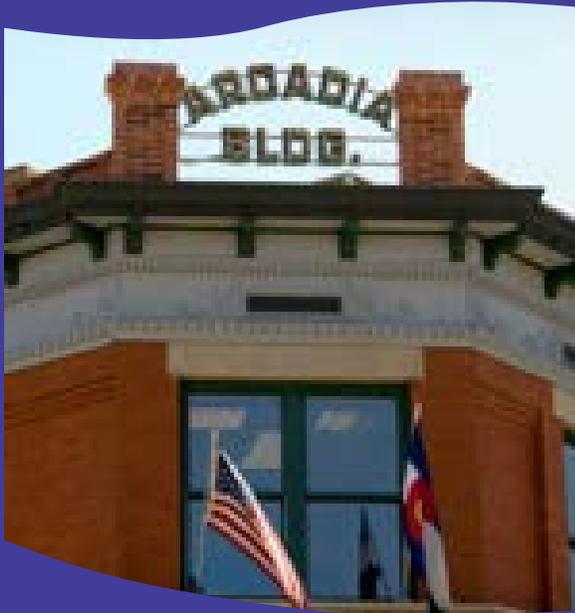


PUEBLO CITY CENTER DESIGN GUIDELINES



Encouraging continuity,
beauty, and pride
in Downtown Pueblo.



For further information contact:
Pueblo Urban Renewal Authority
115 E. Riverwalk, Suite 410
Pueblo, CO 81003
(719) 542-2577

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Special thanks to:
**The City of Pueblo Planning and
Community Development Department**
and to
Joel Hecht and John Wark
for their contributions.

How to Use the Guidelines

The intent of the Guidelines is to help property owners, business owners, designers, and developers understand what is unique about each of the Districts and what is expected to help keep the character of each District intact. Prior to submitting a design or construction plan for review, consult the Guidelines for your District and consider what elements unify the District you are in and use them in your design. New construction does not need to mimic historic building types, but should complement and reinforce the character and fabric in the District.

Each building within a District falls under one of two categories, Historic Buildings and Non-Historic Buildings. Within each category, the guidelines are divided into two sections, Site Considerations and Architectural Considerations.

“Historic Buildings” are defined as any building built before 1940, including those with minor additions or façade modifications.

“Non-Historic Buildings” are defined as those built from 1940 through present day, including buildings built prior to 1940 with major additions or façade changes that compromise the building's historic integrity.

“Site Considerations” involve issues of context such as where and how the building is placed in relation to its surroundings, including orientation, setbacks, and alignment.

“Architecture Considerations” involves the elements that affect its aesthetic appearance and how it visually relates to its surroundings, including other buildings and pedestrian areas.

If you have questions regarding the designation of your property contact the Urban Renewal Authority of Pueblo office.

DESIGN GUIDELIN



DESIGN GUIDELIN

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Introduction and History

Pueblo was incorporated in 1870 and included what is now considered Downtown, and the Union Avenue Historic District. The City was developed based on 25 foot lot widths, a common development pattern in the American West, with lots platted at a standard size and streets running in a grid pattern, dividing the blocks in a consistent fashion. Buildings were generally constructed to the lot lines, typical for downtown development.

In 1872, the railroad came to Pueblo facilitating the creation of South Pueblo, a separate city across the Arkansas River from Pueblo. This separate municipality began to build up the Union Avenue corridor which, along with Main Street, was built lot-line to lot-line from the Arkansas River to 7th or 8th Street. Two-story commercial brick buildings were most common, but large three-story and taller buildings began to dot Main Street, Santa Fe Avenue and Union Avenue. A trolley system ran through Downtown and helped reinforce the commercial corridor. By the 1880s, several brick plants were operating in the City which allowed construction of fire resistant buildings and facilitated the construction of larger city “blocks”.

At the turn of the century, advancements with concrete construction, elevators, and steel beams allowed additional, taller buildings to be erected along Main Street and Santa Fe Avenue in the Classical Revival style and the first Downtown streets were paved by 1910. Upper floors along Union Avenue were typically residential, whereas the Main Street and Santa Fe corridors utilized upper floors for commercial and office uses. Traditional retail stores were supplemented by banking, warehousing, and entertainment. Downtown was truly the hub of the second largest city in Colorado.

In June of 1921, a devastating flood washed out the Downtown core as far north as 4th Street and effectively destroyed the City's commercial

center. Reconstruction efforts were concentrated along the Northern portions of Main Street and Santa Fe Avenue with construction of the larger buildings you see today. Union Avenue fell into disrepair during this time and light industrial uses began to appear. Also during this time, small filling stations infiltrated the edges of Union Avenue and Main Street as the automobile became more widespread.

Main Street rebounded from the flood. Downtown continued to develop and prosper even during the Depression. Following World War II, the automobile became the primary mode of transportation and the trolley system, which had shuttled people into Downtown for so long, was disbanded by 1950.

Fire claimed some buildings in Downtown during the 1950s and some grand, historic buildings were demolished for parking when suburban-style development was introduced. Many 'Modernist' façade changes also occurred during the post World War II period, but despite these setbacks, Downtown served as the commercial hub until 1976 when the Pueblo Mall was opened and quickly drained retail sales from Downtown.

In recent history, the City of Pueblo has focused on bringing retailers and businesses back to the Downtown area by constructing the Historic Riverwalk area, creating incentive programs and historic districts, and enforcing building regulations on unsafe buildings that created a disengaged attitude toward Downtown.

Now that Downtown is attracting businesses and in-fill development, it's important to ensure new buildings and additions compliment Pueblo's historic Downtown. To assist with keeping Pueblo's prized historic feel, the Pueblo City Center Guidelines (the Guidelines) are a means to encourage vibrant, thriving development while maintaining the unique character of Pueblo. New development will occur in the coming years, with or without guidelines, but if these developments occur independently of one another, and without a common understanding of the uniqueness of Pueblo, the result could be a loss of the area's identity, creating instead a downtown that could be in any medium sized city in America.

DESIGN GUIDELIN

A sense of history is important to the Pueblo community. The buildings are a physical reminder of the early settlers who came to work and made this place a home. The structures are a link to the cultural, business, and social traditions of the past, and provide an opportunity to understand the lives and practices of the past. In addition, they serve as an example of the evolution of building styles. All of these concepts are why guidelines for Downtown are so important.



Main looking North, approximately 1915
(Denver Public Library, Western Historic Collection)



View of Pueblo, 1921, looking Northeast from the Mesa Junction neighborhood
(Denver Public Library, Western History Collection)

Boundaries and Districts

In 2007, the Leland Consulting Group created the Downtown Development Implementation Strategy (DDIS) and identified the core of downtown and the major areas for redevelopment, in-fill, and other opportunities. This boundary extends North along D Street to 4th Street, East along 4th Street to just East of I-25, South along I-25, including the Runyon area, creating a basic triangle shape. See the map below for this boundary.

While this basic area has long been identified as Pueblo's "Downtown", there are districts within Downtown. These Districts not only represent the varying building types in Downtown, but also Pueblo's unique character. The map on Page 9 shows these Districts. Since each District has a distinct feel, history, and building type, the Guidelines individually address each District to ensure it is properly represented.

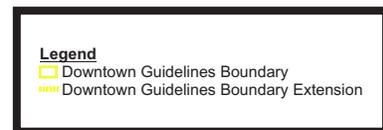
Even though the Guidelines only pertain to

properties within the 2007 DDIS boundary, it is recommended that the use of the Guidelines be extended outside this boundary, as shown on the map on Page 9, to voluntarily promote cohesion in Downtown.

The six Districts are: Civic, Historic Union, Historic Downtown, Historic Warehouse, Urban Neighborhood, and Warehouse.

The **Civic** Districts are the core of Pueblo's Government and include the cultural center of Pueblo, the Riverwalk and HARP development lots, and the Sangre de Cristo Arts Center. The buildings in this District tend to be a larger scale with a mix of Classical architecture and current architecture styles that play off the Classical style.

The **Historic Union** District consists of retail shops, offices, and upper floor residential in smaller scale, historic buildings and offers very walkable, pedestrian scaled streets. This District is subject to the Historic Business District Guidelines and review by the Historic Preservation Commission.



DESIGN GUIDELINE

The **Historic Downtown** Districts are similar to the Historic Union District in most ways - uses, history, walkability, and, for the most part, scale. The one major difference is that the area is not subject to the Historic Business District Guidelines so the Guidelines become much more important to maintain the integrity and the success of Downtown.

The **Historic Warehouse** Districts are also representative of historic building types, but with a larger building size. While still pedestrian oriented in their site layout, these buildings are taller, have larger footprints, and have different architectural elements than the two other historic areas. This is reflective of their start as manufacturing buildings.

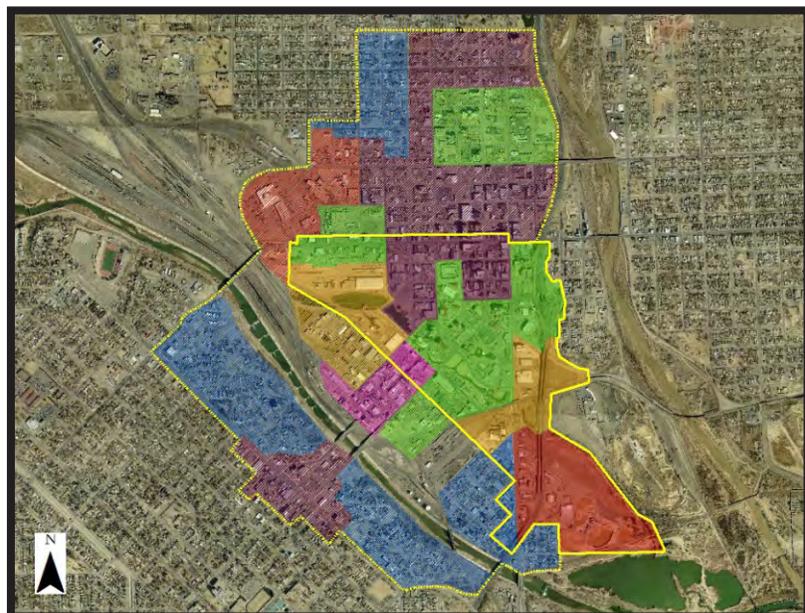
The **Urban Neighborhood** Districts consist of mostly single family homes built in the late 1880s to early 1900s with a number of small, neighborhood businesses mixed in. This mixture of uses is very typical for mature neighborhoods and is reinforced by the Guidelines.

The final District type, the **Warehouse** District, is best described as modern-day industrial - large scale buildings used for manufacturing businesses in a slightly more car oriented environment.

The differences in these Districts are discussed further in the **Guidelines** section of this document.

If a single parcel of land is divided into multiple districts, it may be appropriate to extend the guidelines from whichever District has the majority to the rest of the parcel. These instances will be evaluated on a case-by-case basis provided that the parcel was in single ownership at the time these guidelines were adopted.

NOTE - If there is an * near a photograph, the subject in the photograph is not within the respective District, but exemplifies what the guideline is discussing and should be considered when developing in the respective District.



2010 Downtown Guidelines Districts and Extended Boundary

DESIGN GUIDELINES

Goals

The over-arching goals for these guidelines are quite simple:

1. Promote consistent design elements and higher quality material that enhances the existing character.
2. Encourage a pedestrian and business friendly environment.
3. Establish tools to facilitate reinvestment in Downtown.

These three goals are a common thread through all the Guidelines and across the six Districts.

Guidelines

Preservation of Pueblo's history and character is beneficial to property owners and business owners as well as to the community. By creating a downtown with a cohesive, individualized identity, an atmosphere is shaped that attracts both people and businesses, creating a vibrant Downtown.

These Guidelines are a document that assists in the enhancement and preservation of the community's most valuable assets – the buildings – and how to augment their features to make the area or property significant. They are only intended to guide the physical changes within Downtown.



Union Avenue looking North, approximately 1920
(Denver Public Library, Western History Collection)

DESIGN GUIDELINES

CIVIC DISTRICT

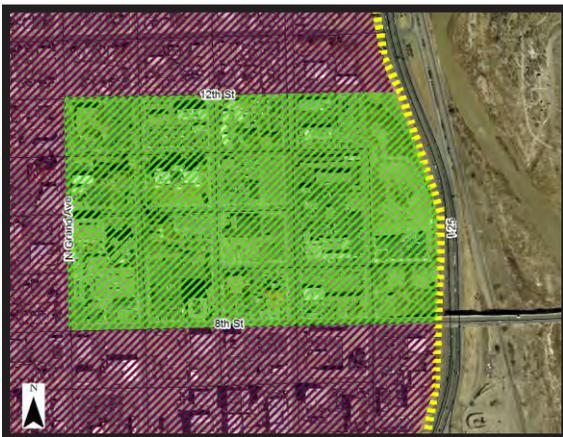
The Civic Districts are dominated by cultural attractions, the seat of city government, and other municipal uses. City Hall, the Vail Hotel, and the Convention Center set the tone for buildings that are both grand and rich in the quality of style, materials, and public presence. The Civic Districts are where the citizens of Pueblo can see the essence of their government in the museums, civic buildings and art centers.

Overall, historic buildings were built in the Classical architecture style. Columns are fluted, pediments accentuate windows, and the mass of these buildings is large, reflecting the importance of their function. New construction is taking cues from the past building style and large scale masonry adds strength to the area.

The Civic Districts are the centerpiece of Pueblo's Downtown and the gateway to HARP. Special events, celebrations and cultural activities occur here and the Guidelines listed below are intended to reinforce the grandeur and cultural importance of this area for all citizens and visitors.



Vail Hotel

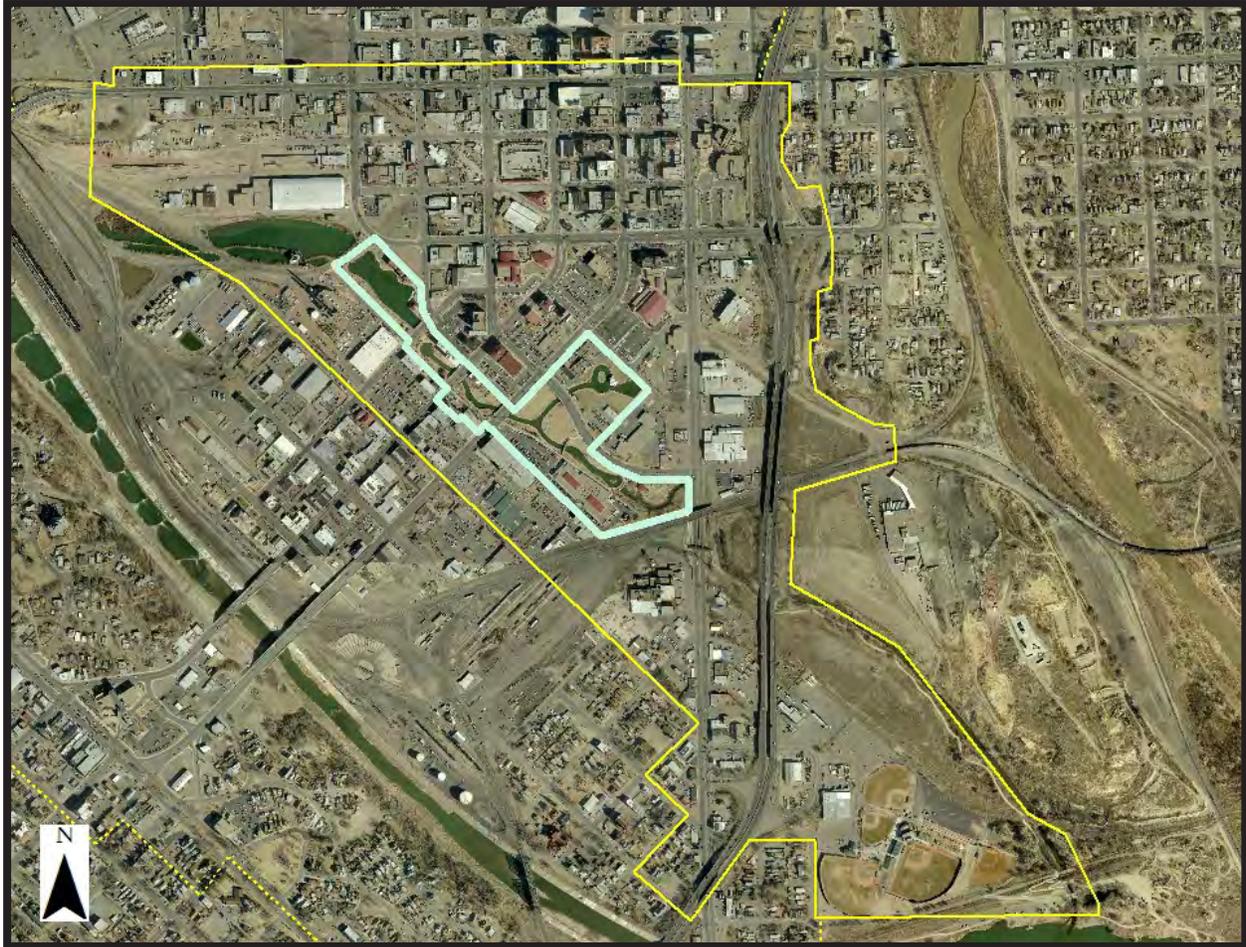


The Civic Districts are shown here in green



Civic District

DESIGN GUIDELINE



HARP General Area, as of December 2010

Legend

- Dashed yellow line: Downtown Guidelines Boundary Extension
- Solid yellow line: Downtown Guidelines Boundary
- Light blue line: HARP General Area

Civic District

The Historic Arkansas Riverwalk of Pueblo (HARP) was developed in 2000 to enhance Downtown. HARP offers visitors and citizens a central location to visit, gather, or take an afternoon walk. It also gives developers a great opportunity for new development lots that front both main downtown streets and the pedestrian Riverwalk. The HARP area is within the Civic District, however, all properties located within HARP and zoned HARP1, HARP2 or HARP3 must follow the Zoning for HARP which has additional guidelines from those provided here. This information can be found in Section 17-4-51 (12.2 – 12.3.1) of the Pueblo Municipal Code.

HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS

GUIDELINE 1.1: *Historic building alignment must be maintained.*



Most buildings are constructed to the front and side property lines; they are almost never set back.



Being built to the majority of property lines makes a building easily accessible and inviting to pedestrians.

GUIDELINE 1.2: *Historic entrance orientation must be maintained.*



Historically, principal entrances and building façades were oriented to the main access street. Occasionally, buildings located at the intersection of two streets had their primary entrance on the corner of the intersection.



Entrances that face the main street make buildings easily accessible.

DESIGN GUIDELINE



Gathering areas are important to create pedestrian friendly environments.



GUIDELINE 1.3: *Outdoor dining areas or gathering places are strongly encouraged along street frontages and should be placed at the property line, especially along pedestrian areas. In the case of an addition, the building façade behind outdoor areas may be setback a maximum of 15' from the property line.*



This creates an indoor/outdoor connection that encourages both pedestrian activity outside and indoor patronship.



GUIDELINE 1.4: *All ground floor development should encourage pedestrian activity by creating activities highly visible from the outside and windows should be attractive, transparent and neat.*

DESIGN GUIDELINES

GUIDELINE 1.5: *Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets.*



Pedestrian connectivity must be a primary consideration for buildings in Downtown. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.



