

CITY OF BLACK HAWK

Residential Design Guidelines

Historic Homes

- Rehabilitation
- Architecture
- Site Design
- New Construction



Adopted August 24, 2011

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CITY OF BLACK HAWK

GENERAL DESIGN GUIDELINES - RESIDENTIAL

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1 INTRODUCTION

1.1 *Historic Preservation Program*

The City of Black Hawk established the Community Rehabilitation and Preservation Fund and Program to assist residential property owners within the City. The program strives to rehabilitate and preserve houses in Black Hawk that are greater than 50 years old, or are within the National Historic Landmark district as functional, sustainable and habitable.

This program is intended to enhance certain select areas of the City by providing property owners with resources needed to rehabilitate historic houses. The use of funds pursuant to the Program are only for the specific property address and work program approved by the Black Hawk Board of Aldermen, which is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties, and complies with the City of Black Hawk Design Guidelines.

These Design Guidelines were developed to achieve the goal of preserving the City's architectural character with exterior improvements to buildings. The City also desires to have the residences to be comfortable and habitable for residents.



House on Marchant Street Circa 1930s



1.2 Concept of Significance, Integrity, and Period of Significance

There are three major components for any evaluation of potential projects within Black Hawk's historic residential district: significance, integrity, and period of significance.

Significance

Significance refers to the importance of a historic property. A property may be significant in one or more areas, such as architecture as well as a historic theme like commerce or education. Depending upon a property's area of significance, there may be different physical characteristics that are important for a building to retain. For example, a church should retain its steeple, as this is one of the key character-defining features that indicate the building's historic uses.

Integrity

In addition to possessing historic or architectural significance, a historic resource must also possess physical "integrity." Integrity is defined as the "authenticity of a property's historic identity," which is shown by surviving physical characteristics that existed during the property's historic period. Integrity for the National Historic Landmark district is measured in seven areas: location, design, setting, materials, workmanship, feeling, and association. It is not necessary for all seven areas of integrity to be present for eligibility, but the property must retain a sense of past time and place through its physical characteristics. Although the Black Hawk historic preservation ordinance does not specifically discuss integrity for local landmark designation, as a general rule properties should retain some semblance of their original physical appearance in order to qualify for local designation. Proposed projects are carefully reviewed in order to insure that the building as well as the overall National Historic Landmark district will keep their integrity.

Period of Significance

The National Park Service defines the period of significance as the span of time in which a property attained the significance for which it meets the National Register criteria. For Black Hawk's National Historic Landmark district, the period of significance is defined as extending from 1859 to 1918. Thus any buildings, structures, or other historic resources, as well as any alterations or additions, which occurred during this period are particularly important to preserve. Applications which propose alterations to a building constructed during this period will be carefully reviewed, again to insure that the building as well as the larger district remains eligible for historic designation. Anything that was constructed after the period of significance, however, will still be evaluated using similar criteria, but City Council ultimately may be less stringent in their review depending on the historic significance, integrity and condition of the building.

1.3 Secretary of the Interior's Standards for Rehabilitation of Historic Structures

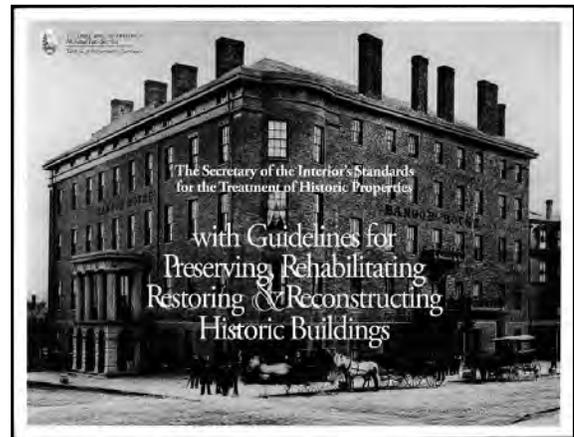
The City of Black Hawk uses the Standards listed below in conjunction with the "City of Black Hawk Design Guidelines", as they relate to process and programs managed by the City of Black Hawk. Following are the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finished, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be

disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Taken from "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings". P. 62. In addition, the 'Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings' published by the Department of Interior in 2011 is also to be used as a reference with these Design Guidelines.



1.4 Design Review Process

The Design Review Process

Every project within the City of Black Hawk must go through a site architectural and building plan review before applying for any building permits.

The Black Hawk office of Community Planning and Development (CP&D) is the agency that works with all property owners or developers (applicants) in the design of new projects.

Below are the steps you need to take to get your project approved:

1. Staff Level Review

Make an appointment with CP&D Staff to discuss your project. Pick up and complete an application incorporating staff feedback.

2. Submit your completed application

In addition to meeting these design guidelines, your project should also meet all of the requirements of the City code. Your completed application should include the following information:

- a. A drawing, picture or scale model, which shows the exterior surfaces of the building as proposed to be constructed, repaired, reconstructed or remodeled, in sufficient detail to depict the finished appearance of the building;
- b. A site plan showing the building's relation to and location on its building site; and
- c. A detailed list of the type of exterior materials and finishes proposed to be used.

3. Historic Preservation Commission Review

CP&D reviews and evaluates the application and makes a formal presentation of your project to the Historic Preservation Commission (HPC). HPC meetings are public meetings held bi-monthly. HPC makes a recommendation to the City Council.

4. City Council Review

Final project approval must be made by the City Council at a public hearing. City Council meetings are public meetings that are held bi-monthly. City Council's approval and issuance of a Certificate of Appropriateness is required before CP&D can issue a building permit. City Council may approve, conditionally approve, or deny a project. You may submit a revised application addressing any concerns of Council.

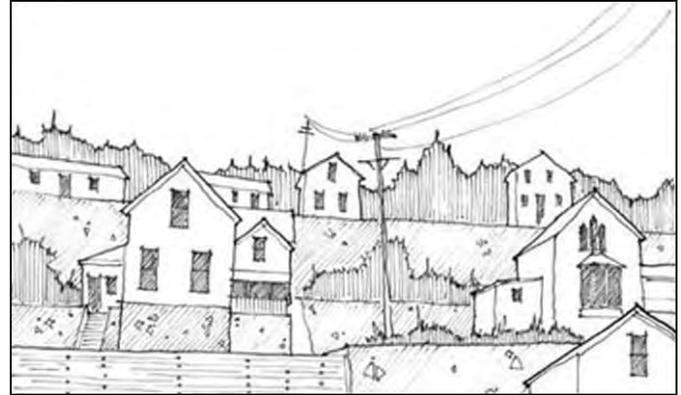
1.5 History of Black Hawk

A. History of Residential Building Design

Residential construction began during Black Hawk's mining camp period in the mid-1800s. This period was characterized by the construction of simple log homes, more or less temporary shelters using easily transportable or readily available materials such as canvas and logs. None of these structures survived because of the lack of care and the less permanent type materials used in their construction. Though men with families were motivated to build more durable houses than the transient prospectors who constructed the most primitive shelters, few women and children lived in Black Hawk during the early years of settlement. Indian attacks on the Plains also interrupted supply lines and sophisticated construction material was unavailable.

The earliest permanent homes were built in a simplified version of the Gothic Revival Style. These houses can be recognized by the steep, central gable roofs and tall narrow windows. The use of a lancet or pointed top window under the central gable was also quite common.

As transportation improved and community stability was established, better craftsmanship, better materials, and more elaborate decorative materials brought in by the railroad brought maturity to the construction trade and higher quality buildings.



Historic Residential Hillside



Modern View of Residences in Black Hawk

Houses in Black Hawk were very primitive as the mining era began but as the affluence of miners and businessmen grew, so did the availability of better materials and more decorative design elements.

1.6 *Historical Overview of Black Hawk Site Design*

Historically, buildings in Black Hawk were located for practical reasons such as proximity to the creek, roads and railroads; to escape industrial noise, waste, and flooding; to moderate the extreme climate and topography; and to gain the best possible access to sunlight in the narrow Clear Creek valley. The landscape was then modified and the buildings designed to respond to the nature and shortcomings of the chosen site.

Between 1900, when the economic fortunes of Black Hawk went into decline, and 1970, when historic survey work began, over half of the city's original buildings were demolished. As a result, the best way to understand Black Hawk's original site planning is to examine the historic photographs of the late 19th century.

These historic photographs show residential neighborhoods located largely on higher ground surrounding the city. The commercial district is densely built around the intersection of Gregory Street, what now is Hwy 119 and Main Streets. Industrial complexes sprawled along the creek among smaller industrial and commercial buildings, with some residences. Institutional buildings dominated the most prominent intersection of the commercial district.

But, as historic photographs show, the compression of these neighborhoods in the narrow valleys still resulted in the close proximity and a remarkable mix of a variety of buildings types.

