

DODGE CITY, KANSAS

HERITAGE DISTRICT OVERLAY GUIDELINES



STREET MAP
OF
**DODGE CITY
KANSAS**

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Dear Reader,

Welcome to an exciting new chapter in the storied history of Dodge City!

This document is intended to facilitate the approval process of developing or redeveloping property within the Dodge City Heritage Overlay District. This special district designation is intended to provide continuity of quality in the environmental site in order to provide both visitors and residents with something of real value. Value in economic terms to the City and property investors as well as value to the folks who come to Dodge City to enjoy our hospitality and to experience a modern day interpretation of the early American western frontier.

These guidelines are intended to create a common thematic vision in the minds of stakeholders in the continued success of Dodge City's economic development. It is the City's belief that a strong entertainment component is a natural result of the industrial and natural resources we enjoy in this region. A strong groundwork has been laid with the new casino, numerous hotels recently constructed, as well as retail and informal dining establishments opened within the last five years.

It is not the intention of these guidelines to inhibit development by national retailers or individual investors. We welcome all ideas and offers to our table, and are confident that we can work together to create a beneficial solution for all stakeholders.

Let's move 'em on!

Cherise Tieben
City Manager

Dodge City Heritage Overlay District

City Staff

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Development Services Director..... Kevin Israel
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Main Street Director Chelsey Dawson
Economic Development Director..... Joann Knight
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City Commission

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Rick Sowers – Commissioner	E. Kent Smoll – Commissioner
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Historic Landmarks Commission

**Dodge City/Ford County
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Regarding illustrations and photographs: Note that this document incorporates many precedent images that represent successful implementation of the guidelines intent. Photographs from other cities may have been incorporated to illustrate relevant narrative.

SECTION 1

Purpose of Design Guidelines

These guidelines (“Heritage Guidelines”) are to be followed when considering and undertaking improvements to historic properties in Dodge City, and for new construction within the Dodge City Heritage Overlay District.

The Dodge City Heritage Overlay District (the “Heritage District”) is comprised of five (5) distinct Sub-Districts: the Boot Hill District, the Gunsmoke District, (and its existing design guidelines), the West Trail District, The Plains District, and the Wyatt Earp District. The Sub-Districts are designated in two areas: Area 1- renovation/restoration, and Area 2-new construction/infill.

- ***See Exhibit A - Diagrammatic Map of the Dodge City Heritage Overlay District***

The Dodge City Heritage Overlay District Design Guidelines

The Dodge City Heritage Overlay District Design Guidelines (the “Heritage Guidelines”) is a planning document designed to illustrate the overall vision of the downtown and enable the City, property owners, and citizens to make informed strategic decisions about future developments and enhancements. The Plan details a framework of how public infrastructure, streetscape design, wayfinding systems, circulation, parking, new construction, redevelopment, and preservation work together to provide a strong, viable commercial and cultural destination.

During site review of proposed projects in the Heritage District, property owners will be asked to design public improvements, streets, sidewalks, street furniture, and other elements in conformance with the Heritage Guidelines. To help facilitate these improvements, there may be financial assistance or other incentives available.

Historic Landmarks Commission

The Dodge City Historic Landmarks Commission’s central purpose is the identification, designation, and protection of historic properties, sites, and districts in compliance with the Dodge City Historic Resources Preservation Ordinance.

- ***See Exhibit B - Preservation Ordinance***

The Historic Landmarks Commission (the “Landmarks Commission”) recommends to the City Commission, local landmark designations following research regarding historical and architectural significance of each site. In addition, the Landmarks Commission reviews proposed changes to local landmark designations to ensure historical integrity remains in place during renovations.

The Historic Landmarks Commission will also be asked to play an advisory role in reviewing and monitoring renovations and new construction within the Heritage District. The Historic Landmarks Commission and Development Services staff will utilize the Heritage Guidelines when considering the issuance of a Certificate of Appropriateness for projects within the Heritage District.

- ***See Exhibit C – Dodge City Certificate of Appropriateness***

Why Have Design Guidelines?

The Heritage Guidelines provide a basis for making decisions about the appropriate treatment of historic resources and compatible new construction. They also serve as a planning tool for property owners and design professionals who seek to make improvements that may affect historic resources.

While the Heritage Guidelines are written such that they can be used by the layman to plan improvements, property owners are

strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

The historic core of Dodge City has served as the cultural center of the community since its inception and the City's iconic lore retains worldwide recognition through books, movies, and the long-running television series "Gunsmoke". The blocks along Wyatt Earp Boulevard contain structures of historic significance that, if renovated or redeveloped, contain significant potential to enhance the quality of life as well as the economy for the community. Historic preservation and economic development are critical partners. Many have long recognized that the character of development in those blocks that define the historic district are of community and commercial interest.

How Are Guidelines Used?

Property owners, real estate agents, developers, tenants and architects should use the guidelines contained in this document when considering a project. This will help establish an appropriate direction for the project's design. For any project subject to review, the applicant should refer to the guidelines at the outset, to avoid planning efforts that later may prove to be inappropriate.

The Heritage Guidelines will be used for the review of proposed projects within the Heritage District to determine if the design policies presented herein have been followed. It is important to recognize that in each case a unique combination of design variables is at play and, as a result, the degree to which each relevant guideline must be met may vary. In making its determination of the appropriateness of a project, overall concerns are that:

1. The proposed work complies with the criteria in its ordinance

2. The integrity of an individual historic structure is preserved
3. New buildings or additions are designed to be compatible with surrounding historic properties
4. The overall character of the Heritage District is protected

Portions of the Heritage Guidelines are written to assure that preservation efforts and property investments are protected by providing direction for future development. It is also important that a framework for the historic district is clearly established and provides for active retail uses that invite pedestrian use.

The guidelines are for property owners planning exterior alterations, additions to or the rehabilitation of existing buildings. They also apply to the design of new buildings. The guidelines will assist property owners in understanding the historic character of the buildings and environment in which they are located, and assist owners when they are faced with decisions about repair, maintenance, rehabilitation, and new construction. The guidelines are not a rigid set of rules. They do not require that buildings be restored to an historical period or style. Rather, their purpose is to provide:

- Guidance to property owners and tenants about buildings, their distinctive characteristics, and how to maintain them
- Various appropriate ways to address design, repair, and rehabilitation issues
- Good maintenance practices
- Appropriate ways to design new, compatible infill buildings and site layouts

Why Preserve Historic Resources?

Dodge City is rich in resources and offers an outstanding quality of life. In addition, it has the rare opportunity to leverage its namesake heritage for commercial and cultural enhancement. Preserving historic resources is a part of an overall strategy of maintaining community identity.

Preservation of the built environment provides a fundamental link to the past. Many of the buildings tell the story of Dodge City's unique historical part of the American West. Keeping these resources creates a sense of place for those who live here and provides visitors a connection with this unique heritage.

- ***See Exhibit A - Diagrammatic Map of structures on the National Historic Registry in and around the Dodge City Heritage Overlay District.***

Design Goals

In order to assure visual consistency, a series of design goals are established for each sub-district. These design goals reflect the concerns of residents and property owners alike.

The design in Sub-Districts north of Wyatt Earp Boulevard, (Area 1) and the Sub-Districts south of Wyatt Earp, (Area 2) should develop in a coordinated manner so that an overall sense of visual continuity is achieved. The dominant character of this area should be that of a retail oriented, commercial environment, with an active street edge that is pedestrian friendly.

The design goals for the Heritage District are:

- To rehabilitate existing historic commercial buildings
- To continue the use of traditional building materials found in the area

- To maintain the traditional mass, size, and form of buildings seen along the street (i.e., a building should be a rectangular mass that is one to three stories in height)
- To design commercial buildings with storefront elements similar to those seen traditionally (i.e., a commercial building should include: recessed entries, display windows, kick plates, transom windows, cornices or pediments, and vertically-oriented upper story windows)
- To design a project that reinforces the retail oriented function of the street and enhances its pedestrian character
- To promote friendly, walkable streets (i.e., projects that support pedestrian activity and contribute to the quality of life) are encouraged
- To provide site amenities such as benches, lights, waste receptacles, landscaping, etc., to enhance the pedestrian clean, uncluttered experience

Design for the Boot Hill Sub-District

The Boot Hill District includes original and reconstructed historically themed structures that include the famous Long Branch Saloon, commercial buildings, a church, a school, a home, and a blacksmith shop. Traditionally, buildings for these uses have contrasted with the framework of storefronts. Historic Front Street is an example. It stands apart from the Museum and Hotel, framed by a green space foreground. This commons is ringed with tables and seating and is the site for the traditional gunfight and stage coach rides. The storefront entrances are faced with traditional board walkways further promoting pedestrian use. This orientation clearly defines its civic function as a gathering place.

