



TOWN OF
BRECKENRIDGE

Planning Commission Meeting Agenda

Tuesday, September 4, 2018, 5:30 PM

Council Chambers

150 Ski Hill Road

Breckenridge, Colorado

5:30pm - Call to Order of the September 4, 2018 Planning Commission Meeting; 5:30pm Roll Call

Location Map 2

Approval of Minutes 3

Approval of Agenda

5:35pm - Public Comment On Historic Preservation Issues (Non-Agenda Items ONLY; 3-Minute Limit Please)

5:40pm - Preliminary Hearings

1. 319 N. French St. Remodel and Addition (CK) PL-2018-0367, 319 N. French St. 11

6:10pm - Other Matters

1. Town Council Summary (Memo Only) 45

6:15pm - Adjournment

For further information, please contact the Planning Department at (970) 453-3160.

The indicated times are intended only to be used as guides. The order of the projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.



319 N. French Street Remodel and Addition, 319 N. French Street



Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Mathews-Leidal.

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Gretchen Dudney

Ron Schuman

APPROVAL OF MINUTES

Mr. Gerard's comment on page 4/5 stating moving the house three feet should read five feet.

With the above changes, the August 7, 2018 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the August 21, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Public Comment

CONSENT CALENDAR:

1. Fowler Residence (CL) 145 Penn Lode Drive, PL-2018-0306

Motion to call up by Mr. Giller, seconded by Mr. Schuman. The motion passed unanimously and the item was called up.

Suzanne Allen-Sabo, Architect, Presented:

We originally worked with staff to get to zero points but were given two negative points late last week for excessive disturbance in the Cucumber Gulch PMA (Preventative Management Area). The PMA was created after plotting these lots and I feel it is unfair to give negative two points. Shock Hill roads and Shock Hill Overlook are in the PMA. We feel it is unjust to get negative two points. The HERS rating required would be tough to get to. I have never gotten that rating before. We are willing to install solar panels but feel we were unjustly targeted. The solar would be a 5 kilowatt system. There is a lot of tree screening so you wouldn't see them from the Gulch.

Tom Begley, property owner, presented:

They subdivided Shock Hill in 1999. These lots were exempt from the PMA at the time. I argue that the exemption should continue going forward. Homeowners are caught between a rock and hard place. Their garage door has to be screened and turned which puts the homeowner in a disadvantage because it requires more paving. I do not know what size is excessive but this doesn't seem excessive compared to other homes.

Commissioner Questions/Comments:

Mr. LaChance: There are two Development Code Policies affected for which staff is recommending negative points for the amount of paving. The first is Policy 7, for the length of the driveway which causes excessive site disturbance. The second is Policy 37 (Special Areas) which is the Policy under which staff is recommending the negative points for excessive paving within the Cucumber Gulch Overlay Protection District. We are recommending points under both of these Policies because we believe there could have

been an alternative site design which could have limited the driveway to within the Disturbance Envelope (Ms. Dudney: Would the garage location have complied with the HOA Guidelines if it wasn't proposed to be located on the side?) I don't know the Shock Hill HOA Guidelines.

Mr. Lamb: Is the lot unbuildable without going into the PMA? (Mr. LaChance: Yes. This lot, Lot 6 is one of three Lots, Lots 6,7, and 9, which are located within the PMA. The Town approved a Variance in 2013 to allow these lots to be built on, so that there was not a compensable taking, but the lots were subject to a Restrictive Covenant and Agreement which contained Development Standards and Best Management Practices. Staff finds that this proposal complies with all the Standards and Practices specified in that document. I believe the Restrictive Covenant and Agreement was recorded in 2013, and Policy 37/R was codified in 2010. Staff believes the negative points under Policy 37/R for the amount of impervious surfaces should apply.

Ms. Dudney: Are Lot 7 & 8 done? (Mr. LaChance: The Planning Commission approved a house on Lot 7 in 2016, I believe, which staff recently C.O.'d. Lot 8 is vacant.) I feel the Planning Commission is put in an unusual position since we don't have many details about it. We could discuss the issue or proceed with the solar panels, but I can't speak to the points without more detail. (Mr. Truckey: Staff feels comfortable with the negative four points for excessive site disturbance. The garage could have been placed elsewhere to reduce the disturbance and paving.)