Pedestrian activity is vital to creating a vibrant and active Downtown.

GUIDELINE 1.6: *A historic building may not be demolished to provide parking for a building or business.*

GUIDELINE 1.7: *Where feasible, service functions must be away from public areas.*



Alleys and the rear of buildings work well for this.



Placing service areas away from the public maintains a walkable and enjoyable environment.

Section 2: ARCHITECTURAL CONSIDERATIONS



Keeping historic heights maintains good use of the building and land.



GUIDELINE 2.1: *Historic building height must be maintained.*

Most buildings were 2 to 4 stories tall in this District. No story may be removed from a building unless it is deemed not a historic part of the building or considered unsafe and cannot be restored. Reconstruction of original portions of a building may be appropriate if sufficient documentation exists to assure that reconstruction is accurate. Do not misrepresent history by creating what appear to be “historic details” when no evidence of original detailing exists.



Maintaining historic building width is important to maintaining the character of Downtown.



GUIDELINE 2.2: *Historic building width must be maintained.*

Typically the District had larger scale buildings that could encompass an entire block. Do not remove a portion of the building unless it is deemed not a historic part of the building or considered unsafe and can not be restored.

DESIGN GUIDELINES

GUIDELINE 2.3: Roof pitch must be maintained as it was historically built.

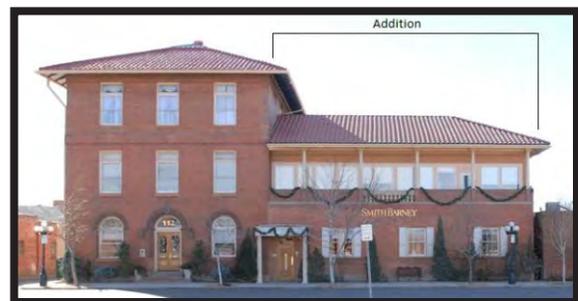
Flattening a pitched roof or adding a pitched roof over the flat roof is not appropriate and not permitted.

GUIDELINE 2.4: All rehabilitation work should preserve rather than destroy historic qualities.

When exterior building cleaning is undertaken, avoid using harsh cleaning methods that may affect the façade materials.

GUIDELINE 2.5: If an addition is desired where historically there was not one, it must coordinate with the existing historic structure, but does not have to mimic the historic architectural details.

Consult the Non-Historic category of this section for more information.



This is an example of an addition with similar materials and architecture reflective of the original building, but with details to differentiate the new portion.*

GUIDELINE 2.6: Maintain any historic façade distinction between street level and upper floors.

This distinction may be the size and pattern of windows, changes in color and/or materials, horizontal or vertical elements, or other detailing and embellishment.



Calling attention to the first floor is historic and creates interest at the pedestrian level.

DESIGN GUIDELINES



Maintaining the historic mix of building architecture preserves the character of Downtown.*



GUIDELINE 2.7: Storefronts must be maintained.

Storefronts are not typical in the Civic District and should not be added where one was not historically. If there was a historic storefront, it must be maintained in its original dimensions. If it has already been altered, restore it to its original design. If the display window looks into an office, do not block the window, this creates the feeling of a blank wall and is not appropriate along a sidewalk or pedestrian area.

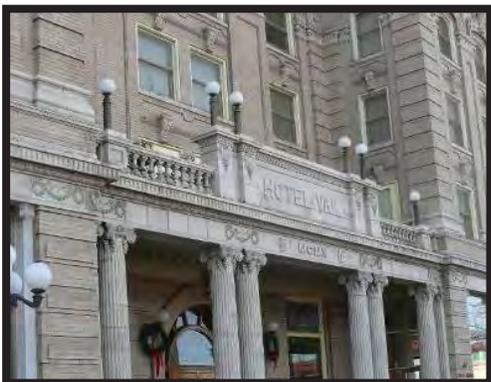


This door is now a replica but the character of the original door has been maintained by replacing it with a similar style and material.



GUIDELINE 2.8: When renovating, the original entryway must be preserved.

If the building has a historic front door, retain and preserve it by cleaning and repainting it. If the front door must be replaced, use one that closely replicates the style of the original door. Aluminum and steel doors are inappropriate and not allowed.



Balconies and porches allow access to the outdoors and participation in activities on the sidewalk and in the streets at different heights.



GUIDELINE 2.9: All historic balconies, porches, and patios must be maintained in usable order.

DESIGN GUIDELINES

GUIDELINE 2.10: *Avoid removing or altering any historic material or significant architectural feature and expose all significant architectural features that have been previously covered.*



These details may include parapets, cornices, corbels, molding, columns, kick panels, brick or tile detailing, lintels, and windows.



Detailing contributes to the historic value of the building and the District.

GUIDELINE 2.11: *Replace ornamentation where it is known to have existed, if feasible.*



In some cases, a portion of the ornamentation remains from which copies can be made, in other situations, all is missing and replicas may be made from old photographs. If documentation cannot be found of what existed originally, simplification of original details is acceptable.



The columns shown here have been designed to replicate the marble that once made up the columns.

DESIGN GUIDELINE



These balconies are an example of an acceptable contemporary substitute.*



GUIDELINE 2.12: *Where no evidence of original historic elements exists, contemporary redesigns may be substituted on a case-by-case basis.*

While contemporary elements are allowed, make sure that the element being incorporated still looks integral to the building and overall design.



In 2009, paint was removed from this building to restore it to its original brick façade.



GUIDELINE 2.13: *Painting of previously unpainted masonry is prohibited and paint removal and repointing is strongly encouraged in cases where it has already been painted.*

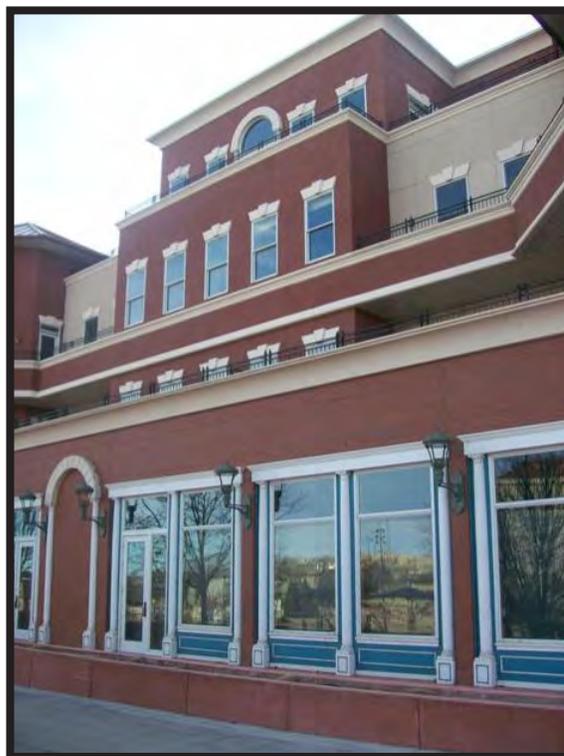
In a few cases, the painted brick may preserve the condition of the original brick. If a building was painted historically, make sure that any new paint is compatible with existing paint, and that the surfaces are properly prepared for painting.



Existing condition after paint removal.

GUIDELINE 2.14: *Develop a color scheme for the entire building that coordinates all the façade elements.*

All exterior colors must be harmonious with the main character and color of the masonry on the building. If your building is not brick, a warm tone color similar to brick must be used and the color scheme should be designed around that color. Bright colors may be used as accents or small details and ornamentation only.



Here blue accents the windows and adds interest to the building color scheme.

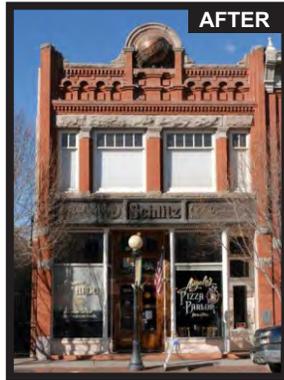
GUIDELINE 2.15: *Use historical paint and color from an approved paint list.*

Paint manufacturers can provide historic color schemes or the Planning and Community Development Office can provide recommendations.

DESIGN GUIDELINES



Stucco was removed from this building in the 1990s.*



GUIDELINE 2.16: *Stucco finishes over masonry facade surfaces are prohibited.*

If a façade has already been stuccoed, the stucco should be removed and masonry facade restored as soon as possible.



Trim detailing is important to the overall design and history of a building.



GUIDELINE 2.17: *Preserve all original trim material and maintain eaves, gutters and downspouts in good repair.*

When trim materials need to be replaced, the material must work with the major façade material. Large surfaces of plastic, unfinished metal, or wood are inappropriate and not allowed.

DESIGN GUIDELINE

GUIDELINE 2.18: *Maintain or reestablish the original glass-to-wall ratio and retain the size, shape, and pattern of original windows.*



Blocking or boarding up original windows disrupts the overall building character, and is not permitted. If windows have been blocked or boarded up, remove the obstruction and replace the windows. The use of glass block and smoked, black, or reflective glass is not permitted. These types of glass are not historic and can discourage pedestrian activity by making the area feel unsafe.



Windows are a very important aspect to the building design and make inside uses more functional and pedestrians feel more comfortable walking past the building.

GUIDELINE 2.19: *Maintain the original alignment of the display window, if one existed.*



The top edge of the display is usually defined by a horizontal band above the clerestory or transom called a “belt course” and may be a unifying element along the street.



While normally found in a storefront, display windows can be a part of other first floor façade designs as well.

DESIGN GUIDELINES



Transom windows often have stained glass or other details and can add very historic details to a building.



GUIDELINE 2.20: *Retain the original size and shape of any transom windows and keep them as glass.*



Even the smallest detail, like a window frame, can tell the history and story of a building.



GUIDELINE 2.21: *Preserve all original window frames, even if the glass needs replacing, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*

If a window frame has deteriorated to a point in which it can not be restored, window replacements must retain as much of the original window character, detail and profile as possible. Replacement windows must have a painted finish, whether metal or wood, and must duplicate the number of glass panes found on the originals or be mounted internally.



Awnings can add detail and interest to a building.



GUIDELINE 2.22: *Awnings are historic to Downtown buildings and are strongly encouraged.*

All awnings should reflect the shapes and dimensions of the windows and not block any architectural details such as lintels. Wood, metal, plasticized fabric, fiberglass, translucent, and lit awnings are inappropriate and prohibited. Use colors that reinforce the color scheme of your façade.

DESIGN GUIDELINES

GUIDELINE 2.23: *Signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade as they would have historically.*

Signs may not obscure architectural detail(s).



Utilizing the historic placement of a sign continues the building design continuity and creates, in most cases, an appropriately sized sign for vehicles and pedestrians.

GUIDELINE 2.24: *Preserve historic signs painted directly on the building. Restoring a historic painted sign is strongly encouraged.*

A new sign painted over a historic sign is prohibited. If there are no historically painted signs on the building, incorporating a painted sign into the building design will be reviewed on a case-by-case basis.



Painted signs were a large part of Downtown's history. This type of sign allowed the business name to be seen from a distance in an inexpensive and tasteful way.

DESIGN GUIDELINES



Signs are a part of a building's overall design and should be treated as such.



GUIDELINE 2.25: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.



If a sign was lit at all, historically the light would have been installed well after the building was built, so arm lights became typical in Downtown.



GUIDELINE 2.26: *If a sign is to be illuminated, it should be done with small, unobtrusive, down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



First floor signs make it easy to find an upper floor business.*



GUIDELINE 2.27: *Businesses and residential uses located above the first floor should have small signs placed at the street level entrance or carefully designed window signs in an appropriate size and material.*

DESIGN GUIDELINES

GUIDELINE 2.28: *Window signs shall not cover more than 25% of windows, and 20% of each door window.*



Signs or lettering on transom windows are not traditional and are prohibited.



Window signs are a great opportunity for pedestrian oriented signs.*

GUIDELINE 2.29: *Letter style of signs should be legible, using simple, well proportioned typeface.*



Type styles should promote the traditional historic character of the District. As a general rule, the letters should not occupy more than 75% of the total sign panel or sign board.



Legible signs help promote the business and help visitors find its location.

GUIDELINE 2.30: *Signs are prohibited on or in the public right-of-way by City Ordinance.*



On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it will cannot to be reinstalled.



This sign pre-dates the sign code and is thus allowed.*

DESIGN GUIDELINES

GUIDELINE 2.31: All new signs shall comply with City Ordinance (17-10) and the most recently approved Uniform Building Code edition.

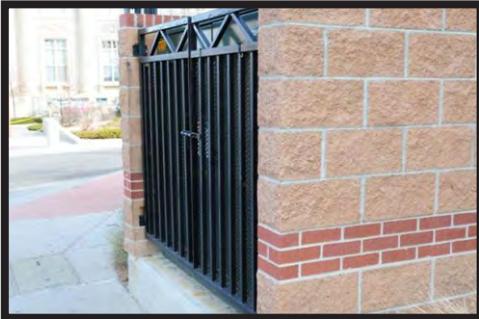


This unit is located on the back of a building, in the middle of an alley and not visible to any street.*



GUIDELINE 2.32: Air conditioning units located on the façade, or other side facing a public street, are inappropriate and not allowed.

If there is already a unit facing a street it should be removed or relocated.



This enclosure is hiding an electrical box while still allowing access for maintenance.



GUIDELINE 2.33: All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.



Trash and service areas do not create a welcoming pedestrian atmosphere so they should be kept away from pedestrian areas wherever possible.



GUIDELINE 2.34: No matter where trash dumpsters and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.

DESIGN GUIDELINES

GUIDELINE 2.35: *Any surface parking lots must have screening along the edges to define the boundaries of parking lots when visible from streets or pedestrian areas.*

The screen should have some detail, and be consistent throughout the area.



Screens, which can be railings, small walls, fences, etc, provide scale for the pedestrian walking through the area.

GUIDELINE 2.36: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

NON-HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS



Riverwalk buildings are one story from the parking lot or street side but two on the Riverwalk side reflecting the steep slope of the site and the transition from street level to water level.



GUIDELINE 1.1: *Building layouts should be designed specifically for the site and appropriately reflect the size and shape of the site.*



Historically, buildings were built to the back of sidewalks and new construction should follow this development pattern as well.



GUIDELINE 1.2: *Zero building setbacks are strongly encouraged for this area, but a maximum of 15' is allowed for any side bordering a street.*

The rear of a building may be set farther back from the property line.

DESIGN GUIDELINES

GUIDELINE 1.3: *The building façade behind outdoor areas may be setback a maximum of 15' from the property line in these places.*



Outdoor dining areas or gathering places are strongly encouraged along street frontages and should be placed at the property line.



Incorporating outdoor areas for dining or gathering is an important feature to incorporate the outdoors and help foster an indoor/outdoor relationship that will make people feel engaged, comfortable, and safe.

GUIDELINE 1.4: *Building location(s) should provide easy access, inviting entrances, and complement the surrounding environment for pedestrian walkways and gathering places.*



The Vail Hotel has a large and inviting building entrance. It connects directly with the sidewalk allowing for easy access and a highly identifiable main entrance.

DESIGN GUIDELINES



In addition to making a business easy to find, placing the entrance along the street helps create an active Downtown with people coming and going along the sidewalk.



GUIDELINE 1.5: *The main entrance to the building must face the main access street.*

For buildings on the corner, the entrance may face the corner.



The Riverwalk area is a great example of designing areas for pedestrians.



GUIDELINE 1.6: *Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets.*

Throughout the design of a site, pedestrian connectivity must be a primary consideration. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

DESIGN GUIDELINES

GUIDELINE 1.7: *Parking must be provided as on-street parking, in a parking garage, underground parking facilities, or in a parking lot placed internally or in the rear of the building.*

Parking may not be provided in a surface parking lot or structure placed between the front of a building and the main access street.



The parking garage along Main Street provides parking for many of the businesses downtown to prevent each building from needing large parking lots.

GUIDELINE 1.8: *The vehicle entrance(s) to a parking garage or underground parking facility may not be placed along the primary frontage of a building or parking structure. Access drives for parking must be placed along a side street or alley.*



GUIDELINE 1.9: *Historic alley and road patterns must be maintained throughout Downtown and incorporated into all site designs.*

GUIDELINE 1.10: *Service functions must be away from public areas. Alleys and the rear of buildings work well for this.*



Placing service areas away from the public maintains a walkable and enjoyable environment.

Section 2: ARCHITECTURAL CONSIDERATIONS



Civic buildings can have larger than normal first floors to reflect their importance as a public or government building.



GUIDELINE 2.1: *Buildings must be a minimum of 2 stories, but 3 or 4 story buildings are strongly encouraged.*

Each story may be taller than a typical story found in a retail or residential district as civic buildings typically have taller ceiling heights.



The majority of the roof on this building is flat with parapets, shown here on the left, but its architectural elements are accented by pitched roofs.



GUIDELINE 2.2: *In general, new construction should have flat roofs with parapets, but depending on the building architecture, a pitched roof may be allowed on a case-by-case basis.*

Historically roofs in this District were flat with parapets and cornice detailing. Occasionally an architectural element had a roof that was pitched, but the main roof structure was not.

DESIGN GUIDELINE

GUIDELINE 2.3: *There must be a door and material or plane change (of at least 5' forward or backward) every 25'-100', and a column or other vertical element must be incorporated at least every 20'-40'.*



Large, flat walls are not allowed. Creating interesting and aesthetic building design is an important part of a pedestrian friendly and lively Downtown.



*



GUIDELINE 2.4: *Building entrances must be clearly identified.*



This can be accomplished through architectural detailing, the building color scheme, awnings or other canopy treatments, or building design to make the entrance prominent.



In addition to adding detail to a building's design, having identifiable entrances helps people easily find where they need to go.

DESIGN GUIDELINE



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GUIDELINE 2.5: *New construction, additions, and renovations must have a general level of detail reflective of the historic buildings in this District.*

Some combination of the following architectural details must be incorporated: vertical elements representative of columns, cornices, iron work, freezes, sills, lintels, quoins, mosaics or tiles, parapets, corbels, belt course, spandrels, corner stones, and arches. These elements can be added in new and inventive ways. Detailing can also be achieved by adding relief work, a mixture of stone and brick, or using rusticated stones.



*



Details are important to avoid a plain, unattractive building in the heart of Downtown.

DESIGN GUIDELINES

GUIDELINE 2.6: *Design new construction or additions with structural systems that are independent of the original building.*

Allowances must be taken to compensate for differential (foundation) settlement between old and new buildings.

GUIDELINE 2.7: *New additions, exterior alterations, or related new construction may not destroy historic materials.*

Any new work shall be differentiated from the old and shall be compatible with the mass, size, scale, and architectural features to protect the historic integrity of the property and its environment.



This third story does not interrupt any architectural elements on the historic building and has been differentiated from the original portion by being placed so far back.

GUIDELINE 2.8: *The relationship between new and old should be as harmonious as possible.*

Study the patterns of building materials, window alignment, string courses, and other elements which make up the texture of neighboring facades.



This building has done a good job matching the horizontal lines of the addition to the historic building, which makes their addition pleasing to the eye.*

DESIGN GUIDELINE



Windows are an important element for buildings in the Civic District. The rhythmic placement of windows adds a sense of order to the building and reduces the appearance of large masses of concrete or masonry.*



GUIDELINE 2.9: *Maintain a ratio of glass-to-wall and window size and shape similar to that found on historic structures in this District.*

Large spans of blank walls are not allowed and glass block, black, bronze or reflective glasses are only permitted on rear facades when the façade is not facing a street or pedestrian area.