The design guidelines focus on principles for rehabilitation and infill redevelopment of commercial and cultural use projects. These should reinforce the historic building fabric and enhance the pedestrian environment. While these are the majority of property types that will occur in the area, civic facilities also should be a part of the urban mix. Ample area for future development to the immediate south would be appropriate for public and private receptions and shop space for art galleries, performance venues, and event and multi-purpose sites.

The design goals are:

- Convenient pedestrian connections should link abutting buildings
- The edges of a civic property should be inviting to pedestrians
- The visual impacts of automobiles should be minimized
- Primary entrances should face the street, not parking lots
- A sense of human scale should be conveyed
- Impacts on adjacent historic resources should be minimized
- Outdoor spaces designed for public use should be provided

Design for the Gunsmoke Sub-District

Those commercial streets immediately east of the Boot Hill Museum should be redeveloped in a manner that is inviting to pedestrians while also accommodating automobiles. Development should include restoration to period facades, including older structures and more contemporary ones.

The design goals are:

- To preserve historic structures

- To continue the use of traditional building forms and materials in new construction
- To maintain the commercial character of street facing facades, streets, and the character of the area
- To provide for street scape amenities including light fixtures, tree grates, and trash receptacles to enhance outdoor spaces

Design for the Trail Street Sub-District

The Trail Street District is designated as an entertainment, dining, and retail area. Currently it is comprised of existing period buildings and vacant lots designated for new construction infill.

The design goals are:

- Convenient pedestrian connections should link abutting buildings and public plazas
- The visual impacts of automobiles should be minimized
- New construction infill to retain setback and massing of existing period structures
- Material use and design to be sympathetic to existing structures
- A sense of human scale should be conveyed
- Impacts on adjacent historic resources should be minimized
- Outdoor spaces designed for public use should be provided

Design for the Plains Sub-District

The Plains District is the recreational heart of the Dodge City Heritage District. The primary attraction is the Waterpark and underpinned by the RV Park and Soccer Field, Wright Park and Wright Park Zoo. While this area is comprised of

all new development, the design should reflect the character of the Heritage District in general.

The design goals are:

- Civic facilities should be located such that they encourage pedestrian traffic to nearby downtown businesses
- Civic facilities should be designed to reinforce the downtown fabric of streets and sidewalks
- To develop in a compatible nature with that of the entire Heritage District to reinforce impression of a distinct commercial district
- To strengthen the pedestrian network of sidewalks, plazas, and paths
- To define the sidewalk edge with elements that are amenities for pedestrians
- To establish a sense of scale in buildings and street-scape design that can be enjoyed by pedestrians

Design for the Wyatt Earp Sub-District

Wyatt Earp Boulevard is the primary east-west roadway through Dodge City. It bisects the Heritage District and can literally be considered the “gateway” to the American West. Planned infrastructure improvements, landscaping, trails and paths adorned with sculptural elements will help define the district visually and beautify the front door to the City.

The design goals are:

- To develop in a compatible nature with that of the entire Heritage District to reinforce impression of a distinct commercial district

- Civic facilities should be located such that they are easy to navigate by vehicle
- To strengthen the pedestrian network of sidewalks, plazas, and paths
- To develop building forms that reflect the districts historic character while screening required modern elements.

SECTION 2

Architectural Precedents

Dodge City is a pure definition of the West with a history that began with the opening of the Santa Fe Trail in 1821, the great commercial route between Independence, Missouri, and Santa Fe, New Mexico until 1880. In those days, safety along the dusty trail was essential. Fort Dodge was established in 1865 on the Santa Fe Trail near the present site of the City.

The Santa Fe Railroad reached this area in September of 1872 and Dodge City was founded five miles west of Fort Dodge. The railroad initiated a tremendous growth for many years. Already, south of the tracks, hastily built frame buildings and tents were housing two grocery and general merchandise stores, a dance hall, a restaurant, a barber shop, a blacksmith shop, and a saloon. Dodge City was already setting a record for growth and during those early years and also acquired its reputation of lawlessness and gun-slinging. There was no local law enforcement and the military had no jurisdiction over the town. Fights often lead to the shootings where men died with their boots on. And that created a hasty need for a local burial place - Boot Hill Cemetery. The cemetery is now a part of downtown Dodge City. It was used until 1878.

Dodge City was the Buffalo capital for three years with an estimated 850,000 Buffalo hides shipped in the years 1872-1874. By 1875 the Buffalo were gone as a source of revenue, but the Longhorn cattle of Texas drove the dollars into town. For ten more years, over five million head were driven up the western branch of the Chisholm and Western Trails to Dodge City. Law and order came with such respectable officers as Bat Masterson and Wyatt Earp. The town these early men knew was laid out with two Front Streets, one on either side of the railroad tracks. The city passed an ordinance that guns could not be worn or carried north of the "deadline" which was

the railroad tracks. The south side where "any-thing went" was wide open. In 1876 the population was 1,200 and nineteen businesses were licensed to sell liquor.

Fort Dodge was closed in 1882 and by 1886, the cattle drives had ended. An illustrious period of history was over but the legend lives on in Dodge City's history preservation of its romantic and internationally famous past much of which survives in the varied styled buildings constructed during the city's heyday. As the nineteenth century ended, an abundance of material provided for cheap novels, Hollywood films, radio and television. Most famously, the Western drama "Gunsmoke" that ran from 1952 to 1975. Even today, over 100,000 tourists relive the legend each year by visiting the Boot Hill Museum and historic Front Street reconstruction.

Architectural Styles and Building Types

The sources of architectural styles in a small town are often indirect and difficult to trace. Buildings of mixed influence are common. In particular, with commercial buildings the means and desires of the building owner, the available building materials, and the skills of the local builders may have had a more direct influence on the design of a building than any recognized architectural style.

Most commercial building types within the downtown share a basic two or three story boxlike form. They are rectangular in plan with load-bearing masonry walls. Facades and sidewalls are rectangular and roofs are flat. Individual buildings are attached, often sharing interior sidewalls. At street side, a continuous facade line is created with each building being set at the sidewalk edge. The width and depth of these buildings has been prescribed by the dimensions of the lots and properties. While buildings may span several of the 20 to 30 foot wide properties, the individual lot width is still expressed as

a distinct bay or module. This helps give the town a consistency in scale.

Public buildings, including churches, are much fewer in number than commercial buildings. Like the commercial types, these buildings are also of load-bearing masonry but they are freestanding rather than attached. Unlike the commercial types with street level storefronts, each public building has a raised basement with a stepped approach from the street to the main level.

The most notable building types found in the Heritage District are presented on the pages that follow. The key features of each type are listed, along with a brief description of the style. Property owners should review these descriptions carefully.

In many cases the Heritage Guidelines make reference to the characteristics of residential and commercial styles that are presented in this chapter. The property owner is encouraged to use the styles section in analyzing the overall historic character of their building, as well as distinguishing its character defining features. Ultimately, this should aid in choosing an appropriate design solution for any proposed work.

Italianate

Circa 1885 -1900



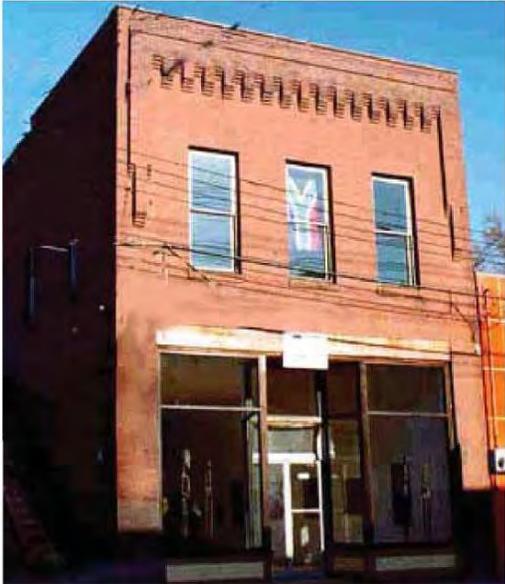
Originally inspired by farmhouses found in Northern Italy, this blending of classical and romantic features became one of the most popular of the picturesque styles in the United States. Because of its ornate details, such as bracketed cornices, this style was easily adapted to simple buildings and storefronts. As the details and features of this style were capable of being interpreted in wood, masonry, or iron, it was also very adaptable in the various regions of the country. With this adaptability and the sensibilities of the times, its popularity grew for commercial buildings.

