	Fences	G21
Visual unity of the block	G3	Ground-mounted service equipment and trash containers	G23
Building Form and Shape	G2	Historical stone retaining walls	G20
Building Proportion	G5	Mountain character of plantings	G19
Directional emphasis of a facade	G6	Native plantings	G19
Roof forms	G6	New stone retaining walls	G21
Visual impact of mechanical equipment	G6	Paving materials	G22
Building Materials	G7-G8	Separation of the sidewalk and the site	G21
Exterior roof materials	G8	Terraced character of the hillsides	G21
Exterior wall materials	G7	Walkways and steps	G22
Stone foundation walls	G8	Yards and historic character	G19
Building Details	G9-G10	Parking Facilities	G24
Building components	G9	Views	G25-G27
Ornamental elements	G10	Archeological resources	G27
Porches	G9	Community focal points	G26
Solid-to-void ratios	G9	Major landmarks	G26
Windows and doors	G9	Visual impacts during construction	G26
Architectural Style	G11-G12	STREETSCAPE GUIDELINES	S1-S6
Duplication of historic styles	G12	Benches	S5
Inappropriate styles	G12	Commercial area sidewalk	S2
Building Color	G13	Concrete walls	S2
Exterior Lighting	G13	Cross-walks	S3
Settlement Patterns	G14-G16	Goals	S1
Building alignment	G15	Plantings and planters	S5
Building orientation	G14	Residential streets	S1
Building sites	G16	Sidewalk paving materials	S2
Historic street layout	G15	Street furniture	S3
Side yard set backs	G15	Street lamp design	S1
Historic Drainage	G17	Street lighting design	S4

**REHABILITATION OF HISTORIC BUILDINGS
GUIDELINES**

Definitions of relevant terms	R1-R2
General Guidelines for Rehabilitation	R2-R7
Alteration of historic materials/features	R4
Appropriateness of use	R2
Cleaning and repair	R4
Disassembly of historic elements	R5
Existing alterations on historic buildings	R7
Historic design character	R3
Inappropriate replacement parts	R6
Intervention with historic elements	R3
New system and code compliance	R6
Preservation of older historic alterations	R7
Recent non-historic alterations	R7
Replacement of original features	R5
Reconstruction of original elements	R6
Significant stylistic elements	R4
Additions to Existing Buildings	R8-R9
Additions and historic building alignments	R9
Additions and traditional entrance patterns	R9
Interpretation and dating of additions	R9
New additions impact on historic architectural material	R8
Size and scale of additions	R8
Traditional entrance patterns	R9
Guidelines for the Rehabilitation of Commercial Type Buildings	R10-R14
Awnings	R13
Facade ornaments and detail	R13
Glass storefronts	R11
Glass transom	R12
Party walls	R14
Rear entrances	R13
Recessed entries	R11
Size and shape of the store front opening	R10
Storefront kickplate	R12
Storefront wall	R11
Upper story windows	R12

Guidelines for the Rehabilitation of Residential Type

Buildings	R15-R22
Doors, historic position, function and design	R15
Fences	R16
Finish of stone walls	R18
Historic height of retaining walls	R18
Historic stone walls	R18
Porches	R17
Position of historic windows	R21
Preservation of windows	R21
Protection of historic wood doors	R15
Protection of wood windows	R21
Roof form	R19
Roof materials	R19
Siding materials	R20
Storm windows	R22
Water pressure on historic walls	R18
Window proportion	R22
Window subdivision	R22
COMMERCIAL CORE NEIGHBORHOOD	CC1-CC17
Goals for the neighborhood	CC1
Locator map	CC1
Historical description	CC2-CC3
Present day (1992) description	CC4-CC5
Building Design Guidelines	CC6-CC14
Facade materials	CC6
Common walls	CC6
New building footprints	CC7
New building front widths	CC7
New building heights	CC8
Perceived height of floors	CC8
Appearance of flat roofs	CC9
Building components	CC9
Glass storefronts	CC10
Kickplates	CC10
Glass transoms	CC10