Like creating outdoor dining areas and gathering places, balconies and porches incorporate the outdoors and help foster an indoor/outdoor relationship that will make people feel engaged, comfortable, and safe.



GUIDELINE 2.10: *Balconies and porches are strongly recommended, especially along pedestrian areas.*

DESIGN GUIDELINES

GUIDELINE 2.11: *Red roofing material is highly encouraged.*



Incorporating the red roof on new construction creates continuity in the district.



Red roofs in the Civic District come from the original roofing material on City Hall and help to tie the District together.

GUIDELINE 2.12: *Brick and stone are the primary materials to be used in this District. Stucco is allowed on buildings reflective of Spanish architecture only.*



A detailed list of acceptable materials is available from the City of Pueblo Planning and Community Development Office Department.



Here stucco being is used to help represent a specific architectural style.*

DESIGN GUIDELINE



GUIDELINE 2.13: *Warm earth tones, such as brick red, cream, or brown, must be used on the majority of the building with bright colors being used on details or small accents only.*



Maintaining the warm brick tones helps new buildings fit in with the historic structures in the area and unites Downtown.*



GUIDELINE 2.14: *Tile and brick details are highly encouraged.*

There are many ways tile and brick can be used to accent a building and add interest and creativity to the design.



DESIGN GUIDELINE

GUIDELINE 2.15: *Metal elements are allowed as accent elements only and may not be used as a major building material.*



Metal accents on buildings are a good way for the building to have modern design elements while still complimenting the neighboring historic structures.

GUIDELINE 2.16: *Signs must be unobtrusive and blend in with the surrounding architecture, and must fit within the designated sign boards or sign panel of the building's façade.*



Signs may not obscure architectural detail(s).



These pictures offer very different examples of this guideline.

DESIGN GUIDELINE



Awning signs are a great way for passing pedestrians to see your business signage.



GUIDELINE 2.17: *A pedestrian oriented sign must be placed at the main entrance of the building to help identify businesses for people on foot.*

Signs designed for automobiles must be placed higher up on the façade, if included at all.

GUIDELINE 2.18: *The number of signs used on a building should be minimized and will be reviewed on a case-by-case basis.*

At the most, one per store front / business is allowed on the front, one on the sides and one on the rear, if facing parking lot, street or public entrance. Window signs will be reviewed on a case-by-case basis based on the size and location of the window, the location within the window, and subject of the sign.



By creating a sign that harmonizes with the colors on your building you create a cohesive and an aesthetically pleasing building design.



GUIDELINE 2.19: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.

GUIDELINE 2.20: *New painted wall signs or murals, such as historic advertisements, are not allowed in this District.*

DESIGN GUIDELINES

GUIDELINE 2.21: *If a sign is to be illuminated, it should be done with small, unobtrusive down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



Downcast lights offer a chance to add building details and interest as well as serve the purpose of lighting the sign.

GUIDELINE 2.22: *Letter style of signs should be legible, using simple, well proportioned typeface.*



Legible signs help everyone find the building or entrance.

GUIDELINE 2.23: *Signs are prohibited on or in the public right-of-way by City Ordinance.*

On rare occasion, a revocable permit may be issued by City Council for historic blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it cannot be reinstalled.



Signs that were installed prior to the sign code are allowed to remain, but must still obtain a revocable permit.*

GUIDELINE 2.24: *All signs shall comply with City Ordinance (s17-2-1) and the most recently approved Uniform Building Code edition.*

DESIGN GUIDELINE



This enclosure is hiding an electrical box while still allowing access for maintenance.



GUIDELINE 2.25: *All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.*



Trash and service areas do not create a welcoming pedestrian atmosphere so they should be kept away from pedestrian areas.



GUIDELINE 2.26: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*

DESIGN GUIDELINES

GUIDELINE 2.27: *The over-all architecture of a parking structure must follow the same guidelines in this section as any other building.*



When possible, parking structures should incorporate retail or office uses on the first floor. When not possible, parking structures must replicate the appearance of a retail or office building on the first floor through a combination of walls and windows or openings that look like windows. A pedestrian-only entrance must be included and look like a business entrance, not just an opening. Vehicle entrances must be designed to be as unobtrusive to the building façade as possible and maintain the building façade design.



Garages that appear as retail or office buildings on the first floor, with minimal openings, improve walkability and pedestrian safety.*

GUIDELINE 2.28: *Any surface parking lots must have screening along the edges to define the boundaries when visible from streets or pedestrian areas.*



This defines the edge of the sidewalk and the screen, such as railing, small walls, fences, etc, provides scale for pedestrians walking through the area. The screen should have some detail, and be consistent throughout the area.



The screen will link the built lots with a continuous edge whereas parking lots and vacant lots break up the urban framework of buildings.

GUIDELINE 2.29: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

DESIGN GUIDELIN



Union Avenue Shops

HISTORIC UNION DISTRICT

The Historic Union District is Pueblo's original Downtown core. It contained all necessary shopping, dining and entertainment uses and was easily accessible by citizens and workers. As Pueblo grew so did the Downtown commercial center.

On September 24, 1984 Ordinance 5175 was approved by the Pueblo City Council and the Historic Business Zone District (HB) was created. With this zone, supplemental guidelines for preservation and enhancement were also created. The Historic Union Avenue District was rezoned HB on April 8, 1985 by Ordinance 5216 and is now subject to those guidelines. These Guidelines can be found in the Historic Business District Guidelines document and are enforced by the Historic Preservation Commission. Since this District is already regulated, no guidelines will be provided in this document.



The Historic Union District is shown here in pink

DESIGN GUIDELINE

HISTORIC DOWNTOWN DISTRICT

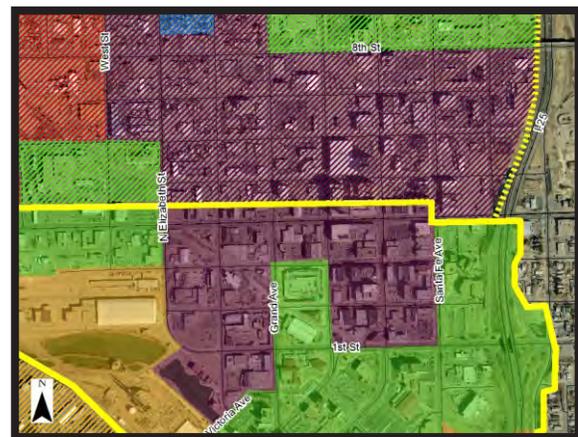
The Historic Downtown Districts are dominated by restaurants, shopping, and pedestrians. Like the Historic Union District, the Historic Downtown Districts reflect Pueblo's secondary retail and commercial core.

Generally, the buildings are the classic, two-story, storefront buildings, but this District has larger buildings sprinkled in as well. While individual buildings stand out due to their ornate detailing and excellent craftsmanship, the buildings reinforce each other, forming a place that is cohesive and consistent as a whole, yet rich and varied.

New construction and redevelopment has started to pick up in these Districts and there are many prospects for more businesses and even some residential on upper floors. This part of Downtown has the great opportunity of becoming a main retail core once again.



Down Main Street



The Historic Downtown Districts are shown here in purple

HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS



This creates an alignment of building fronts that contributes to the visual continuity of the District.



GUIDELINE 1.1: *Historic building alignment must be maintained.*

Most buildings are constructed to the front and side property lines, and wall-to-wall with neighboring buildings; they are almost never set back.



Placing the primary entrance on the main street makes the business easy to locate and access.



GUIDELINE 1.2: *Historic building entrances must be maintained.*

Historically, principal entrances and building façades were orientated to the main access street. Occasionally, buildings located at the intersection of two streets had their primary entrance on the corner of the intersection.

DESIGN GUIDELINE

GUIDELINE 1.3: *Outdoor dining areas or gathering places are strongly encouraged along street frontages and should be placed at the property line, especially along pedestrian areas. In the case of an addition, the building façade behind outdoor areas may be setback a maximum of 15' from the property line.*

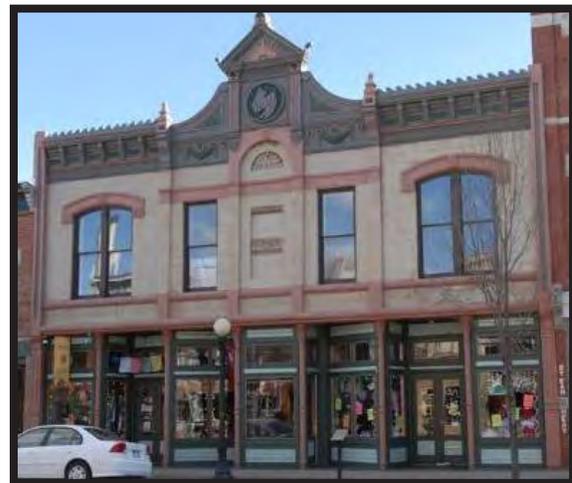


Incorporating outdoor areas into site design helps create vibrant and interesting streets.

GUIDELINE 1.4: *All ground floor development should encourage pedestrian activity by creating activities highly visible from the outside.*

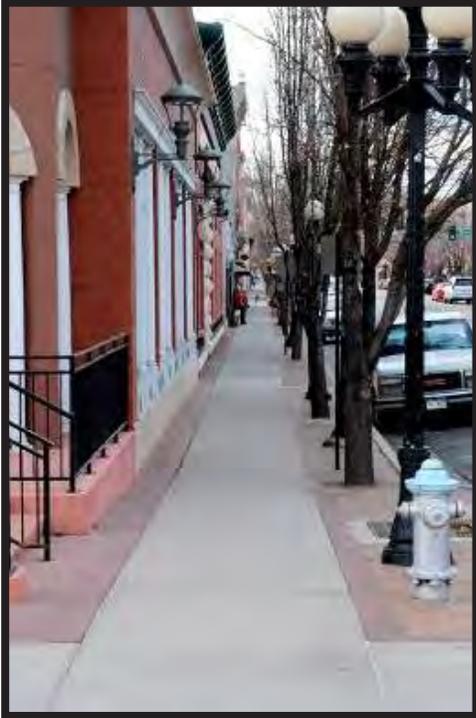


Storefront windows should be attractive, transparent and neat and storefronts now used for office space should provide interest in the ground floor windows.



Tasteful window displays that include artwork or other visually interesting material are encouraged to enliven the streets; however, windows should not be completely obscured by displays.*

DESIGN GUIDELINE



Creating a pleasing, safe place for pedestrians contributes to the vibrancy of a downtown.*



GUIDELINE 1.5: *Pedestrian connectivity must be a primary consideration for buildings in Downtown.*

Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

GUIDELINE 1.6: *A historic building may not be demolished to provide parking for a building or business.*



This alley is a good example of a functional alley that hides service like trash collection.



GUIDELINE 1.7: *Where feasible, service functions must be away from public areas and effectively screened from all streets and pedestrian areas.*

Alleys and the rear of buildings work well for this.

DESIGN GUIDELINE

Section 2: ARCHITECTURAL CONSIDERATIONS

GUIDELINE 2.1: *Historic building height must be maintained.*



Most buildings are 2 to 3 stories tall, but a few are taller. No story may be removed from a building unless it is deemed not a historic part of the building or considered unsafe and cannot be restored. Reconstruction of original portions of a building may be appropriate if sufficient documentation exists to assure that reconstruction is accurate. Don't misrepresent history by creating what appear to be "historic details" when no evidence of original detailing exists.



GUIDELINE 2.2: *Historic building width must be maintained.*



Typically storefronts were 25' wide, but some buildings could be up to an entire block. Do not remove a portion of the building unless it is deemed not a historic part of the building or considered unsafe and can not be restored.



Building widths can vary between typical 25' lots and block long buildings. This variation adds interest to this commercial area.

DESIGN GUIDELIN

GUIDELINE 2.3: *Roof pitch must be maintained as it was historically built.*

Flattening a pitched roof or adding a pitched roof over the flat roof is not appropriate and not permitted.

GUIDELINE 2.4: *All rehabilitation work should preserve rather than destroy historic qualities.*

When exterior building cleaning is undertaken, avoid using harsh cleaning methods that may affect the façade materials.



GUIDELINE 2.5: *If an addition is desired where historically there was not one, it must coordinate with the existing historic structure, but does not have to mimic the historic architectural details.*

Consult the Non-Historic category of this section for more information.



GUIDELINE 2.6: *Maintain any historic façade distinction between street level and upper floors.*

This distinction may be the size and pattern of windows, changes in color and/or materials, horizontal or vertical elements, or other detailing and embellishment.

GUIDELINE 2.7: Storefronts must be maintained in their original dimensions.

If it has already been altered, restore it to its original design. If the display window looks into an office, do not block the window, this creates the feeling of a blank wall and is not appropriate along a sidewalk or pedestrian area.



Storefront elements are very important in creating a walkable environment.

GUIDELINE 2.8: When renovating existing storefronts, the original entryway must be preserved.

If the building has a traditional front door, retain and preserve it by cleaning and repainting it. If the front door must be replaced, use a wood door with a large single pane of glass and decorative kick panel. Aluminum and steel doors are inappropriate and not allowed.



The traditional storefront door was a painted door with a single large pane of glass and a kick panel.

GUIDELINE 2.9: All historic balconies, porches, and patios must be maintained in usable order.



Outdoor spaces are important to creating an active and vibrant Downtown.



GUIDELINE 2.10: *Avoid removing or altering any historic material or significant architectural feature and expose all significant architectural features that have been previously covered.*

These details may include cornices, molding, storefront kick panels, brick or tile detailing, lintels, and windows, and contribute to the historic value of the building and District.



Architectural detailing and ornamentation are used on many buildings, especially in the Historic Downtown District, and provide visual interest, scale, and character to a building's façade.



GUIDELINE 2.11: *Replace ornamentation where it is known to have existed, if feasible.*

In some cases, a portion of the ornamentation remains from which copies can be made, in other situations, all is missing and replicas may be made from old photographs. If documentation cannot be found of what existed originally, simplification of original details is acceptable.

This simplified parapet top is a good example of a restoration.



GUIDELINE 2.12: *Where no evidence of original historic elements exists, contemporary redesigns may be substituted on a case-by-case basis.*

While contemporary elements are allowed, make sure that the element being incorporated still looks integral to the building and overall design.

This balcony is a good example of acceptable contemporary substitution. It coordinates with the overall building, but does not replicate a historic balcony.

GUIDELINE 2.13: *Painting of previously unpainted masonry is prohibited and paint removal and repointing is strongly encouraged in cases where it has already been painted.*



In a few cases, the painted brick may preserve the condition of the original brick. If your building was painted historically, make sure that any new paint is compatible with existing paint, and that the surfaces are properly prepared for painting.



Original materials and details contribute considerably to the historic significance of the building and should be preserved whenever possible.

GUIDELINE 2.14: *Develop a color scheme for the entire building that coordinates all the façade elements.*



All exterior colors must be harmonious with the main character and color of the brick on the building. If your building is not brick, a warm tone color similar to brick must be used and the color scheme should be designed around that color. Bright colors may be used as accents or small details and ornamentation only, specifically at the entrance. Generally, no more than five colors should be used.



The main colors here are brick red and white, with accents of blue, dark green and gold. These colors are used throughout the front façade.

GUIDELINE 2.15: *Use historic paint and color from an approved paint list.*

Paint manufacturers can provide historic color schemes or the Planning and Community Development Department can provide recommendations.

DESIGN GUIDELINES



This building was restored in the 1990s.



GUIDELINE 2.16: *Stucco finishes over masonry facade surfaces are prohibited.*

If a façade has already been stuccoed, the stucco should be removed as soon as possible.



GUIDELINE 2.17: *Preserve all original trim material and maintain eaves, gutters and down spouts in good repair.*

When trim materials need to be replaced, the material must work with the major façade material. Large surfaces of plastic, unfinished metal, or wood are inappropriate and not allowed.



GUIDELINE 2.18: *Maintain or reestablish the original glass-to-wall ratio and retain the size, shape, and pattern of original windows.*

Blocking or boarding up original windows disrupts the wall-to-window ratio and the overall building character and is not permitted. If windows have been blocked or boarded up, remove the obstruction and replace the windows. The use of glass block and smoked, black, or reflective glass is not permitted. These types of glass are not historic and can discourage pedestrian activity by making the area feel unsafe.

Much of the character of a building is established by the proportions of solid building mass to “void” or glass area.

DESIGN GUIDELINE

GUIDELINE 2.19: *Maintain the original alignment of the display window.*



The top edge of the display is usually defined by a horizontal band above the clerestory called a “belt course” and may be a unifying element along the street.



The corner of this building includes the belt course detailing continuing over the covered entrance.

GUIDELINE 2.20: *Retain the original size and shape of the transom window and keep them as glass.*



Transom windows add detail to the storefront, in many cases. In the building above, the windows are ornate stained glass and add character to the building.

DESIGN GUIDELINE



GUIDELINE 2.21: *Preserve all original window frames, even if the glass needs replacing, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*

If a window frame has deteriorated to a point in which it can not be restored, window replacements must retain as much of the original window character as possible. Replacement windows must have a painted finish, whether metal or wood, and must duplicate the number of glass panes found on the originals or be mounted internally.



Awnings can provide extra detailing and interest on a building façade.*



GUIDELINE 2.22: *Awnings are historic to Downtown buildings and are strongly encouraged.*

However, they should reflect the shapes and dimensions of the storefront and/or upper windows and not block any architectural details such as lintels. Wood, metal, plasticized fabric, fiberglass, translucent, and lit awnings are inappropriate and prohibited. Use colors that reinforce the color scheme of your façade.



Historically, signs varied in style and color so creativity is encouraged for new signs.



GUIDELINE 2.23: *Signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade.*

Signs may not obscure architectural detail(s).

DESIGN GUIDELINE

GUIDELINE 2.24: *Preserve historic signs painted directly on the building. If there are no historically painted signs on the building, incorporating a painted sign into the building design is encouraged on secondary and rear facades.*

Restoring a historic, painted sign is strongly encouraged. A new sign painted over historic sign is prohibited. Painted signs on front facades are not allowed.



Painted signs add character and interest to the pedestrian experience.

GUIDELINE 2.25: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate. In the case of this storefront, green is used as an accent color and is therefore very appropriate for the sign.



GUIDELINE 2.26: *If a sign is to be illuminated, it should be done with small, unobtrusive, down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



This sign is a good example of small unobtrusive lights that are appropriate for District.*

DESIGN GUIDELINE

Placing a sign at the first floor helps visitors locate the business easily.*



GUIDELINE 2.27: *Businesses and residential uses located above the first floor should have small signs placed at the street level entrance or carefully designed window signs in an appropriate size and material.*



A front window can be a great place to incorporate a pedestrian scale sign.*



GUIDELINE 2.28: *Window signs shall not cover more than 25% of display windows, and 20% of each door window.*

Signs or lettering on transom windows are not traditional and are prohibited.



Easily readable signs make it easy for people to find the business they are looking for.*



GUIDELINE 2.29: *Letter style of signs should be legible, using simple, well proportioned typeface.*

Type styles should promote the traditional historic character of the District. As a general rule, the letters should not occupy more than 75% of the total sign panel or sign board.



Banners should be easy to read and describe a temporary event. Permanent banners are not an appropriate replacement for a sign.