Characteristics

- Tall, narrow, double-hung windows, often with arched or round arch heads (commonly referred to as “punched” windows as opposed to “ribbon” windows)
- Window panes are either one-over-one or two-over-two
- Protruding sills
- Quoins at building corners
- Double doors with glass panels
- Transom, often curved, above the front door
- Brackets, modillions, and dentil courses
- Flat roof with ornate cornices
- Decorative paired brackets

Commercial Storefront

circa 1900 - 1920



Usually between one and four stories, the vernacular commercial building is divided horizontally into two distinct bands. The first floor is more commonly transparent so goods can be displayed, while the second story is usually reserved for residential or storage space. The upper floor is typically supported by a steel beam that spans the glass opening. However, many one-story examples also exist.

A kick plate is found below the display window while above the display window, a smaller band of glass, a transom, is seen. Also, the main door is frequently recessed.

These buildings have stone and brick facades. Ornamental detail exists, but is simple, limited to a shallow molding such as a cornice. Some cornices were made of masonry, while others were made of stamped metal. Many carry simplified Italianate detailing. In essence, these buildings lack distinctive detail, contrasting them with the revival styles that were also popular during this period.

Characteristics

- Cast-iron supported storefronts
- Large display windows
- Transom lights
- Kick plate
- Recessed entry
- Tall second story windows
- Cornice

Art Deco

circa 1925-1940



These were the buildings of the future: sleek, geometric, dramatic. With their cubic forms and zigzag designs, art deco buildings embraced the machine age. Art Deco architecture was a complete break away from older architecture. It was meant to reflect a style of its own: It embodied all that was thought of as "modern." It represented the modernity of the machine age with all the amenities of modern society brought on by the industrial revolution. It represented modern simplicity, strength, forward motion, achievement, technology. Gone were the remnants of fancy, traditional, classic design/ornamentation.

During the roaring twenties and the early thirties, jazzy Art Deco architecture was the rage. Like any style, it evolved from many sources. The austere shapes of the Bauhaus School and streamlined styling of modern technology combined with patterns and icons taken from the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures.

Characteristics

- Stylized floral patterns
- Segments of circle
- Repetitive geometric forms incorporating sharp angles, zigzags, chevrons, and other stylized geometric motifs on the façade
- Vertical emphasis on towers and other projections above the roof line
- Building entrances embellished with decoration extending to hardware and light fixtures
- Smooth wall surfaces, usually stucco, with glass brick used in rounded or angular corner windows and panels/walls
- Illumination through colored lighting is common

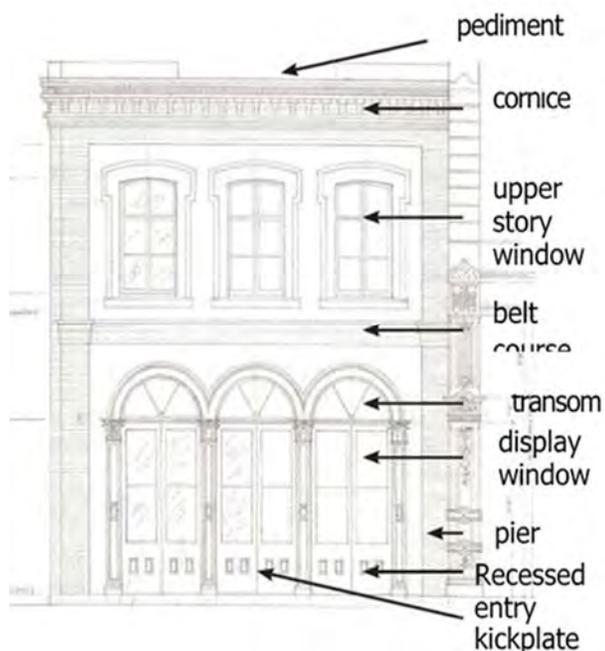
SECTION 3

Historic Building Elements Design Guidelines

This chapter presents design guidelines for the preservation of individual historic building elements in the Heritage District. They apply to individually listed historic infrastructure, as well as historic properties located in the Heritage District. "Designated Properties" are those awaiting formal historic status. The guidelines are organized into a series of relevant design topics. Within these design topics are individual policy and design guideline statements upon which the City will base its decisions.

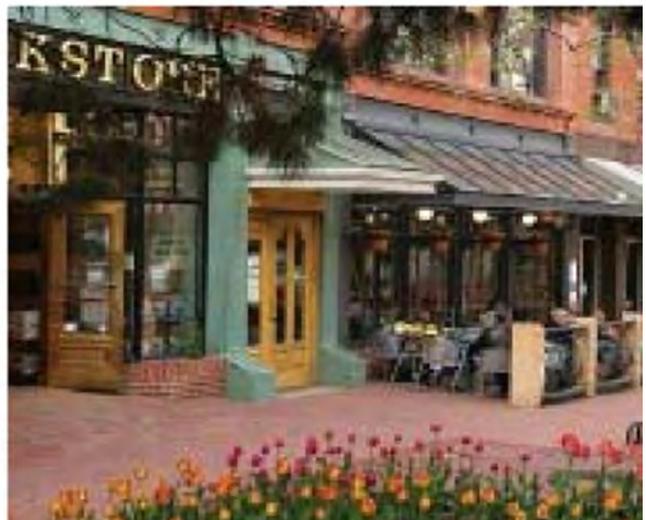
Cornices are most apparent on late 19th century commercial structures, when several ornate, bracketed types were used. Early 20th century buildings were, as a rule, less decorated and had simpler ornamentation. Rather than cornices, they tend to have parapets, some low and some extending several feet above the roof surface. A parapet may be capped with brick, stone, or tile, and frequently decorative elements or panels are placed in it.

Commercial Facades



Ornamentation and details of elements such as Cornices and parapets are original components that "dress up" a building and give it a sense of style and character. Ornamental items include hood molds, trim at doors and windows, plaques and medallions, signboards or sign panels, date or name stones, and simple geometric shapes in metal, stone, or concrete.

Cornices, which are usually found at the top of building walls, and ornamental moldings or belt courses, which are located just above storefronts, are horizontal projecting elements that provide a visual break in, or termination to, a wall. A parapet is an upward extension of a building wall above the roof-line, sometimes ornamental and sometimes plain, used to give a building a greater feeling of height or a better sense of proportion.



Commercial buildings should, for the most part, all relate to the street and to pedestrians in the same manner with a clearly defined primary entrance and large windows that display goods and services offered inside. The repetition of these standard elements creates a visual unity on the street that should be preserved.

Windows & Doors

Windows and doors are some of the most important character defining features of historic structures. They give scale to buildings and provide visual interest to the composition of individual façades. Distinct window and door designs, in fact, help define many historic building styles.

Windows and doors often are inset into relatively deep openings or have surrounding casings and sash components which have a substantial dimension that casts shadows that contribute to the character of the historic style.

The Landmarks Commission will refer to the Historic Resources Preservation Ordinance and the following criteria when evaluating proposals to replace historic windows:

Historic windows and doors are not necessarily decorative, so their functionality as well as appropriate design should be considered.

- 1) It should be considered whether the repair of the historic windows and/or doors is technically not feasible.
- 2) The window and door openings should not be altered to accommodate windows or doors of different sizes, proportions, views, or configurations.
- 3) If the windows and doors are visible to the public they should not be removed, enclosed, or obscured.
- 4) Windows and doors visible to the public view should be retained in the original location.
- 5) Whether the appearance matches the details such as window or door size, shape, operation, glass configuration, material, and finish. The appearance of the sash, opening size, and decorative detail should look like the historic window or door.
- 6) It should be considered whether the operation of the replacement window or door is the same; for example, double-

hung or casement windows that open inward.

