A Plan for the Historic Preservation of Silver Plume

FORWARD

The Plan described in the following pages has been put together by the Silver Plume Planning Commission and the planning staff of the Center for Community Development and Design (CCDD) University of Colorado at Denver with consultation from Phillips, Brandt and Reddick, Inc., Denver, after two or more years of work. Initially, a community survey was conducted to determine community attitudes and then small group discussions were held to isolate specific issues of concern among townspeople. Extensive data gathering followed these phases in order to catalogue the existing information relevant to the town. The implementation of the town's new sewer system and other work commitments of the CCDD together temporarily halted the planning process but it was again resumed in the fall of 1977.

PURPOSE

The Plan as written here is for the purpose of facilitating discussion about the town's future amongst citizens. Discussion sessions will be arranged and announced by the Planning Commission and residents are encouraged to participate in these discussions in order to make their views known. The Planning Commission will in turn use these feedback sessions as a rationale to make any necessary changes before presentation of the Plan at a Public Hearing. After the Public Hearing the Planning Commission will be recommending to the Town Board of Trustees that the Plan be adopted and subsequently implemented in terms of its intent and specific content.

What is a Community Plan?

Definition

A Community Plan is a comprehensive description of a town's physical and social attributes as well as a statement, taking these attributes into account, of future goals and directions the community should strive for. The achievement of these goals is to be facilitated by a series of objectives relevant to each goal. The entire Plan serves to guide Town decision making towards the realization of a future that has been comprehensively considered not only today but continuously over time.

Once adopted the general purposes of the Plan are to:

1) Guide day-to-day development decision making.
2) Continuously facilitate communication between residents and the town government.
3) Assist in coordinating various town government functions.
4) Provide a basis for developing specific and necessary regulations which govern the functioning of the Town.
5) Meet Federal and State Government requirements calling for the existence of a Community Plan to aid the Town's eligibility for assistance from these bodies.

Legislation

As a document, it must be stressed that the Community Plan is only a guide for decision making even though it must be formally approved by the Town Board of Trustees. Thus, specific legislation must be developed by special commissions and approved by the Board before specific facets of the Plan can be implemented. For example, zoning amendments recommended in the Plan will have to be adopted separately. Thus a Plan is only as good as the spirit of commitment to the Plan's content by the residents and town officials. It simply provides a framework for decision making for the present and the future.

A Plan must be continuously monitored and changed. Times and conditions change and although the goals enumerated in the Plan may be worthy and prove to be far sighted, the objectives through which these goals are reached may have to be modified to coincide with the changed conditions. Thus the Plan must be continuously reviewed and revised by the Planning Commission as time passes.

The Plan

The Plan presented here is a slightly abbreviated version of the original narrative. The essential content has been retained so as to not overburden the reader. The specific purpose for presentation of the Plan in this format is for facilitating discussion.

Each major section of the Plan is presented separately with the goal(s) and objectives listed and a brief but complete discussion of their intent. Maps and pictures are used to facilitate understanding of the narrative and should be referred to as often as needed.

Planning Process

The planning process that has been carried out over the past two years merely marks out a period of time in the normal course of events for Silver Plume where some deliberate planning has taken place. The steps this process has taken are listed below:

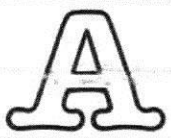
a) Community Survey and Issue/Problem Identification
b) Data Gathering/Inventory of Resources/Mapping
c) Analysis of Data
d) Special Projects
e) Goal and Objective Formulation
f) Plan Formulation
g) Review/Revision/Adoption
h) Plan Implementation
i) Plan Review/Revision

Currently the process is at point "g" and is in the crucial stage. It is essential that a conscientious review of this Plan be made by the residents and their views made known to the Planning Commission. The Plan must have the continued support of the Community in order to achieve success in realizing its goals and objectives.

A. COMMUNITY CHARACTER — GROWTH AND DEVELOPMENT GOAL: RETAIN "SMALL TOWN" ATMOSPHERE & RURAL MOUNTAIN CHARACTER

A-1. Local Objectives

1. Limit growth in Silver Plume to 500 people (long range objective)
2. Monitor growth with the intent of keeping it to a maximum rise of 5% in population per year. Adopt and implement building permit limite or other measures if growth pressure exceeds 5%.
3. Monitor new commercial and service permit. Adopt control measures if development pressure exceeds this 5% guideline.
4. Target growth to primarily residential construction and rehabilitation.
5. Limit growth where natural and man-made constraints exist. Implement recommendations of current water system study.
6. Designate specific areas of town for certain kinds of development.
7. Deal with problem of over-zoned property via one or a combination of the following or other unmentioned alternatives:
   a) Create a Planned Unit Development (PUD) section of the Zoning Ordinance.
   b) Rezone vacant unplatted parcels of land over 1 (one) acre in size to open space creating a new Open Space category in the current zoning ordinance. Development of these lands will subsequently require a zoning change to some use category. Develop new PUD and Commercial I & II sections of zoning ordinance as new use options.
8. Amend Zoning Ordinance to accommodate new and approved additional categories.
9. Consider development of subdivision regulations for the Town.