Early Black Hawk residential areas were scattered on the hillsides out of the way of flash floods, and above the heavy smoke and noise of the mills. They surrounded the core of Black Hawk, appearing on upper Gregory Gulch, Church and High Streets,



Historic Building Placement



Residential Area on Hillside



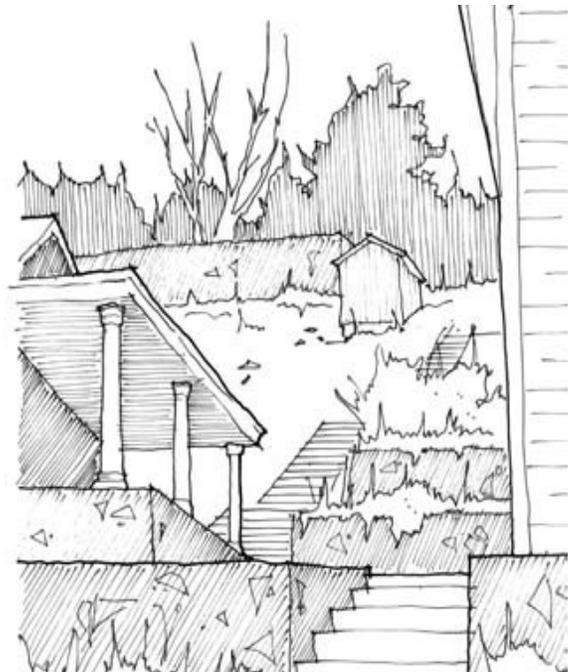
Gregory Street circa 1864

along the south-facing hill above the commercial district, along North Clear Creek, and on the north-facing hillside at the mouth of Chase Gulch and Marchant Streets. A few structures also were located on Upper Bobtail Street, on the north-facing hill above Gregory Street.

The planning of residential neighborhoods responded to the steep terrain of Black Hawk, with narrow streets that followed the gulches and hills. Sometimes these streets were connected vertically with steep wooden staircases. Dry-stacked stone retaining walls or wood cribbing created terraces for building sites and to hold road beds on the steep slopes of the hillside. Streets were often single loaded, meaning that structures are located only on one side of the street.

The homes themselves were generally sited on small, narrow terraced lots, located between the narrow street and a hillside behind. Their entrances were oriented toward the street. Narrow side yards separated most of the houses from each other. Some lots had room for only a small yard and the house itself. Others had outbuildings such as privies, storage sheds and barns. The lot perimeter, especially the front edge, was defined by walls and fences. Many original home sites survived with fences and walls, but most outbuildings have been lost.

In spite of the city's decline and the loss of many houses, the general character of the residential areas has survived, although in a reduced scale.



Staircases Connecting Streets



Chase and Dubois Streets

1.7 Residential Architectural Styles in Black Hawk

By 1880, most of Black Hawk's original log cabins had disappeared and more substantial buildings began to dominate the landscape as families were formed and the affluence of miners and businessmen grew.

Houses were frequently built of frame construction and clad with clapboard siding of various detailing. The primary entrance to the house faced the street, usually with a porch. Windows were vertically oriented, and typically double-hung.

Roofs on all of these type houses were largely wood shake, sometimes with ornamental iron running the length of the roof ridge. Most exterior wood surfaces of primary structures were painted to protect the materials from deterioration.

Out of the City's mining time and the establishment of the residential districts in Black Hawk emerged several different architectural styles including Gothic, Italianate and Vernacular-with vernacular being the most prevalent.

A. Gothic

As the City became more established, the simple Gothic home was embellished with porches, bay windows, double-hung windows and simple paneled doors cased with wood moldings. Ornamental details such as door sidelights and the cut-out trim known as "carpenter's lace" were crafted of wood. Functional louvered wood window shutters also appeared.

In the Eastern United States, houses of this Gothic Style were often stone and built in grand proportions. In Black Hawk, the narrow four-to-six inch exposed wood lap siding was the most frequent exterior material and houses were small, without fireplaces, to conserve heat. A notable few houses were constructed of brick. Houses stood directly on the ground or above masonry foundations.



Houses in Black Hawk were most frequently built of frame construction and clad with clapboard siding. The primary entrance to the house faced the street, usually defined by a porch.



Gothic Style

B. Italianate

Italianate or “four-sided” roofs, with double chimneys mark the Italianate style, the next wave of Victorian-era architecture. Some were built of brick, others were clad with wood lap siding. The Italianate style is noted by several features: tall, narrow windows often topped with a keystone arch, and deep, bracketed cornices. A variant of this style, known as the Villa Plan, appears in Black Hawk. This house is characterized by square towers with pointed edges and ornamental brackets under the eaves.



Italianate

C. Vernacular

There are several styles which fall under the vernacular description. Many of these examples can be found in Black Hawk, including:

1. Ell-Shape (Gable-Front-and-Wing)

The Gable-Front-and-Wing style is the most common in Black Hawk. Generally it has an intersecting gable roof, a porch and a side extension. Most ell-shape houses are one-story; however, one-and-a-half and two-story examples also exist.

2. Gable Front (Gable End)

The gable front house has the gable end of the roof facing the street and is distinguished from rectangular houses by their proportions. Gable fronts have attached porches and reach one-and-a half or two-stories.



Ell Shape



Gable Front

3. Side Gable (Rectangular)

Side Gable houses are simple and rectangular in shape. Most have a gable roof that runs parallel to the street, though a few were placed with gable end toward the street. Though most commonly one-story or one-and-a-half stories, some two-story examples also exist. Porches extend across part or all of the front facade, and sometimes to the side. The rear roof line often had a shed roof.



Side Gable

4. Hipped (Pyramidal)

The Pyramidal house mostly appears to be square in shape, although rectangular examples exist. Porches are usually attached and often extend the width of the building. One story is most typical, although there are a few two-story examples.



Hipped roof

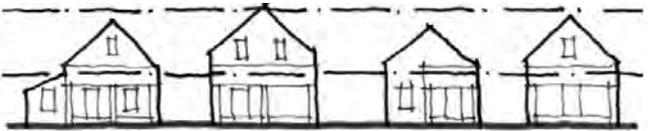
2 SITE DESIGN

2.1 *Building Alignment, Orientation, and Spacing*

The City of Black Hawk Municipal Code establishes Zone District site development regulations. The code regulation must be met to obtain approval on any rehabilitation or new residential construction project. The regulations include but are not limited to use, setbacks and height. The following items are guidelines for residential properties in the City of Black Hawk to be used concurrently with the City Municipal Code.

Historic houses typically were long and narrow, to maximize the use of the traditional 25' by 125' lot size. They were often placed with the narrow end parallel to the street. The placement of existing houses on the block should influence the placement of a new house. The required setbacks for any residential structure will vary depending on which zone district and topography on site.

1. **Respect historic settlement patterns and traditional patterns of building alignment and orientation.**
2. **Maintain traditional set back and spacing patterns.**



Building facades should be aligned with and oriented in the same direction as nearby historic buildings.



Typical narrow historic home.



Maintain traditional set back and spacing patterns.

2.2 Topography and Grade

The natural topography of the mountainsides, as well as several gulches separated by ridge lines, set the tone for historic development of Black Hawk. Their preservation is important. Historically, the hillsides were stripped of trees and frequently disturbed by excavation, but in general the cuts created in the past were less extensive than those that can be accomplished today. To retain a sense of the historic landscape, projects should minimize disruption to the existing natural site features.

When constructing a new building, or rehabilitating an existing residential property, the site plan should address exactly which natural features will be impacted.

1. Existing topography should be maintained whenever possible.

- a. Retain existing natural slope patterns, follow the existing terrain, and avoid rock outcroppings.
- b. Where natural rock remains in stable condition, leave it undisturbed.
- c. Use accepted engineering techniques to avoid or mitigate hazardous topographic or grade conditions.

2. Respect natural site features.

- a. Buildings should be located and designed to accommodate any features or limitations.
- b. All projects must comply with the City's excavation ordinance.



Residences on the hillside respect natural slope



Accommodate natural grade

3. Minimize cut and fill that would alter the natural topography of the site.

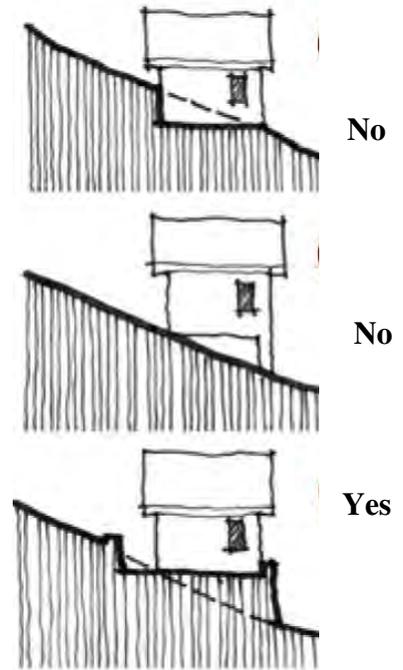
- a. Locate buildings in line with existing contours where feasible.
- b. Use earth berms, rock forms, or stone retaining walls to minimize the visual impacts of cuts.
- c. No slope created by new cuts or fills may exceed 3:1

4. Use terraces for sloped building sites.

- a. Terraces, in which land was built up, were traditionally used rather than cutting into hillsides. This traditional method is preferred.
- b. The use of rock retaining walls, similar to those used historically, is encouraged.