- 7) It should be considered whether the muntin style, configuration, detailing, and installation are the same for the replacement window or door as the historic window or door.
- 8) It should be considered whether the sash and frame materials are the same materials, match the historic detailing, style, complexity, and profile.

Historic Landmark Commission should assess the following when evaluating proposals to replace non-original windows:

- 1) It should be considered whether the proposed replacement windows and/or doors are based on the documented configuration of the building's original windows and/or doors.
- 2) It should be considered whether historic window and door openings are proposed to be altered to accommodate windows or doors of different sizes, proportions, views, or configurations.
- 3) A historic window or door opening should not be enclosed, altered in its dimensions, or obscured.
- 4) It should be considered whether the non-original windows and/or doors have taken on historic significance and now contribute to the history of the building.

Roofs

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size, and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently in residential areas while flat roofs appear on most historic commercial buildings in Dodge City.

Although the function of a roof is to protect a structure from the elements, it also contributes to the overall character of the building. The Heritage District has seen the construction of various roof forms, as illustrated below.

When evaluating roofing proposals the Landmarks Commission should consider the following:

- 1) The condition of the deteriorated or damaged existing roof materials and whether they can be economically repaired.
- 2) Whether the proposed new roofing material can be installed without removing, damaging, or obscuring character defining architectural features or trim, such as cupolas, dormers, cornices, brackets, chimneys, cresting, finials, and weathervanes.
- 3) If the proposed new roofing material is similar in regard to size, style, and details of the original historic roofing materials, to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new roof materials shall be typical of those used in the style of the historic building.
- 4) The original form and shape of the roof are retained.
- 5) The original character of the structure should be maintained.

Policy: Maintain an historic storefront and all of its character defining features.



1.1 For a commercial storefront building, a rehabilitation project shall preserve these character defining elements:

- Display windows: The main portion of glass on the storefront where goods and services are displayed. This will help maintain the interest of pedestrians by providing views to goods and activities inside first floor windows.
- Transom: The upper portion of the display window, separated by a frame.
- Kick plate: Found beneath the display window. Sometimes called a bulk-head panel.
- Entry: Usually set back from the sidewalk in a protected recess.
- Upper-story windows: Windows located above the street level. These usually have a vertical orientation.
- Cornice molding: A decorative band at the top of the building.
- These features shall not be altered, obscured or removed.

1.2 Maintenance of storefronts.

- Wash display windows.
- Repair damaged kickplates.

- Re-caulk display windows to reduce air infiltration.
- Install weather stripping around doors.

1.3 If a storefront is altered, restoring it to the original design is preferred.

- If evidence of the original design is missing, use a simplified interpretation of similar storefronts. The storefront still should be designed to provide interest to pedestrians.
- Note that, in some cases, an original store front may have been altered early in the history of the building, and may itself have taken on significance. Such alterations should be preserved.
- See also Preservation Briefs #11: Rehabilitating Historic Storefronts, published by the National Park Service in the appendix of this document.

Combining Rehabilitation Principles

This section defines the positive results of combining procedures for preservation, repair, reconstruction, and sympathetic alterations that are set in the design guidelines in this chapter.

1.4 Alternative designs that are contemporary interpretations of traditional storefronts may be considered.

- Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
- However, the new design should continue to convey the character of typical storefronts, including the transparent character of the display window.

1.5 Retain the kickplate as a decorative panel.

- The kickplate, located below the display window, adds interesting detail to the street scape and should be preserved.
- If the original kickplate is covered with another material, consider exposing the original design.

1.6 If the original kickplate is missing, develop a sympathetic replacement design.

- Wood is an appropriate material for replacements on most styles. However, ceramic tile and masonry may also be considered when appropriately used with the building style.

1.7 Preserve the character of the cornice line.

- An original cornice molding should be preserved.
- Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block.
- Many cornices are made of sheet metal. Areas that have rusted through can be patched with pieces of new metal.

1.8 Reconstruct a missing cornice when historic evidence is available.

- Use historic photographs to determine design details of the original cornice.
- Replacement elements should match the original in every detail, especially in overall size and profile. Keep sheet metal ornamentation well painted.

- The substitution of another old cornice for the original may be considered, provided that the substitute is similar to the original.

1.9 A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.

- Appropriate materials include stone, brick, and stamped metal.

1.10 Retain the original shape of the transom glass in historic storefronts.

- Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs. These bands should not be removed or enclosed.
- The shape of the transom is important to the proportion of the storefront and it should be preserved in its historic configuration.
- If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, be certain to retain the original proportions. One option is to use it as a sign panel or decorative band.

1.11 A parapet wall should not be altered, especially those on primary elevations or highly visible facades.

- When a parapet wall becomes deteriorated, there is sometimes a temptation to lower or remove it. Avoid doing this because the flashing for the roof is often tied into the parapet, and disturbing it can cause moisture problems.
- Inspect parapets on a regular basis. They are exposed to the

weather more than other parts of the building so watch for deterioration, such as missing mortar or excessive moisture retention.

- Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.

Policy: Historic windows and doors significantly affect the character of a structure and should be preserved.

The size, shape and proportions of window and door openings are important features. They give scale to buildings and provide visual interest to the composition of individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They cast shadows that contribute to the character of the building.



1.12 Preserve the position, number, size, and arrangement of historic windows and doors in a building wall.

- Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.

- Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged.
- Historically, windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.

1.13 Preserve the functional and decorative features of an historic window or door.

- Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location, and relation to other windows.
- Features important to the character of a door include the door itself, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms, and flanking sidelights.
- Historic screen and storm doors should be preserved and maintained.

1.14 Maintenance of windows.

- Wash windows.
- Clean debris from windows.
- Replace loose or broken glass in kind. This will reduce air leaks.
- Replace damaged muntins, moldings, or glazing compound with material that matches the original in shape, size, and material.

- Repair window hardware or replace with materials that match the original in scale and design. If the replacement hardware does not match the original design it should be simple, unobtrusive, and compatible with the style and building's period of significance.
- Install weather stripping. This will enhance energy conservation significantly.
- Maintain the interior views, so that either merchandise or furniture can be seen.

1.15 Repair wood features by patching, piecing in, consolidating, or otherwise reinforcing the wood.

- Avoid the removal of damaged wood that can be repaired.
- Rebuild or repair portions of existing window frames, sashes, or sills, rather than replacing complete windows unless it is technically not feasible to do so.
- See also Preservation Briefs #9: The Repair of Historic Wooden Windows, published by the National Park Service.

1.16 Glass in doors and windows should be retained.

- If it is broken or has been removed in the past, consider replacing it with new glass. If security is a concern, consider using wire glass, tempered glass, or light metal security bars (preferably on the interior).
- Replacement glass may be insulating glass, but it should match the style and color of the original glass.

- Replacement glass should match the historic glass - clear, rolled (wavy), tinted, etc.
- Removal of historic leaded, art, stained, beveled, prismatic glass, etc., should not be permitted, unless it is damaged and is technically infeasible to repair.

1.17 Installing window air-conditioners in windows on building fronts is inappropriate.

1.18 Maintain recessed entries.

- The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale.
- These recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances. Typically, recessed entries were set back between three and five feet.
- Restore the historic recessed entry if it has been altered.
- Avoid doors that are flush with the sidewalk, especially those that swing outward.

1.19 Where entries were not recessed historically, maintain them in their original position.

- However, one may also need to comply with other code requirements, including door width, direction of swing, and construction.
- In some cases, entries must comply with accessibility requirements of the Americans with Disabilities Act. Note, however, that some flexibility in

application of these other regulations is provided for historic properties.

- See also Preservation Briefs #32: Making Historic Properties Accessible, published by the National Park Service.



Policy: A new or replacement window or door should match the appearance of the original.

While replacing an entire window or door is discouraged, it may be necessary in some cases. Although wood is preferred as a replacement material, metal is common on the market today and sometimes is suggested for replacement. It is possible to consider alternative materials, if the resulting appearance matches the original as closely as possible. The substitute also should have a demonstrated durability in this climate.

1.20 When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- Preserve the original casing, when feasible.
- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.

- Very ornate windows or doors that are not appropriate to the building's architectural style are inappropriate.
- Using the same material (wood) as the original is preferred.
- A new screen door added to the front of a visible door should be "full view" design or with minimal structural dividers to retain the visibility of the historic door behind it.
- A screen door should be sized to fit the original entrance opening and the design should be of the appropriate style and period of the building.
- Security doors are non-historic additions. If installed, they should follow the guidelines for screen doors.