The essential community character of Silver Plume is that of a very small, old, rural mining town typical in the Rocky Mountain high country. In many ways it is still a living remnant of the past but also an important precursor for the future. The values of self-reliance, self-determination and independence in a democratic community are strong and thriving amongst the townspeople. The people who reside here now have an excellent opportunity to prepare themselves to take advantage of future opportunities in harmony with the natural environment while trying to avoid the mistakes of the past. In terms of the built environment, the key is for the Town of Silver Plume to manage change in an "appropriate" way within the context of the three values listed above in order to retain its small town character.

Limiting growth to five hundred people is currently desired by the townsfolk, the majority of whom are year-round residents. Currently, Silver Plume's land use is largely low density single family residential of approximately 4.5 units per acre with about 2 people per unit (due mainly to the large number of vacation homes). Both water and sewer plant **potential** capacities yield relatively large populations while any of the housing development alternatives discussed below generate a potential terminal population to the town of 400 to 800 people. Thus Silver Plume's desire to limit the population to 500 people falls well within this range. It should be pointed out, however, that the water rights owned by the town do not guarantee that sufficient water quantities will always be available. Dry years have yielded only enough water for the present population. The current water study now underway should shed light on this problem.

Achieving this population objective at a 5% annual rate of increase will take about twenty years to accomplish. This is equivalent to about 4 to 6 units of new housing per year at an average of three people per unit. The number three is used rather than the current density of two people per unit since it is desired that the majority of the new population be residents on a year-round basis and it is likely that more children will be part of this population base. This creates a more stable community capable of supporting some business enterprises. Alternatively, a stable residential population is also advantageous for employers since they can count on fewer turnovers. The mechanism for limiting development to the above rate will be explained later. A **population growth rate limit concept** rather than a population cap concept is legally more feasible to effect should the need arise given such precedents as the Petaluma decision. At a 5% growth rate, twenty years gives the town plenty of time to evaluate the desired 500 cap population in changing community-wide and legal contexts without locking into the cap concept as an element of the plan.

Three development constraints that are important for the town to observe are slope, water pressure, and current utility line termination points. Any site having a greater than thirty percent (30%) slope should not be suilt upon. Problems of access, spawling of surface ground layers and financing limit the longevity and permanence of development. Currently there is inadequate water pressure for safe and sanitary living conditions above the 9210 foot elevation. This elevation generally coincides with the point at which a greater than 30% slope exists throughout the town limits. Building permits should be denied those applicants desiring to build above that elevation unless they include sound mechanical systems for boosting their water pressure. Utility lines — sewer and water — should not be extended until infill development along existing lines is largely (98%) complete. The town should adopt a service boundary in order to define the infill area specifically excluding the "mill tailings" area which is currently not serviced nor is it platted.

Wherever possible, new development should orient to or front on Clear Creek to emphasize this natural resource. Private development should not be allowed unless public easements are obtained to allow public access to and enjoyment of the creek bank for strolling and sitting, biking, fishing, wading, exploring and education. The stream's margin district in the zoning ordinance prevents development on the bank but it does not require easements to be made to the public by the private owner. This inadequacy in the ordinance needs to be corrected.

Currently the entire town is zoned either commercial or residential. This creates potential problems that could mitigate against infill development. It is strongly recommended that both developable and undevelopable (vacant) parcels that are unplatted that exceed 1.0 acres in size be rezoned to **open space**. This rezoning will ensure that the town will have adequate opportunity to review new development that is not of the small lot, infill variety. This applies mainly to single family development which is allowed under the zoning ordinance in the non-commercial zoned areas. By rezoning, the other constraint tools such as elevation and slope are easier to enforce since the new zone permits a comprehensive review by the town before development takes place.

Three alternatives for implementing solutions to the over-zoning problem are offered for consideration. There is no need to repeat them here, since they will need to be developed by legal counsel later as amendments to the zoning ordinance. It is further recommended that Silver Plume consider the development of subdivision regulations.