5. All land that is visible from a public way shall be reclaimed in a manner described below.

- a. Preferred reclamation methods are:
 - Plantings, as provided in the landscape standards.
 - Natural rock, in a stable condition.
 - Concrete retaining walls faced with native stone or appropriate wood cribbing.



Minimize cut and fill by locating building in line with existing contours.



Historic home on a traditional terrace.

6. Retain existing natural drainage patterns where possible; design new drainage systems to complement and follow the existing terrain.

- a. Design drainage systems and storm water detention basins as amenities.
- b. Ensure that project plans do not cause water to drain onto adjacent properties.
- c. To preclude water damage to the base of the building, examine the grade of the surrounding site. Re-grade as necessary to ensure that storm water and snow-melt drain away from the building.



Re-grading around a house will prevent water damage to the base of the house.

7. Preserve views of scenic, historic and natural features.

- a. Position buildings on the site to maintain significant view corridors
- b. Screen construction sites that will negatively impact scenic views for more than one construction season.



Projects should not cause water to drain onto adjacent properties, but instead into the street.

2.3 Fencing

Historically, fences were used to define property edges. Fences and railings in Black Hawk were generally constructed of wood and hand rails and posts that were significantly larger than their balusters. Some metal fences also were used. Today, railings and fences of metal, wood and stone walls will be considered. These should be compatible with the historic setting. *Consult CP&D prior to planning a fence project.*

1. **Painted wood, wrought iron, picket, woven wire, rail or stone fences are appropriate in residential-type areas.**
 - a. Wrought iron fencing should be either black or rust colored.
2. **Preserve original fences where possible, replacing only those portions that are deteriorated beyond repair.**
3. **Avoid solid or stockade wood fences, chain link, concrete block, plastic, fiberglass or plywood fences.**
4. **Fences shall be similar to those seen historically.**
 - a. Fences should not exceed 42 inches in height in the front yard, and should not be less than 34 inches in height except variation may occur at grade changes.
 - b. The gap at the bottom of the fence should be minimized. A 4" gap, maximum, is recommended.
 - c. Fence gates should be of metal or wood, or of the same material and design as the fence which they are a part.



Stone walls and metal fences are encouraged in residential areas.



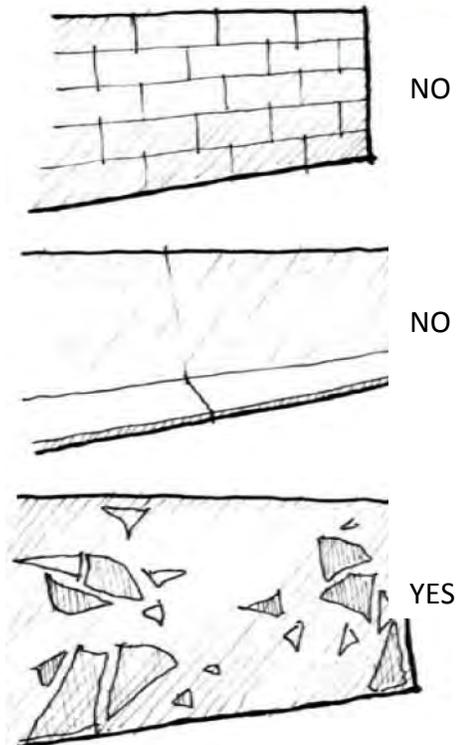
Painted wood picket fences are appropriate.

2.4 Retaining Walls

1. **Historic stone walls and other site features should be repaired or restored, replacing only those portions that are deteriorated beyond repair.**
2. **Native stone retaining walls are encouraged.**
 - a. Stone walls should be similar in appearance to those seen historically, including finishing, joining and height.
3. **Retaining walls should be of dry stone or stone masonry and be compatible with other features onsite.**
 - a. Where any rock retaining walls are removed, an equal amount of rock wall shall be constructed as a part of the project.
 - b. All rock retaining walls shall have a dry stack appearance; false materials are inappropriate.
 - c. Log and railroad ties may be considered on a limited basis as cribbing, provided that the horizontal method of construction is used.
 - d. Unfazed concrete, Jersey Barriers, artificial brick or stone, smooth block or concrete, slump block, stucco and rustic brick are not appropriate for use as retaining walls.
 - e. Sculpted gunite, concrete or “shotcrete” surfaces are acceptable for retaining large newly-exposed hillsides, subject to City review.

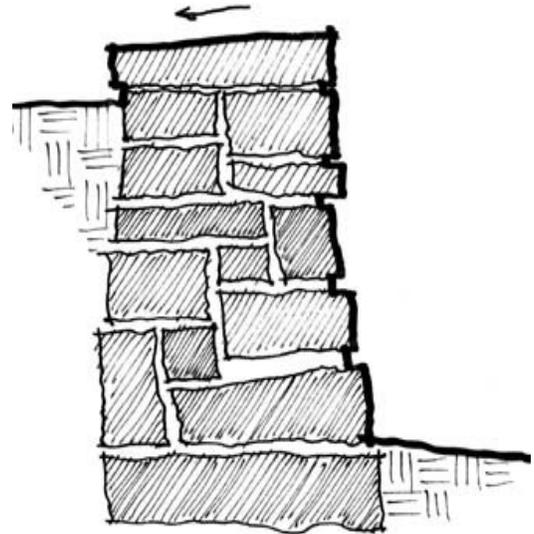


Native dry stack retaining walls like this should be retained.

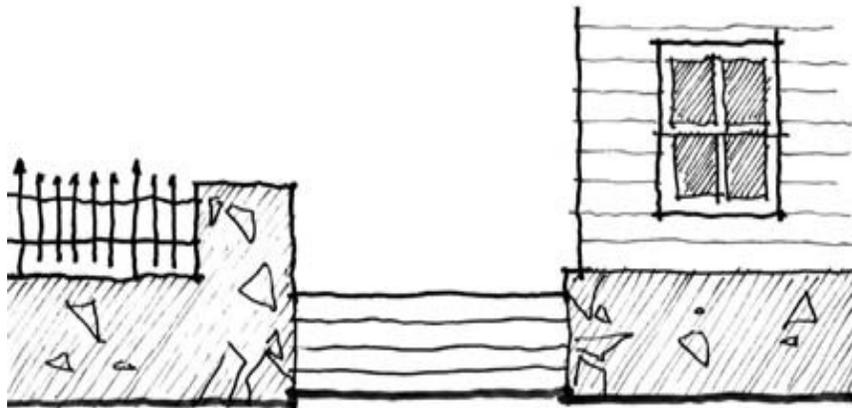


Retaining walls should be of dry-stack stone or stone masonry.

4. Painting or plastering over stone walls is inappropriate.
5. Use walls to prevent erosion and drainage issues.
6. Stone cap elements should be used on top of stone or masonry walls. The cap should be sloped and extend 1"-2" beyond the edge of the wall to allow water to drip off the cap rather than run down the face of the wall.



Slope cap elements should be used on top of walls.



Use architecturally compatible wall materials.

2.5 Landscaping

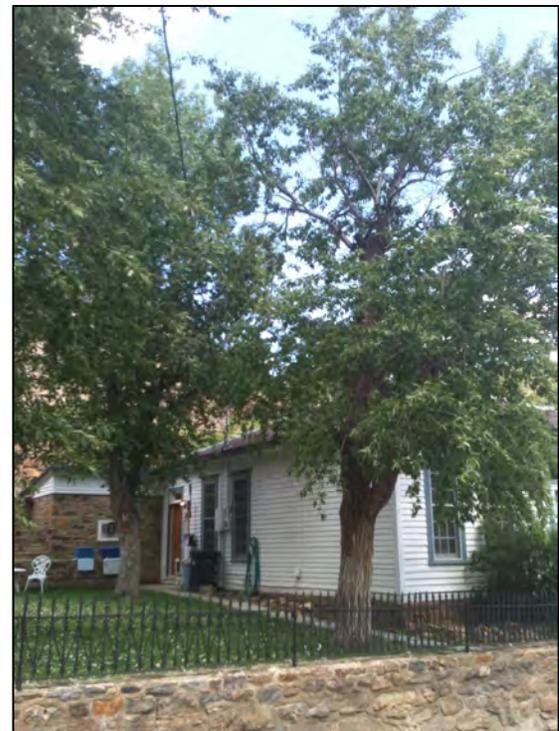
Landscape designs should reinforce the traditional site design characteristics that emerged in the early years of Black Hawk. Generally speaking, the landscaping was simple and modest, reflecting the economy and climate of early Black Hawk. Landscape concepts that convey this simple character are encouraged.

A sense of open yards, use of local materials and similar placement of retaining walls all contributed to a sense of visual continuity in the neighborhoods. Plants and other landscaping elements (fences, walls, steps, walkways, etc.) should be used to create continuity among buildings, especially in front yards.