Pattern of recessed entry walls	CC11	Building Design Guidelines	W6-W7
Pattern and alignment of upper story windows	CC11	Building height and scale	W6
Solid-to-void building facade ratios	CC12	Building footprints	W6
Cornices and parapets	CC12	Roof forms	W7
Storefront moldings	CC13	Building entrances and loading doors	W7
Architectural ornamentation	CC13	Neighborhood Views and Character Guidelines	W8
Murals and wall graphics	CC13	First floor character	W8
Side of building components	CC14	Views	W8
Rear/alley building facades	CC14		
Building signs	CC14		
Site Design Guidelines	CC15	GREGORY STREET MIXED CHARACTER	
Front facade alignment	CC15	NEIGHBORHOOD	GS1-GG29
Building edge of side lot lines	CC15	Goals for the neighborhood	GS1
Neighborhood Views and Character Guidelines	CC16-CC17	Locator map	GS1
Horizontal alignment of facade elements	CC16	Historical description	GS2-GS11
Maintenance of existing view corridors	CC17	Historic building profiles	GS3-GS9
		Present day (1992) description	GS12-GS13
COMMERCIAL TRANSITIONAL NEIGHBORHOOD	CT1-CT9	Building Design Guidelines	GS14-GS19
Goals for the neighborhood	CT1	Open space and new construction	GS14
Locator map	CT1	Building sizes	GS15
Historical description	CT2-CT3	Building scale	GS16
Present day (1992) description	CT4-CT5	Building height	GS17
Building Design Guidelines	CT6-CT8	Roof forms	GS17
Building height and scale	CT6	Facade lengths	GS17
Building sizes	CT6	First floor building heights	GS18
Building footprints	CT7	Building materials	GS18
Facade materials	CT8	Pedestrian entrances	GS18
Alley and rear facades	CT8	Window and door openings	GS19
Neighborhood Views and Character Guidelines	CT9	Relationships to historic structures	GS19
Views	CT9	Site Design Guidelines	GS20
Overall mass and form	CT9	Building set backs	GS20
		Parking	GS20
WAREHOUSE NEIGHBORHOOD	W1-W8	Neighborhood Views & Character Guidelines	GS21
Goals for the neighborhood	W1	Views of local landmarks and natural features	GS21
Locator map	W1		
Historical description	W2-W3		
Present day (1992) description	W4-W5		

Gregory Gulch Drainage			
Corridor Guidelines	GG22-GG29		
Goals for the Gulch	GG22		
Building Design Guidelines	GG23-GG29		
Development of an amenity corridor	GG23		
Pedestrian walkways	GG23-GG24		
Cross-property connector walkways	GG25		
Treatment of gulch walls	GG25		
Log cribbing	GG26		
Storm drainage pipes	GG26		
Landscaping	GG27		
Pedestrian scale lighting	GG28		
Historical display markers	GG28		
Gathering places	GG28		
Natural rock drop structures	GG29		
Gulch bridging, fluming, covering or channeling	GG29		
PACKARD/HAVILAH STREET NEIGHBORHOOD	P/H1-P/H8		
Goals for the neighborhood	P/H1		
Locator map	P/H1		
Historical description	P/H2-P/H3		
Present day (1992) description	P/H4-P/H5		
Building Design Guidelines	P/H6-P/H7		
Building height and scale	P/H6		
Building sizes	P/H7		
Building footprints	P/H7		
Site Design Guidelines	P/H7		
Pattern of lot assemblies	P/H7		
Neighborhood Views and Character Guidelines	P/H8		
Street character	P/H8		
EUREKA STREET TRANSITIONAL NEIGHBORHOOD	ET1-ET9		
Goals for the neighborhood	ET1		
Locator map	ET1		
Historical description	ET2-ET3		
Present day (1992) description	ET4-ET5		
Building Design Guidelines			ET6-ET7
Range of building types			ET6
Building height and scale			ET6
BUilding footprints			ET7
Building forms			ET7
Site Design Guidelines			ET8
Pattern of lot assemblies			ET8
Neighborhood Views and Character Guidelines			ET9
Views of local landmarks and natural features			ET9
EUREKA/PROSSER STREET RESIDENTIAL NEIGHBORHOOD			E/P1-E/P8
Goals for the neighborhood			E/P1
Locator map			E/P1
Historical description			E/P2-E/P3
Present day (1992) description			E/P4-E/P5
Building Design Guidelines			E/P6
Building height and scale			E/P6
Building footprints			E/P6
Site Design Guidelines			E/P7
Pattern of lot assemblies			E/P7
Neighborhood Views and Character Guidelines			E/P8
Street character			E/P8
Overall mass and form			E/P8
HIGH STREET/NORTHSIDE RESIDENTIAL NEIGHBORHOOD			H/N1-H/N8
Goals for the neighborhood			H/N1
Locator map			H/N1
Historical description			H/N2-H/N3
Present day (1992) description			H/N4-H/N5
Building Design Guidelines			H/N6
Building height and scale			H/N6
Building footprints			H/N6
Site Design Guidelines			H/N7
Pattern of lot assemblies			H/N7
Neighborhood Views and Character Guidelines			H/N8
Street character			H/N8