A-2. Regional Objectives

1. Develop a non-annexing policy.
2. Exercise planning control to greatest extent possible over unincorporated land within a 3 mile radius beyond town limits.
3. Continue to participate in county planning efforts to manage growth, development and other land use changes beyond town limits.
4. Continue to be involved with the joint Georgetown-Silver Plume Coordinating Committee dealing

between adjacent structures should be carefully considered to avoid unusually wide or narrow spacings created by orientation, lot size, or building proportions.

5. Orientation and Alignment (s)

   Since pathways and sidewalks are the major access and observation points to a building, the principle facade should be oriented paralled to the street or sidewalk. The building should be aesthetically pleasing from all sides, but the main facade should be oriented to the public. Side walls should be constructed parallel to neighboring structures.

6. Paths, Walkways and Steps (s)

   Safety, aesthetics and convenience are the major issues. Paths or sidewalks should be provided for access to houses and outbuildings. All pedestrian movement should be out of conflict with vehicular movement. Emergency and delivery and service vehicles should have access to all buildings.

7. Light Rights (s)

   See section 9 of the Town of Silver Plume Zoning Ordinance. Structures should be constructed to consider neighboring buildings and their areas of sun and shading. Avoid excessive shading of snow and ice collection areas.

B. Site

1. Parking (r)

   Off-street parking is required by the Town of Silver Plume Zoning Ordinance.

2. Drainage (s)

   Provisions should be made for surface water drainage to be directed into natural drainage courses or into the town's defined drainage system. Drainage is required in the flood plain district. Whenever large areas of new paving are constructed, the excess runoff of water should be carefully controlled and directed. In general all water should be directed away from buildings, sidewalks, play areas, high use areas, and driveways.

3. Utilities (s)

   Whenever possible, all utilities should be installed underground. Although most of the existing utilities are aerial systems further visual pollution should be avoided in preference to the aesthetic underground system.

4. Firewood Storage (s)

   All buildings that utilize firewood should have storage areas proportionate to the number of fireplaces and situated such that they do not constitute a fire hazard.

5. Trash (s)

   All solid waste receptacles should be screened from view, inaccessible to animals, and convenient to users and disposal trucks. The area should also be well drained, but located off major drainage areas.

6. Snow Storage (s)

   Adequately sized areas should be provided for on-site snow storage, preferably in sunny, well-drained areas. The general amount of area required is 15-40% of the area to be cleared.

7. General Storage (s)

   Provision should be made for storage of equipment and materials which are kept on the site. These areas or buildings should be screened from public view and secure from theft.

Representative Buildings

C. Architecture

1. Scale and proportion (r)

   All elements of the architecture, as discussed in detail in later sections and coded in reference to drawings of actual structures in Silver Plume, should be compatible with neighboring structures. Ratios of height, width, length, and mass should assume a scale that is an average not to exceed the larger of the two adjacent structures of those structures opposite the site.
   Note: Most of the commercial buildings have false fronts.

2. Roof Shapes (r) CODE #1

   Roof shapes in Silver Plume were based on the available sizes of lumber, and the maximum span allowed by providing a suitable roof pitch for minimal snow loading. The prevalent roof style is the high gable roof, and it is recommended that this style be used when feasible to maintain the character of the town.

   (Residential)

Acceptable	Unacceptable
Hip #1a**	Gambrel
High Gable #1b	Low Gable
8/12 & steeper	Flat
Shed #1c	A-Frame
3/12 & steeper	Vaulted
	Dome

   (Commercial)

   Flat #1d
   Gable #1e

3. Foundations (r) CODE #2

   Most of the foundations in Silver Plume are constructed of stone. Although this is in keeping with the character of the town, it may not be economically feasible to continue to build this type of foundation. However, whenever possible, this means of construction should be considered.

Acceptable	
Stone #2a	Caissons and
Block #2b**	Piers #2d **
not exposed	Formed &
more than 4"	poured
Slab #2c**	concrete.

4. Porches (s) CODE #3

   A front porch is suggested, however, enclosed porches are not recommended. Most of the existing houses have small front porches as an integral part of the architectural style, and should be in keeping with the dominant style. It should be detailed with proper elements such as shaped columns, with a character befitting the style of the town. (See Section I on columns)