1. **Maintain established plantings on site.**
 - a. Established trees greater than four inches in diameter or larger than five feet in height shall be preserved.
2. **Protect established vegetation near to any construction to avoid damage.**
 - a. Any adjacent property's landscaping or other site amenities that are impacted by construction activity shall be restored or replaced.
3. **Incorporate plant materials in new landscape designs.**
4. **Consider removing trees that are causing damage to historic buildings and/or walls.**



Residential landscaping



Established trees should be preserved on site.

3 REHABILITATION OF HISTORIC STRUCTURES

This section of the Design Guidelines addresses the rehabilitation of Black Hawk’s historic resources. These are specifically identified as contributing to the National Historic Landmark district, or those over fifty (50) years of age.

According to the Secretary of the Interior’s Standards, “rehabilitation” is defined as facilitating a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

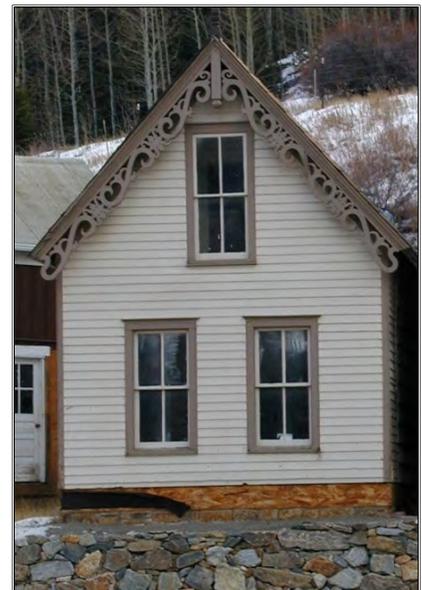
In rehabilitation, historic building materials and character-defining features are protected and maintained as they are in restoration. But when existing historic fabric has become damaged or deteriorated over time, more latitude is provided to replace extensively deteriorated, damaged, or missing features, using either traditional or substitute materials.

Rehabilitation also includes an opportunity to facilitate an efficient, contemporary use for the building through alterations and additions.

If any historic structure is located on the parcel to be developed, it must be rehabilitated as a part of the first phase of development. Rehabilitation of historic resources is a high priority for the City. Rehabilitation of historic structures shall not be delayed for any reason.



House before rehabilitation



House during rehabilitation



House after rehabilitation

3.1 *Appropriateness of Use*

Every reasonable effort should be made to use houses for their original purpose. However, if residential use is not realistic, then a compatible use for a historic house that will require minimal alteration to the building and its site is preferred. Examples of appropriate adaptive uses are a bed and breakfast, a gathering place or a small office. This can be accomplished without radical alteration of the original architecture.

Projects that alter the original appearance in such a way that the historic use is compromised are discouraged. New uses should not drastically alter the historic structure, or the overall historic character of the area.

1. **Seek uses that are compatible with the historic character of the building.**
2. **New uses that require minimal change to the existing structures are preferred.**



Work to provide a compatible use for a house if residential use is not possible



3.2 Roofs

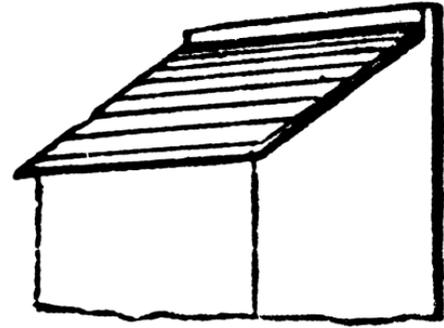
A. Form and Dormers

Because roof forms are often one of the most significant character-defining elements for the simple houses in Black Hawk, their preservation is important. Typical roof forms are gabled, hip, and shed. Gabled roofs are most frequently seen. Most dormers had vertical emphasis, and only one or two were used on a building's side.

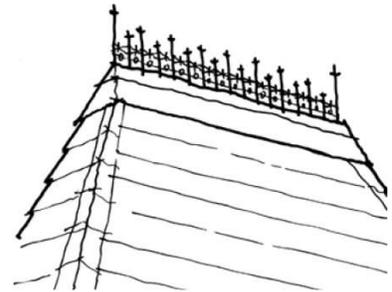
1. **Preserve the original roof form. This includes the roof's shape, and decorative features such as cupolas, cresting, chimneys and weather vanes.**
 - a. Avoid altering the angle and pitch of the roof.
 - b. Roof additions, such as dormers, should be kept to a minimum, and should be set back from the primary facade so that the original roofline is perceived from the street.
 - c. It is appropriate to remove or alter non-historic roofs or roof features from other historic periods such as a later dormer. Photograph and describe materials and features dating from other periods prior to their alteration or removal. If possible, selected examples of these features or materials should be stored to facilitate future research.

B. Materials

1. **Since water damage is the greatest threat to historic buildings, roofs and related flashing should be the first element to be examined for failure and repaired. Leaking roofs can be temporarily held with plywood and building paper until it can be properly repaired.**



Shed roofs may be used for small additions.



Plan projects to respect the character of adjacent historic residential properties such as a bed and breakfast.

2. When repair or replacement is necessary, use materials similar to the original.

- a. Brown and gray were dominant roofing colors in the past because of the predominant use of wood shingles and sheet metal. Although other materials may now be used, brown, copper, and gray are still the preferred colors. However, other neutral or muted roofing colors that blend with the hillside and minimize their visual impact as seen from above may be considered, such as forest or dark green.
- b. Roof materials not visible from a public way or other residential homes may include rolled roofing, built-up tar and gravel, rubber, plastic or fiberglass roofing materials.
- c. When an entire roof needs to be replaced, wood shingles are no longer permitted in Black Hawk due to fire risk.
- d. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
- e. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.



Wood shingles are not permitted due to fire risk



Metal roofs are not preferred on residential structures.



Brown and gray asphalt shingles are preferred on residential structures.

C. Gutters

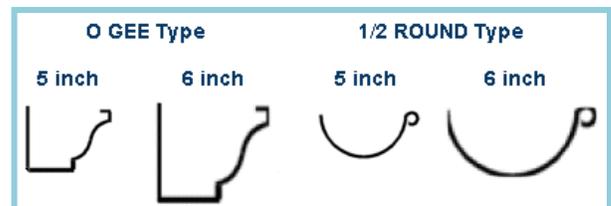
1. Protect and maintain a historic roof by cleaning the gutters and downspouts and replacing deteriorated flashing.
2. Repair damaged, missing, or poorly located and sized gutters or downspouts immediately.
 - a. Replace unrepairable gutters.
 - b. Ensure that all water drains away from the building, adding downspout extensions if necessary.
3. Half round galvanized gutters are historically appropriate and preferred on residential homes, however rectangular gutters are also allowed in Black Hawk. However, other gutters, such as seen in the illustration below, are also acceptable.



Ensure that water drains away from the building-in this case on the outer porch support.



Half round galvanized gutters are historically appropriate.



Examples of permitted gutters.

3.3 Exterior Materials: Wood Siding and Masonry

Wood siding is the predominant building material in residential areas, although there are some examples of brick and stone. Over the years, the brick, stone and horizontal wood-lapped siding has not changed, but the dimension of the materials has. Narrower lap siding, smaller brick and stone used alone or in different combinations now differentiate older homes from newer ones. Brick and stone masonry were traditionally left in their natural state while wood surfaces were painted.

A. Wood Siding

1. **Original historic finish materials should be preserved, rehabilitated and/or repaired.**
 - a. If portions of wood siding must be replaced, be sure to match the lap dimensions of the original.

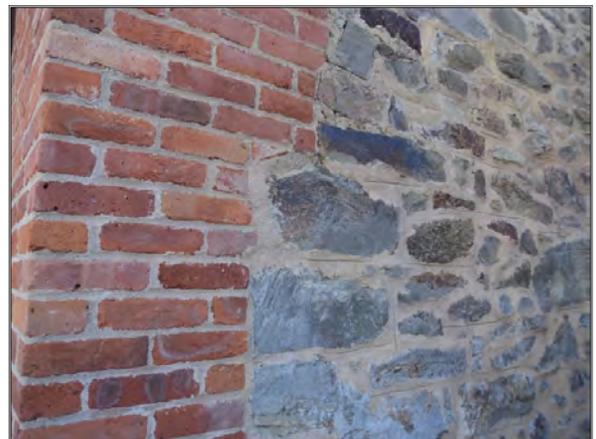
B. Masonry

Brick and stone masonry are porous natural materials that are constantly affected by surrounding air temperature and moisture. Many historic bricks and stones are easily damaged or destroyed over time by water. Some mortars are soluble when exposed to excessive water. Care should be taken to avoid exposing masonry to water.

1. **Natural masonry surfaces should not be painted.**
2. **When possible, remove more recent materials that have been applied on top of historic finishes and that have not achieved historic significance in their own right.**



If wood siding must be replaced, be sure to match the original dimension.



Clean and restore historic brick and masonry when possible.

3. **Preserve sills when possible.**
 - a. Damaged sills should be repaired and gaps between dissimilar materials such as wood and masonry should be cleaned and sealed with an appropriate exterior sealant.