1.21 Maintain the historic ratio of window and storefront openings to solid wall.

- Significantly increasing (or decreasing) the amount of glass will negatively affect the integrity of a structure.
- On traditional storefronts, first floors should be more transparent than upper floors.
- Upper floors should appear more solid than first floors.
- Avoid a blank wall appearance that does not provide interest to pedestrians. Note, however, that the side wall of a historic building located on a corner will have fewer openings.
- Large surfaces of glass are inappropriate on the upper floors and sides of commercial buildings.

- If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.



Policy: Preserve the original form and scale of a roof.

1.22 Preserve the original roof form of an historic structure.

- In residential areas, most roof forms are pitched, such as gabled and hipped. Most commercial buildings, on the other hand, have flat or slightly sloping roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
- Retain and repair roof detailing. All architectural features which give the roof its fundamental traits, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes, shall be retained.
- Often repairing a basically sound roof can be much less expensive than a complete replacement. If a new roof is necessary, try to match the color, material, and

pattern of the old as closely as possible. A roof may be re-roofed with substitute materials, such as asphalt or composite shingles that resemble the original style, if the original materials are determined to be beyond repair, are no longer available, or the historic roofing has been previously removed or covered.

- Skylights shall not be added where they are visible from the public right-of-way.
- Skylights should be placed at the rear roof lines or behind gables or dormers.
- Do not install new ornaments unless it can be shown that they historically existed on the roof.
- Roof alternations such as adding a green house, roof deck, solar panels, vents, and mechanical and electric equipment are not recommended if they would be visible from the street. These items should be made less noticeable by minimizing the size and using subdued colors.

1.23 Locate downspouts to minimize impacts on historic canopies and other facade details.

- Water from downspouts should drain away from the building properly.
- Ideally, a downspout should empty into an underground drainpipe that takes the water to the sewer or street.
- If this is not possible, a downspout should empty onto a metal or concrete splashblock that slopes downward and away from the building.

- Maintain and repair existing gutters and downspouts in place.
- If existing gutter and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and down spouts. They shall be of size and profile that would be characteristic of the period of significance.
- Where built-in gutters exist and must be repaired, repair or replace only those sections needing it, using similar materials to existing historic built-in gutters.
- Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for historic buildings that had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.

1.24 Regular maintenance and cleaning is the best way to keep your roof in good shape.

- Inspect the roof for breaks or holes in the surface and check the flashing for open seams.
- Many commercial buildings have shallow sloping flat roofs that are hard to see, so there is a tendency to forget about them until problems develop.
- Clean debris from gutters and downspouts to prevent the backing up of water.
- A roof should not hold water.
- Patch leaks in the roof. This should be a high priority for ongoing building maintenance.

- Replace deteriorated flashing.
- Solder downspout connections to prevent water from leaking into walls.

Design guidelines for additions and alterations to historic buildings

They apply to individually listed historic infrastructure as well as historic properties. The design guidelines are organized into a series of relevant design topics. Within each category, individual policies and design guidelines are presented, which the City will use in determining the appropriateness of the work proposed. These guidelines apply equally to all designated landmarks, existing, and new construction in the overlay district.

Design of Alterations

Alterations may be considered for historic buildings, however, these alterations should occur in a manner that will not diminish the historic integrity of the property and they should be reversible for future property owners.

Additions

Many buildings have experienced additions over time as need for additional space occurred, particularly with a change in use. An historic addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and it was often located to the side or rear, such that the primary facade remained dominant. An addition was often constructed of materials that were similar to those in use historically. In some cases, owners simply added on to an existing roof, creating more usable space without increasing the footprint of the structure. This tradition of adding on to buildings is anticipated to continue. It is important, however, that new additions be designed in such a manner that they

maintain the character of the primary structure.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design could be acceptable.

Demolition/Relocation

Demolition is forever, and once a building is gone it takes away another piece of the City's character. Demolition of an Historic Building or resource should only be an action of last resort. The Landmarks Commission will determine what Historic Properties, designated or not would be protected under these guidelines, and may delay or deny requests for demolition while it seeks solutions for preservation and rehabilitation.

The Landmarks Commission should not allow the demolition or relocation of any Historical Property unless one or more of the following conditions exist and if, by a finding of the Landmarks Commission, the proposed demolition or relocation will materially improve or correct these conditions:

1. The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Director.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of

God, or other events beyond the owner's control created the hardship; and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the Historic District, have been attempted and exhausted by the owner.

4. Retention of the resource is not in the interest of the community.

The Landmarks Commission should consider the following when evaluating proposals to demolish or relocate Historic Properties:

1. Does the resource proposed for demolition or relocation have architectural and/or historical significance?
2. What would be the effect on surrounding buildings of demolition or relocation of the resource?
3. What would be the effect on the Heritage District as a whole of demolition or relocation of the resource?
4. What would be the effect of the demolition or relocation on the safeguarding of the heritage of the City?
5. What has been the impact of any previous inappropriate alterations?
6. Has the owner offered the resource for sale?
7. Has the owner asked a fair price?
8. Has the resource been marketed for a reasonable time?
9. Has the resource been advertised broadly in a reasonable manner?
10. Has the owner sought the advice of a professional experienced in historic preservation work?

11. What would be the effect of open space in that location if the lot is to be left open?
12. What will be done with the empty lot?
13. What would the effect of any proposed replacement structure be to the community?
14. What is the appropriateness of design of any proposed replacement structure to the Heritage District?

Policy: Design an alteration to be compatible with the historic character of the property.

- 2.1 *Avoid alterations that would damage historic features.*



- Avoid alterations that would hinder the ability to interpret the design character of the original building.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.

- 2.2 *Properties designated by the City as a High or Medium Priority Historic Structure should be preserved and their historic character retained.*

- The City maintains the prerogative of prioritizing the historical status of a given structure and as to when and to what degree of preservation is required to comply with the Heritage Guidelines.

Policy: Minimize the visual impacts of an addition to a commercial building.

Two distinct types of additions are considered to be appropriate by the City: ground-level or rooftop.

First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may only be limited opportunities to do this.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. The materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure, but also visually subordinate in character so as to avoid calling attention to the addition. Note that such additions are rarely approved for buildings under three stories tall when talking about tax credit or state law reviews by the State Historical Society. However, they may be fine for older non-designated buildings

Another option, which will only be considered on a case-by-case basis, is to design an addition to the front wall plane of the existing building. This option may only be considered on a “newer” or more contemporary building that was originally constructed set back from the front property line or sidewalk edge.

2.3 An addition shall be compatible in scale, materials, and character with the main building.

- An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure.

- An addition to the front of a building is inappropriate. However, where a building in the Heritage District is set back from the front property line and the structure does not have historic significance, the first consideration for the placement of an addition should be to fill the gap between the existing building and sidewalk. This will maintain the consistent “street wall” desired in the downtown.
- For example, mounting a sign panel in a manner that causes decorative moldings to be chipped or removed would be inappropriate.

2.4 An addition shall not damage or obscure architecturally important features.

- For example, loss or alteration of a cornice line should be avoided.

2.5 An addition may be made to the roof of a commercial building if it does the following:

- An addition should be set back from the primary, character-defining facade, to pre serve the perception of the historic scale of the building.
- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.
- The roofs of additions should not interfere with the original roof form by changing its basic shape and should have a roof form compatible with the original building.

Design Guidelines for Color in the Heritage District

Historic Color Schemes

When renovating an historic building, first consider returning to the original color scheme, which can be discovered by carefully cutting back paint layers.

Accurately determining the original color scheme requires professional help, but one may get a general idea of the colors that were used by scraping back paint layers with a penknife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. It is not necessary, however, to use the original color schemes of the building. An alternative is to use colors in ways that were typical of the period or architectural style, and with them create a new color scheme.

With respect to the treatment of color on individual historic buildings, colors that represent the appropriate period of history are preferred, but not necessarily required. Color does not damage the historic materials or alter significant details and can always be changed in the future and thus its application is not as critical as some other design options.

Inappropriate applications of color, however, may hinder one's ability to perceive the character of the building's architecture. For example, if a building with jig-saw brackets and moldings is painted solid black, with no contrast between the background and the details, and little opportunity for expression of shadows, the perception of the character of the building may be diminished.

