

**TOWN OF FAIRPLAY, COLORADO**  
**RESOLUTION NO. 2014- 19**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY,  
COLORADO, ADOPTING DESIGN STANDARDS FOR THE TOWN CENTER  
OVERLAY DISTRICT AND ESTABLISHING DISTRICT BOUNDARIES**

**WHEREAS**, the Board of Trustees has the authority to make and adopt design standards for the Town Center Overlay District and establish district boundaries, and;

**WHEREAS**, the Design Standards have been prepared by the Board of Trustees for the Town Center Overlay District per the 2013 Fairplay Comprehensive Plan and in conjunction with the Steering Committee and Town Staff, and;

**WHEREAS**, the Board of Trustees believes that it is in the best interest of the Town that the Town Center Overlay District Design Standards be adopted and implemented.

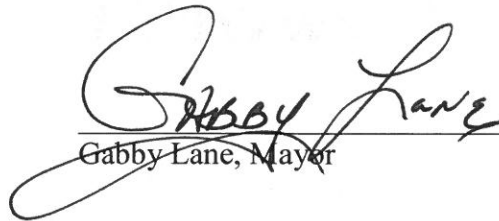
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO THAT** the Town Center Overlay District Design Standards and District Boundaries attached hereto are hereby adopted.

**RESOLVED, APPROVED, and ADOPTED** this 4th day of August, 2014.

(Seal)



**TOWN OF FAIRPLAY, COLORADO**

  
\_\_\_\_\_  
Gabby Lane, Mayor

ATTEST:



\_\_\_\_\_  
Tina Darrah, Town Clerk

# **Town Center Overlay District DESIGN STANDARDS**

The Town Center represents Fairplay's historic community hub, with mining heritage and architecture typified by many of the older buildings. Newer buildings incorporate architectural features that enhance the historic designs of the past. Main Street (State Highway 9) is a major traffic corridor through the Town Center. Front Street is anchored by South Park City on the north. A map defining the district is included. Where the map is defined by a street, the boundary is considered the centerline of the street right of way.

An "Overlay District" is defined as an area within the Town where additional land development requirements are added to the underlying zoning district to protect or enhance the character of the community. Overlay districts are not designed to prevent changes, but to assist in shaping changes that enhance the characteristics that make a town unique. This overlay district encourages consistency in architecture, but does not force "sameness."

The Fairplay Town Center Overlay District has been established to ensure that high standards of design are maintained to protect the aesthetic qualities of Fairplay's historic building stock.

The Design Standards serve as a tool for preserving the Town Center by informing property owners and builders about compatible and appropriate design for new construction within the District. The Standards also provide design expectations for additions and alterations made to the District's historic buildings and give property owners direction in preserving their historic commercial buildings and houses.

The Design Standards are used by the Fairplay Staff and the Architectural Review Committee as they review design plans for construction projects within the Town Center Overlay District.

## **ARCHITECTURAL REVIEW PROCEDURE**

All construction work within the Town Center Overlay District that would affect the exterior of a structure and which would require a building permit must obtain a Certificate of Appropriateness before a building permit will be issued.

## **GENERAL DESIGN STANDARDS**

The following Design Standards apply to all construction projects within the Town Center Overlay District, including new construction, additions, and alterations.

### **CONTEXT**

The Fairplay Town Center Overlay District contains a variety of architectural styles, visual patterns, and open spaces that contributes to the overall visual appearance of the town. Both the commercial district and the residential neighborhoods have a degree of visual continuity based on recurrent patterns, spacing, sizes, and shapes. In some

blocks this continuity is very strong. In other blocks there is less continuity, because buildings of different architectural styles or types are located next to each other.

### **Standards**

- ***Design of a new building must be compatible with the spirit of the historic character of the Town Center.***
- ***Design of an addition or modification must be compatible with the spirit of the historic buildings.***

### **AUTHENTICITY**

The Fairplay Town Center Overlay District has value because of its authentic architectural styles and elements. Constructing copies of historic buildings or using duplicate historic features lessens the integrity of the District.