4. **Repair or replacement of mortar should be done by a masonry professional experienced in historic masonry repair.**
 - a. Any mechanical masonry cleaning should be done using the lowest possible pressure.
 - b. Avoid harsh cleaning and paint removal methods, such as sandblasting, that can damage a building's exterior materials and finishes.

5. **Provide weather protection for masonry**
 - a. Avoid the use of penetrating sealers on masonry, which can trap moisture within the masonry and result in accelerated deterioration and possibly interior moisture damage.
 - b. Chimneys are especially vulnerable to deterioration due to their rooftop exposure. Take special care to ensure that mortar and flashing are well-maintained to avoid water infiltration.



Avoid the use of sealers on masonry. This wall is unsealed.

C. Distinctive Details and Features

Historically, houses had ornamental features that defined their architectural style.

When rehabilitating a residential property, take special precautions to respect the historic design character of the building. Do not try to change its historic style.

1. Protect and maintain significant stylistic elements.

- a. Avoid removing or altering any historic material or significant features.
- b. Repair historic building features that are deteriorated where feasible.
- c. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.
- d. Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.

2. Replace missing original features in kind where feasible

- a. Replacement of missing architectural elements should be based on accurate information about original features.
- b. Where reconstruction of an element is impossible, develop a compatible new design that is a simplified interpretation of the original.



Retain historically significant features such as jig-saw ornamentation.



3.4 Doors

Front doors are one the most important features of a historic home. The original size, proportion, placement and details of the door all contribute to the character of the home's entrance. Property owners, who may want to replace their historic door to improve energy efficiency, may find that the energy efficiency of an older door can be improved by weather-stripping and installing an interior or exterior storm door system. *Consult with CP&D staff when beginning to evaluate any type of door or storm door options.*

1. **Retaining and preserving original doors and door openings is preferred rather than replacement.**
2. **Retain and preserve the functional, proportional and decorative features of a primary entrance.**
 - a. Such features can include frames, sills, heads, jambs and moldings.
 - b. Door materials should be wood or appear similar to wood.
 - c. Historic hardware, hinges, locksets, and knobs are door features that are significant and recommended to be repaired and preserved.
3. **Repair damaged original doors and door assemblies.**
4. **Protect historic wood with paint, varnish or other protective finishes.**
 - a. Repair door frames by patching, splicing or reinforcing them.
 - b. Avoid any removal of historic materials and hardware.
5. **Avoid changing the position of historic doors.**
 - a. This is especially important on significant facades.
 - b. Also avoid adding additional doors to facades that are visible from the street.

6. **When replacing doors, use designs similar to those found historically on comparable buildings in Black Hawk.**
 - a. Use doors that are similar in size and shape to those found historically along the street and consider the pattern of placement, proportions, style and the materials of doors.
 - b. Simple paneled doors were typical.
 - c. Contemporary ornate doors are discouraged on "contributing" buildings, unless photographic evidence can substantiate their historic use.
7. **If heat loss or energy conservation is a concern, consider installation of a storm door instead of replacing a historic entry door.**
 - a. A wood storm door is preferred. A colored metal storm door, featuring a simple design, may be appropriate.
 - b. Screen doors with security bars are not preferred. Door materials which are architecturally compatible with the design features of the primary building on the site, or with the streetscape and landscaping of the site, should be used.



A typical simple paneled door.



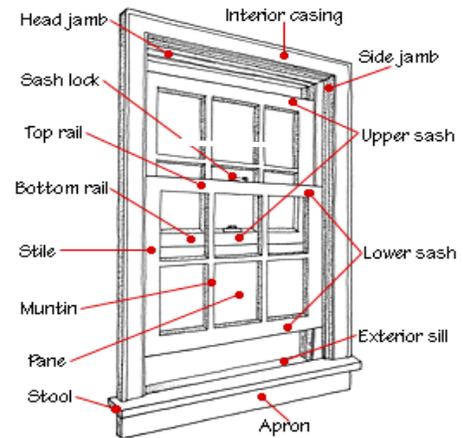
Preferred style of storm door if absolutely needed.



Consult with CP&D before installing this type of door.

3.5 Windows

Historic windows contained true framing members supporting individual pieces of glass, as well as a surrounding frame that provided definition to each opening. The various arrangements of the parts of the window, as seen in the illustration to the right, reflected the architectural style of the house. Historically in Black Hawk, there was both divided light and simple double-hung, 1 over 1 windows.



Retain the functional and decorative features of historical windows.

A. Window Preservation

1. **Identify, retain and preserve the functional and decorative features of windows found historically.**
 - a. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings and interior and exterior shutters and blinds.

B. Window Repair

1. **Protect historic wood by painting.**
 - a. Repair frames and sash by patching, splicing or reinforcing.
 - b. Avoid removal of historic materials.

C. Window Replacement

1. **If replacement is necessary, replace in-kind. However, window materials that appear similar to wood may be considered on a case-by-case basis.**
 - a. Wood windows are preferred, however metal or clad windows may be considered if the dimension of their frame elements, and their finishes, appear similar to that of wood.

2. **Use windows that are similar in size, proportion and orientation to those seen historically on houses in the neighborhood.**
 - a. Double-hung windows, with frame dimensions that are similar to those used historically, are encouraged.
 - b. More flexibility is allowed on sides of the building that are less visible from the public way.
3. **Avoid changing the position of historic windows.**
 - a. Avoid adding new windows to facades visible from the street.
4. **Maintain the historic subdivisions of windows.**
 - a. Replacing multiple panes with a single fixed pane is inappropriate.
 - b. Where multiple-pane windows are appropriate, true divided lights are preferred. This especially true for windows that are at ground level and close to sidewalks and walkways where the window details may be clearly seen by the public.
 - c. Do not use "internal" muntins that are stuck between two layers of glass. Snap-in muntins may be used on larger areas of glass in new construction, provided they are installed on both sides of the glass.

5. Install storm windows on the interior where feasible.

- a. Where exterior storm windows are necessary, wood windows with sash matching that of the original windows are most appropriate.
- b. Aluminum storm windows may be appropriate if the frames match the proportions of the original windows and if the frames are anodized or painted so that raw aluminum is not visible.
- c. Make windows weather-tight by re-caulking, and replacing or installing weather-stripping.
- d. Storm windows and caulking will make the historic windows more energy efficient.

6. Genuine, transparent glass shall be used in all windows and doors.

- a. Plastic and Plexiglas are inappropriate.
- b. Opaque materials, reflective, metallic finishes, and tinted materials are inappropriate.
- c. Locating glazing to improve and enhance energy conservation is permitted on a limited basis.

D. Awnings

Historically, awnings and canopies were not seen on residential building types in Black Hawk. It is only appropriate to use these features on commercial building types today.

E. Shutters

Shutters, if they are used, should be sized to match their windows and be operable.



Wood windows are the preferred windows. Consider keeping historic windows before replacing.



Protect historic wood by painting.



Example of inappropriate shutters.

3.6 Porches

Porches are one of the most important character-defining elements of a residence, particularly front porches. Their general characteristics should be preserved. This includes wood posts along with wood decking material.

1. Original porches should be preserved.

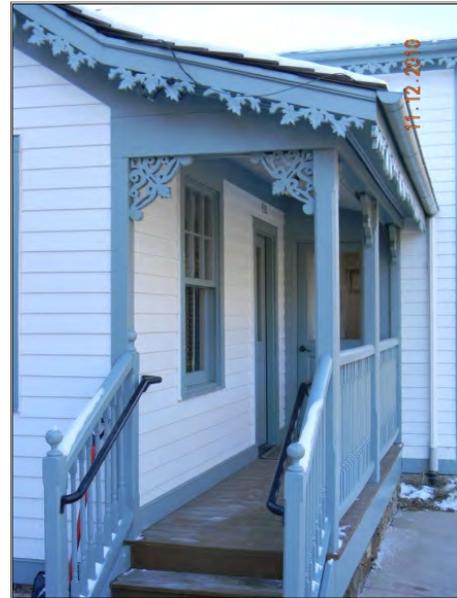
- a. Original porch elements such as railings, balusters and columns should be preserved.
- b. Replace missing features with like materials, proportions and spacing.
- c. Due to the harsh climate conditions, synthetic material may be considered on a case by case basis.

2. Avoid enclosing historic porches.

- a. If they must be enclosed, recess it from the supporting posts and railings so the original porch is perceived.
- b. Enclosures should appear darker than the original porch, giving the appearance of a shaded porch.

3. Reconstructing a missing historic front porch is encouraged.

- a. The replacement porch should be based on documented evidence of the original porch.
- b. In the absence of documentation, design a simplified version of porches found on houses of similar age and style.



Original porches should be preserved.



Maintain the height, detail and spacing of the original balustrade if replacing a porch.

3.7 Decks

Decks were not found on historic buildings. If a property owner elects to construct a deck on a historic house, care needs to be taken to ensure the deck design fits the historic character of the house.