This concern for perception of character is more relevant in the context of the Heritage District, where assemblage of buildings on the street is important to one's perception of the character of the streetscape. In this sense, one building that stands out from the rest with an inappropriate color scheme will

impede one's perception of the continuity in the district. For this reason, the city reviews the use of color as part of its consideration of design issues. In general, the Landmarks Commission will consider color on a case-by-case basis, and in context with the building's location.

Policy: In general, bright colors used on large surfaces are discouraged. In all cases, the following standards for use of color shall apply.



2.6 *Develop a color scheme for the entire building that coordinates all the façade elements.*

- Using the historic color scheme is encouraged.
- Choose a base color that will link elements of the entire building face together. It can tie signs, ornamentation, awnings, and entrances together. It can also help the building better relate to others on the block.
- A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
- For a newer building in the Heritage District, a color scheme

that complements the historic character of this sub-districts should be used.

2.7 Paint colors should enhance individual building elements while creating a unified, coordinated appearance for the entire structure.

- Paint colors and placement should create a cohesive look for the structure. There should be one main color on the body of the building to unify the façade.
- Choose colors for trim, accents, and architectural details that complement the main color on the body of the structure.
- Consider the palette of surrounding structures to create a harmonized appearance along the block face.
- Background and accent colors should be consistent within separate buildings, where a number of buildings are attached or where unity in theme is desired.

2.8 A muted color is preferred for the base color of most buildings.

- Use muted colors to minimize the apparent scale of buildings and blend them with the natural colors of area.
- Matte finishes are preferred to glossy ones.

2.9 Roof colors must complement the style and overall color scheme of the structure.

Policy: Focus attention to a building's decorative details and entrances.

2.10 In general, use bright colors for accents only.

- Colors of a vivid saturation are not appropriate for the body of commercial buildings.
- Overly strong or bold colors are not appropriate for the main body of a structure. Reserve the use of strong, bright colors for accents when you want to draw the customer's eye, such as to the sign, the building's ornamentation or entrance.
- In most cases only one or two accent colors should be used in addition to the base color.
- Doors may be painted a bright accent color or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.
- Window sashes, casings, and trims are also an excellent opportunity for accent color.
- Brilliant luminescent or day-glow colors are not appropriate.
- Minimize the metallic shine of aluminum and door frames.

2.11 Paint colors should highlight architectural details.

- Plan painting to use more than one color. It is inappropriate to allow architectural details to be camouflaged by painting them the same color as the background of the structure
- Strong or bold colors can be appropriate for trim, accents, and architectural details.

Policy: It is important to know when to paint buildings and when to leave the material in its natural state or color.

2.12 Wooden structures must be painted.

- Historically wooden structures in Dodge City were painted and would not have been left as exposed wood.
- Stained wood is inappropriate for the body of a structure.
- Certain wooden details, such as doors and windows, may remain unpainted. But the wood must not be exposed to the elements, so the materials need to be treated.
- The use and color of stain must be a typical style for the period of the structure.

2.13 Leave natural masonry finishes unpainted when feasible.

- Where the natural color of the materials exists, such as with stone or brick, they should be left unpainted.
- Painting an unpainted brick or stone wall may trap moisture inside the walls and will drastically alter its character and appearance.
- For other parts of the building that do require painting, select colors that will complement those of the natural materials.

2.14 Where brick has been painted historically it should remain painted.

- If a wall is made of porous brick, which has always been painted, it should remain painted. Removing the paint will expose the brick to weather, accelerating its deterioration.

- If a building was originally plain brick, but was painted sometime in the past, consider applying new paint colors that simulate the original brick color.

SECTION 4

Design Guidelines - Infill

Design Guidelines for Infill Construction (Area 1 - Area North of Wyatt Earp Blvd)

This section presents design guidelines for the construction of new buildings within the boundaries of the Dodge City Heritage Overlay District. The design guidelines are organized into a series of relevant design topics. Within each category, individual policies and design guidelines are presented, which the City will use in determining the appropriateness of the work proposed.

Summary of Key Characteristics

Key design characteristics of this area include the following:

- Buildings aligned with adjacent historic buildings at the sidewalk edge
- One to three story, traditional commercial buildings (some buildings reach greater heights, however)
- Masonry construction dominates
- Transparent ground floor with smaller windows “punched” into predominantly solid upper floors
- Flat-roof buildings
- Sidewalk uses and activities

Design Goals

The Heritage District should continue to develop in a coordinated manner so that an overall sense of visual continuity is achieved. The dominant character of this area should be that of a retail-oriented, commercial environment, with an active street edge that is pedestrian friendly.

The design goals are:

- To rehabilitate existing historic commercial buildings
- To continue the use of traditional building materials found in the area

- To maintain the traditional mass, size, and form of buildings seen along the street (i.e., a building should be a rectangular mass that is one to three stories in height)
- To design commercial buildings with store front elements similar to those seen traditionally (i.e., a commercial building should include: recessed entries, display windows, kick plates, transom windows, midbelt cornices, cornices, or parapets, and vertically oriented upper story windows)
- To design a project that reinforces the retail-oriented function of the street and enhances its pedestrian character
- To promote friendly, walkable streets (i.e., projects that support pedestrian activity and contribute to the quality of life are encouraged)
- To provide site amenities - such as benches, lights, waste receptacles, landscaping, etc. - to enhance the pedestrian experience
- To accurately convey the history of the area by avoiding styles that are not accurate to Dodge City’s history

Building Setbacks

To contribute to a sense of visual continuity, it is encouraged for commercial buildings to be aligned immediately at the inside edge of the sidewalk.

A typical building in the Heritage District also has its primary entrance oriented to the street. This helps establish a “pedestrian friendly” quality. In most cases, similar entryways are evenly spaced along a block, creating a rhythm that also contributes to the sense of visual continuity. These entrances are also typically recessed from the sidewalk edge.

Mass and Scale

Patterns are created along the street by the repetition of similarly sized building elements. For example, uniform facade widths evenly spaced in downtown create a rhythm that contributes to the visual continuity of the area.

Building Form

One of the most prominent unifying elements of the Dodge City Historic Overlay District is the similarity in building form. Commercial buildings are simple rectangular solids, deeper than they are wide. This characteristic is important and should be continued. Also, commercial roof forms appear flat, although there is typically a slight pitch to it for water to drain. This characteristic is important and should be preserved.

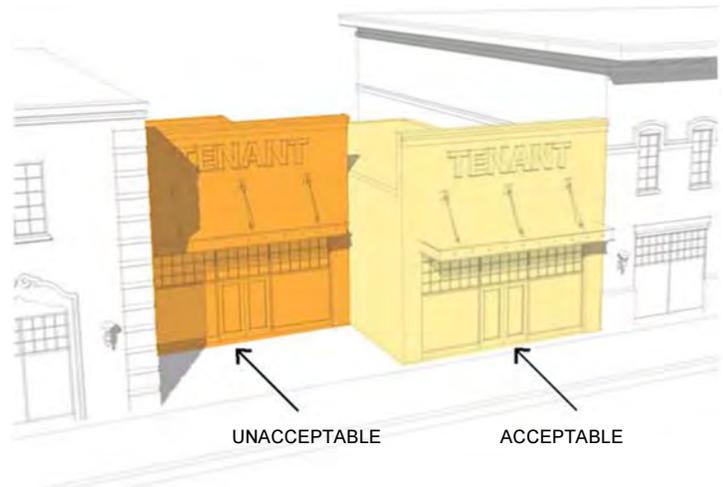
Materials

Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick and stone are the dominant materials and their use in new construction is preferred.

Architectural Character

The street level floors of traditional commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials. Upper floors are the reverse. Opaque materials dominate and windows appear as smaller, vertically oriented openings puncturing the solid walls. The floor-to-floor height on the street level is also generally taller than the upper floors. This feature should also be expressed in new construction.

Policy: Maintain the line of building fronts in the block.



A new building should align at the front lot line and be built out to the full width of the parcel.

Structures in the Dodge City Heritage Overlay District should contribute to a strong “building wall” along the street. A new building should align at the front lot line and be built out to the full width of the parcel (i.e., to the side lot lines). Although small gaps can occur between some structures, these are exceptions.

3.1 Maintain or enhance the alignment of buildings at the sidewalk edge.

- Locate the front building wall at the sidewalk line when feasible.