GUIDELINE 2.30: *Banner signs are not to be located higher than the transom window and should be of standard height proportional with building height.*

DESIGN GUIDELINES

GUIDELINE 2.31: Signs are prohibited on or in the public right-of-way by City Ordinance.



On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, share, or construction. Once a projecting sign is removed, it cannot to be reinstalled.



This sign predates the sign code and is therefore allowed.

GUIDELINE 2.32: All new signs shall comply with City Ordinance (17-10) and the most recently approved Uniform Building Code edition.

GUIDELINE 2.33: Air conditioning units located on the façade, or other side facing a public street, are inappropriate and not allowed.



If there is already a unit facing a street, it should be removed or relocated.



This air conditioning unit is located in the middle of an alley and well away from pedestrians.*

GUIDELINE 2.34: All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.



This enclosure is hiding an electrical box, but is still accessible for necessary maintenance.*



Placing a trash receptacle in an alley so that it cannot be seen from any street is an acceptable screening technique.*



GUIDELINE 2.35: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



The screen will link the built lots with a continuous edge, whereas parking lots and vacant lots break up the urban framework of buildings.*



GUIDELINE 2.36: *Any surface parking lots must have screening along the edges to define the boundaries of parking lots when visible from streets or pedestrian areas.*

This defines the edge of the sidewalk and the screen, such as railing, small walls, fences, etc, also provides scale for the pedestrian walking through the area. The screen should have some detail, and be consistent throughout the area.

GUIDELINE 2.37: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

NON-HISTORIC BUILDINGS

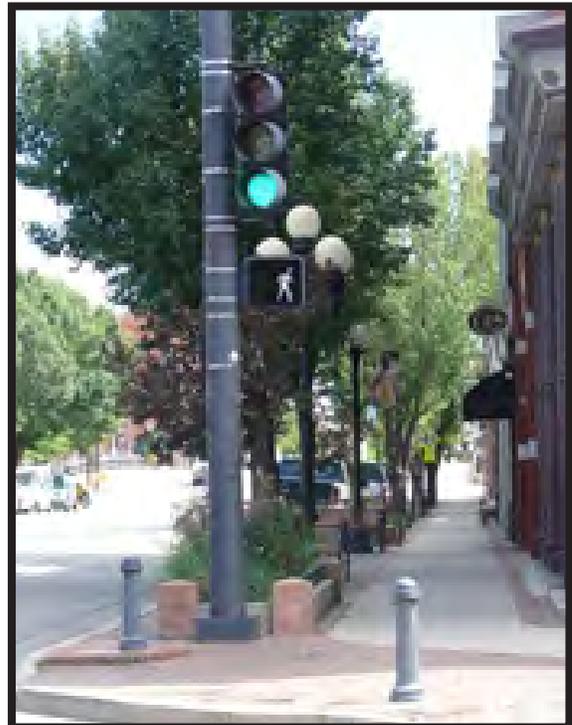
Section 1: SITE CONSIDERATIONS

GUIDELINE 1.1: *Building layouts should be designed specifically for the site and appropriately reflect the size and shape of the site.*



These buildings were built as part of an in-fill project. They are a perfect example of designing based on the surroundings.

GUIDELINE 1.2: *Zero building setbacks for front and side property lines are mandatory for this area but the rear of a building may be set farther back from the property line.*



Zero setbacks are typical for urban, downtown areas and help create a pedestrian friendly, walkable environment.*

DESIGN GUIDELINE



Outdoor areas bring people outside by creating a structured place for them to be. It's important to locate these types of places on pedestrian paths to encourage interaction.*



GUIDELINE 1.3: *Out door dining areas or gathering places are strongly encouraged along street frontages and should be placed at the property line.*

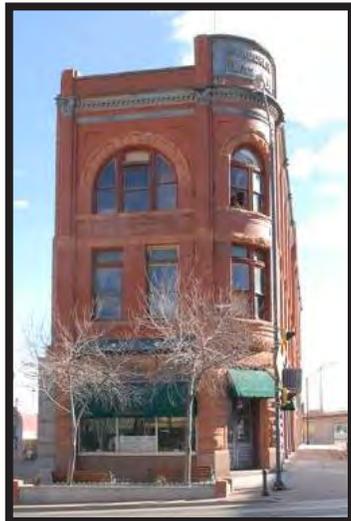
The building façade behind outdoor areas may be setback a maximum of 15' from the property line in these places.



Placing the building at the back of the sidewalk makes it easy for vehicles and pedestrians to find the store front.*



GUIDELINE 1.4: *Building location(s) should provide easy access, inviting entrances, and complement the surrounding environment for pedestrian walkways and gathering places.*



A corner entrance can make the building more accessible and add interest to the façade.*



GUIDELINE 1.5: *The main entrance to the building must face the main access street. For buildings on the corner, the entrance may face the corner.*

DESIGN GUIDELINE

GUIDELINE 1.6: *Throughout the design of a site, pedestrian connectivity must be a primary consideration.*



Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.



Pedestrian accessibility is important to creating an active Downtown.*

GUIDELINE 1.7: *Parking must be provided as on-street parking, parking garages or underground parking, or in a parking lot placed internally or in the rear of the building.*



It may not be provided in a surface parking lot placed between the front of a building and the main access street or along the side of the building.



Placing parking internal to the site allows for site designs with reduced vehicle / pedestrian conflict potential. The easiest way to place parking internally is to have access off the alley.*

DESIGN GUIDELINE



Placing the access drive on an alley means that only one curb cut has to break the sidewalk to access many buildings' parking areas.*



GUIDELINE 1.8: *The vehicle entrance(s) to parking garages and underground parking may not be placed along the primary frontage of a building or parking structure. Access drives for parking must be placed along a side street or alley.*

GUIDELINE 1.9: *Historic alley and road patterns must be maintained throughout Downtown and incorporated into all site designs.*



Placing service areas on alleys keeps delivery and trash trucks off streets and away from pedestrians.



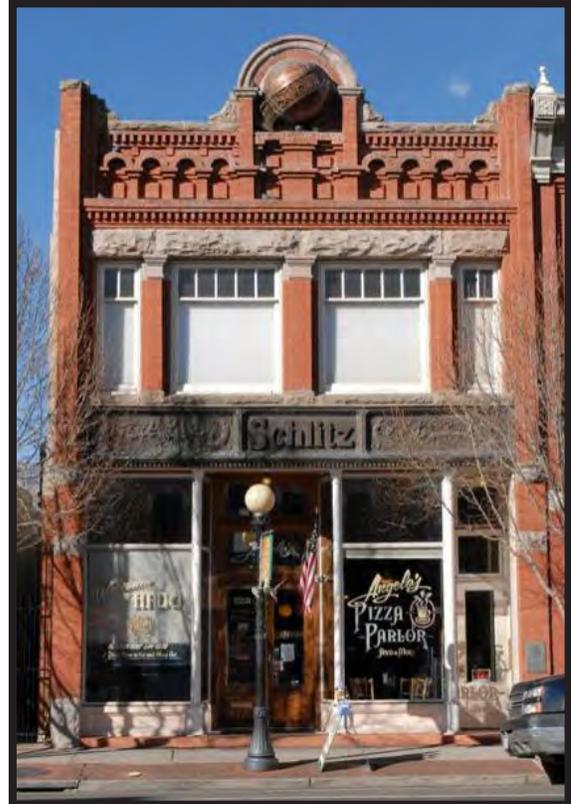
GUIDELINE 1.10: *Service functions must be away from public areas. Alleys and the rear of buildings work well for this.*

DESIGN GUIDELINE

Section 2: ARCHITECTURAL CONSIDERATIONS

GUIDELINE 2.1: *Buildings must be a minimum of 2 stories, but 4 or 5 story buildings are strongly encouraged.*

The first story should be taller than the other stories as is historically found in the District. Taller first floors also provide an opportunity for street level detail and more elegant entrances.



Historic first floor heights ranged from 12' to 18'. Taller first floors add character to the street level and pedestrian area.*

GUIDELINE 2.2: *In general, new construction should have flat roofs with parapets, but depending on the building architecture, a pitched roof may be allowed on an architectural element on a case-by-case basis.*

Historically roofs in this District were flat with parapets and cornice detailing.



Maintaining traditional architectural elements keeps continuity throughout the District.*

DESIGN GUIDELINES



Dividing up the width of a building into multiple storefronts is a good way to make a large building seem smaller and more pedestrian scale.*



Storefront elements include: pedestrian scaled doors, recessed entries, columns, transom windows, kick plates and large display windows.*



The building in the center was an in-fill project and, while not as detailed as a historic building, it incorporates a number of historic design elements which help it coordinate with its historic neighbor.



GUIDELINE 2.3: *All new buildings must be between 25' wide and the width of a typical Downtown block. For buildings wider than 25', there must be an entrance at least every 50', preferably as part of a storefront, a vertical element every 25' to 50', and a change in first floor paint colors, decorative features, or architectural elements.*

Large, flat walls are not allowed. Historically building widths for the Historic Downtown District ranged from 25' all the way to an entire block, on rare occasions.



GUIDELINE 2.4: *Storefronts must be incorporated into first floor building design.*

Not only is this historical, but it draws attention to the main entrance of the building.



GUIDELINE 2.5: *New construction, additions, and renovations should have a general level of detail reflective of the historic buildings in this District.*

Some combination of the following architectural details must be incorporated: cornices, iron work, freezes, sills, lintels, quoins, mosaics or tiles, parapets, corbels, belt course, spandrels, corner stones, and arches. These elements can be added in new and inventive ways. Detailing can also be achieved by adding relief work, a mixture of stone and brick, or using rusticated stones.

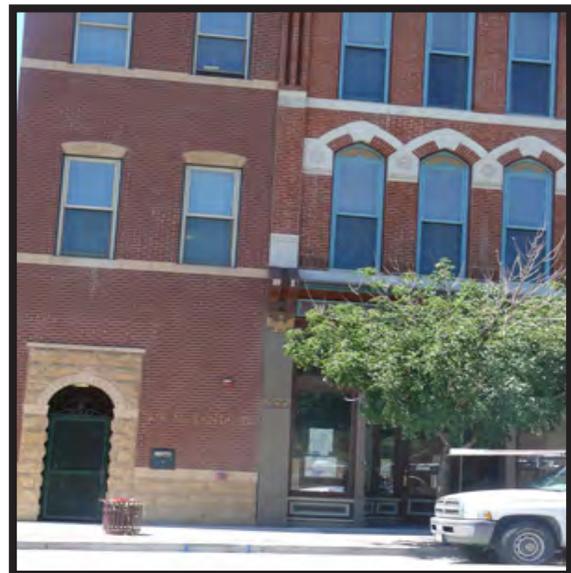
DESIGN GUIDELINE

GUIDELINE 2.6: *Design new construction or additions with structural systems that are independent of the original building.*

Allowances must be taken to compensate for differential (foundation) settlement between old and new buildings.

GUIDELINE 2.7: *New additions, exterior alterations, or related new construction may not destroy historic materials.*

Any new work shall be differentiated from the old and shall be compatible with the mass, size, scale, and architectural features to protect the historic integrity of the property and its environment.



Although the new building has similar colors, materials, and window dimensions to its historic neighbor, the new building is significantly less ornamented and so while it fits in to the District, it does not compete with the historic structures.

GUIDELINE 2.8: *The relationship between new and old should be as harmonious as possible.*

Study the patterns of building materials, window alignment, string courses, and other elements which make up the texture of neighboring facades.



Many of the horizontal elements on the Smith Barney addition line up with those on the historic section making the addition and historic harmonious.*

DESIGN GUIDELINE



Windows in the Historic Downtown District should be taller than they are wide and should be symmetrically spaced.



GUIDELINE 2.9: *Maintain a ratio of glass-to-wall and window size and shape similar to that found on historic structures in this District.*

Large spans of blank walls and glass block, black, bronze or reflective glasses are not allowed.



GUIDELINE 2.10: *Balconies and porches are strongly recommended, especially along pedestrian areas.*

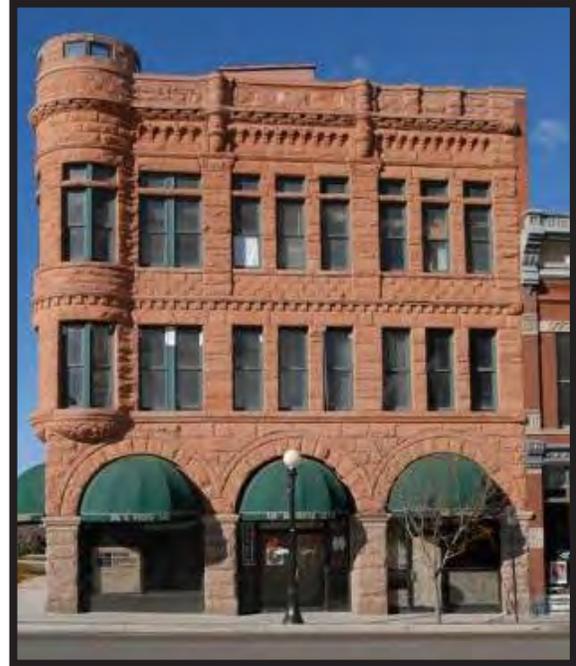


Balconies and porches are important to promote activity outside.

DESIGN GUIDELINE

GUIDELINE 2.11: *Brick and stone are the primary materials to be used in this District. Stucco is not an allowed material in this District.*

A detailed list of acceptable materials is available from the City of Pueblo Planning and Development Office.



Continuing with historic materials on new construction, helps keep Downtown consistent.*

GUIDELINE 2.12: *Warm earth tones, such as brick red, cream, or brown, should be used as the primary façade colors with bright colors being used on details or small accents only.*



Keeping a color palette simple helps show off the architectural elements, but there are many warm, earth tones and creativity is encouraged.*

DESIGN GUIDELIN



There are many ways to use tile and brick to help accentuate the architecture of a building.



GUIDELINE 2.13: *Tile and brick details are highly encouraged.*



GUIDELINE 2.14: *Metal elements are allowed as accents only and may not be used as a major building material.*



Metal elements can add detail and interest to a building's façade.



GUIDELINE 2.15: *Signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade.*

Signs may not obscure architectural detail(s).



This sign panel is just above the door, other panels may be higher on the building.

DESIGN GUIDELINES

GUIDELINE 2.16: *A pedestrian scale sign must be placed at the main entrance of the building to help identify businesses for people on foot.*

Signs designed solely for automobiles are not appropriate in this District.



Pedestrian scaled signs can be a window sign, sign above the door, awning sign, or a sandwich board (by permit), but in all cases it must be a smaller sign visible from the sidewalk.*



GUIDELINE 2.17: *The number of signs used on a building should be minimized and will be reviewed on a case-by-case basis.*

At the most, one per store front / business is allowed on the front and one on the side. Window signs will be reviewed on a case-by-case basis based on the size and location of the window, the location within the window, and subject of the sign.

GUIDELINE 2.18: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.



Green accents this building so having a green sign makes sense for this color scheme.

DESIGN GUIDELINES



Wall murals are historic, fun, and add interest to otherwise blank areas of a building.



GUIDELINE 2.19: *Painted wall signs or murals, such as business name or historic advertisements, are encouraged in this District.*



These small arm lights adequately light the sign at night, but are not intrusive to the building architecture.*



GUIDELINE 2.20: *If a sign is to be illuminated, it should be done with small, unobtrusive down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



Legible signs help pedestrians and motorists alike find businesses.



GUIDELINE 2.21: *Letter style of signs should be legible, using simple, well proportioned typeface.*

Some signs around Downtown were built prior to the sign code and are allowed.



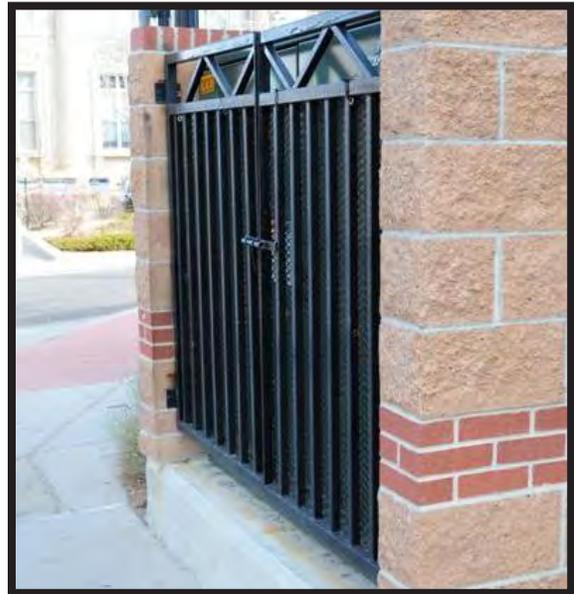
GUIDELINE 2.22: *Signs are prohibited on or in the public right-of-way by City Ordinance.*

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it cannot be reinstalled.

DESIGN GUIDELINE

GUIDELINE 2.23: *All signs shall comply with City Ordinance (s17-2-1) and the most recently approved Uniform Building Code edition.*

GUIDELINE 2.24: *All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.*



This enclosure hides an electrical box while still leaving it accessible for maintenance.*

GUIDELINE 2.25: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



This trash receptacle has been strategically placed behind a wall to help hide it from view.*

DESIGN GUIDELINES



GUIDELINE 2.26: *The over-all architecture of a parking structure must follow the same guidelines in this section as any other building.*

When possible, parking structures should incorporate retail or office uses on the first floor. When not possible, parking structures must replicate the appearance of a retail or office building on the first floor through a combination of walls and windows or openings that look like windows. Pedestrian only entrances must be included and look like a business entrance, not just an opening. Vehicle entrances must be designed to be as unobtrusive to the building façade as possible and maintain the building façade design.

GUIDELINE 2.27: *Any surface parking lots must have screening along the edges to define the boundaries when visible from streets or pedestrian areas.*

This defines the edge of the sidewalk and the screen, such as railing, small walls, fences, etc, provides scale for pedestrians walking through the area. The screen should have some detail, and be consistent throughout the area.

GUIDELINE 2.28: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

DESIGN GUIDELINE

HISTORIC WAREHOUSE DISTRICT

The Historic Warehouse Districts are comprised of large scale, old, industrial buildings, most of which are now being repurposed. These Districts reflect Pueblo's manufacturing history and should be developed in a way that echoes this rich history.

The architecture in these areas is reflective of the old manufacturing use and the buildings tend to have larger foot prints, larger scale windows, and no store front. The buildings also tend to have fewer embellishments but are far from the plain, mostly-concrete structures you would see in an industrial area today.

So far, there is little new building construction taking place in these Districts but the remodeling has been respectful of the history of the buildings and the Guidelines will help facilitate that trend.

The Historic Warehouse District is a transition district in a couple of ways. First, it is a direct transition between the historic, and very pedestrian oriented downtown, to the more modern industrial areas which are typically not pedestrian friendly. Second, it creates a supplemental business area to help support Downtown. The Historic Warehouse Districts are in great locations to allow for larger scale businesses with a higher number of employees while still being within walking distance to the restaurants and shops in Downtown.



Historic Warehouse



The Historic Warehouse Districts are shown here in orange.

HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS



Buildings were built to the backs of sidewalks to make them easily accessible and inviting.