1. **Minimize the visual impact of any decks.**
 - a. It is preferred that decks be constructed at the rear of the house.
2. **Decks should be subordinate to the house in terms of scale and detailing.**
3. **First floor decks are inappropriate on the front façade.**
4. **Railings should be similar to historic railing heights.**
5. **Decks should be painted or stained to match the exterior color of the house, but will be reviewed on a case by case basis.**
6. **Materials with a synthetic look should be avoided, but will be reviewed on a case by case basis.**



Decks should be painted or stained to match the exterior color of the house.

4 Paint, Paint Colors and Lead Paint Issues

Historically, most wood surfaces on the exterior of buildings were painted in Black Hawk to protect the materials from weathering and to provide a historic appearance. This was especially true in the residential areas. Paint colors must be approved by the City through a Certificate of Appropriateness process prior to paint application. A historic color palette is on file in the CP&D office to use to select paint colors. ***Prior to painting a house in Black Hawk, please consult with CP&D as well as the City's Painting Guidelines.***

1. **Prepare the exterior before painting.**
 - a. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.
2. **Select a climate appropriate exterior paint.**
3. **Only approved sealants and paints are permitted.**
 - a. Use compatible materials – some latex paints will not bond well to earlier oil-based paints without the use of a primer coat.
 - b. Follow manufacturers' recommendations.
4. **All exposed wood surfaces, including siding, porches, fences and ornamental trim, must be painted. This applies in all residential zone districts.**

4.1 Color

Black Hawk does not specify colors for buildings. However, there are certain ranges of colors and methods of combining them that Black Hawk does promote through guidelines that focus on the manner in which color is used, rather than on specific colors themselves. When in doubt it is best to assume a low profile color scheme design. Using the historic color scheme is encouraged.



Prepare the exterior before painting.



Use of multiple colors in a historic color scheme is encouraged.

When renovating a historic building, first consider returning to the original color scheme. To accurately determine the original color scheme requires professional help, but scraping back paint layers with a pen knife may reveal earlier colors of paint. Since the paint will be faded, moisten slightly to get a better idea of the original hue. It isn't necessary, however, to use the original color schemes of the building. An alternative is to use colors in ways that were typical of the period, and with them create a new color scheme.

In short, the design color schemes need to be careful to highlight, not diminish, the architectural character of each house. Black Hawk generally desires color schemes that do not emphasize overly bright or neon bright type of appearances. Colors that emphasize historical character are preferred. The following guidelines for use of color shall apply.

1. Use historic color schemes.
2. Develop a color scheme for the entire building that coordinates all the façade elements.
3. Use muted colors for the base and brighter colors for accents.
4. Leave natural masonry finishes unpainted when feasible.

4.2 Lead Paint

The City will conduct lead clearance testing on all restoration and preservation grant projects upon completion of the job. Per the EPA-Renovation, Repair and Painting Final Rule (40 CFR 745) all renovations conducted for compensation, MUST be performed by Certified Firms using Certified Renovators. All contractors and subcontractors need to follow the EPA-RRP rules and regulations.

Please refer to the City of Black Hawk Community Rehabilitation and Preservation Fund Guide to Programs for more details on painting a historic home.



Muted colors are preferred for the base color of most buildings.

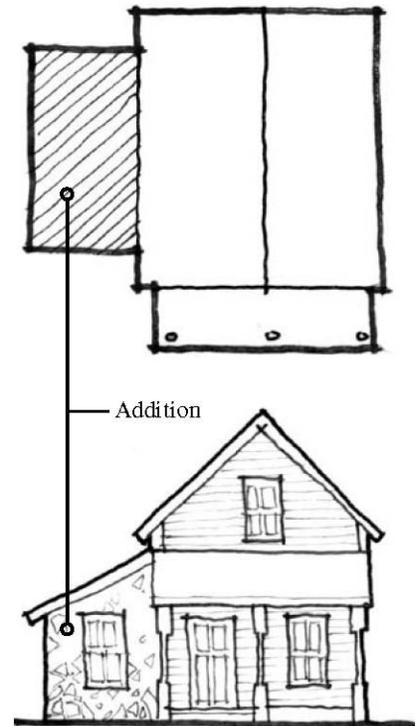


5 ADDITIONS TO HISTORIC STRUCTURES

Many historic have achieved significance over time, and represent changes to the building and the city. These additions should be preserved.

However, other additions are not historic, and detract from the historic building. Below are ways to determine the appropriateness of the addition, and if planning a new addition, how to take into account the effect on the historic building.

1. **Preserve older additions that have achieved historic significance in their own right.**
 - a. Examples may be a porch or a kitchen wing that was added to the original building early in its history. .
 - b. Most alterations 50 years and older have achieved historical significance.
2. **More recent alterations that are not historically significant may be removed.**
3. **Design additions to historic buildings so that they do not destroy or obscure any significant historic architectural or cultural material.**
4. **In theory, additions should be “reversible” such that a future owner could restore the building to its historic condition.**
5. **Additions should be compatible in size and scale with the main building and surrounding neighborhood.**
 - a. Additions should be visually subordinate to the primary historic building. Set back and step down additions from primary facades, or set them apart from the main building and connect them with a “link”.



1. *Preserve older additions*



Breaking additions into smaller visual modules is encouraged.

6. **Additions should be made distinguishable from the historic building, while also remaining visually compatible.**
 - a. A subtle change in materials, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.
7. **Respect historic alignments that may exist on the street when planning additions.**
8. **Respect traditional entrance patterns when planning additions to buildings.**
 - a. Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.



Example of a set back addition.

6 HISTORIC ACCESSORY STRUCTURES

Historic accessory structures are part of the character of a neighborhood, and their continued use is encouraged. Secondary outbuildings were constructed in wood, with simple designs.

6.1 *Preservation of Historic Accessory Structures*

1. The preservation of accessory structures is strongly encouraged.
 - a. Historic sheds and outhouses should be maintained.

6.2 *Rehabilitation of Historic Secondary Structures*

1. Repair deteriorated historic building features when feasible.
 - a. Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.
2. Replace missing original features in kind when feasible.
3. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.
4. Replacement of missing architectural elements should be based on accurate information about original features.
5. Where documentation is lacking on a missing element, develop a compatible new design that is a simplified interpretation of the original.



.Mine entrance on a residential property

7 MISCELLANEOUS

7.1 *Energy Efficiency, Solar Panels, Sky Lights*

Every year new and sustainable technologies are introduced, helping homeowners and municipalities decrease their energy costs and also adding to the growing list of modern conveniences. Examples of such technological advances include but are not limited to solar panels, skylights, satellite dishes, radon devices and antennae. In addition there have been advances in heating and ventilation systems. None of these features need detract from a historic property. The Design Guidelines are not intended to discourage alternative energy sources or modern conveniences; however, they should be incorporated inconspicuously into building design.

1. Solar access should be maximized for all properties in Black Hawk.

- a. Minimize shading of adjacent properties. In some cases, Black Hawk may ask for shading studies to determine the shading impact of a proposed development.
- b. Flat skylights mounted flush with the roof may be considered. Bubbled or domed skylights are not appropriate. Skylights should not be visible on primary facades of buildings.
- c. Locate solar panels so they are not visible from the street.
- d. Solar collection devices that are not attached to the building should be located only in the side or rear yards and screened, when feasible.



Flat skylights mounted flush with the roof may be considered.



Mount solar devices where they are not visible from the street such as on the side roof of a house.

7.2 Mechanical and Utilities

1. Minimize visual impact of modern conveniences.

- a. Avoid damaging historic materials in when adding new mechanical and electrical systems.
- b. Visually screen service equipment, including transformers, window air conditioning units, condenser elements, any vents and radon mitigation devices, or locate them out of public view.
- c. Exposed hardware, frames and piping should have a non-reflective finish and be consistent with the color scheme of the building and the landscape near to the house.
- d. Antennas and satellite receiving dishes should be located where they are not visible from any major street or pedestrian walkway, when feasible.

2. Minimize the appearance of utility lines and service boxes.

- a. All new utility lines shall be underground.
- b. Utility meters and utility access fixtures, transformers, terminals, etc. shall be located away from pedestrian areas and main entrances.
- c. Ground mounted mechanical equipment should be screened with a fence or plant materials, or it should be housed in a structure which blends in with the surroundings.
- d. Exposed roof top equipment is not allowed.
- e. Wind powered generators or other energy devices should be located in rear or side yards away from public view. Their height will be determined by the height of the principal structure and they should be painted to blend with or match the adjacent buildings or natural surroundings.



Locate satellite dishes where they are not visible from the street, such as the back side of the roof ridge.

7.3 Radon Mitigation

Radon is a naturally occurring radioactive gas produced by the breakdown of uranium in soil, rock and water. Air pressure inside your home is usually lower than pressure in the soil around a home's foundation. Because of this difference in pressure, a home acts like a vacuum, drawing radon in through foundation cracks and other openings. Radon is non-visible, odorless and tasteless, but according to the Environmental Protection Agency and the Surgeon General radon may be a problem in residential homes. Radon is the second leading cause of lung cancer and because of this the Surgeon General and EPA recommend testing for radon and reducing radon in homes that have high levels.

The City of Black Hawk has established a Radon Mitigation Fund (the "Radon Fund") that is intended to partially reimburse property owners for the installation of radon mitigation systems in existing homes within the City.