### **Standards**

- ***The design of a new building or exterior modification to an existing structure should not be an exact duplication of a historic building.***
- ***Renditions of historic design are encouraged while “mirror” renditions are not encouraged.***

### **MODERN DEVICES**

Modern devices, such as solar panels, skylights, satellite dishes, and wind turbines can detract from the appearance of a Town Center Overlay District. These Standards are not intended to discourage alternative energy sources. It is hoped that these devices will be used, and will be incorporated inconspicuously into building design.

### **Standards**

- ***If installing modern devices on a property in the Town Center Overlay District such as skylights or satellite dishes, care must be taken to incorporate them inconspicuously into building design.***
- ***A modern device, such as a satellite dish or skylight, should not detract from the historic integrity of the building.***

### **DEMOLITION**

Fairplay has an ordinance governing the issuance of permits for demolitions. A permit must be acquired prior to the demolition of any structure within the Town.

### **Standards**

- ***If you plan to demolish and reconstruct, review and a detailed list of ALL salvageable materials from the demolished building shall be provided prior to issuance of a COA and all listed materials, embellishments, hardware, appointments, etc. shall be incorporated into the new construction.***
- ***All demolitions shall be performed in accordance with the Town Code.***
- ***Speculative demolitions are discouraged.***

## **NEW CONSTRUCTION**

New construction should complement existing historic buildings. The form, height, exterior materials, and decorative elements of a new building should be compatible with those in the surrounding area.

### **SITE CONSIDERATIONS**

The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity of a historic area.

For example, commercial buildings in historic Fairplay were typically rectangular in form, one to two stories in height, built to the front lot line, and placed on a 25' by 100' lot. Residential buildings were typically set back from the front property line.

#### **Standards**

- ***New construction should complement the size, height, and arrangement of the surrounding buildings.***
- ***For new commercial buildings on corner lots, both street-facing walls should be treated as primary facades.***

### **HEIGHT AND WIDTH**

Early commercial buildings in Fairplay were 25 feet wide and had 0 side yard setbacks on the 25-foot-wide lots. Those that occupied multiple lots were broken into 25-foot storefronts. Both masonry buildings and wood frame buildings were one or two stories tall. Log buildings were typically one story in height. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot.

#### **Standards**

- ***Limit building width to 25 feet, or break up a wider building into smaller storefronts of approximately 25 feet.***
- ***Consider the height and width of surrounding buildings.***
- ***Do not dwarf neighboring buildings.***

### **FORM AND MASS**

Commercial buildings were rectangular in form and built to the front of the lot line to conform to the long, narrow lot. Historic buildings typically were smaller in mass than today's commercial buildings. This smaller size provided a more human scale, accentuated by sidewalks, boardwalks, large display windows and recessed entries that invited pedestrians down the street and into the stores. Residential buildings were typically narrow allowing them to be built on a 25 foot wide lot with a front setback.

#### **Standards**

- ***Use a solid, rectangular form in design of a new building.***
- ***Design a new building so that its mass appears similar to that of the historic structures.***

- ***Break up the façade of a large new building into smaller visual units.***

## **SCALE AND RHYTHM**

Two-story buildings in the Town Center Overlay District had a visual distinction between the ground floor and upper stories. One-story false front buildings generally had a similar horizontal alignment of their façade cornices. Both featured a 25-foot width that provided a visual pattern along the commercial block.

### **Standards**

- ***Include a horizontal division on the building fronts: on two-story buildings between the first and second story, and on one-story buildings between the windows and the false-front façade.***
- ***Repeat horizontal rhythm reflected in adjacent buildings.***

## **PLACEMENT**

The buildings in the Town Center Overlay District were traditionally placed at the front of the lot line to provide ready pedestrian access. Most were fronted by a sidewalk or boardwalk and a few had a shed-roofed porch. Horses and horse-drawn wagons were tied to hitching rails in front of the building.