Mr. Giller: I agree with staff and the negative points for the driveway. The HOA wants the garage door on the side, but the driveway and garage could have been designed to reduce the paving.

Ms. Leidal: Suzanne, how would you like to proceed? (Ms. Allen-Sabo: We would like to move forward tonight.)

Mr. Lamb motioned to put it back on the consent calendar, seconded by Mr. Schroder. The motion passed unanimously and the project was approved.

2. Breckenridge Market and Liquor Exterior Modifications (CL), 305-311 S. Ridge Street, PL-2018-0320

Commissioner Questions/Comments:

Mr. Giller: Is the lighting above the awning? It needs to come in to compliance. (Mr. Grosshuesch: There are several things we bring into compliance on projects but lighting isn't usually one of them.) If lighting isn't part of the project please note that. (Mr. LaChance: The lighting is not proposed with this project, but we can add a Condition of Approval for the lighting. The Town Code has a sunset provision which requires all lighting to come into compliance by 2020.) That would be great, thank you. Was there a discussion with the applicant about the galvanized strip being suitable for the building? (Mr. LaChance: No, if they applicant is in the audience, we can ask them to clarify that for you. It actually looks like the applicant is not in attendance tonight.)

Mr. Gerard: The plans call out new beams with metal accents and exposed bolts. Is that correct? (Mr. LaChance double checked the plans and mentioned that he believed the applicant is proposing corrugated metal, not metal beams. I believe the reference to beams is leftover from previously approved plans for which the Permit expired, and the applicant is re-using the same plans, and whiting out any labels for scope of work that is not proposed. This was originally submitted as a Class D Minor Development Permit application, but staff has referred it to you due to the issues involved. Staff can ask the applicant to correct any mislabeling for you.)

Mr. Giller: I think the beam is appropriate but the corrugated metal band is not appropriate. Also, the signage isn't clear on the plans.

- Ms. Dudney: I have no problem with the metal band because this building is not representative of the historic district.
- Mr. Schuman: I agree with Mr. Giller.
- Mr. Gerard: I agree with Mr. Giller as well.
- Mr. Schroder: I think we should have a continuance vote.

Staff clarified that the continuance date would depend on when the applicant could provide the additional submittal materials to clarify the building materials and lighting questions.

Mr. Gerard motioned for continuance, seconded by Mr. Giller. The motion passed 6-1, with Ms. Dudney dissenting.

PRELIMINARY HEARINGS:

1. Casey House (CK) 112 N. French Street, PL-2018-0262

Mr. Kulick presented a proposal to rehabilitate and add a connector and addition to the historic residence on North French Street.

Commissioner Questions/Comments:

Mr. Giller: Are there as built pictures of the historic building? (Mr. Kulick: I have them but they did not get in the packet. There is one picture in the staff report.)

Lee Edwards, Applicant, Presented:

Thanks Chris. This is a primary residence and is going to belong to the homeowner for some time. It won't be sold again in a few years. The original structure is 12 x 12 from what we can tell. Another addition was built around 1920. The historic home features a unique north/south ridge line that runs parallel to French St. The third addition to the house has an original vaulted ceiling. It is the only one I have seen in the Historic District. We will not change any walls on the interior. The windows will be opened back to the historic size. No current windows are historic. The current laundry room will be converted to a kitchen pantry. The connector will connect to the mechanical room in the garage. The historic structure is pretty pristine. The connector provides the stairways and is 10 feet wide. The foot print is 12 ft. wide. The ridge of the connector is not 2 feet lower but is offset from the historic structure's ridgeline. The connector could not accommodate a stairway if it is 2 feet lower than the primary structure. The length of the connector provides a good separation between the two buildings. The upstairs floor plan has a mechanical room. The upstairs is a big open space and a roofed porch. We have a north/south ridge line on the historic building so we want a north/south on the addition. Makes it practical and easy to build. The secondary ridge is on both sides. All of the shed roofs come up part way. We want to see what you think. Three adjacent properties are working with the applicant on the sheds. (Mr. Kulick: We are offering an encroachment license on the Town easement to keep the sheds in their historic location.) We can bring the addition's mean height down to 23 feet, we are working with staff on that. The porch detail on the southwest corner is at 8ft. as to not block view. Building materials will be shown at the next meeting, they are very simple materials. The historic structure will be preserved as required.