GUIDELINE 1.1: *Historic building alignment must be maintained.*

Most buildings are constructed to the front property lines; they are almost never set back. Side and rear setbacks vary from property to property.



Keeping the main entrance on the street makes finding it simple.



GUIDELINE 1.2: *Historic building entrances must be maintained.*

Historically, principal entrances and building façades were orientated to the main access street. Occasionally, buildings on the intersection of two streets had their primary entrance located at the corner of the intersection.

DESIGN GUIDELINES

GUIDELINE 1.3: *All ground floor development should encourage pedestrian activity as much as possible and all windows along streets should be kept attractive, transparent and neat.*



Even warehouse buildings can help maintain a walkable environment if kept attractive and neat.*

GUIDELINE 1.4: *Pedestrian connectivity must be a primary consideration for buildings in Downtown.*



Making pedestrian connectivity a primary focus helps create a vibrant and enjoyable Downtown.*

Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

GUIDELINE 1.5: *A historic building may not be demolished to provide parking for a building or business.*

GUIDELINE 1.6: *Where feasible, service functions must be away from public areas.*

Alleys and the rear of buildings work well for this.



This alley is a good example of a functional alley that hides services like deliveries.

Section 2: ARCHITECTURAL CONSIDERATIONS



Maintaining historic building heights is important to preserving business density and diversity in Downtown.*



GUIDELINE 2.1: *Historic building height must be maintained.*

Most buildings were 3 to 5 stories tall in this District. No story may be removed from a building unless it is deemed not a historic part of the building or considered unsafe and can not be restored. Reconstruction of original portions of a building may be appropriate if sufficient documentation exists to assure that reconstruction is accurate. Don't misrepresent history by creating what appear to be "historic details" when no evidence of original detailing exists.



Keeping buildings whole is important to maintain the historic urban fabric and show the history of Downtown.



GUIDELINE 2.2: *Historic building width must be maintained.*

Typically the District had larger scale buildings that could be up to an entire block. Do not remove a portion of the building unless it is deemed not a historic part of the building or considered unsafe and can not be restored.

DESIGN GUIDELINES

GUIDELINE 2.3: *Roof pitch must be maintained as it was historically built.*

Flattening a pitched roof or adding a pitched roof over the flat roof is not appropriate and not permitted.

GUIDELINE 2.4: *All rehabilitation work should preserve rather than destroy historic qualities.*

When exterior building cleaning is undertaken, avoid using harsh cleaning methods that may affect the façade materials.

GUIDELINE 2.5: *If an addition is desired where historically there was not one, it must coordinate with the existing historic structure, but does not have to mimic the historic architectural details.*

Consult the Non-Historic category of this section for more information.

GUIDELINE 2.6: *Maintain any historic façade distinction between street level and upper floors.*

This distinction may be the size and pattern of windows, changes in color and/or materials, horizontal or vertical elements, or other detailing and embellishment.



Sometimes to help the roof drainage systems the roof would step slightly, slowly sloping to the rear of the building. Even in these cases the roof is still considered flat, not pitched.*



The addition on the right of this photo, while a different brick color, coordinates with the original part of the building.



Typically first floor historic warehouse buildings have larger first floor windows and smaller upper floor windows.

DESIGN GUIDELINES



In most cases, warehouse storefronts may not be the typical retail storefront design, but it is still important to maintain them.*



GUIDELINE 2.7: *Storefronts are not typical in the Historic Warehouse District and should not be added where one was not historically. If there was a historic storefront, it must be maintained in the original dimensions.*

If it has already been altered, restore it to its original design. If windows look into an office do not block the window, this creates the feeling of a blank wall and is not appropriate along a sidewalk or pedestrian area.



GUIDELINE 2.8: *When renovating, the original entryway must be preserved.*

If the building has a historic front door, retain and preserve it by cleaning and repainting it. If the front door must be replaced, use one that closely replicates the style of the original door. Aluminum and steel doors are inappropriate and not allowed.



Warehouse entries come in many shapes, sizes, and designs, and maintaining this diversity preserves the history of Pueblo's Historic Warehouse District.



DESIGN GUIDELINE

GUIDELINE 2.9: *All historic fire escapes, balconies, porches, and patios must be maintained in usable order.*



All 4 sides of this building incorporate original fire escapes and balconies which adds character, interest, and an amenity for residents.



GUIDELINE 2.10: *Avoid removing or altering any historic material or significant architectural feature and expose all significant architectural features that have been previously covered.*



These details may include parapets, cornices, molding, brick or tile detailing, lintels, and windows, and contribute to the historic value of the building and the District.



Even the most industrial use had detailing historically, and the art and design of each building adds to the character of the District.

DESIGN GUIDELINES



Building ornamentation is a big part of maintaining a historic structure - detailing is what gives a historic building its character.*



GUIDELINE 2.11: *Replace ornamentation where it is known to have existed, if feasible.*

In some cases, a portion of the ornamentation remains from which copies can be made, in other situations, all is missing and replicas may be made from old photographs. If documentation cannot be found of what existed originally, simplification of original details is acceptable.



The windowed garage door shown here helps bring light into the main area of the building and helps facilitate re-use of the space inside.*



GUIDELINE 2.12: *Where no evidence of original historic elements exists, contemporary redesigns may be substituted on a case-by-case basis.*

While contemporary elements are allowed, make sure that the element being incorporated still looks integral to the building and overall design.



In 2009, paint was removed from this building to restore it to its original brick façade.*



GUIDELINE 2.13: *Painting of previously unpainted masonry is prohibited and paint removal and repointing is strongly encouraged in cases where it has already been painted.*

In a few cases, the painted brick may preserve the condition of the original brick. If your building was painted historically, make sure that any new paint is compatible with existing paint, and that the surfaces are properly prepared for painting.

GUIDELINE 2.14: *Develop a color scheme for*

DESIGN GUIDELINE

the entire building that coordinates all the façade elements.



All exterior colors must be harmonious with the main character and color of the masonry on the building. If your building is not brick, a warm tone color similar to brick must be used and the color scheme should be designed around that color. Bright colors are not historic to the Warehouse District and should therefore not be used.



The Pueblo Housing Authority has chosen a deep red color to accent the tan and dark brown of the brick.

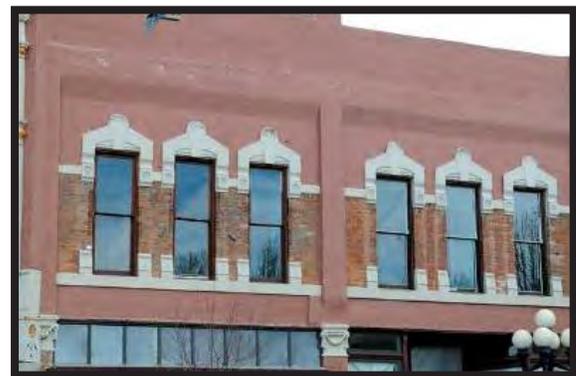
GUIDELINE 2.15: Use historic paint and color from an approved paint list.

Paint manufacturers can provide historic color schemes or the Planning and Community Development Office can provide recommendations.

GUIDELINE 2.16: Stucco finishes over masonry façade surfaces are prohibited.



If a façade has already been stuccoed, the stucco should be removed as soon as possible.



This building is slowly removing stucco and revealing windows and brick façade beneath.*

GUIDELINE 2.17: Preserve all original trim material and maintain eaves, gutters and downspouts in good repair.



When trim materials need to be replaced, the material must work with the major façade material. Large surfaces of plastic, unfinished metal, or wood are inappropriate and not allowed.

GUIDELINE 2.18: Maintain or reestablish



This is one of the oldest buildings in Pueblo but because it has been so well cared for it doesn't show its age.*

DESIGN GUIDELIN



the original glass-to-wall ratio and retain the size, shape, and pattern of original windows.

Blocking or boarding up original windows disrupts the window-to-wall ratio and the overall building character, and is not permitted. If windows have been blocked or boarded up, remove the obstruction and replace the windows. The use of glass block and smoked, black, or reflective glass is not permitted. These types of glass are not historic and can discourage pedestrian activity by making the area feel unsafe.



Windows in the Historic Warehouse District can vary widely and this variation is one of the aspects that make the District so interesting.



GUIDELINE 2.19: Maintain the original alignment of the display window, if one existed.

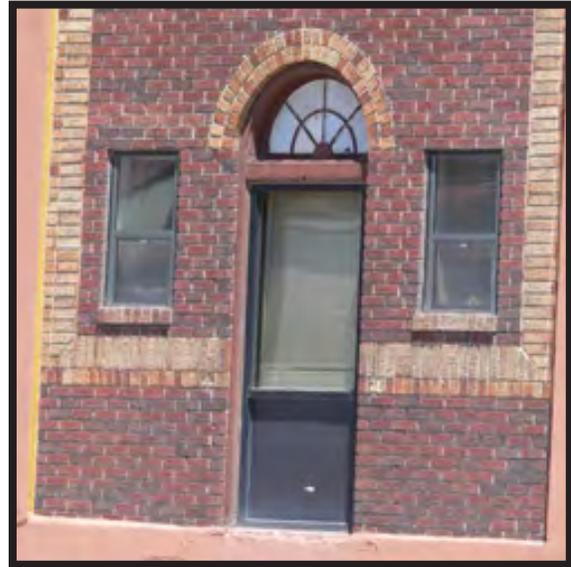


Most warehouse buildings did not have traditional display windows, but some may have over-sized front windows and these should be maintained in a similar fashion.*

GUIDELINE 2.20: Retain the original size and

DESIGN GUIDELINE

shape of any transom windows and keep them as glass.



While rare, transom windows do exist in the Historic Warehouse District and should be maintained in their original design.

GUIDELINE 2.21: *Preserve all original window frames, even if the glass needs replacing, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*



Even the smallest details like window frames can add detail to a building that, while you may not notice it, helps make the building what it is.

If a window frame has deteriorated to a point in which it can not be restored, window replacements must retain as much of the original window character as possible. Replacement windows must have a painted finish, whether metal or wood, and must duplicate the number of glass panes found on the originals or be mounted internally.

GUIDELINE 2.22: *Signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade as they would have historically.*



This sign is a great example of utilizing a historic sign panel for a modern business sign.*

Signs may not obscure architectural detail(s).

DESIGN GUIDELINES

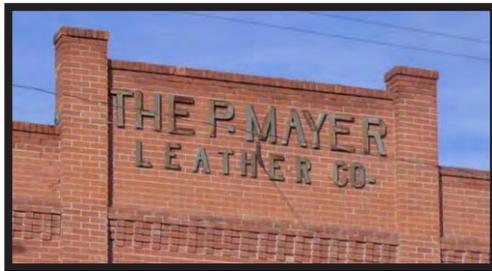


'Ghost signs' can tell us a piece of Pueblo's business history and are therefore an important part of a building's facade.*



GUIDELINE 2.23: *Preserve historic signs painted directly on the building.*

If there are no historically painted signs on the building, incorporating a painted sign into the building design is encouraged on secondary and rear facades. Restoring a historic painted sign is strongly encouraged. A new sign painted over historic sign is prohibited. Painted signs on front facades are not allowed.



There are many ways to incorporate signage on a building while respecting the historic architecture; creativity is encouraged.*



GUIDELINE 2.24: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.



While illumination is allowed, most signs in this District are not lit.*



GUIDELINE 2.25: *If a sign is to be illuminated, it should be done with small, unobtrusive, down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.

DESIGN GUIDELINE

GUIDELINE 2.26: *Businesses located above the first floor should have small signs placed at the street level entrance or carefully designed window signs in an appropriate size and material.*



First floor signs help visitors navigate easily.*

GUIDELINE 2.27: *Window signs shall not cover more than 25% windows, and 20% of each door window.*

Signs or lettering on transom windows are not traditional and are prohibited.



Window signs provide a great opportunity for a pedestrian oriented sign.*

GUIDELINE 2.28: *Letter style of signs should be legible, using simple, well proportioned typeface.*

Type styles should promote the traditional historic character of the District. As a general rule, the letters should not occupy more than 75% of the total sign panel or sign board.



Easily, readable signs help everyone find the business.*

DESIGN GUIDELINES



This sign is historic, has been “grandfathered” in to the sign code, and has received a permit for it to remain over the right-of-way.*



GUIDELINE 2.29: Signs are prohibited on or in the public right-of-way by City Ordinance.

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, share, or construction. Once a projecting sign is removed, it cannot to be reinstalled.

GUIDELINE 2.30: All new signs shall comply with City Ordinance (17-10) and the most recently approved Uniform Building Code edition.



Air conditioning units can detract from the architecture of a building and in many cases can actually hide elements so they must be kept to non-visible facades.



GUIDELINE 2.31: Air conditioning units located on the façade or side of building facing a public street are inappropriate and not allowed.

If there is already a unit facing a street it should be removed and relocated.

This photo shows an attractive way to screen an electrical box while still keeping it accessible for maintenance.



GUIDELINE 2.32: All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.

DESIGN GUIDELINES

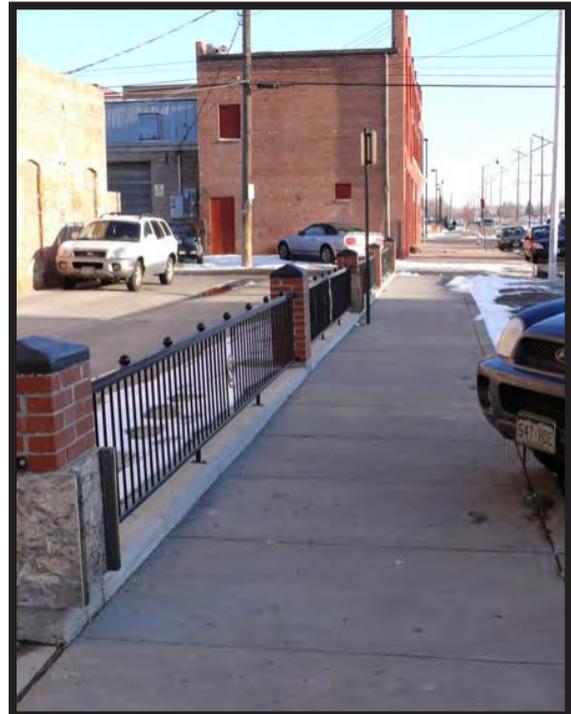
GUIDELINE 2.33: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



Placing service and trash areas in an alley away from public view is an acceptable form of screening.

GUIDELINE 2.34: *Any surface parking lots currently existing along pedestrian pathways must have screening along the edges to define the boundaries of the parking lot.*

The screen should have some detail, and be consistent throughout the area.



Screens, which can be railings, small walls, fences, etc, provide scale for the pedestrian walking through the area.*

GUIDELINE 2.35: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

NON-HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS



When the railroad ran through Pueblo many buildings were built at a diagonal, as shown here, reflecting lots that had been bisected by the rail lines.



GUIDELINE 1.1: *Building layouts should be designed specifically for the site and appropriately reflect the size and shape of the site.*

GUIDELINE 1.2: *Smaller footprint buildings, such as a typical historic retail shop, are not appropriate for this area and should be kept in the Historic Union, Historic Downtown, and Urban Neighborhood Districts.*



Placing buildings at the back of the sidewalk helps pedestrians feel engaged with their surroundings.*



GUIDELINE 1.3: *Zero building setbacks are strongly encouraged for this area, but a maximum of 15' is allowed for any side bordering a street.*

The rear of a building may be set father back from the property line.



GUIDELINE 1.4: *Building location(s) should provide easy access, inviting entrances, and complement the surrounding environment for pedestrian walkways and gathering places.*



This entrance provides a direct connection to the main sidewalk and a covered entrance to keep people out of the weather.

DESIGN GUIDELINE

GUIDELINE 1.5: *The main entrance to the building must face the main access street.*



For buildings on the corner, the entrance may face the corner.



The Pueblo Housing Authority doorway is located along the sidewalk allowing for easy identification and access.

GUIDELINE 1.6: *Throughout the design of a site, pedestrian connectivity must be a primary consideration.*



Wide sidewalks that are easily accessible and connect to area attractions must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.



The sidewalk shown here has been pushed back from the street for added safety when walking, and landscaping has been added to make walking more enjoyable.*

GUIDELINE 1.7: *Parking must be provided as on-street parking, in a parking garage or underground parking, or in a parking lot placed internally or in the rear of the building.*



It may not be provided in a surface parking lot or structure placed between the front of a building and the main access street. In some cases small surface parking lots may be allowed to the side of a building.



This warehouse-turned-condos-building has placed their parking to the side and in the rear of the building in order to maintain easy access for the residents while keeping cars and traffic away from pedestrians.

DESIGN GUIDELINES



Keeping access drives away from main streets limits curb-cuts and keeps the sidewalk safe for pedestrians.



GUIDELINE 1.8: *The vehicle entrance(s) to a parking garage or underground parking may not be placed along the primary frontage of a building or parking structure. Access drives for parking must be placed along a side street or alley.*

GUIDELINE 1.9: *Historic alley and road patterns must be maintained throughout Downtown and incorporated into all site designs.*



Keeping service functions off the main roads promotes walkability.



GUIDELINE 1.10: *Service functions must be away from public areas. Alleys and the rear of buildings work well for this.*

DESIGN GUIDELINES

Section 2: ARCHITECTURAL CONSIDERATIONS

GUIDELINE 2.1: *Buildings must be a minimum of 2 stories, but 3 or 4 story buildings are strongly encouraged.*



Each story may be taller than a typical story found in a retail or residential district since historic, industrial buildings typically have taller ceiling heights.

GUIDELINE 2.2: *New Construction must have flat roofs with parapets and some cornice detailing.*



On a case-by-case basis, a pitched roof on an architectural element or accessory building may be allowed.

GUIDELINE 2.3: *There must be a plane change (of at least 10', forward or backward) every 150' and a vertical element must be incorporated every 25'-50'.*



Large, flat walls are not allowed.



There are many ways to incorporate vertical elements and all of these buildings meet the 150' plane change guideline.

DESIGN GUIDELINES



Prominent building entrances make it easy for everyone to identify where they are going.*



GUIDELINE 2.4: *Building entrances must be clearly identified.*

This can be accomplished through architectural detailing, the building color scheme, awnings or other canopy treatments, or building design to make the entrance prominent.



GUIDELINE 2.5: *New construction, additions, and renovations should have a general level of detail reflective of the historic buildings in this District.*

Some combination of the following architectural details must be incorporated: vertical elements, cornices, iron work, sills, lintels, tiles, parapets, corbels, crow stepped gables, corner stones, and arches. These elements can be added in new and inventive ways, but should be more modest or muted than buildings in the Historic Union or Historic Downtown Districts. Detailing can also be achieved by adding relief work or a mixture of brick colors.



Typically, historic warehouses used varying colors of brick to add detailing to the building, forgoing the more ornamental use of wood and carving found in the Downtown core.



DESIGN GUIDELINES

GUIDELINE 2.6: *Design new construction or additions with structural systems that are independent of the original building.*

Allowances must be taken to compensate for differential (foundation) settlement between old and new buildings.

GUIDELINE 2.7: *Any new work shall be differentiated from the old and shall be compatible with the mass, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

New additions, exterior alterations, or related new construction may not destroy historic materials.

GUIDELINE 2.8: *The relationship between new and old should be as harmonious as possible.*

Study the patterns of building materials, window alignment, string courses, and other elements which make up the texture of neighboring facades.