- Where a building must be set back from the sidewalk, use landscape elements to define the sidewalk edge

3.2 Orient the primary entrance of a building toward the street.

- A building shall have a clearly defined primary entrance. For most commercial buildings, this should be a recessed entryway.
- Secondary public entrances to commercial spaces are also encouraged on a larger building.

Policy: A building should appear similar in scale to traditional commercial buildings.

Building heights vary in the Heritage District and yet there is a strong sense of similarity in scale. This is in part because most buildings are one to two stories in height.

3.3 Maintain the traditional range of building heights seen in the historic core.

- Traditional floor heights should be expressed with horizontal moldings, alignment of windows, and other architectural details.
- Set back portions of a third floor to emphasize the lower scale of one and two story portions of a building.

3.4 Buildings shall appear similar in width to those seen historically in the block.

- Traditionally, building fronts were built in 20 to 30 foot increments. Building fronts should reflect this pattern.
- On corner lots, the secondary sidewall is traditionally longer in its "module", and this may be appropriate for new secondary elevations.



Maintain the traditional range of building heights seen in the historic core.

3.5 Consider dividing a larger building into "modules" that are similar in scale to buildings seen traditionally.

- If a larger building is divided into "modules," they should be expressed three-dimensionally throughout the entire building facade.

3.6 Floor-to-floor heights shall appear to be similar to those seen traditionally.

- In particular, the windows in a building should appear similar in height to those seen traditionally.

3.7 A building shall maintain the alignment of horizontal elements along the block.

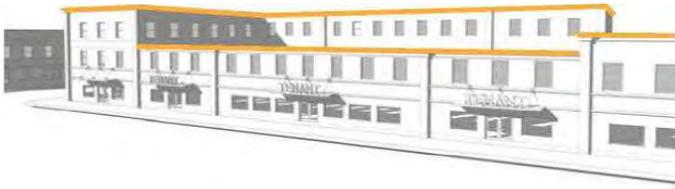
- This alignment occurs because many of the buildings are similar in height.
- Window sills, moldings, and cornices are among those elements that may be seen to align.

Policy: The form of a building should be similar to those seen traditionally.

One of the most prominent unifying elements of downtown is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued.

3.8 Rectangular forms shall be dominant on commercial facades.

- Rectangular forms should be vertically oriented.



3.9 Use flat rooflines as the dominant roof form.

- Parapets on side facades should step down towards the rear of the building.
- Gable roof forms may also be considered if they are obscured by a “false front” storefront similar to those seen historically. form.

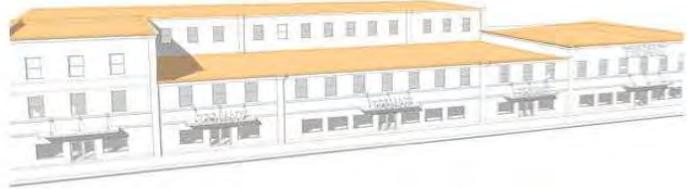
Policy: Building materials should be visually compatible with the predominate materials of this area.

- Traditionally, a limited palette of building materials, primarily brick and stone, was used in the area. This same selection of materials should continue to be predominant. New materials also may be appropriate when they relate to the scale, durability, color, and texture of the predominate materials of this area.

3.10 Materials shall appear to be similar to those used traditionally.

- Brick and stone were the traditional materials and are preferred.
- If alternative materials are selected they should be comparable to traditional materials, both in texture and color.

3.11 A simple material finish is encouraged for a large expanse of wall plane.



- A matte or non-reflective finish is preferred.
- Polished stone should be avoided as a primary material and mirrored glass is inappropriate.

Policy: A building should be visually compatible with traditional commercial buildings.

- While it is important that buildings be compatible with the surrounding traditional commercial context, it is not necessary that they imitate older building styles.



Materials shall appear to be similar to those used traditionally.

3.12 New interpretations of traditional building styles are encouraged.



Maintain the distinction between the street level and the upper floor.

- A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors.
- Buildings that are similar in scale and overall character to those seen historically are strongly encouraged.
- In essence, infill should be a balance of new and old in design.
- This applies to architectural details as well as the overall design of a building.

3.13 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street level and upper levels through detailing, materials, and fenestration. The presence of a belt course is an important feature in this relationship.

3.14 Upper-story windows with vertical emphasis are encouraged.

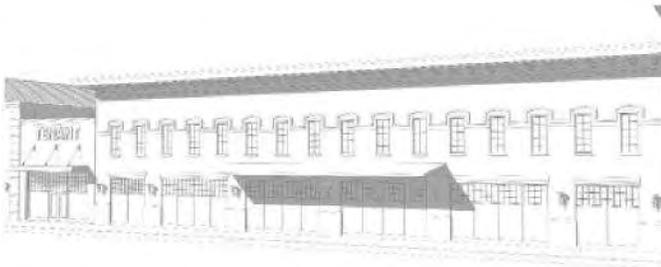
- A typical, upper-story window is twice as tall as it is wide. These proportions are within a limited range. Therefore, upper-story windows in new construction should relate to the window proportions seen historically.
- Windows should align with others in a block. Windows, lintels, and their trim elements should align with those on adjacent historic buildings.
- Upper floors should appear more solid than first floors.
- Avoid a blank wall appearance that does not provide interest to pedestrians

3.15 Windows should be trimmed with wood, painted metal or anodized aluminum.

- This trim should have dimension and shadow lines similar to those used historically.

3.16 Window dimensions that are similar to those used traditionally are encouraged.

- Many windows are “one-over-one,” in that a single pane of glass is in both the upper and lower sashes. Other pane configuration also may be present, such as “two-over-one,” with two panes (or lights) in the upper sash and one is in the lower sash. These arrangements are preferred.



Upper-story windows with vertical emphasis are encouraged.

3.17 The ratio of solid-to-void surface area shall be similar to that seen traditionally on commercial storefront buildings in the district.

- First floors should be more transparent than upper floors.

3.18 Building entrances should appear similar to those used historically in the block.

- Clearly define the primary entrance with an awning, canopy, or other architectural or landscape feature.
- A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, may be considered.
- Building entrances should be recessed.
- Clearly define primary entrances.
- Secondary public entrances are also encouraged on a larger building or along an alley if there is parking in the rear of the site.

3.19 Doors should be trimmed with wood, painted metal or anodized aluminum.

- This trim should have dimension and shadow lines similar to those used historically.

Design Guidelines for Infill Construction (Area 2 – Area South of Wyatt Earp Blvd)

This section presents design guidelines that apply to the area south of Wyatt Earp Blvd. The design guidelines are organized into a series of relevant design topics. Within each category, individual policies and design guidelines are presented, which the City will use in determining the appropriateness of the work proposed.

The area should continue to develop with a mix of uses. Improvements should occur in a manner that enhances the experience for pedestrians and to build a sense of visual correlation among properties. Even though vehicle circulation routes significantly affect the character, it is still possible to strengthen pedestrian links and to improve the edges of properties such that a sense of human scale is conveyed.

Design Goals

Those commercial streets south of Wyatt Earp Blvd should develop in a manner that is inviting to pedestrians while also accommodating vehicles. Development should include a mix of building types, including older structures and more contemporary ones. Each should reflect the design trends of its own time, while also contributing to a sense of visual continuity and strengthening the pedestrian experience. In addition, a combination of uses is encouraged, including office, and retail.

The design goals for the area South of Wyatt Earp Blvd are:

- To define the sidewalk edge with elements that are amenities for pedestrians
- To establish a sense of scale in buildings and streetscape design that can be understood by pedestrians

- To minimize the visual impacts of vehicles
- To strengthen the pedestrian network of sidewalks, plazas, and paths
- Retain native vegetation with project design

Building Setbacks

A wide variety of building setbacks can be seen throughout the area south of Wyatt Earp Blvd. Much of this variety is due to the influence of the automobile and the need to provide on-site parking. This parking typically has been provided in front of the building for consumer convenience. However, this trend erodes the view of the edge of buildings located along a sidewalk as was seen historically. Therefore, it is strongly encouraged that new developments south of Wyatt Earp Blvd should build on this tradition and locate buildings at the front lot line.

Mass and Scale

A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen historically and traditionally.

Building Materials

Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity.