5. Materials

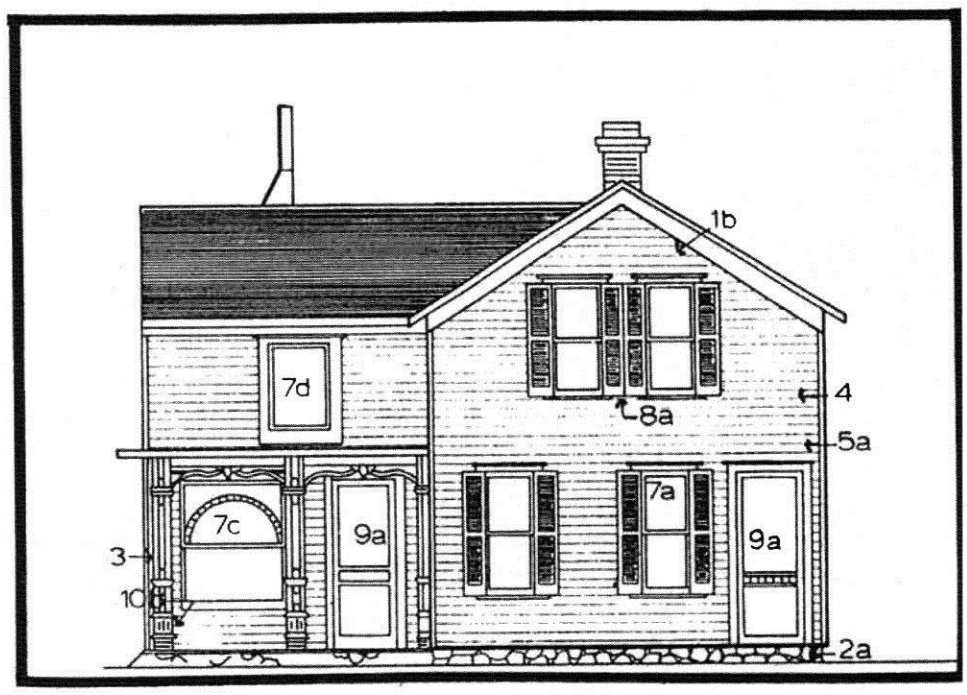
   a. Texture (r)
      A given material should have a texture which blends with the materials used on the neighboring or historic structures.

   b. Pattern (s) CODE #4

      The pattern created by a material should be appropriate to historic structures and serve to unify old and new structures. To achieve unity in relationship to the neighborhood, pattern should be contiguous to create the appearance of texture and scale. For example, brick creates a strong horizontal pattern, as does lap siding — a prevalent material in Silver Plume.

   c. Colors (s)

      Color for exterior walls should be carefully considered. Most of the colors used in the historical period were very subdued. See the Book of Victorian Colors available from the town council for suggested colors.



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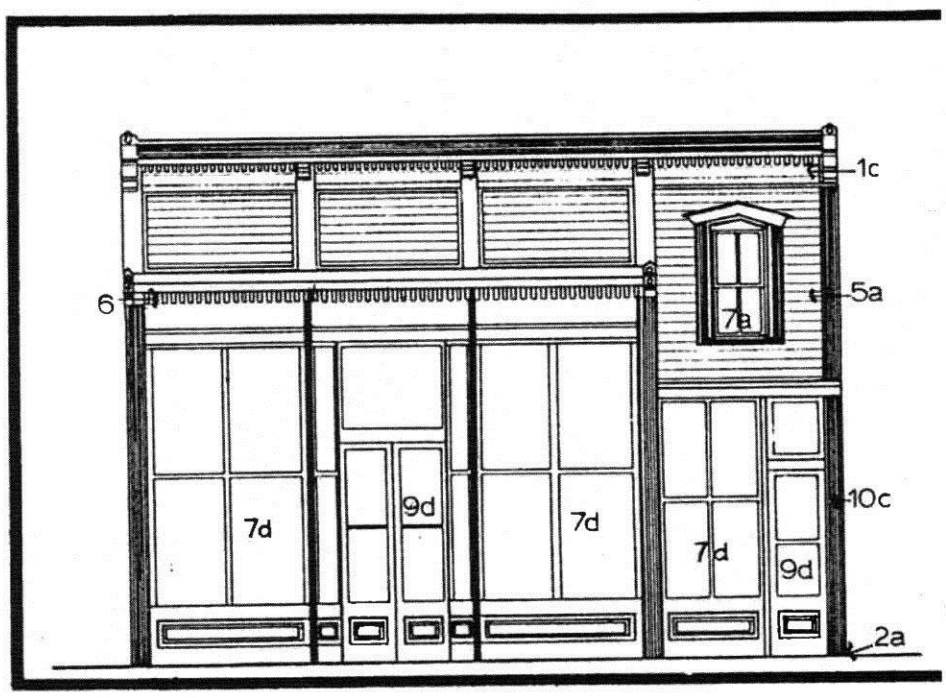


COMMERCIAL

d. Roofing Materials (r)

The material selected should be compatible in color and texture and pattern to the neighboring structures.

Appropriate	Inappropriate
Wood Shingles	Plastic
Corrugated Metal	Fiberglass
Thick asphalt shingles	Shake singles
Composition Asphalt	
Standing Ridge (Sheet Metal)	Tile

e. Walls (s) CODE #5

All siding and wall materials should be in character with the neighboring structures and historical district.