The addition on the right of this photo, while a different brick color, coordinates with the original part of the building.



This third story addition has many similar elements to the historic building, but is not an identical design so while you can tell it is a modern addition, it coordinates with the original.*

DESIGN GUIDELINE



GUIDELINE 2.9: *Maintain a ratio of glass-to-wall and window size and shape similar to that found on historic structures in this District.*

Larger windows with a higher window to wall ratio is typical for historic warehouse buildings. Large spans of blank walls are not allowed, and black, bronze or reflective glasses are not permitted on facades facing a street or pedestrian area. Glass block windows are permitted on upper story windows or windows on side or rear facades.



There are many ways to incorporate the historic window-to-wall ratio found in this District and creativity is encouraged.



GUIDELINE 2.10: *Where windows are not appropriate due to use or design, brick work or a design element mimicking the normal window rhythm must be incorporated.*

Large, flat walls are not allowed.

This building is a perfect example of avoiding large flat walls, they have taken the typical window pattern and continued the brick pattern on walls that can't have windows. It is important to note that these are not windows that have been bricked in, but were designed this way.

Historic Warehouse District
Non-Historic

DESIGN GUIDELINE

GUIDELINE 2.11: *Balconies or exterior fire escapes are strongly recommended, especially along pedestrian areas, for any residential use buildings.*



Balconies and porches help foster an indoor/outdoor relationship that will make people feel engaged, comfortable, and safe in their surroundings.

GUIDELINE 2.12: *Warm earth tones, such as brick red, cream, or brown, are the appropriate colors for this District.*



Details or architectural interest was historically added through masonry design in complementary earth tones.



Having a specific color pallet for all of Downtown helps create a cohesive and easily identifiable area.

DESIGN GUIDELIN



Utilizing similar materials to the historic buildings keeps the District, and Downtown in general, consistent.



GUIDELINE 2.13: *Brick and stone are the primary materials to be used in this District.*

A detailed list of acceptable materials is available from the City of Pueblo Planning and Community Development Office Department.



GUIDELINE 2.14: *Metal is only allowed as an accent element such as open-air stairs, balconies, and entry over-hangs, and may not be used as a major building material.*



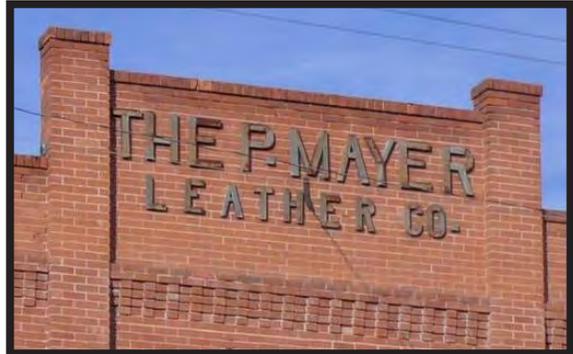
Updating an old fire escape is a great way to add detail to a warehouse building.

DESIGN GUIDELINE

GUIDELINE 2.15: *Signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade.*



Signs may not obscure architectural detail(s).



The above examples are two ways to follow this guideline, but there are many more and options should be explored.*

GUIDELINE 2.16: *A pedestrian scale sign must be placed at the main entrance of the building to help identify businesses for people on foot.*



Signs designed for automobiles must be placed higher up on the façade.



Window signs, awning signs and small over-the-door signs are great ways to provide pedestrian scale signage.

Historic Warehouse District
Non-Historic

DESIGN GUIDELINES



The number of signs and where they are located will depend on the proposed use and the location, size and shape of the property.*



GUIDELINE 2.17: *The number of signs used on a building should be minimized and will be reviewed on a case-by-case basis.*

At the most, one per store front / business is allowed on the front, one on the sides and one on the rear. Window signs will be reviewed on a case-by-case basis based on the size and location of the window and the location within the window and subject of the sign.



Sign color should be considered when designing the building to ensure it coordinates with the overall building concept.*



GUIDELINE 2.18: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.



Painted wall signs were historically found in Downtown and add character and interest to the sides and backs of buildings.*



GUIDELINE 2.19: *Painted wall signs or murals, such as business name or historic advertisements, are encouraged in this District.*



DESIGN GUIDELINES

GUIDELINE 2.20: *If a sign is to be illuminated, it should be done with small, unobtrusive down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



While illumination is allowed, most signs in this District are not lit.*

GUIDELINE 2.21: *Letter style of signs should be legible, using simple, well proportioned typeface.*



Legible signs help everyone find the building or entrance.*

GUIDELINE 2.22: *Signs are prohibited on or in the public right-of-way by City Ordinance.*



Historic blade signs have been “grandfathered” into the code throughout the city.*

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it cannot be reinstalled.

GUIDELINE 2.23: *All signs shall comply with City Ordinance (s17-2-1) and the most recently approved Uniform Building Code edition.*

DESIGN GUIDELINES



This photo shows an attractive way to screen an electrical box while still keeping it accessible for maintenance.*



GUIDELINE 2.24: *All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.*



In this case a short wall is used to screen a service area and small parking lot.



GUIDELINE 2.25: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



Parking structures that reflect the architecture and design of the area they're in do not break up the flow of buildings or pedestrian areas.*



GUIDELINE 2.26: *The over-all architecture of a parking structure must follow the same guidelines in this section as any other building.*

Pedestrian-only entrances must be included and look like a business entrance, not just an opening. Vehicle entrances must be designed to be as unobtrusive to the building façade as possible and maintain the building façade design.

GUIDELINE 2.27: *Any surface parking lots must have screening along the edges to define the boundaries when visible from streets or pedestrian areas.*

This defines the edge of the sidewalk and the screen, such as railing, small walls, fences, etc, provides scale for pedestrians walking through the area. The screen should have some detail and be consistent throughout the area.



The screen will link the built lots with a continuous edge whereas parking lots and vacant lots break up the urban framework of buildings.*

GUIDELINE 2.28: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

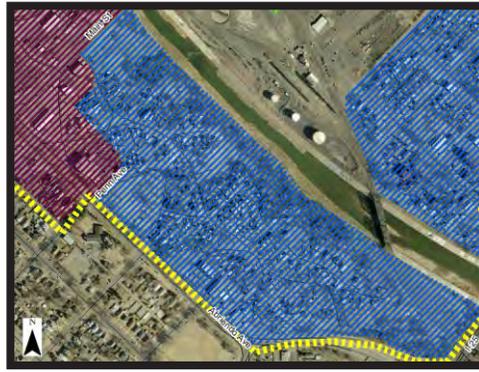
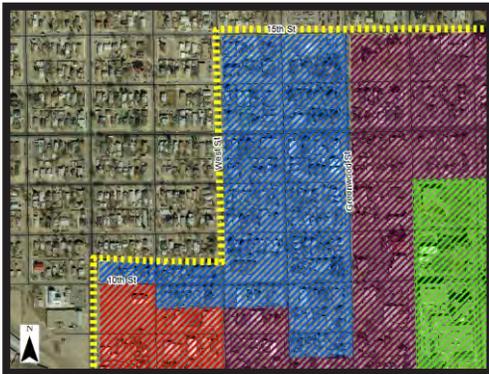
URBAN NEIGHBORHOOD DISTRICT



Office Use in a Historic Residence

The Urban Neighborhood Districts are different from all the other Districts in that there is not much room for new construction, so, most new building will be additions and renovations.

The Urban Neighborhood Districts are also the only Districts that have very mixed and eclectic streets. The primary use is residential, but there are a number of small corner stores and houses-turned-offices. Historically, this was the way neighborhoods were built – localized businesses spaced around the neighborhoods to serve residents without them having to travel far. This mix of uses creates a mix of building styles that tells a story about neighborhood design in Pueblo and should be protected and built upon.



The Urban Neighborhood Districts are shown here in blue.

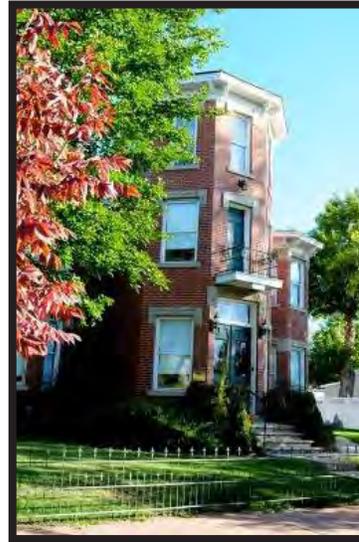
HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS

GUIDELINE 1.1: *Historic building alignment must be maintained.*



Look to the historic properties along the block and approximately match the front setback.



Setbacks vary depending on the original use of the building, but most buildings are not set as far back on the property as modern neighborhoods.

GUIDELINE 1.2: *Historic building entrances must be maintained.*



Historically, principal entrances and building façades were orientated to the main access street. Occasionally, commercial buildings located at the intersection of two streets had their primary entrance located at the corner of the intersection.



Orienting towards the main street makes the building easy to find and navigate.

DESIGN GUIDELINES



Creating outdoor areas helps bring people out into public or semi-public spaces and creates a more vibrant outdoor environment.



GUIDELINE 1.3: *Out door dining areas or gathering places are strongly encouraged along street frontages and pedestrian areas.*



Incorporating large, translucent windows is an important feature to help foster an indoor/outdoor relationship that will make people feel engaged, comfortable, and safe.*



GUIDELINE 1.4: *All commercial ground floor development should encourage pedestrian activity by creating activities highly visible from the outside.*

Storefront windows should be attractive, transparent and neat and buildings used for office space should provide interest in the ground floor windows.



Typically, sidewalks in urban, historic neighborhoods are detached from the street with treed and landscaped strip. This makes pedestrians feel more comfortable walking along the street.



GUIDELINE 1.5: *Pedestrian connectivity must be a primary consideration for buildings in Downtown.*

Wide sidewalks that are easily accessible and connect to area attraction must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

DESIGN GUIDELINE

GUIDELINE 1.6: *A historic building may not be demolished to provide parking for a building or business.*

GUIDELINE 1.7: *Where feasible, service functions must be away from public areas and effectively screened from all streets and pedestrian areas.*

Alleys and the rear of buildings work well for this.



Keeping trash and service areas away from public view keeps the neighborhood walkable and pleasant.*

Section 2: ARCHITECTURAL CONSIDERATIONS



Most buildings in this District are 2 stories tall.



GUIDELINE 2.1: *Historic building height must be maintained.*

No story may be removed from a building unless it is deemed not a historic part of the building or considered unsafe and cannot be restored. Reconstruction of original portions of a building may be appropriate if sufficient documentation exists to assure that reconstruction is accurate. Don't misrepresent history by creating what appear to be "historic details" when no evidence of original detailing exists.



Even multi-family buildings were not typically much wider than a single-family home.



GUIDELINE 2.2: *Historic building width must be maintained.*

Typically storefronts and homes were 25' to 50' wide. Do not remove a portion of the building unless it is deemed not a historic part of the building or considered unsafe and can not be restored.



The roof design depends on the original use of the building. Typically commercial buildings had flat roofs while residential uses had pitched roofs.



GUIDELINE 2.3: *Roof pitch must be maintained as it was historically built.*

Flattening a pitched roof or adding a pitched roof over the flat roof is not appropriate and not permitted.



DESIGN GUIDELINE

GUIDELINE 2.4: *All rehabilitation work should preserve rather than destroy historic qualities.*

When exterior building cleaning is undertaken, avoid using harsh cleaning methods that may affect the façade materials.

GUIDELINE 2.5: *If an addition is desired where historically there was not one, it must coordinate with the existing historic structure, but does not have to mimic the historic architectural details.*

Consult the Non-Historic category of this section for more information.

GUIDELINE 2.6: *Maintain any historic façade distinction between street level and upper floors.*

This distinction may be the size and pattern of windows, changes in color and/or materials, horizontal or vertical elements, or other detailing and embellishment.



Additions can help update the inside of a buildings but it's important to remember the affects on the outside also.



Typically floor distinctions on facades are found on commercial buildings more than residential, but no matter what type of building it is, any difference should be maintained.

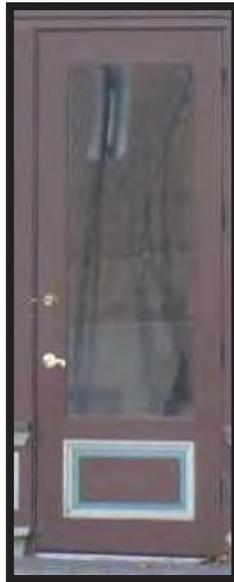


Most buildings will not have a typical storefront design, but it is important to preserve any that do exist.



GUIDELINE 2.7: Storefronts must be maintained in their original dimensions.

If it has already been altered, restore it to its original shape. If the display window looks into an office, do not block the window, this creates the feeling of a blank wall and is not appropriate along a sidewalk or pedestrian area.



Details like the style of door can help differentiate between uses.*



GUIDELINE 2.8: When renovating existing storefronts, the original entryway must be preserved.

If the building has a traditional front door, retain and preserve it by cleaning and repainting it. If the front door must be replaced, use a wood door with a large single pane of glass and decorative kick panel. Aluminum and steel doors are inappropriate and not allowed.



Balconies are important to creating an indoor/outdoor relationship and maintaining a walkable neighborhood environment.



GUIDELINE 2.9: All historic balconies, porches, and patios must be maintained in usable order.

GUIDELINE 2.10: Avoid removing or altering any historic material or significant architectural feature and expose all significant architectural features that have been previously covered.



These details may include cornices, molding, storefront kick panels, brick or tile detailing, lintels, and windows, and contribute to the historic value of the building and District.



This house has been kept in beautiful shape with its historic character intact.

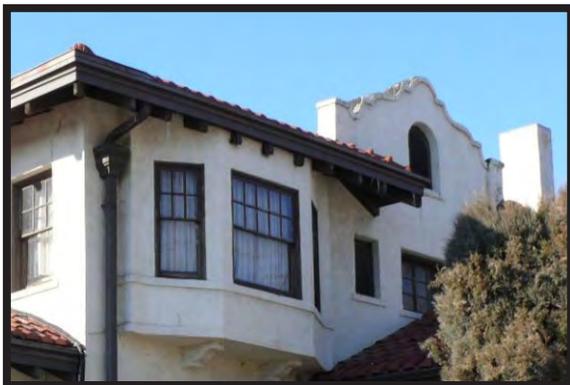
GUIDELINE 2.11: Replace ornamentation where it is known to have existed, if feasible.



In some cases, a portion of the ornamentation remains from which copies can be made, in other situations, all is missing and replicas may be made from old photographs. If documentation cannot be found of what existed originally, simplification of original details is acceptable.



Ornamentation on a building gives it character and makes a neighborhood diverse and interesting.





This balcony is a good example of a contemporary substitution.*



GUIDELINE 2.12: *Where no evidence of original historic elements exists, contemporary redesigns may be substituted on a case-by-case basis.*

While contemporary elements are allowed, make sure that the element being incorporated still looks integral to the building and overall design.



These owners have maintained this house's historic two-tone look.



GUIDELINE 2.13: *Painting of previously unpainted masonry is prohibited and masonry paint removal and repointing is strongly encouraged in cases where it has already been painted.*

In a few cases, the painted brick may preserve the condition of the original brick. If your building was painted historically, make sure that any new paint is compatible with existing paint, and that the surfaces are properly prepared for painting.



This home has a warm, neutral primary color with coordinated accents of brick red and dark green.



GUIDELINE 2.14: *Develop a color scheme for the entire building that coordinates all the façade elements.*

All exterior colors must be harmonious with the main character and color of the brick on the building. If your building is not brick, a warm tone color similar to brick must be used and the color scheme should be designed around that color. Bright colors may be used as accents or small details and ornamentation only, specifically at the entrance. Generally, no more than three colors should be used.

GUIDELINE 2.15: *Use historic paint and color from an approved paint list.*

Paint manufactures can provide historic color schemes or the Planning and Community Development Department can provide more information.

GUIDELINE 2.16: *Stucco finishes over facade surfaces are prohibited.*

If a façade has already been stuccoed, the stucco should be removed as soon as possible.



The majority of buildings in this District were not originally stucco. There are a few exceptions to this where the architecture called for a more Spanish look. In these instances, Stucco is acceptable.

GUIDELINE 2.17: *Preserve all original trim material and maintain eaves, gutters and downspouts in good repair.*

When trim materials need to be replaced, the material must work with the major façade material. Large surfaces of plastic, unfinished metal, or wood are inappropriate and not allowed.



It's important to maintain all historic details on a building.



Window patterns tell an important story about the use and history of a building.



GUIDELINE 2.18: *Maintain or reestablish the original glass-to-wall ratio and retain the size, shape, and pattern of original windows.*

Blocking or boarding up original windows disrupts the wall-to-window ratio and the overall building character and is not permitted. If windows have been blocked or boarded up, remove the obstruction and replace the windows. The use of glass block and smoked, black, or reflective glass is not permitted. These types of glass are not historic and can discourage pedestrian activity by making the area feel unsafe.



All details of a building contribute to the diversity and history of a neighborhood and even if the building is no longer used as it was originally, the history is important to maintain.



GUIDELINE 2.19: *In commercial buildings, maintain the original alignment of a display window and the original size and shape of the transom window and keep them glass.*

The top edge of the display is usually defined by a horizontal band at the top of the clerestory called a “belt course” and may be a unifying element along the street.



Even details as small as a window frame help a building maintain its historic integrity.



GUIDELINE 2.20: *Preserve all original window frames, even if the glass needs replacing, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.*

If a window frame has deteriorated to a point in which it can not be restored, window replacements must retain as much of the original window character as possible. Replacement windows must have a painted finish, whether metal or wood, and must duplicate the number of glass panes found on the originals or be mounted internally.

GUIDELINE 2.21: Awnings are historic to Downtown commercial buildings and are strongly encouraged.

However, they should reflect the shapes and dimensions of the storefront and/or upper windows and not block any architectural details such as lintels. Wood, metal, plasticized fabric, fiberglass, translucent, and lit awnings are inappropriate and prohibited. Use colors that reinforce the color scheme of your façade.



Awnings can add interest and detail to a building.

GUIDELINE 2.22: Commercial signs must be unobtrusive and blend in with the surrounding architecture and must fit within the designated sign boards or sign panel of the building's façade. If a building has been converted from a residence to an office or other commercial use, construct a small yard sign to alert people of the business.

A sign may not be placed on a residential or formally residential building. Signs may not obscure architectural detail(s).



Yard signs help a historically residential building preserve its historic look.

GUIDELINE 2.23: Preserve historic signs painted directly on the building.

Restoring a historic, painted sign is strongly encouraged. A new sign painted over a historic sign is prohibited. New murals, where one was not historic, will be reviewed on a case-by-case basis.

DESIGN GUIDELINES



Signs do not need to be obtrusive to stand out on a building.



GUIDELINE 2.24: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.



A neighborhood commercial sign does not need to be bright to be noticed in a residential environment.*



GUIDELINE 2.25: *If a sign is to be illuminated, it should be done with small, unobtrusive, down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into the sky, or to an exterior source.



First floor signs help visitors easily navigate the building.



GUIDELINE 2.26: *Businesses located above the first floor should have small signs placed at the street level entrance, on a small sign board, or carefully designed window signs in an appropriate size and material.*

GUIDELINE 2.27: *Window signs shall not cover more than 25% of display windows, and 20% of each door window.*

Signs or lettering on transom windows are not traditional and are prohibited.