Commissioner Questions:

- Ms. Leidal: What historic restoration is planned for the out buildings? (Mr. Edwards: The restoration will consist of a wood foundation wall, trusses and walls to meet code. New floor and floor joist. Reinforcing trusses. On the exterior, we will replace vertical siding. We are getting material from Rob Theobald's project that is historic.) Will they match what is there? (Mr. Edwards: Yes. Not much has been done to them over the years.) Do they count as mass and have lighting? (Mr. Kulick: It does count as mass.) (Mr. Edwards: They will be used, but not as housing. There were improvements on the roof but the sheds have received no improvements over the years.)
- Ms. Dudney: Is the width of the connector an issue? (Mr. Kulick: No.) Could there be a flat roof?

- Would it drive the height? (Mr. Giller: Yes.) Could you address the size of the addition and the height? (Mr. Edwards: I assume you are all familiar with the neighborhood. The garage makes sense and it dictates structure on the first floor. The second floor is about livability. Being able to stand up and the allowing the sun to come in the room.
- Mr. Schuman: Can you go with a lower pitch? (Mr. Edwards: I'll let you discuss that. I am not a fan of that, we want it to match the existing home's 9:12 pitch.)
- Ms. Dudney: In regards to height and the difference between the mean. Is the historic structure 11 feet to the mean? (Mr. Kulick: Yes.) The other examples are significantly taller buildings. Does that sound right? This building is low? (Mr. Kulick: Yes. It is a low building. We researched to get a range in the difference in heights. The height of the addition vs. the historic structure on this project is the biggest difference we found. In the analysis we used language from the guidelines to determine it is too high as is.)
- Ms. Leidal: Are you higher than the neighbors? (Ms. Monaghan: They are slightly higher.)
- Mr. Giller: There are two metrics at way and that is a challenge with design. It is too tall and you have options to change that.
- Ms. Leidal: Are you running 220 in the great room? Is it a lock off? (Mr. Edwards: It is not a lock off. It will not be on VBRO. There will not be 220 in the great room.)
- Mr. Schuman: Are you confident the windows will work? (Mr. Edwards: Yes. We are almost in agreement with staff now.)
- Ms. Dudney: How about the length of the connector needing to be longer? (Mr. Edwards: We will refer to staff on that solution. I don't need it longer functionally.) Will one foot make the difference? (Mr. Edwards: I like the standard of 24 ft. deep garage, so that it can accommodate a large truck or SUV.)
- Mr. Giller: You should have tilt blocks on your drawings. (Mr. Edwards: Yes.)

Public Comments:

Lynn Hoffman, President, Longbranch Condo Association:

There are five concerns we would like the staff to address. We do not have an agreement with Lee for the sheds. We are concerned about the historic preservation of the sheds. We proposed an encroachment agreement. Our initial proposal was to use the sheds but if they are restored, they should be moved to their property. We request to disallow the three points for preservation. The code states outbuildings need to be moved onto the owner's property to receive positive points. They are not going to have room to move them onto their property because of the connector issues. We object to the height. It will affect every homeowner and the first floor will be totally obstructed, the second and third level will be partially obstructed. The proposal will have a negative impact on every unit's property value. Their setback does not meet requirements. We are concerned about a kitchen on the second floor. (Ms. Dudney: To clarify, if they improve the shed they need to move them back on their property and if you leave them alone they can stay?) Yes. Mr. Schuman: If you don't put in a foundation on the sheds they will be gone some day.) Yes but they have been there a long time. (Mr. Giller: A foundation under a historic structure is the right thing to do.)

