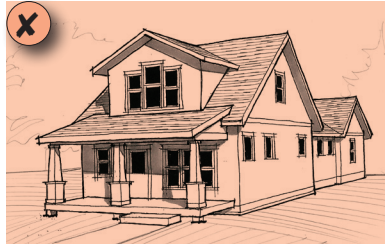


# DESIGN GUIDELINE SERVICES

1

FORT COLLINS, COLORADO

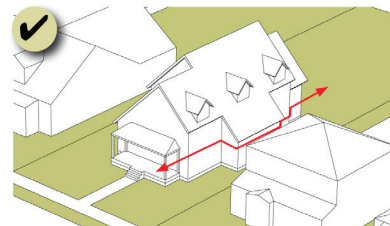
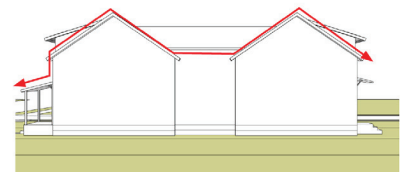
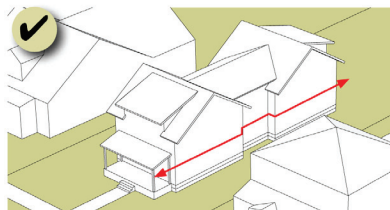
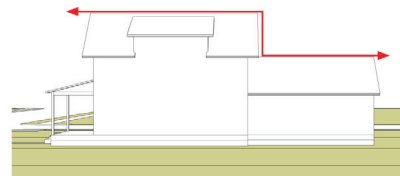
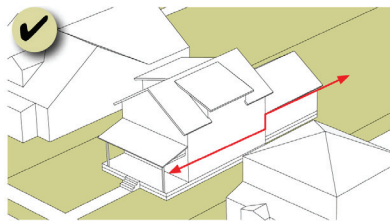


*The location of a dormer is among the design guideline topics that the Old Town Neighborhood Design Guidelines "Pattern Book" covers.*

## Old Town Neighborhood Design Guidelines

The City of Fort Collins has launched two concurrent projects; an update to the East Side & West Side Neighborhood Plans, and an update to the Old Town Neighborhood Design Guidelines. Winter & Company is developing the design guidelines document, which includes some aspects of a "pattern book." The intent is to provide greater clarity and a framework for achieving appropriate building forms within the plan area. Sustainable building practices are also addressed.

These projects build on an earlier effort, in Winter & Company helped the city craft amendments to residential zoning standards in the interest of protecting neighborhood character.



*Articulation techniques are illustrated throughout the pattern book to demonstrate how a combination of vertical and horizontal articulation can create a contextually appropriate design.*



Winter & Company

[www.winterandcompany.net](http://www.winterandcompany.net)

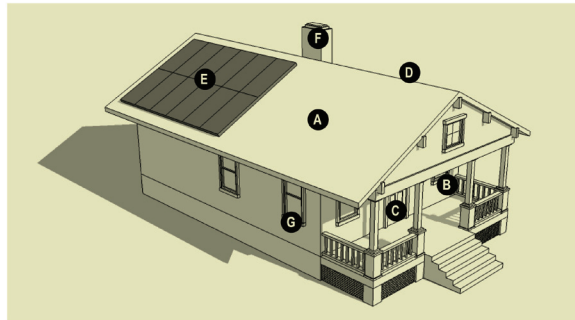
# DESIGN GUIDELINE SERVICES

FORT COLLINS, COLORADO

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## Historic Residential Building Energy Efficiency Strategy

- A Attic & Walls**
  - › Insulate internally
- B Awnings & Porches**
  - › Restore porches and awnings
- C Doors**
  - › Maintain original doors
  - › Weatherstrip
  - › Install a storm door
- D Roof Material**
  - › Retain & repair
- E Solar Panels**
  - › Set back from primary facade to minimize visibility from street
- F Chimney**
  - › Install draft stopper
- G Windows**
  - › Repair & retain original or early windows
  - › Retain original glass
  - › Enhance thermal & acoustic efficiency with storm windows (preferably interior)
  - › Weatherstrip



**Figure 119:** Quick simple fixes that will increase the energy efficiency of a historic building.

Figure 119: This diagram summarizes a general strategy for energy conservation on a traditional residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.

Several sustainability design elements are indicated on the model above to show appropriate sustainable features on a historic residence.

| PROJECT TYPE       |                                       | CHAPTER TO USE: |  |                           |   |   |  |
|--------------------|---------------------------------------|-----------------|--|---------------------------|---|---|--|
|                    |                                       | 1. Introduction | 2. Design Guidelines for the Treatment of Historic Resources | 3. Neighborhood Character | 5. Building Design: Guidelines for New Construction | 4. Site Design: Guidelines for New Construction |  |
| Historic Property  | Rehabilitation of a Historic Property | ✓               | ✓  | ✓                         |   |   |  |
|                    | Addition to a Historic Property       | ✓               | ✓  | ✓                         | ✓   |   |  |
| New Construction   | Improve a Non-historic Property       | ✓               |  | ✓                         | ✓   |   |  |
|                    | Construction of a New Building        | ✓               |  | ✓                         | ✓   |   |  |
| Other Improvements | Construction of New Site Work         | ✓               |  | ✓                         |   | ✓   |  |

(\*) Guidelines could apply to some projects in this category.

This chart illustrates the chapters that are prevalent for types of projects in the Old Town Neighborhood.

## SERVICES:

- » Master guidelines for historic designations city-wide
- » Community workshops
- » Design review training

## CLIENT:

Meaghan Overton, AICP  
Associate Planner  
City of Fort Collins

## DATE:

2016 - Present



The guidelines are intended to encourage compatible new development within the plan area.



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