Window signs can be a great opportunity for a pedestrian oriented sign.*

GUIDELINE 2.28: *Letter style of signs should be legible, using simple, well proportioned typeface.*

Type styles should promote the traditional historic character of the District. As a general rule, the letters should not occupy more than 75% of the total sign panel or sign board.



Signs tend to be more readable when they are done in simple font.

GUIDELINE 2.29: *Banner signs are not appropriate to this District and are not allowed.*

GUIDELINE 2.30: Signs are prohibited on or in the public right-of-way by City Ordinance.

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain, but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it cannot to be reinstalled.

GUIDELINE 2.31: All new signs shall comply with City Ordinance (17-10) and the most recently approved Uniform Building Code edition.



Air conditioning units can detract from the character of a building and should be kept to the sides and rear of a property.*



GUIDELINE 2.32: Air conditioning units located on the façade, or other side facing a public street, are inappropriate and not allowed.

If there is already a unit facing a street it should be removed or relocated.

This enclosure is hiding an electrical box while still being accessible for maintenance.*



GUIDELINE 2.33: All commercial mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.

GUIDELINE 2.34: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



Keeping service areas away from public view creates a more walkable neighborhood.*

Placing trash receptacles in alleyways is an acceptable screening mechanism also.

GUIDELINE 2.35: *Any surface parking lots must have screening along the edges to define the boundaries of parking lots when visible from streets or pedestrian areas.*



Screens, which can be railings, small walls, fences, etc, provide scale for the pedestrian walking through the area.

The screen should have some detail, and be consistent throughout the area.

GUIDELINE 2.36: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.



The new town homes above were designed to take advantage of the water front while maintaining an urban environment with parking being placed below the homes.*



NON-HISTORIC BUILDINGS

Section 1: SITE CONSIDERATIONS

GUIDELINE 1.1: *Building layouts should be designed specifically for the site and appropriately reflect the size and shape of the site.*



Setbacks are crucial to maintaining the urban, walkable feel of this District.



GUIDELINE 1.2: *Historic building alignment must be maintained.*

Setbacks vary depending on the original use of the building, but most buildings are not set as far back on the property as modern neighborhoods. Look to the historic properties along the block and approximately match the front setback.



Outdoor areas create a vibrant and interesting street environment.*



GUIDELINE 1.3: *Outdoor dining areas or gathering places are strongly encouraged along street frontages and pedestrian areas.*

DESIGN GUIDELINE

GUIDELINE 1.4: *Building location(s) should provide easy access, inviting entrances, and complement the surrounding environment for pedestrian walkways and gathering places.*



A sidewalk or other material, such as stepping stones or fine crushed rock, should connect the main entrance to the sidewalk out front.

GUIDELINE 1.5: *The main entrance to the building must face the main access street. For commercial buildings on the corner, the entrance may face the corner.*



Placing an entrance facing the main street makes the entrance easily accessible and easy to find for all pedestrians and drivers.

GUIDELINE 1.6: *Throughout the design of a site, pedestrian connectivity must be a primary consideration.*

Wide sidewalks that are easily accessible and connect to area attraction must be incorporated, specifically along streets. Pedestrian amenities such as trash cans, benches, street trees and planters are



Typically, sidewalks in urban, historic neighborhoods are detached from the street with treed and landscaped strip. This makes pedestrians feel more comfortable walking along a street.

DESIGN GUIDELINES



This residence-turned-office has placed their small parking lot to the side of the building.



strongly encouraged especially in gathering places. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

GUIDELINE 1.7: Commercial parking must be provided as on-street parking or in a parking lot placed internally or in the rear of the building.

It may not be provided in a surface parking lot placed between the front of a building and the main access street, but in some cases may be provided in small surface lots along the side of a building. Residential parking must be provided in an alley-loaded carport, garage, or surface parking space. Front-loaded garages and front curb-cuts are not appropriate in this District.



This rear parking lot is accessed from the alley on the left of the photo.



GUIDELINE 1.8: Access drives for surface parking must be placed along a side street or alley to avoid unnecessary pedestrian / vehicle conflict.

GUIDELINE 1.9: Historic alley and road patterns must be maintained throughout Downtown and incorporated into all site designs.

GUIDELINE 1.10: Service functions must be away from public areas.

Alleys and the rear of buildings work well for this.



Placing trash and service areas in the rear of buildings helps keep the neighborhood walkable by keeping large trucks off the main street.*



Section 2: ARCHITECTURAL CONSIDERATIONS

GUIDELINE 2.1: *Commercial buildings are encouraged to be 2 or 3 stories to make the most of the land potential. Residential buildings should be 1 or 2 stories.*

The first story of commercial buildings should be taller than the other stories as is historic for that type of building. Taller first floors also provide an opportunity for street level detail and more elegant entrances.



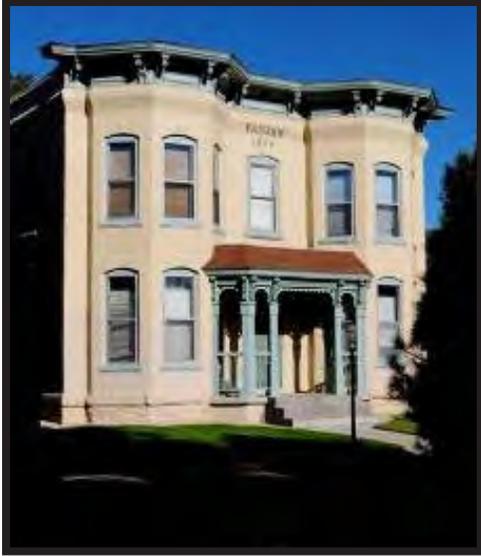
Maintaining similar height patterns within the District helps it have a cohesive look and feel.*

GUIDELINE 2.2: *New commercial construction should have flat roofs with parapets and cornice detailing and new residential construction should have pitched roofs as was historic.*

In some cases it is appropriate for a commercial building to have a pitched roof or pitched roof elements and will be reviewed on a case-by-case basis.



Roof pitch, among other design elements, can distinguish a building as residential or commercial use.



GUIDELINE 2.3: Buildings must be between 25' and 50' wide.

Buildings in urban neighborhood settings were historically not as wide as buildings in more commercialized areas.

This range is also dictated by the historical lot lines. Lots tended to be long and narrow and modern development should be designed to fit the lots.



GUIDELINE 2.4: Storefronts are strongly encouraged for all commercial buildings.

Not only is this historic, but it draws attention to the main entrance of the building.

Storefront elements include: pedestrian scaled doors, recessed entries, columns, transom windows, kick plates and large display windows.*



GUIDELINE 2.5: New construction, additions, and renovations should have a general level of detail reflective of the same type of historic buildings in this District.

Commercial buildings are, in general, more ornamented than residential buildings, but some combination of the following architectural details must be incorporated: cornices, iron work, freezes, sills, lintels, quoins, mosaics or tiles, parapets, corbels, belt course, spandrels, corner stones, and arches. These elements can be added in new and inventive ways. Detailing can also be achieved by adding relief work, a mixture of stone and brick, or using rusticated stones.



Incorporating similar detailing helps new buildings fit into an established neighborhood.*

GUIDELINE 2.6: Design new construction or additions with structural systems that are independent of the original building.

Allowances must be taken to compensate for differential (foundation) settlement between old and new buildings.



GUIDELINE 2.7: New additions, exterior alterations, or related new construction may not destroy historic materials.

Any new work shall be differentiated from the old and shall be compatible with the mass, size, scale, and architectural features to protect



Adding on to the rear of a building, as this building has done, is usually the safest for preserving ornamentation.

DESIGN GUIDELINES



The new building on the left has matched the first floor height, the belt course, and window size and shape and so coordinates with its surroundings.*



the historic integrity of the property and its environment.

GUIDELINE 2.8: *The relationship between new and old should be as harmonious as possible.*

Study the patterns of building materials, window alignment, string courses, and other elements which make up the texture of the building façade.



Windows in the Urban Neighborhood District should be taller than they are wide and should be symmetrically spaced.*



GUIDELINE 2.9: *Maintain a ratio of glass-to-wall and window size and shape similar to that found on similar historic structures in this District.*

Large spans of blank walls, glass block, black, bronze or reflective glasses are not allowed.



These new town homes have balconies and porches all through the development.*



GUIDELINE 2.10: *Balconies and porches are strongly recommended, especially along pedestrian areas.*

Large front porches are very historic for residential uses.

DESIGN GUIDELINE



GUIDELINE 2.11: *Brick and stone are the primary materials to be used for commercial buildings in this District. Wood siding, brick, and stone are the primary materials to be used on residential buildings.*

Stucco is only allowed on commercial buildings reflective of an architecture style warranting stucco, such as Spanish. A detailed list of acceptable materials is available from the City of Pueblo Planning and Community Development Office Department.



There are many combinations of acceptable siding materials and some creativity is encouraged. The architecture style should also be considered when choosing materials and placement of materials.



GUIDELINE 2.12: *Warm earth tones, such as brick red, cream, or brown, should be used as the primary façade colors with bright colors being used on details or small accents only.*



These buildings are primarily brick red and tan with highlights of a bright green to emphasize details.*



GUIDELINE 2.13: *Tile and brick details are highly encouraged for commercial buildings.*



This type of detailing was typically for commercial retail buildings with simpler detailing on residential homes.*

DESIGN GUIDELINE



Metal accents can add detail to a building and give it a more modern touch.*



GUIDELINE 2.14: *Metal elements are allowed on commercial buildings as accents only and may not be used as a major building material.*

Metal elements are not traditional to residential buildings and are not allowed.



Historically, signs in neighborhoods were kept small and discrete and this trend should be continued in new construction.



GUIDELINE 2.15: *Commercial building signs must be unobtrusive and blend in with the surrounding architecture, and must fit within the designated sign boards or sign panel of the building's façade. Residential buildings that have been turned into commercial uses may have a small yard sign, if necessary.*

For multi-family buildings, naming the building is historic and encouraged. In these cases, the name can be placed in small letters at the top of the building, typically in a sign panel in the center. Signs may not obscure architectural detail(s).



Well placed signs help visitors navigate a new area easily.



GUIDELINE 2.16: *For commercial buildings, a pedestrian scale sign must be placed at the main entrance of the building to help identify businesses for people on foot.*

Signs designed solely for automobiles are not appropriate in this District.

GUIDELINE 2.17: *For all typical commercial buildings, the number of signs used on a building should be minimized and will be reviewed on a case-by-case basis.*

At the most, one per store front / business is allowed on the front and one on a side. Window signs will be reviewed on a case-by-case basis based on the size and location of the window, the location within the window, and subject of the sign.



Signs are a part of the over-all façade design and should be treated as such.

GUIDELINE 2.18: *Sign colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are not traditional and are inappropriate.

GUIDELINE 2.19: *Painted wall signs or murals are not appropriate in this District.*



These arm lights are a perfect example of lighting that is functional and not obstructive to the architecture or character of the building.*

GUIDELINE 2.20: *If a sign is to be illuminated, it should be done with small, unobtrusive down-cast arm lights or by halo-illumination.*

Internally illuminated and cabinet-style signs are prohibited. All lighting shall be shielded so that it does not extend past the sign, up into

DESIGN GUIDELINES



Signs that are easily readable help both pedestrians and motorists find the business.



the sky, or to an exterior source.

GUIDELINE 2.21: *Letter style of signs should be legible, using simple, well proportioned typeface.*

Historic signs are encouraged to remain, but must obtain a revocable permit.*



GUIDELINE 2.22: *Signs are prohibited on or in the public right-of-way by City Ordinance.*

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, shape, or construction. Once a projecting sign is removed, it cannot to be reinstalled.



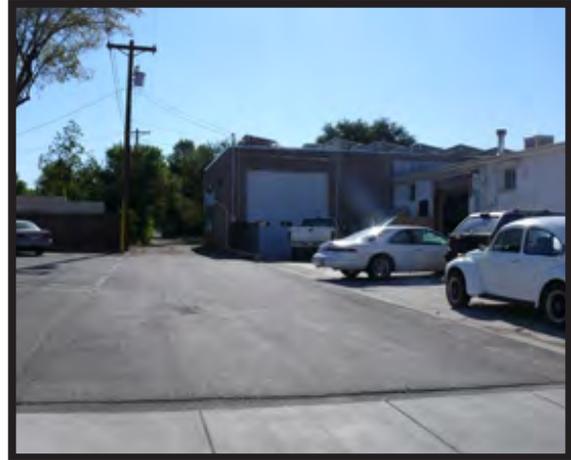
GUIDELINE 2.23: *All signs shall comply with City Ordinance (s17-2-1) and the most recently approved Uniform Building Code edition.*

GUIDELINE 2.24: *All commercial mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.*

This enclosure is hiding an electrical box but it is still accessible for maintenance.*



GUIDELINE 2.25: *No matter where commercial trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



Keeping service areas away from public view creates a more walkable neighborhood.



GUIDELINE 2.26: *Any surface parking lots must have screening along the edges to define the boundaries when visible from streets or pedestrian areas.*



Screens which can be railings, small walls, fences, etc, provide scale for the pedestrian walking through the area.

The screen should have some detail, and be consistent throughout the area.

GUIDELINE 2.27: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

DESIGN GUIDELINE

WAREHOUSE DISTRICT



Main Electric

The Warehouse Districts are comprised of large scale, industrial uses developed in typical, industrial park format. These Districts are Pueblo's current manufacturing and reflect more modern industrial architecture and development patterns.

The buildings have architectural elements reflective of their industrial use and will mostly have large foot prints and no store front. While the buildings also tend to have few embellishments in their architectural design, they should not be plain, uninviting structures either.

The Warehouse Districts may be on the outskirts of Downtown, but they are still within the area identifiable as Downtown. Because of this, they should still incorporate some of the pedestrian oriented site design elements as well as have architecturally interesting design similar to structures found throughout the rest of Downtown Pueblo.

Warehouse District



The Warehouse Districts are shown here in red.

DESIGN GUIDELINES

Section 1: SITE CONSIDERATIONS

GUIDELINE 1.1: *Building layouts should be designed specifically for a site and appropriately reflect the size and shape of the site.*



This building has been built right up to the corner of these two roads utilizing all of the available land and creating a walkable environment.*

GUIDELINE 1.2: *Smaller footprint buildings, such as a typical historic retail shop, are not appropriate for this area and should be kept in the Historic Union, Historic Downtown, and Urban Neighborhood Districts.*

GUIDELINE 1.3: *Building location(s) should provide easy access, inviting entrances, and complement the surrounding environment for pedestrian pathways.*



Overhangs are a great method for calling attention to a main entrance and keeping visitors out of the elements.*

GUIDELINE 1.4: *Wide sidewalks that are easily accessible must be placed along streets and up to the main office or building.*



This sidewalk is a good width, clean, and landscaped, and leads right to the main entrance. Even in industrial areas pedestrian access does not need to be neglected.*

Pedestrian amenities such as trash cans, benches, street trees and planters are strongly encouraged for sidewalks along streets. Design guidelines for these items can be found in the City of Pueblo Streetscape Guidelines.

DESIGN GUIDELINE



This building is a good example of a minimal front parking lot.*



GUIDELINE 1.5: *Parking may be provided in a parking garage or underground parking, or in a parking lot placed internally or in the rear of the site.*

Parking provided in a surface parking lot placed between the front of a building and the main access street should be kept to a minimum.



These businesses share an internal parking lot with one drive access to minimize vehicle movement across the sidewalk.*



GUIDELINE 1.6: *Pedestrian and vehicular operations must be able to coexist with minimal conflict so curb cuts must be minimized to avoid vehicles crossing the sidewalk in too many places.*

GUIDELINE 1.7: *Historic alley and road patterns should be maintained throughout downtown and incorporated in all site designs.*



Placing service areas away from public view keeps the District neat and helps walkability in the area.*



GUIDELINE 1.8: *Service functions must be away from public areas.*

Alleys and the rear of buildings work well for this.

DESIGN GUIDELIN

Section 2: ARCHITECTURAL CONSIDERATIONS

GUIDELINE 2.1: *Buildings are encouraged to be more than 1 story.*



Building up, in addition to out, will lower land costs for the same square feet and maintain a more walkable, less sprawling, Downtown.*

GUIDELINE 2.2: *Most warehouse building roofs are flat or have very little pitch; however, roof pitches should be dependent on the architecture of the building.*



This building shows a typical warehouse roof style.*

GUIDELINE 2.3: *There must be a plane change (of at least 10' forward or backward) every 150'.*



Plane changes help add interest to a building's architecture and make the building interesting to walk by.*

DESIGN GUIDELINE



Here the entrance is defined by additional architectural detail and lighting.



GUIDELINE 2.4: *Building entrances must be clearly identified.*

This can be accomplished through architectural detailing, the building color scheme, awnings or other canopy treatments, or building design to make the entrance prominent.



GUIDELINE 2.5: *Buildings should have a general level of detail.*

Some combination of the following architectural details is encouraged: vertical elements iron work, tiles, parapets, crow stepped gables, corner stones, and arches. These elements can be added in new and inventive ways. Detailing can also be achieved by adding relief work or a mixture of masonry colors.



Architectural details are important to ensure even the most utilitarian buildings are interesting, engaging, and an appropriate part of Downtown.*

DESIGN GUIDELINE

GUIDELINE 2.6: *Windows should be incorporated on all sides of the building, but must be included along all street-facing facades.*

Large spans of blank walls are not allowed and black, bronze or reflective glasses are not permitted on the primary facade. Glass block windows are permitted, but should be kept to a minimum on primary facades.



Even small windows can make a building face more interesting and appealing.*

GUIDELINE 2.7: *Where windows are not appropriate due to use or design, brick work or a design element mimicking the normal window rhythm must be incorporated.*

Large, flat walls are not allowed.



Continuing window brick patterns along a wall that can't have windows helps add interest and avoid blank spans of wall. It is important to note that these are not windows that have been bricked in, but were designed this way.*

GUIDELINE 2.8: *Brick, stone, and concrete (not CMU) are the primary materials to be used in this District.*

Stucco is allowed on buildings reflective of Spanish architecture only. Warm earth tones, such as brick red, cream, or brown, should be used on the majority of the building with bright colors being used on details or small accents if desired. A detailed list of acceptable materials is available from the City of Pueblo Planning and Community Development Office Department.



Here are two very different facades, both acceptable building materials and colors.*



DESIGN GUIDELINE



In this case the metal element is creating a covered entry and helping to identify it for visitors.*



GUIDELINE 2.9: *Metal is only allowed on accent elements and may not be used as a major building material.*



GUIDELINE 2.10: *Signs must be unobtrusive and blend in with the surrounding architecture and colors must be selected to harmonize with the overall building color scheme and character.*

Florescent or neon colors are inappropriate. A pedestrian scale sign should be placed at the main entrance of the building to help identify businesses for people on foot.



The over all sign presence should be considered when designing the building to ensure it coordinates with the overall building concept and the neighborhood.*



GUIDELINE 2.11: *Signs are prohibited on or in the public right-of-way by City Ordinance.*

On rare occasion, a revocable permit may be issued by City Council for blade signs projecting into the right-of-way. Existing projecting signs can remain but only the face may be altered, not the size, share, or construction. Once a projecting sign is removed, it cannot to be reinstalled.