Please refer to the Radon Mitigation Fund Guidelines for specifics on this program and how to locate the exterior components of a Radon Mitigation System.

7.4 Exterior Lighting

Historically, there was very limited site lighting in residential areas. The city realizes that for safety reasons, residents prefer to have more site lighting. In providing exterior lighting on residential properties, the impact the site lighting will have on adjacent properties needs to be considered.

- 1. Lighting fixtures should contribute to the overall historic character of a house or neighborhood.**
- 2. Lighting should be functional not just historically decorative.**
- 3. All lighting should focus downward.**



Radon mitigation system device.

8 NEW RESIDENTIAL STRUCTURES

In order to protect the integrity of the historic district, new construction should be distinguishable from historic structures, while also being compatible with the historic architecture. Designs that convey historic styles used in Black Hawk may also be appropriate as long as they are distinguishable as new. New buildings should protect and reinforce the historic architectural character of Black Hawk, avoiding styles and details that were not present in the city's past.

8.1 *Distinction from Historic Structures*

Although new residences must be compatible with the historic district, they should also be recognized as new construction. Exact replicates of historic buildings can create a false history.

1. **New buildings that are contemporary but compatible are preferred.**



New construction should be distinguishable from historic structures but incorporate historic architectural elements.



Avoid designs that confuse the character and interpretation of Black Hawk's historic architectural character.

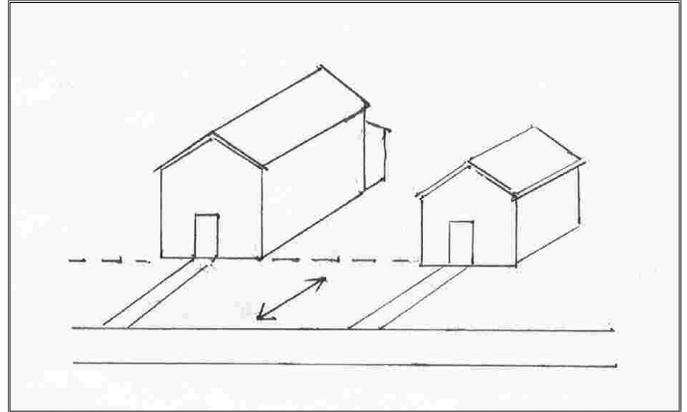
8.2 Site and Setting

The placement of any new house on a street should be influenced by the placement of surrounding historic homes. Although the placement of Black Hawk's historic homes on the lots varied slightly, there is a definite setback pattern present in the historic residential districts.

New houses should be sited on a lot so that mature trees and other site features can be preserved. New houses should not overpower the street or the surrounding historic character.

1. Follow the design guidelines in *Section 2 – Site Design* when planning a new residence.
2. New houses should retain the proportion of built mass to open space found on surrounding historic properties.
3. Minimize effects upon historic resources in the area.
 - a. Identify all existing historic resources including rock walls, outbuildings and mining features. Minimize impact when planning new construction.

The City of Black Hawk establishes minimum setback regulations for each zone district. Please consult the Zoning Code for more specific setback information.



New construction should have similar setbacks to the surrounding historic home.



Design and site new houses similar to those seen historically.

8.3 Height, Mass and Scale

Historically, City of Black Hawk residences were one to two stories tall. Property owners often expanded small houses by building smaller wings or rear additions onto the main structure. Due to the typical 25-foot lot width, many historic Black Hawk houses are small in scale; some are only 18 to 20 feet wide.

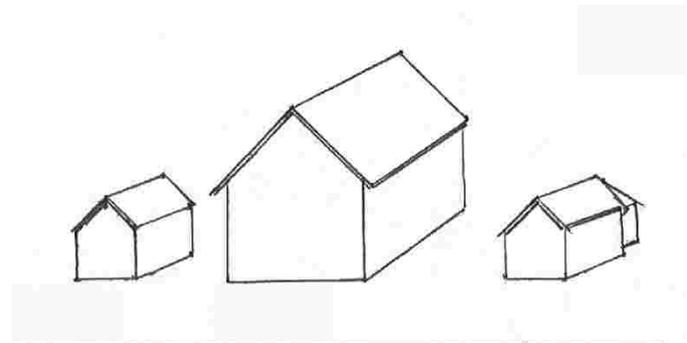
Today, larger residential construction may be possible because larger lots are available through consolidating the historic 25-foot-wide lots. Nevertheless, the width, scale, and massing of a new house should complement the neighboring historic dwellings. Also, new buildings should not overwhelm historic structures in terms of building height, but rather should be within the range of heights historically found in the vicinity.



Historic narrow lots have been combined to create larger parcels of ownership.

When building a new house, remember to maintain a historically similar:

- Height
- Scale
- Mass
- Length
- Width
- Proportion
- Window to wall ratio



The scale of a new house should not overwhelm the historic houses nearby.

A. Height

1. New construction should preserve the historic scale of the block and of the zone district.
2. Maintain the alignment that is created by the similar heights of primary roofs and porches.

When considering building heights, also refer to the City's Zoning Ordinance, which sets limits on construction heights and setback to property lines; note that the height limit is a maximum which cannot be exceeded but may theoretically be achieved under certain combinations of development concepts. It is not a guaranteed building height.

Maintain the alignment that is created by the similar heights of primary roofs and porches.



Breaking a home into smaller visual modules is encouraged.

B. Massing and Scale

The overall perceived size of the building is the combination of height, width and length. New buildings should appear to be similar in scale and mass to the historic context of the respective zone district. New structures should not overwhelm historic buildings. The perceived width and length of new buildings should not be appreciably greater or smaller than historic buildings in the neighborhood.

1. Respect the typical scale and proportion established by historic structures within the relevant residential area.
2. Design new structures in lengths and widths that appear similar to those found historically in the zone district.
3. Design overall façade proportions to be similar to those of the historic buildings in the zone district.
4. Break a larger-sized new house into visual modules to compliment the smaller scale of historic dwellings.



Maintain the alignment that is created by the similar heights of primary roofs and porches.

8.4 Exterior Materials: Wood Siding and Masonry

The limited palette of building materials used historically is one of the most distinctive features of the historic residential areas in Black Hawk. Historically, houses used natural materials, primarily wood and stone, with a few brick examples.

New construction building materials should appear similar in scale, color, texture and finish to those seen historically in the area. These materials include horizontal wood clapboard siding, native stone and brick.

- 1. Use materials that are similar in scale, proportion, texture and color to those found in Black Hawk’s residential areas.**
 - a. Use traditionally sized building materials. Avoid overly large or modern materials.
- 2. Imitation or synthetic materials such as aluminum or vinyl siding, made to look like wood siding are inappropriate. Other inappropriate wall finishes include diagonal board and batten, vertically or diagonally sawn wood, plywood panels, lap siding wider than 6 inches, rough wood shakes, concrete bloc, stucco, “rustic” or used brick, asphalt shingles or panels.**
- 3. Refer to section 4 – Paint, Paint Colors and Lead Issues for paint guidelines.**



Use materials that appear similar to those seen historically.

8.5 Key Architectural Elements

Windows, doors, porches, and roofs are usually the most significant character-defining elements for any residence. These features on new residences should complement the historic district. In addition to the guidelines below, also see the corresponding subjects in Section 3.

1. Windows and doors should be compatible with the adjacent historic buildings.
 - a. Maintain the pattern of solid to void found on the facades of the adjoining buildings.
 - b. Window and door materials should be similar to the surrounding buildings.
2. Use roof forms that are found in the district.
 - a. Oversized dormers are not allowed.
3. Porches should be similar in scale and details to historic porches in the district, and should also compliment the new building.



Define entrances with one-story porches



Good

Good

Bad



A typical simple paneled door is the preferred style of door for new construction.

9 New Garages and Accessory Structures

Secondary structures are a part of the neighborhood character. Their continued use is encouraged. By dispersing uses into a complex of detached structures, the overall perceived mass of the development is minimized.

9.1 Garages

1. Minimize the visual impacts of garages.

- a. Locate garages so they do not dominate the primary façade.
- b. Minimize garage door widths.
- c. On larger lots, orient garage doors such that they are perpendicular to the street, to minimize their visibility.
- d. Garage doors that appear similar to historic carriage house doors are encouraged.
- e. Use materials and colors for doors that are similar to that of the primary wall surface.

2. Blend materials used for carports with those seen historically.

- a. Carports must be made of wood
- b. Metal and cloth carports/structures are not permitted.

9.2 Accessory Structures

1. Minimize the visual impact of new accessory structures.

- a. New accessory structures should generally be located at the rear of the lot.
- b. New accessory structures should be subordinate to the house and garage in size and scale.
- c. Materials should be compatible with those found on the primary structure and those found throughout the district.