Appropriate	Inappropriate
5" exposed or less #5a lap siding	Asbestos Shingles
Board and Batten #5b**	Plywood Panels
Brick #5c**	Imitation Brick/ Stone
Stone #5d**	Concrete Block
Wood Shingles #5e**	Precast Concrete Panels

6. Decorative Details (r) CODE #6

New Construction — all architectural details on new buildings should be compatible and in scale with existing structures. The historical style of Silver Plume depends on the careful use of details to maintain its character. For this reason, all details, whether contemporary or historic copies should display a sense of scale, proportion and appropriate materials.

Existing Buildings — the use of details in remodeling or restoring of historic buildings should be as authentic as possible. Consideration to scale, texture, pattern, and proportion should encourage the proper preservation to historical style.

7. Windows (r) CODE #7

Windows should be appropriate to the architectural style and compatible in size and proportion with neighboring structures. Most windows in Silver Plume have a definite vertical emphasis. For example, dimensions averaging 5'-4" in height and 2'-2" in width. Triming should be done with careful consideration to achieve the character prevalent in the town.

Appropriate	Inappropriate
Wood Double Hung #7a	Metal
Bay #7b	Plastic Covered (Unless Seasonal)
Ornamental Glass #7c	Sliding
Fixed #7d	
Wood Casement #7e**	

Storm windows — should carefully match the design of the windows and be as inconspicuous as possible, since they are not considered as historic elements.

Shutters CODE #8

Should only be used where they are appropriate to the style and should at least appear to be functional. Most of the shutters in town are functional, not decorative, since the houses are seasonal and require security measures.

Appropriate	Inappropriate
Louvered Wood #8a	Metal
Wood Panel #8b**	Plastic
Decorated Panel #8c**	

8. Doors (r) CODE #9

Should be in keeping with the style of the building with the prevalent ratio of 3 to 1, or 4 to 1. The main entrance is the focal point to visitors and should maintain an overall composition for the house.

Appropriate	Inappropriate
Wood Panel #9a	Metal
Wood Carved or Decorative #9b**	Flat Planed Wood
Wood Panel with glass lights #9c**	Sliding Glass
Wood Panel with glass side or transom #9d	

9. Columns (r) CODE #10

The columns and balusters should be designed so that their scale and proportions are appropriate to the building.

Appropriate	Inappropriate
Turned Wood #10a	Metal Pipe
Square Wood #10b	Wrough Iron
Decorative Cast Iron #10 (commercial)	Aluminum Lattice
Granite #10** (commercial)	Concrete

D. Style

The predominant architectural style can not be classified into any predominant style, such as victorian, classical, etc. The style is one that is prevalent in Silver Plume, and is therefore vernacular. The examples chosen for reference are actual structures in Silver Plume, and were chosen as the best examples of the vernacular Silver Plume Style.

E. Landscaping

1. Delineation (s)

Landscaping should be used to define the site from various uses, neighboring structures, and circulation patterns. The primary function of delineation is to define view, separate pedestrian and vehicular traffic, and separate various functions which might conflict with each other.

2. Screening/Fencing/Walls (r)

Appropriate landscaping should be used to provide visual screening. Natural plant materials such as shrubbery, or trees may be used. Fences and walls should conform to the following.

Acceptable	Unacceptable
Iron	Concrete
Picket	Block
Lattice	Chain Link
Stone	Rail
	Solid Board
	Brick
	Railroad Ties
	Concrete

F. Aesthetics (s)

1. Site relationship — Landscaping improvements should be made to correlate the structure to the site. Through careful planning, the building and the site can act together to preserve the character of the town and beautify the environment.

2. Scenic Views — There are various vistas in Silver Plume, some historic and some scenic. Landscaping improvements can be used as a framing device to preserve natural views. All historic views should be preserved whenever possible.

3. Defined Space — Space can be enveloped by careful landscaping. Outdoor space adjacent to buildings can be defined and accentuated to create private areas.

G. Functions (s)

The original function or use of an historic monument in the town of Silver Plume should be preserved whenever possible. Historic monuments serve as a guide to the past and help to maintain the original character of the town. By preserving the original function, it is possible to recreate the historic atmosphere.

H. Views (s)

Protection and perpetuation of certain panoramic mountain and scenic views from parks and public spaces within and around the town of Silver Plume is required in the interests of the prosperity, pride, enjoyment, and environmental enrichment of the residents and visitors.

The attached map designates areas for the preservation of certain panoramic views by shading or an indication of a general direction of view by arrows.