### **Guideline**

- ***Place a new building to the front of the lot line with the entrance at the front of the building.***

## **SIDEWALKS AND PORCHES**

Sidewalks and boardwalks allowed people to walk along the street edge without becoming soiled by dust and mud. They are an integral part of the business district's historic character. Several wood frame buildings also had shed-roofed porches supported by posts that sheltered customers from inclement weather.

### **Standards**

- ***Wooden boardwalks are allowed but must meet the Town of Fairplay design standards and accessibility standards of the Americans with Disabilities Act (ADA).***
- ***Consider using synthetic materials that simulate wood.***
- ***Consider including a shed-roofed porch in your new building design, if appropriate to the architectural design of the building. A right-of-way permit may be required if the porch extends out over public property.***
- ***Other appropriate sidewalk materials would be stone or brick.***

## **SIGNS**

Fairplay merchants advertised their wares in a variety of ways. They painted their store name on the building façade, hung a sign from the wall extending over the sidewalk, and painted a sign on the inside of the window glass. They did not have the electrical signage available to today's merchants. The Unified Development Code defines acceptable sign size, type, and placement.

### **Standards**

- ***Consider a window sign either painted or hung inside of the window.***
- ***Mount signs so they will not obscure any architectural details.***
- ***Use sign materials and colors that are compatible with the façade materials and colors. Best are those that appear similar to signs used historically. For example, painted wood and metal are appropriate.***
- ***Consider whole building façade as part of an overall sign plan or program. Signs should be in scale with the building front. Avoid a sign that overwhelms the building.***
- ***Lighted signs will be evaluated based on the lumen level. Externally lighted signs are preferable to internally lighted signs and the light source should be directed at the sign without visibility of the light source from pedestrians or passing vehicles or creating lighting trespass on adjoining properties.***

### **ARCHITECTURAL FEATURES**

The architectural features of historic commercial and residential buildings reflected both practicality and the popular tastes of the time. Builders selected materials and incorporated roof forms, storefront arrangements, window patterns, and ornamental elements based upon local availability of materials, functional use of the building, and design styles favored elsewhere in Colorado and the United States.

### **Standards**

- ***A new building should blend in with its historic counterparts.***
- ***A new building should have compatible form, placement, height, and massing.***
- ***A new building should include architectural features that complement those on the historic buildings.***

### **EXTERIOR MATERIALS**

Traditional exterior materials included log, milled wood, brick, and stone. New buildings must use materials that are compatible with the historic structures. Materials should consider those of buildings in the surrounding areas.

### **Standards**

- ***Use materials that appear similar in scale, texture, and finish to those used traditionally, such as brick, stone, molded metal, and wood.***
- ***Preferred wood materials are horizontal wood siding and board and batten siding.***
- ***Brick and stone are acceptable exterior materials.***

### **ROOF FORMS, MATERIALS, AND FEATURES**

Commercial buildings possessed various roof types; some with false front facades. Masonry buildings had a flat roof that sloped slightly to the rear, with a cornice or



parapet at the front wall. Wood frame buildings possessed a front-gabled roof, many with a false front façade. Both roof forms are acceptable for new construction in the Town Center Overlay District. However, the design should complement the design and exterior materials of the surrounding buildings.

Masonry buildings typically had a cornice at the front roof line, a feature that was both attractive and structural. One-story masonry buildings had a patterned brick cornice with dentiling or corbelling. Some false front façades had metal sheathing.

### **Standards**

- ***Complement the roof forms and materials of nearby historic buildings in your roof design.***
- ***False front façade should be incorporated into the design of new front gabled building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

## **STOREFRONTS**

Most historic business buildings had a first floor storefront that consisted of a recessed entry flanked by large windows with panes. Some store windows had kickplates below to protect the glass and transom windows above to allow sunlight into the far rear reaches of stores. New design may reflect contemporary versions of historic features.

Some historic buildings had cloth awnings. These provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and sometimes served as a location for signs.