Use wood materials to construct a garage or carport



Metal and cloth structures are not permitted

10 Relocation of Historic Buildings

In some rare cases, a historic building may be considered for relocation to an appropriate setting. In these cases, it is preferred that the building be moved intact. If moving the entire building is not feasible, then it may be necessary to move portions of the structure separately, and re-assemble it on the new site. This process is not the same as demolition. The intent is to relocate the building and reinstate it in a condition as close to the original as feasible. It requires special care to assure that disassembled materials are properly managed during transit and re-assembly. Reasons that may justify moving a historic structure:

- The building is historic, but research shows that it has been repeatedly relocated and therefore possesses no integrity of location.
- Relocation is the only means of saving the building from certain loss by natural agents; e.g., stream meandering, water runoff or unstable soil conditions; or large-scale, man-made projects, e.g. highways. In these instances, relocation is viable mitigation measure.
- The building in question intrudes on public right-of-way.

Relocation is a serious action and City Council will consider approval only if all these questions can be answered affirmatively:

1. Will the original building and site condition be accurately recorded before removing the structure from its existing site?

Detailed photographs, notes, and drawings must be prepared which accurately record the exterior design, character of interiors, finishes, and general structural system. Reference measurements should be included of overall building dimensions, setbacks, and relation to adjacent buildings. A copy of

this documentation must be filed permanently with the City and the Colorado Historical Society.

2. Will moving procedures protect the historic elements of the building?

A clear sequence of steps must be described for how the building's materials or elements will be protected, including any elements that will be removed, labeled, and stored for re-assembly at the receiving site.

- Removal procedures must be designed to minimize damage to the historic materials.
- Any building components that are to be disassembled must be labeled using a system that will assure accurate reconstruction.
- A plan for storing the building and its components must provide for their shelter from weather or vandalism.

3. Will the relocation site provide an appropriate context for the building?

The new site should convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, and age. The building should be located on the site in an orientation similar to the original setting.

4. Is there a commitment to complete the relocation and subsequent rehabilitation of the building?

The City must have a strong assurance that the rehabilitation project will be followed through to completion. It is not the intent to allow buildings to be relocated to facilitate development on the original site without assurance of proper preservation of the historic structure. The city may consider these options as demonstration of a commitment to complete the project:

- A performance bond, in an amount adequate to cover the estimated cost of the relocation and rehabilitation may be required. The city may use the bond to

complete the work if rehabilitation does not occur in reasonable time.

- Proof of secure project financing may be required. Where there is a strong demonstration of the financial ability to complete the rehabilitation, and a reliable loan schedule indicates a likelihood of the project moving ahead, this may be acceptable.

5. Will new replacement materials be kept to a minimum in the rehabilitation process?

In relocating a historic building, it may be necessary to remove subordinate additions or decorative trim during the move. The city prefers that these materials be preserved and reassembled at the new site and discourages replicating original elements in new materials simply as a matter of convenience. Although the City recognizes that it is impossible to predict exactly how much replacement material may be required on a project, it expects a good faith effort to retain as much of the original material as possible.

6. Have all alternatives to relocation been reasonably considered?

Options that should be considered prior to relocation to another site are:

- Restoring the building at its present site.
- Stabilizing the building from deterioration and retaining it at its present site for future work.
- Incorporating the building into a new development on the existing site.

7. Is the structure threatened by further deterioration if relocation does not occur?

If the building will continue to deteriorate through neglect, or if it is particularly susceptible to vandalism, then relocation may be acceptable.

8. Is the proposed rehabilitation plan appropriate for the building?

The City must have assurance that the proposed design for the building and its site will be reviewed using appropriate guidelines for rehabilitation of historic buildings. This may include the following:

- Consideration of appropriate design alterations to the building
- Consideration of appropriate technical rehabilitation procedures for maintenance and repair of historic building materials
- Consideration of the site planning for the building
- Consideration of the design and character of adjacent buildings and site features
- Consideration of new construction proposed for the site.

9. Is there adequate assurance for continued preservation of the building at its relocated site?

The City will seek assurance that the historic building will have a viable use in the development of the site that will assure its continued maintenance after the approved rehabilitation work is completed.

10. Approval by City Council for temporary relocation of a historic structure will occur only if the historic structure has been incorporated into the proposed plan as a restoration project.

Temporary Relocation of Buildings for Interim Construction

In some cases, it may be necessary to temporarily remove a historic structure from its site in order to facilitate construction of additions. City Council will consider such proposals on a case-by-case basis, and will use the following criteria, all of which must be answered affirmatively:

- Is the move technically necessary to accommodate improvement that will enhance the preservation of the structure?

- Are adequate methods proposed that will protect the building during moving and while storing off-site?
- Is there assurance that the project will be completed, that the structure will be returned to its site and rehabilitated?

In considering these proposals, applicants should submit a written description of the procedures they propose to use. Illustrations describing the process may also be required.

11 Demolition Review Criteria and Standards

It is vital that all of the historic structures in Black Hawk be preserved wherever feasible to preserve the integrity of the historic district. Demolition of historic buildings is therefore strongly discouraged. However, where applicants do request a Certificate of Appropriateness for demolition of a historic structure, the following criteria and standards may be used by City Council, with its deliberation based on the appropriate process in the municipal code. Please refer to the Black Hawk Municipal Code for a complete list of requirements.

11.1 Submittal requirements for proposed demolition.

An application for a Certificate of Appropriateness for demolition of a historic structure shall include the following information, which answers the questions listed below.

- a. All plans, drawings and photographs documenting the existing condition and the proposed new construction shall be submitted by the applicant. “Does the information adequately describe the proposed work? Does the information adequately document the existing condition?”
- b. Information shall be presented at a public hearing held concerning the proposed work.
- c. The purpose of the City’s preservation ordinance. “Does the demolition meet the intent of the City’s preservation ordinance?”
- d. Compliance with the ordinances of the City and the payment of all fees required by the ordinances of the City. “Does the project comply with other regulations?”
- e. The historical and architectural style, the general design, arrangement, texture, materials and color of the historic building; its relationship to the other buildings within the City and the position of the building, structures,

park or open space in relation to public rights-of-way and to other buildings and structures in the City. “Would removal of this historic structure affect the relationship of similar buildings in the area? Is the new design proposed in its place compatible?”

- f. The effects of the proposed work upon the protection and preservation of the historic fabric of the City which cause it to possess a special character or special historical or aesthetic interest or value. “Would demolition of the historic building reduce the percentage of historic buildings in the district and weaken the overall integrity of the district, thereby negatively affecting the City’s special historical value?”
- g. The City of Black Hawk Architectural Design Review Standards. These standards include the “Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings” which state that “Every reasonable effort should be made to provide a compatible use for a property which requires minimum alteration of the building, structure, or site and its environment,” and that “The distinguishing original qualities of the character of a building, structure, or site and its environment should not be destroyed.”

11.2 Criteria for determining appropriateness of proposed demolition.

In determining the appropriateness for a proposed demolition of a historic structure, the City Council shall consider the following:

- a. ***The criteria for determining the appropriateness of the demolition are:***
 - Consider the adaptive use potential of the historic structure. Is it suitable for viable uses?
 - Are viable uses allowed by zoning?
 - Are there precedents for other uses?
 - Will the building be adequately documented if demolition is approved?

b. The criteria for determining the appropriateness of proposed new construction replacing the historic structure are:

- Is the new development approvable under other codes?
- What is the assurance that the new project will be completed?

c. Whether the historic structure has been maintained as provided in this ordinance:

- Is the building presently occupied?
- Has the structure been maintained?
- Is the structure deteriorated but repairable?
- Has the structure deteriorated due to neglect and is it beyond repair (demolition by neglect)?

d. Whether the preservation of the historic structure is technologically and economically feasible:

- Is it technically feasible to rehabilitate the property?
- Can structural systems be improved to enhance stability?
- Is weatherproofing feasible to establish a more weather-resistant enclosure?
- Can code compliance be enhanced in the process of rehabilitation?
- Is it economically feasible to rehabilitate the property?
- Can reasonable return/value be achieved with the rehabilitated property?
- Is there a reasonable market for the property?

11.3 Demolition plans for partial demolition

In some cases removal of a portion of the historic structure may be considered, where it is necessary in order to enhance the function of the remainder

of the historic structure. This may be considered where:

- a. At least 75% of the building's exterior walls will remain intact. (A portion of these may become interior walls in the process.)
- b. At least 75% of the building's structural system will remain intact.
- c. The alteration will not significantly alter the primary character-defining features of the building or its primary facades.
- d. The proposed actions would meet all other criteria in the design standards.

11.4 Documentation

Proposals for partial or complete demolition must contain sufficient information to describe the action in order to be considered. The documentation must include the following:

- a. Building plans showing existing condition and indicating the portions proposed for removal.
- b. Building elevations describing the demolition work and showing existing conditions and indicating the portion proposed for removal. Photographs marked to indicate the portions to be removed may be used.
- c. Designs for the proposed new construction and rehabilitation that would occur after the demolition.
- d. A written description of the process that is to be used to remove the portions proposed for demolition, including a plan for protecting those portions of the building that are to be preserved.
- e. Assurance that the rehabilitation of the remaining historic building will be completed.
- f. A copy of this documentation must be filed permanently with the City and the Colorado Historical Society.