A reference point is hereby defined as a public location designated for the purpose of establishing a viewpoint to a prominent landmark or vista.

Views 1-7 are designated on the map by arrows to indicate the general direction and location of viewpoints of the town of Silver Plume. These reference points are indistinct, therefore strict boundries cannot be established. However, it is strongly recommended that these areas be considered in any new construction in an effort to maintain large areas for viewing the town.

View 1

Going East on Interstate 70, it is possible to view the town of Silver Plume. This is an important introduction to the town from the highway.

View 2

From the Mill Tailings area looking East, it is possible to see the George Rowe Museum — a prominent landmark and historic structure in Silver Plume.

View 3

Going West on Interstate 70 from Georgetown, after a moderate incline, the town of Silver Plume emerges around the bend. Both sides of the town are visible, and this is a strong introduction to the town.

View 4

From the Brooklyn Heights area looking to the North and Northwest, the majority of the town is visible, as are most of the historic landmarks of the town.

View 5

From the Silver Plume cemetary looking towards the West, it is possible to view up the valley between the sides of the mountain range.

View 6

From the Silver Plume cemetary looking towards the East, it is possible to view down the valley between the sides of the mountain range towards Georgetown.

View 7

From East Silver Plume, standing on Main Street, a view of the town and the commercial Main Street's historic character is visible.

Views 8-10 are designated from public reference points within the town limits.

View 8

From the intersection of Garfield and Main Street looking West down Main Street, the Museum is visible, as are a number of fine residential buildings.

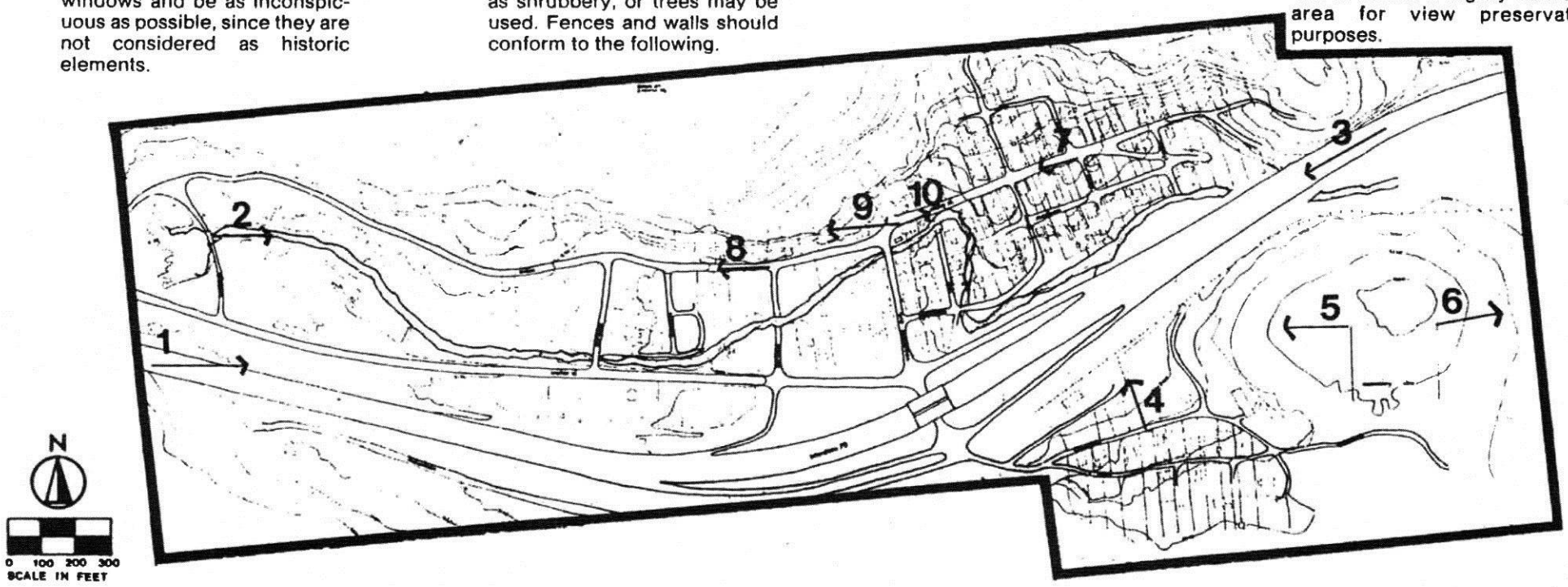
View 9

From the front of the Small Town Hall, one can look upwards towards the west and see a rock outcropping known as the Bull's Head. This natural landmark is a site for shooting off fireworks on Independence Day.