### **Standards**

- ***Incorporate large windows with panes on the first floor of your commercial design.***
- ***Consider incorporating a recessed entry into your commercial design.***
- ***Consider including kickplates and transoms in your design.***
- ***Use contemporary versions of historic features, such as cornices or cornice brackets.***
- ***Consider including a shed-roofed porch in your new building design if appropriate to the architectural design of the building.***
- ***Cloth awnings are allowed, if appropriate to the design of your building.***
- ***For new commercial buildings on corner lots, both street-facing elevations should be treated as primary facades.***

## **WINDOWS**

Second story and side windows were typically tall and narrow. Windows on masonry buildings had stone lintels and sills to support the wall load. Window lintels in masonry buildings often had curved tops that were both structural and decorative. Upper stories typically had more wall surface than window openings. New design should complement this traditional arrangement. Residential windows were typically vertical with window

lights.

### **Standards**

- ***Use tall, narrow windows in the upper stories and side walls of building.***
- ***Arrange windows in the upper stories of the front façade in a rhythmic pattern.***
- ***The arrangement of upper story windows should have more wall surface than windows.***
- ***Consider including contemporary renditions of decorative historic window features such as a pediment or lintel.***
- ***Use a contemporary rendition rather than an exact duplicate.***
- ***Use divided light patterns in windows that complement the original windows.***

## **DECORATIVE ELEMENTS**

Fairplay's historic buildings have decorative features that complement the architectural styles and tastes of the time. New commercial design can incorporate simplified versions of historic ornamentation.

### **Standards**

- ***Include a cornice or parapet treatment in your design of a new commercial building.***
- ***Include a false front façade or a roof parapet.***
- ***Consider including cornice brackets.***
- ***Refrain from creating exact duplicates of historic decorative features.***
- ***For a building located on a corner lot, use compatible decorative elements for all street-facing walls.***

## **PRESERVATION & ALTERATION OF HISTORIC BUILDINGS**

### **ARCHITECTURAL FEATURES**

Fairplay's historic buildings convey the essence of the town's origins as a mining town. They are an asset, not just of the individual property owners, but of the entire community. Therefore, they must be cared for and preserved. The architectural features of a historic building identify it as a specific architectural style or from a particular period. Collectively, the historic buildings contribute to the community's unique character and its sense of place. These features should be carefully preserved.

### **Standards**

- ***Preserve the historic features that distinguish the building. For example, preserve the original storefront arrangement of recessed entrance, large display windows, clerestories, and transoms.***
- ***Refrain from removing or altering original materials and details.***
- ***Repair rather than replace deteriorated features. If replacement is needed, try to match new material and details to the original.***



- ***Preserve architectural features, such as arched window lintels, window molding, or ornamental cornices, which are examples of skilled craftsmanship that characterize older buildings.***
- ***Changes to buildings and environments over time are evidence of the history of the building and the area. Alterations older than 50 years should be preserved.***
- ***Design new additions or alterations so that the essential form and integrity of the original building remains obvious.***
- ***The document entitled Secretary of Interior's Standards for Historic Preservation, is a good reference for historic preservation projects.***

## **EXTERIOR MATERIALS**

Traditional exterior materials included log, clapboard, board and batten, brick, and stone. Cornices were made of pressed metal or wood. Historic materials should be carefully preserved. New materials should complement those of buildings in the surrounding areas.

### **Standards**

- ***Preserve historic exterior materials.***
- ***Repair wood features by carefully patching or reinforcing the wood.***
- ***Attempt to preserve as much of the original wood as possible.***
- ***Replace extensively deteriorated or missing parts with a compatible substitute material.***
- ***Protect and maintain wood features by providing proper drainage.***

## **ROOF FORMS, MATERIALS, AND FEATURES**

Commercial buildings had one of two roof forms. Masonry buildings had a flat roof with a cornice or parapet at the front wall. Wood frame buildings possessed a front gabled roof, many with a false front façade. Residential buildings had a sloped roof.

Both roof forms are acceptable for new construction in the Town Center Overlay District, but your design should complement surrounding buildings and the building materials used (masonry or wood frame).