Architectural Character

Commercial buildings throughout the Heritage District should relate to one another through the consistent use of similar building materials, storefronts, recessed entries, and the alignment of these different elements along a block. This tradition is strongly encouraged for new

developments in the area south of Wyatt Earp Blvd.

One of the concerns in building design is that when national chain companies or their franchises construct buildings in the area south of Wyatt Earp Blvd that they do so in a way that reinforces the design traditions of Dodge City. Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Bright logo colors are used over large expanses of a building.
- Large blank walls on “big box” buildings are bland and out of scale, and discourage pedestrian activity.
- Buildings are surrounded by parking lots and cars. Primary entrances are typically oriented to these parking lots, rather than to the street.
- Metal panels and large areas of featureless stucco are often used and these are out of character and not of human scale.

Instead, these building types shall comply with the design guidelines that follow.

Pedestrian Environment

The area south of Wyatt Earp Blvd should provide a controlled, organized automobile system which provides a safe pedestrian environment. Streets, sidewalks, lighting, and landscaping should define the road edge and encourage walking, sitting, and other pedestrian activities.

Projects that can occur in the area also may have automobile activity associated with them. This should not, however, make it an unsafe environment for the pedestrian or cyclist. Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian or cyclist circulation systems.

Policy: A new building should maintain the wall of buildings at the sidewalk edge.

Continuity of design within the Heritage District is a goal of the City, both in terms of connecting individual projects and town blocks. Not only should a new building in the area south of Wyatt Earp Blvd be located at the sidewalk edge, but it should be designed to provide visual interest.

4.1 Locate a new building at the front property line.

- Align the building front at the sidewalk edge.
- A minimum of 50% of the street frontage of a property shall have a building wall at the sidewalk edge.
- Where no sidewalk exists one should be installed that aligns with nearby sidewalks.

4.2 Where a portion of a building must be set back, define the edge of the property with landscape elements.

- For example, define the edges of a lot with landscaping, such as low-scale urban street trees or shrubs.
- Landscaping elements should be compatible with the character of the area in size, scale, and type. Free-form, suburban type landscaping is inappropriate in this setting.
- Also consider using a fence, or other structural element that reflects the position of typical storefront elements. These elements should align with nearby traditional commercial building types.

Policy: The overall mass of a new building should convey a sense of human scale.

Buildings in the downtown should appear similar in height and width to commercial structures seen traditionally in downtown Dodge City.

4.3 A new building shall reflect the traditional lot width as expressed by the following:

- Variation in height at internal lot lines
- Variation in the plane of the front façade
- Variation in architectural detailing and materials to emphasize the building module
- Variation in the façade height to reflect traditional lot width

4.4 Building heights of larger projects should provide variety.

- A larger development should step down in height towards the street or smaller, surrounding structures.
- Vary the building height in accordance with traditional lot width.
- Set back the upper floor to vary the building façade profile(s) and the roof forms across the width and the depth of the building.
- Vary the façade (or parapet) heights at the front.

4.5 Large project sites should be developed with several buildings, rather than a single structure.

- This will help reduce the perceived size of the project.
- The façade height shall be varied to reflect traditional lot width.

4.6 Where a large building is needed, divide the building into modules that reflect the traditional size of buildings.

A typical building module should not exceed 30 feet in width. The building module should be expressed with at least one of the following:

- A setback in wall planes of a minimum of 3 feet.

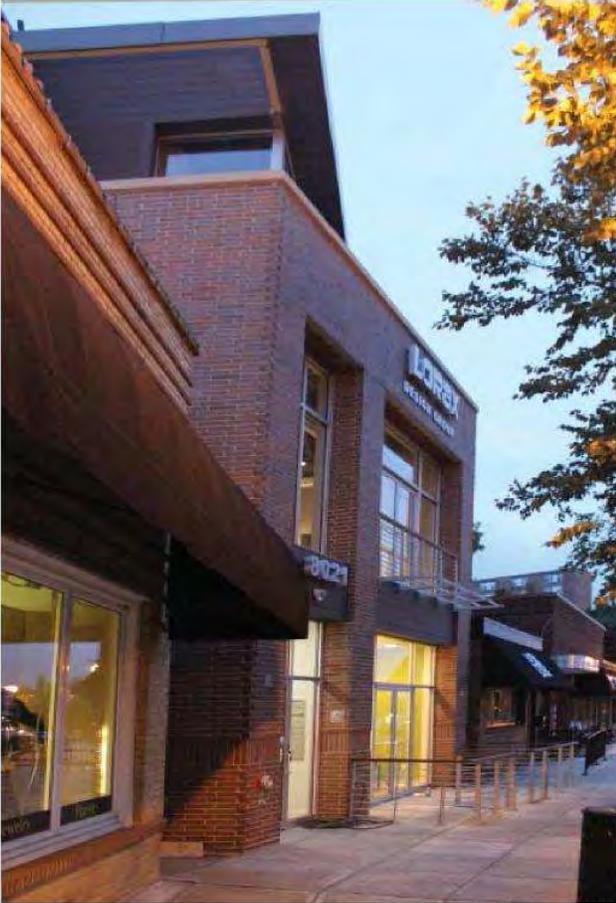
- A change in primary facade material for the extent of the building module.
- A vertical architectural element or trim piece
- Variations in facade treatment should be continued through the structure, including its roofline and front and rear facades.
- If a larger building is divided into “modules,” they should be expressed three dimensionally throughout the entire building. Variation in height should occur where the site is larger than two traditional lot widths, in order to reduce overall scale of the building.

Where a large building is needed, divide the building into modules that reflect the traditional size of buildings.



Policy: Building materials for new construction should be visually compatible with the predominate materials of this area.

New materials should relate to the scale, durability, color and texture of the predominate materials of downtown.



New materials should relate to the scale, durability, color

4.7 Masonry materials that convey a sense of scale are preferred.

- Brick and stone are preferred for new construction.
- New materials should appear similar in character to those used traditionally. For example, stucco, cast stone, and concrete should be detailed to provide a human scale.

4.8 A simple material finish is encouraged for a large expanse of wall plane.

- A matte or non-reflective finish is preferred.
- Polished stone and mirrored glass, for example, are inappropriate and should be avoided as primary materials.

4.9 Traditional building materials such as wood, brick, and stone are encouraged.

- Horizontal lap siding of traditional dimensions is appropriate in most applications.
- Maintenance of traditional siding dimensions is encouraged.
- Brick or stone, similar to that used traditionally, is also appropriate.
- Highly reflective materials are inappropriate.
- New materials that are similar in character to traditional ones may be considered. Alternative materials should have a proven durability in similar locations in this climate.

4.10 Use roof materials that appear similar to those seen traditionally.

- Metal and shingle roofs are preferred.
- Clay tile is discouraged.

Policy: A new building should contribute to a pedestrian friendly environment by providing an active street edge.

The downtown should continue to develop as a pedestrian oriented environment. Streets and sidewalks should encourage walking, sitting, and other outdoor activities. Buildings also should be visually interesting to invite exploration by pedestrians. Existing pedestrian routes should be enhanced. These are important concepts because buildings are experienced at close proximity by pedestrians.

4.11 Develop the ground floor level of a project to encourage pedestrian activity.

- Provide at least one of the following along primary pedestrian ways:
 - A storefront
 - Display cases
 - Landscaping
 - A courtyard or plaza
- Include traditional elements such as display windows, kick plates, and transoms on commercial storefronts.
- Avoid a blank wall or vacant lot appearance.

4.12 Orient the primary entrance of a building toward the street.

- A building should have a clearly defined primary entrance.
- The building entrance should be recessed.
- A primary building entrance also should be at or near street level.

4.13 Clearly identify the road edge and project entrances for both automobiles and pedestrians.

- Use landscaping and lighting accents to identify entrances.

4.14 Buildings shall convey a sense of human scale.

- Use building materials that are of traditional dimensions.
- Provide a one-story entry element that is similar in size to those seen traditionally.
- Use a building mass that is similar in size to those seen traditionally.
- Use elements that provide a sense of scale.

4.15 Building heights of larger projects should provide variety.

- A larger development should step down in height towards the street or smaller, surrounding structures.

4.16 New interpretations of traditional building styles are encouraged.

- A new design that draws upon the fundamental similarities among commercial and residential buildings in the community without copying them is preferred. This will allow them to be seen as products of their own time yet compatible with their historic neighbors.



Develop the ground floor level of a project to encourage pedestrian activity.