View 10

From the front of the Small Town Hall looking towards the East, the historic commercial district of Old Main Street emerges from a residential area. It is characterized by several false front facades that are typical of the historic era of the town.

If at such time the Planning Board deems it necessary to further deliniate these views so as to become requirements, instead of recommendations for view preservation, all reference points should be noted as elevation marks and all limitations and boundaries should be laid out in terms of field of sight, angles, height restrictions, etc. to insure a legally definable area for view preservation purposes.



Architectural Review Procedure 5

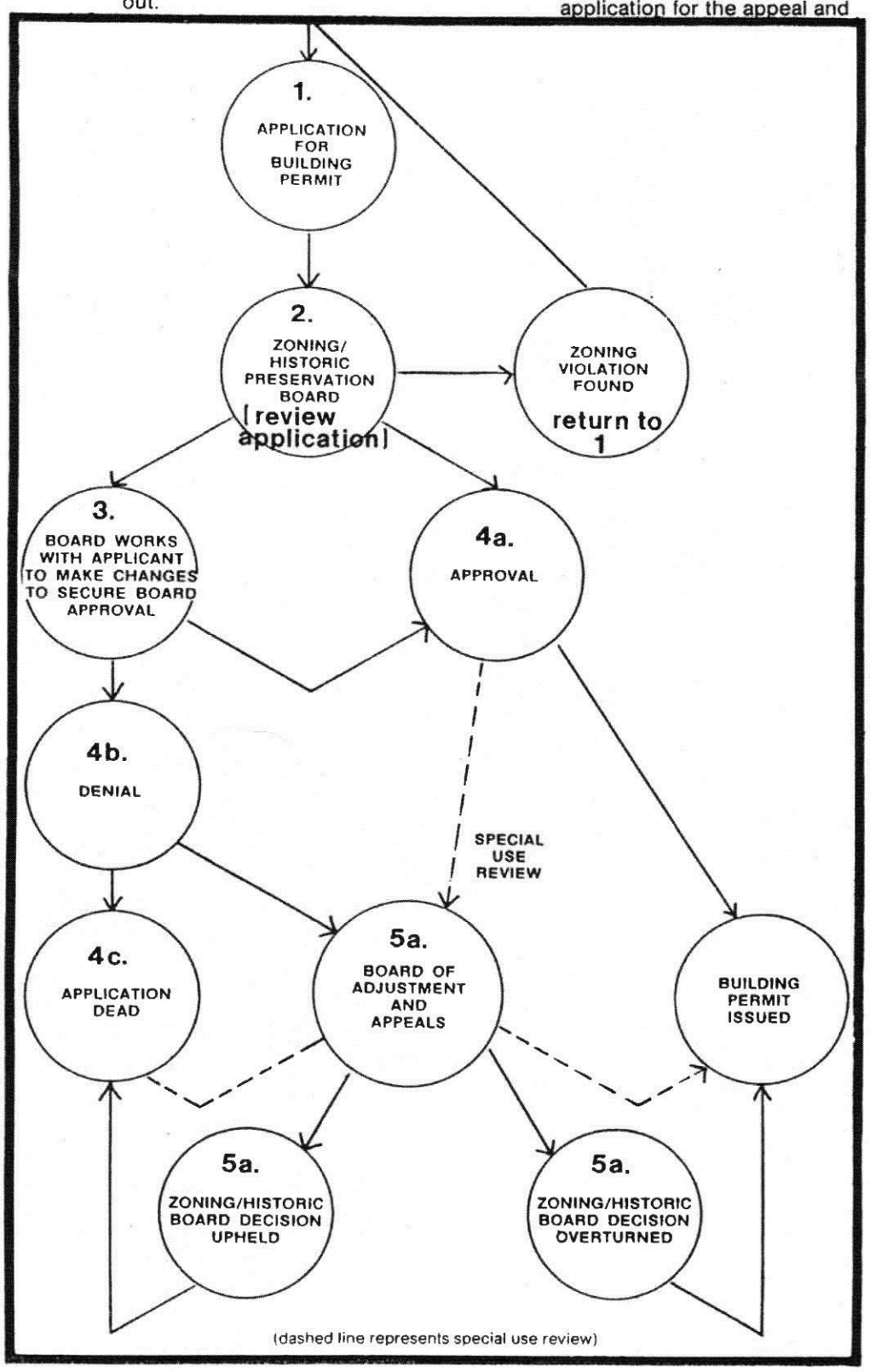
A. Introduction

In order to enforce the conformance of new construction and building rehabilitation to desired standards and regulations in accord with the values of the citizens of Silver Plume, there must be a standard review procedure for all building permit applications. The questions of 1) What aspects of the proposal should be reviewed?; 2) Who should review the proposal?; 3) By what criteria will a proposal be judged?; and 4) How will the review of the proposal fit into the existing review procedures of the town?, will be addressed.