Masonry buildings typically had a cornice or parapet at the façade roofline. This feature was attractive and provided structural support. The two-story blocks have cornices with decorative elements. The one-story masonry buildings had a patterned brick cornice with dentils or corbels. The roof forms, materials, and features are an important part of the appearance of a historic building and must be preserved.

### **Standards**

- ***Preserve historic roof forms and features, including cornices, brackets, molding, brick corbels, and dentils.***
- ***Preserve false front façades.***

- ***Install mechanical and service equipment on the roof, so that it is inconspicuous from the public right-of-way and does not damage or obscure the character of the building.***

## **STOREFRONTS**

Turn-of-the-century commercial buildings typically had a recessed entry way flanked by large display windows. The large window space allowed merchants to display their goods and provided interior natural lighting. This arrangement is an important architectural element of commercial buildings and contributes to the visual unity of Front Street's commercial buildings.

Other features of the historic storefront were kickplates below the display windows, and, above, transom windows that offered additional natural lighting to the interior. Several historic buildings also had boardwalks.

Cloth awnings were used on some historic buildings. They provided shelter and shade for pedestrians, reinforced the color scheme of the façade, and served as a location for signs.

### **Standards**

- ***Preserve storefront arrangement, including the recessed entry way, doors, large windows, transoms, and kickplates.***
- ***Preserve the elements that distinguish the first floor from upper stories, such as the horizontal metal lintel.***
- ***Preserve the porch and boardwalk.***
- ***Cloth awnings are allowed.***

## **DOORS AND WINDOWS**

A door centered between large display windows is the typical arrangement for historic commercial buildings. The second story windows on these are tall and narrow, and they are grouped together or are in a rhythmic arrangement.

### **Standards**

- ***Preserve original entrances.***
- ***Preserve the locations and shapes of original window openings.***
- ***Storm windows or double-pane glass are acceptable if the casing emulates the original design.***

## **DECORATIVE ELEMENTS**

The town's historic buildings have ornamental features that reflect the architectural styles and tastes of the time. Elements such as decorative cornices, corbelled or detailed brick cornices, curved window tops, decorative window tops, and ornamental woodworking should be carefully preserved.

### **Standards**

- ***Preserve decorative elements.***

- **When original decorative elements are gone:**
  - ***If historic photographs are available of your building, reproduce these historic features.***
  - ***If no historic photographs are available, choose a simplified contemporary rendition of an ornamental feature.***
- ***Refrain from adding elaborate decorative elements that were not originally on your historic commercial building.***
- ***Repair and repaint decorative features. If deteriorated, replace with a substitute item of similar design and material.***

## **ADDITIONS**

Many buildings in the Fairplay Town Center Overlay District have evolved over time. An addition to a historic building should be made toward the rear, where it is least visible.

An addition should be smaller than and visually subordinate to the original structure.

### **Standards**

- ***Place any additions toward the rear of the building, if possible.***
- ***Preserve the original form and profile of the building.***
- ***Make an addition so that all the architectural features of the original building are left intact.***
- ***Additions should be clad in exterior material that resembles the appearance, texture, and dimension of the historic materials on the original building.***

## **APPROPRIATENESS OF USE**

Selecting a new use that is similar to a building's original function can help minimize substantial changes to the historic building.

### **Standards**

- ***Seek a new use that is compatible with the historic character of the building.***
- ***Select a new use that requires minimal change to the original structure.***





**LEGEND**

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- TOWN CENTER
- COMMERCIAL
- TRANSITIONAL MULTIFUSE
- RESIDENTIAL-COMMERCIAL MULTIFUSE
- LIGHT INDUSTRIAL
- CIVIC CENTER
- OPEN SPACE (ACTIVE)
- OPEN SPACE (PASSIVE)
- FUTURE ANNEXATION AREA
- GATEWAY
- EXISTING TRAILS
- PROPOSED TRAILS
- EXISTING TOWN BOUNDARIES

**Future Land Use Map**



0 12

**DISCLAIMER:** This map is for informational purposes only. It should not be used to determine property lines or boundaries of any property.