DESIGN GUIDELIN

GUIDELINE 2.12: *Painted wall signs or murals, such as business name, are encouraged.*



Painted signs are not only historic to Downtown but are also fun and engaging for the public.*

GUIDELINE 2.13: *All signs shall comply with City Ordinance (s17-2-1) and the most recently approved Uniform Building Code edition.*

GUIDELINE 2.14: *All mechanical equipment must be completely screened from view using materials similar in style, shape, and color to the building material, no matter where it is located.*



All the mechanical equipment for the building is hidden behind this enclosure.*

GUIDELINE 2.15: *No matter where trash receptacles and service areas are located, they must be effectively screened from all streets and pedestrian areas using materials similar in style, shape, and color to the building material.*



Concealing service areas in an alley is an acceptable screening method.*

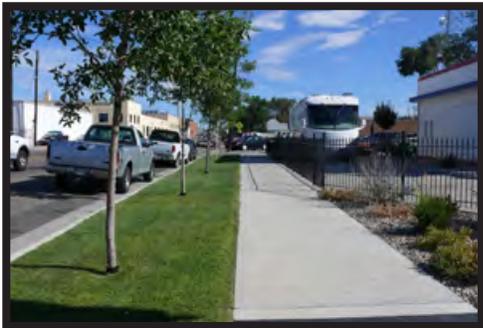


By creating a vehicle entrance that is unobtrusive, the safety of pedestrians is ensured.*



GUIDELINE 2.16: *The over-all architecture of a parking structure must follow the same guidelines in this section as any other building.*

Vehicle entrances must be designed to be as unobtrusive to the building façade as possible.



Screens link lots with a continuous edge whereas parking lots and vacant lots break up the urban framework.*



GUIDELINE 2.17: *Any surface parking lots must have screening along the edges to define the boundaries of parking lots when visible from streets or pedestrian areas.*

This defines the edge of the sidewalk and the screen, such as railing, small walls, fences, etc, also provides scale for the pedestrian walking through the area. The screen should have some detail, and be consistent throughout the area.

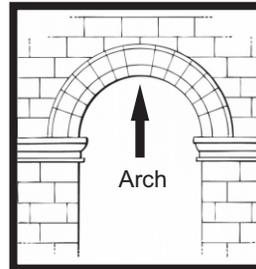
GUIDELINE 2.18: *Buildings are encouraged to be as energy efficient and “green” as possible.*

Be careful not to sacrifice style or architecture just to be energy efficient. It is still important to maintain the integrity of these Guidelines and the District.

GLOSSARY

Arch

A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.



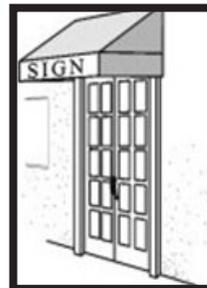
Awning

A sheet of canvas or other fabric material stretched on a frame and used to keep sun or rain off a storefront, window, or doorway.



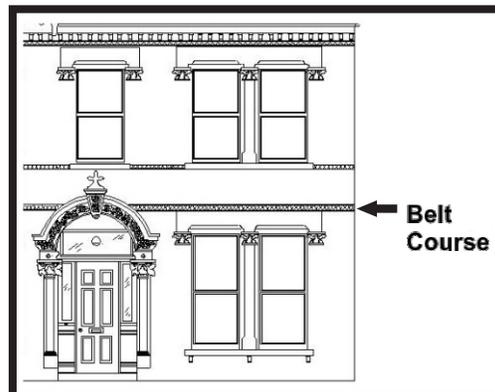
Awning Sign

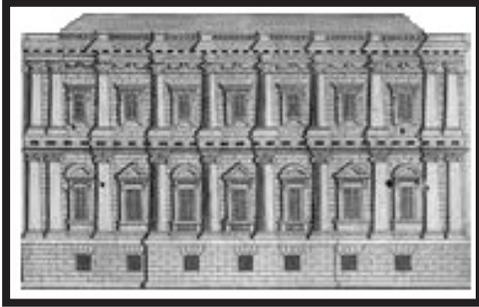
A sign painted on or otherwise permanently attached to an awning on the valence, but not extending above or below the valence.



Belt course

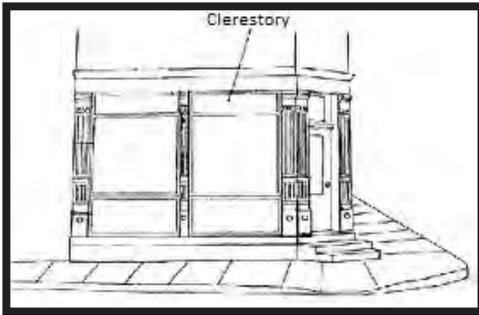
Narrow horizontal band projecting from exterior walls, usually defining interior floor levels.





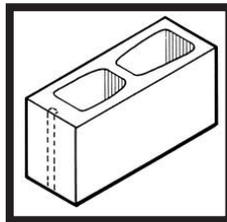
Classical Architecture

An architecture style originating from Greece and Rome, typically a very grand and imposing style utilizing features such as large columns, triangular pediment, or domed roof.



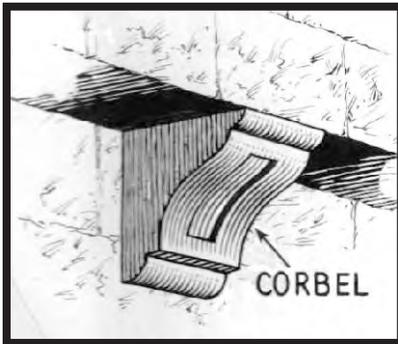
Clerestory

A window located high in a wall near the eaves that allows daylight into a building interior, and may be used for ventilation and solar heat gain. Typically found along the top of the first floor in a store front



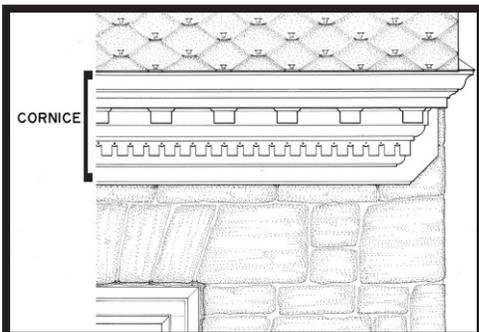
CMU

Concrete Masonry Unit; typically an 8"x8"x16" grey block



Corbel

A projection jutting out from a wall to support a structure above it

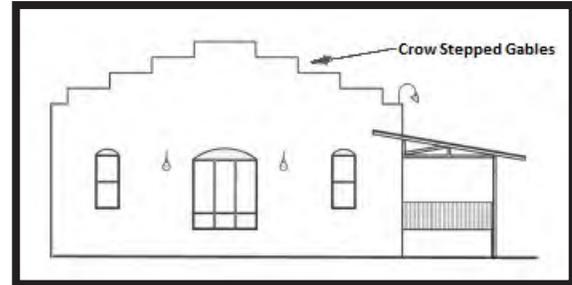


Cornice

A horizontal molded projection crowning a building or structure, esp. the uppermost member of the entablature of an order, surmounting the frieze

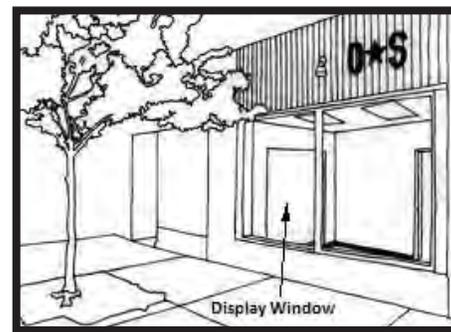
Crow stepped gable

A stair-step type of design at the top of the triangular gable-end of a building



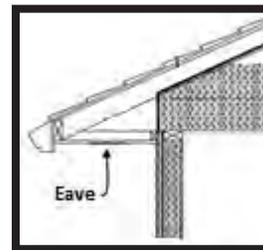
Display Window

Large windows facing the street on the front facade of a building, typically on retail buildings.



Eave

An overhang where the roof and outer walls of a building meet.

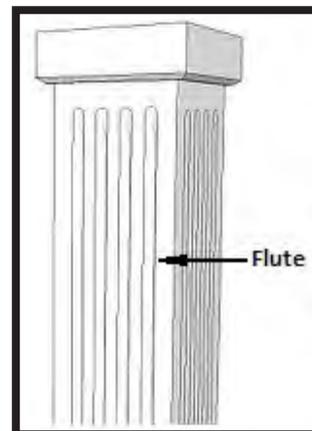


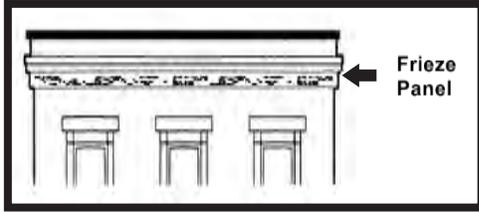
Façade

The face or elevation of a building.

Fluted

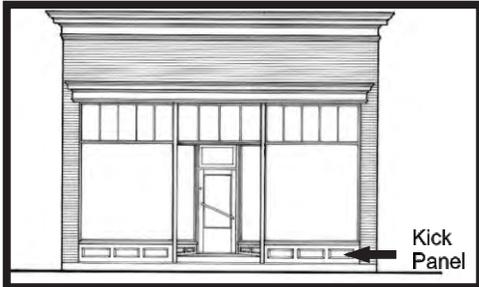
Having regularly spaced vertical, parallel grooves or ridges.





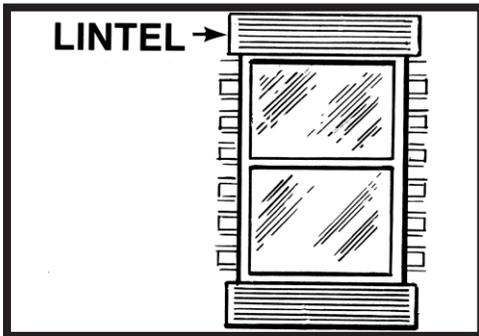
Frieze

A broad horizontal band of sculpted or painted decoration, esp. on a wall near the ceiling.



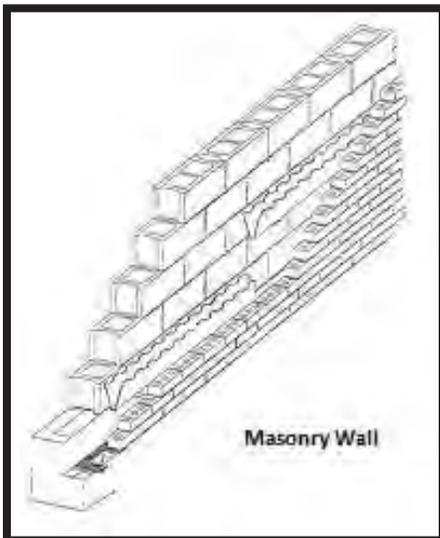
Kick panel

A 2-4' tall band typically of wood, brick, or stone running under the display window(s), sometimes having decorative molding.



Lintel

A horizontal support of timber, stone, concrete, or steel across the top of a door or window.

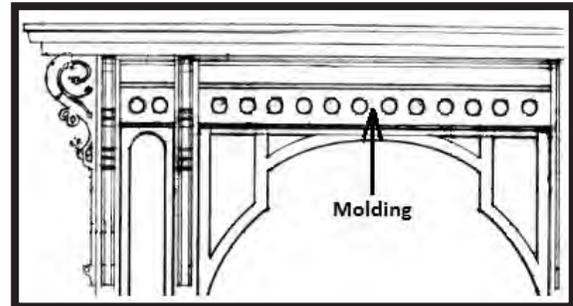


Masonry

Stone or brick work held together with mortar.

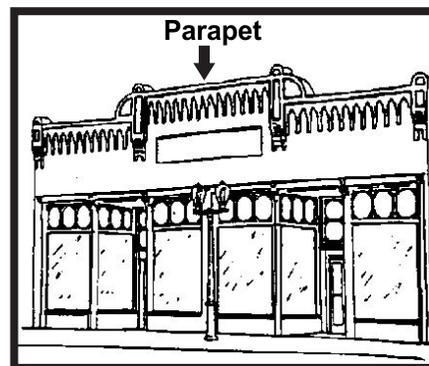
Molding

A continuous, horizontal, narrow band designated to break up a surface, to accent, or to decorate.



Parapet

A low, protective wall along the edge of a roof, bridge, or balcony that extends past the top of the structure.



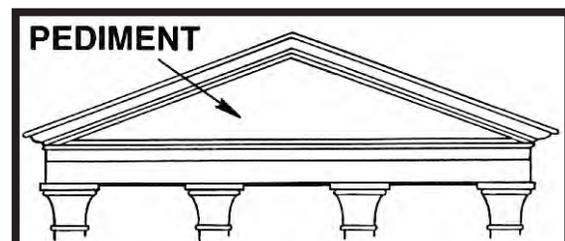
Pedestrian Area

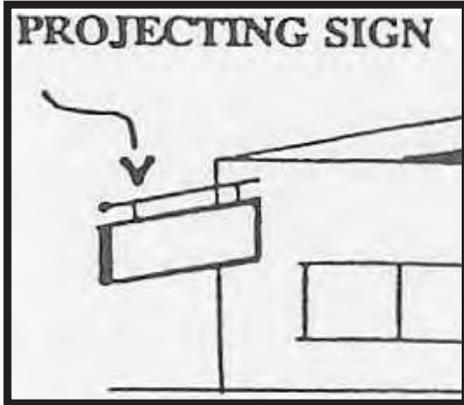
A space dedicated to pedestrians such as a sidewalk, square, or other gathering space where vehicle traffic is not allowed.



Pediment

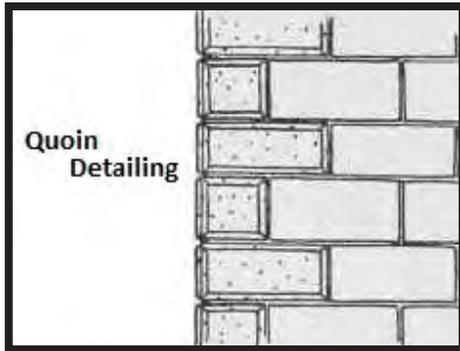
The triangular upper part of the front of a building in classical style, typically surmounting a portico of columns.





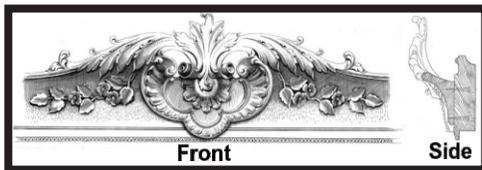
Projecting Sign

A building mounted sign where the face of the sign is perpendicular to the building.



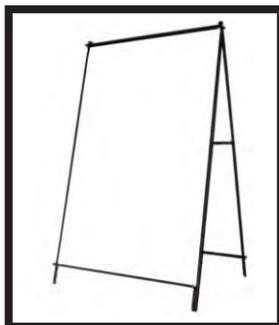
Quoin

Any of the stones or bricks forming an external angle of a wall or building; a cornerstone.



Relief work

3D sculpturing, such as a carving, in wood, clay, or stone.

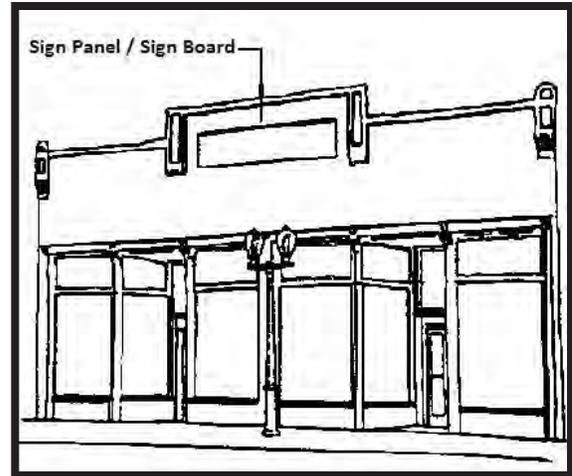


Sandwich Board

An A-frame board displaying advertising typically placed near a pedestrian area.

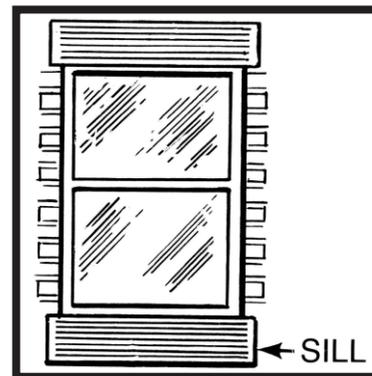
Sign Board or Sign Panel

An architectural element built into the facade of the building, specifically for the purpose of a sign.



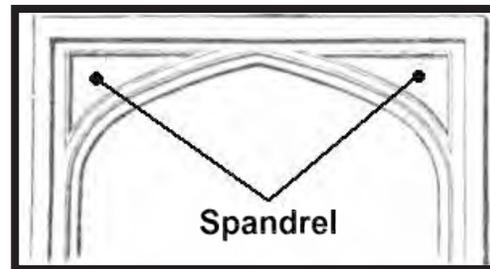
Sill

A shelf or slab of stone, wood, or metal at the foot of a window or doorway.



Spandrel

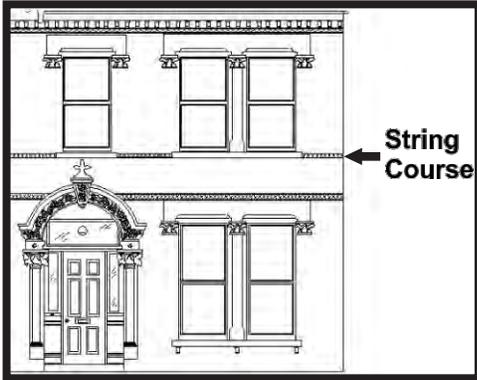
The almost triangular space between one side of the outer curve of an arch, a wall, and the ceiling or framework.



Storefront

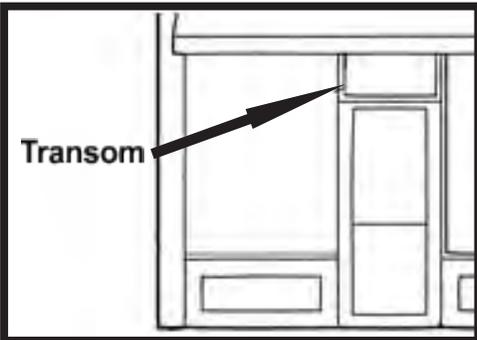
The ground floor of a commercial building that typically faces the street and includes large display windows and the main entrance.





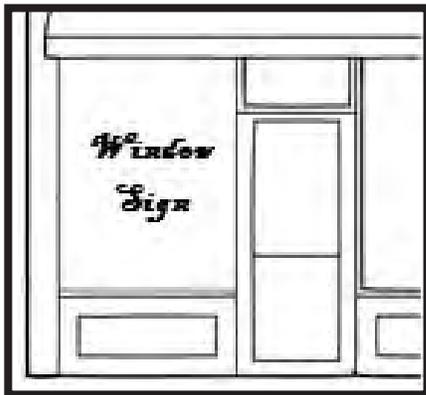
String course

A raised horizontal band or course of bricks on a building.



Transom Window

A window above a door that is usually hinged to a horizontal crosspiece over the door.



Window Sign

A sign that is painted on, applied to, or placed in the interior of a window.