B. Aspects of the Proposal to be Reviewed

1. Required Information for Review
   a. For New Construction
      i. At least two principal elevation drawings of the proposed building(s).
      ii. A site plan, including setbacks of the structure, off-street parking, and adjacent structures if possible.
      iii. A materials list indicating roofing material, siding (exterior treatment), and window style and material.
   b. For Additions to Existing Buildings
      i. At least two principal elevation drawings of the proposed addition—a photograph could be required.
      ii. A site plan, including setbacks and the location of the proposed addition.
      iii. A materials list including the same materials as required for new construction. Materials used in the addition which are different from those of the existing building should be so indicated.
   c. For Remodeling of Existing Buildings
      i. A photograph of the existing structure.
      ii. A list of the proposed changes to the exterior of the structure, to include a list of materials to be used.
   d. For Moving a Building (within town)
      i. A photograph of the existing building.
      ii. A site plan, which should include the same information as required under new construction.
      iii. At least two elevation drawings showing the building on its foundation.
      iv. A list of materials on the structure and/or any proposed change in materials.
   e. For moving a Building (out of town)
      i. It must be shown that the building is of no historical or architectural importance to the town.
   f. Demolition of a Building
      i. It must be shown that either the structure is a hazard, physically and/or economically impossible to restore, or that it is of no architectural importance to the town.
   g. An Application form for a Building Permit.
   h. The review committee may request other materials as they judge to be necessary to review the proposal.
2. Zoning Ordinance Compliance
   a. The proposal should be reviewed in terms of the required building codes, setback requirements, height requirements, maximum lot coverage and other considerations normally required in an application for any building permit.
3. Historical/Architectural Compatibility Review
   a. The designated review committee should review the proposal in terms of the following criteria;
      i. The effect of the proposed change upon the general historical and/or architectural character of the structure or area.
      ii. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to other structures in the area.
      iii. The effect of the proposed work in creating, changing, or otherwise affecting, the exterior architectural features of the structure upon which such work is to be done.
      iv. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the structure or area.
      v. The use to which the structure or area will be put.
      vi. The condition of existing improvements and whether or not they are a hazard to public health or safety.
      vii. A public hearing should be conducted at the meeting in which the review committee considers a proposal. Adequate notification of the hearing and open participation from public, including the applicant, should be carried out.
4. Prodedures of the Review Committee Upon Decision of a Proposal
   a. If the review committee recommends approval of the proposal, it will stamp the specific set of plans it has reviewed as officially approved and return one set of stamped plans to the applicant while maintaining a duplicate set of approved plans on file.
   b. If the review committee recommends denial of the proposal, it will advise the applicant of any changes which would subsequently secure their approval. The review committee will withhold the denial while attempting to work out the problems and needed changes with the applicant.
   c. If, after a 3 month designated period of time, the required changes are not mutually agreed upon by the applicant and the review committee, the review committee shall deny approval of the proposal.
   d. After reaching a decision, the review committee should write a report to the building inspector (use form provided) which includes its decision and the reasons therefore, along with a set of the stamped, approved plans (if approval is granted).
5. Appeal Procedure
   a. There should be an appeal procedure provided. In Silver Plume, the Board of Adjustment and Appeals would be the logical board to conduct such appeals. Appropriate time periods should be designated for application for the appeal and for delivering a final decision.
6. Review Process
   a. Introduction
      Silver Plume has several boards and commissions which make up a structure for review of building permits and also for special use reviews. The objectives of both minimizing major alterations to this existing review structure and simultaneously providing thorough and adequate review of any proposed work on the valuable historical structtures of the town should be seriously attempted. The following chart explains a review process which seems feasible for Silver Plume and is recommended by the Planning Commission.

      The process involves enlargement of the existing zoning board by two members (new total would be 7 members). These two new members may be from other existing boards, appointed by the mayor or by some other agreed upon method. This new board would then review building permit applications for the usual zoning regulations conformance and also for compatibility to the historical/architectural environment of Silver Plume. This alternative involves minimal alterations to the exisiting review structure.
7. Enforcement of Historical/Architectural Regulations
   a. There should be adequate inspection of the construction process so that adherence to the officially approved building plans is enforced. This is to prevent variations or discrepancies between the approved plans and the actual building which is constructed.



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Bibliography (Partial)

Alexander, Christopher; A Patten Language

State of Colorado — Division of Planning; Comprehensive Planning Manual.

*reference (Bonanza Victorian Book)

**Not shown on Figures I-III