Deb Edwards, introduces herself as estranged wife of Lee Edwards, owner at 103 N. High Street and 108 N French Street:

I have restored two properties in town. We restored 108 S High Street. We managed to live in there without any trouble standing up in that building. The second structure we restored to be a commercial structure which has now been returned to residential. When I walk on that street, there are three beautiful little buildings. I think this proposal is massive and will crowd the three buildings. I appreciate Ms. Leidal's question about the back and the potential for it to be a lock off. I think it is being designed and built so it could be a lock off. To say it will never be a lock off is a promise that cannot be kept. I am concerned about that large of a mass in that neighborhood.

Commissioner Comments:

- Mr. Kulick: I can further research awarding positive points for shed restoration where the shed is not fully on the applicant's property.
- Mr. Giller: What is the roof pitch of the buildings? (Mr. Edwards - They are at 9:12.)
- Mr. Schroder: You need to compare the proposed mass of this project against similar houses on the block, Longbranch and the Bank of the West building are not good comparisons. I support the historic preservation points. I am interested in what you will be coming back with based on the Commission's feedback. The addition seems to overpower and is not reflective of the other buildings. The connector fits given how low the primary structure is. I like that we are looking at connector as site specific. I do support the connector. Thank you to Chris and Lee for your thoroughness.
- Mr. Lamb: It doesn't look like a connector--it needs the two feet of separation. I would like more research on moving the shed for positive points. If you put the shed on a foundation it will be used at some point. That is what happens. When I see so many failing policies I believe it should be sent back to the drawing board. That is a lot of negative points. Sight buffering is cheap and easy. The proposal has way too many issues.
- Mr. Schuman: I like the 6 points for preservation. There is too much program here. The connector looks good now but I am assuming it is going to change to address other issues. Landscaping is needed. Just too much programming. Lots of work to do here.
- Ms. Dudney: I agree with the staff report as written. I am not giving any specifics because there will be so many changes. I encourage you to restore the historic property but this is hard to approve because there is so much mass. I am concerned about the neighbors.
- Mr. Giller: I agree with fellow commissioner and with the staff report.
- Mr. Gerard: Chris went above and beyond analyzing similar projects for the report. The problem is the unfortunate height of the historic building. Anything behind it will look huge. I think that is the real issue, the size of the new vs. the old. I encourage the home owners to resolve the problem with the shed. You can say in a recorded covenant what the use will be or not be. The sheds need to be restored and they should be put on foundations. Let's improve the sheds, keep them in place, and protect the use of the buildings. It is unfortunate that the views will be obstructed but you can never guarantee your view. However, some owners will be affected by a legal conforming plan as well. Keep talking with Mr. Edwards. He appreciates historic preservation and I hope we will find a middle ground.
- Ms. Leidal: I agree with the Commissioners. There is a lot of program here. I need more information to give the positive three points for the shed restoration. We need more information about the foundations. I think the roof and height is just way too big. I like staff's recommendations for landscape and buffering. I don't want building materials and colors to slip through the cracks. Thanks you Chris and Lee for your thoroughness. And thank you to the public for their comments.

2. Snider Mixed Use Building (CL), 327 N. Main Street, PL-2018-0222

Mr. LaChance presented a proposal to construct a new mixed use building with commercial space on the main floor in the basement, and a residential apartment in the upper level and in the basement.

Commissioner Questions/Comments:

- Mr. Dudney: Did they propose more trees but were turned down? (Mr. LaChance: Yes. The applicant proposed an additional tree, but it was removed at the request of the Town's Engineering Division due to sight distance requirements for ingress and egress to Main St.) Is the building set back 8 feet? (Mr. LaChance: The foundation wall is shown at 9'6", as I have scaled it, and the building roof eaves are at 8 feet.) If this building was proposed as exclusively commercial, there would be no set back requirement, correct? (Mr. LaChance:

- Yes. The Town Code does not have a setback provision for mixed use buildings, it only lists separate requirements for residential and commercial.
- Mr. Giller: It is not in the local district but it is in the Conservation District? It is in the National district. (Mr. LaChance: Correct, the site is located outside of the Local Historic District but within the National Register Historic District. The Town Code prohibits the transfer of density into the Local Historic District.) Please clarify that in the report. (Mr. LaChance: I will, thank you.)
- Ms. Leidal: Are those 7 parking spaces used for other lots? (Mr. LaChance: No, they are specific to these lots. It is a unique situation in that the parkings spaces are actually dedicated to each lot within the subdivision on the recorded plat. I have looked at the property files for the other lots, and the parking requirements for those lots are being met on those lots.)
- Mr. Lamb: What is the applicant's preference on Development Agreement vs. TDR approach? If they do the TDR will the -30 go away? (Mr. LaChance: It is my understanding that they are actually both needed on this project for it to be approved. In other words, the TDR's are necessary for the applicant to exceed the recommended density, and the Development Agreement would be necessary to waive the -35 points under Policy 3 for exceeding the recommended density. If the applicant proposes a method to make up the -35 points under the Development Code, they would not need the Development Agreement, but they would still need the TDRs.)

Mark Provino, Architect, Presented:

We are excited to bring an attractive building to this space. It will fill in some dirt at the front door of Breckenridge. We feel the setback can be moved if needed. We tried to match the street edge and other buildings when we surveyed but it can be adjusted. The street trees can be added without problem. The density issue is below ground and will provide an apartment, storage, and office space. We would like to come up with a Development Agreement with Council. There are other examples with precedent.

- Ms. Leidal: If the apartments were deed restricted, would the density be counted? (Mr. LaChance: It would count in that Land Use District.)
(Mr. Grosshuesch: A Development Agreement allows for a plan out of compliance with the Town Code, and it could potentially exempt the negative points for being over the recommended density.) (Mr. Truckey: Under Policy 3/R, you get negative points for exceeding density, and it is then calculated with a multiplier. For this application, you can weigh in on the rest of the project, essentially a fit test, so the Town Council can decide on the below ground density.)
- Mr. Lamb: It fits the site. Plenty of parking. I like the vertical barnwood siding. There is lots of precedence for it. Good project. Front set back should line up with the Ready Paint Fire [Jenni Exchange Condo] building.
- Mr. Schuman: I agree with the vertical barn wood siding. It fits. Good looking building. Setback needs to meet the code, and then it is not an issue we need to discuss. I appreciate the Cottonwood trees.
- Ms. Dudney: I agree with the other Commissioners. I'll await staff's analysis on the setback. I like the vertical barn wood siding.
- Mr. Giller: The vertical barn wood siding is good. I support basement density. Could use more glazing on the front.
- Mr. Schroder: I agree with the other Commissioner comments. I like the vertical barn wood siding and that it is different sizes. The design speaks to the modern building.
- Mr. Gerard: I agree with the Commission as well. It fits the setting. If we can come up with a way to look at the residential set back and commercial setback separately and apply both, I would support that. They should line up with the Ready Paint Fire building. I like the material choices. It mimics what would happen on a historic house.

Ms. Leidal: Great design. Fits on the site. I support vertical barnwood siding because we are in a transition character area. I support staff analysis and would like to see research on the setbacks.

WORK SESSIONS:

1. Comprehensive Code Amendments

Mr. Truckey presented proposed code amendments, which have been worked on and reviewed by the Comprehensive Code Amendments Steering Group.

Mr. Truckey: Went over a few of the highlights of the proposed code changes:

- Encouragement for attractive detention facilities.
- Policy 33R will have significant changes. When the HERS index was first developed around 2008, a base home built to code had a 100 HERS score. Now the typical home built to today's energy code comes in at 70 or 75 HERS, so most projects would qualify for positive points. We propose to resolve that by requiring a percentage increase in energy efficiency attained over the typical home built to code. A table has been added for clarify precedence for points on heated outdoor spaces and water features. An additional point will be available for projects built solar and electric vehicle ready.
- Temporary structure change so that renewals of permits are only allowed if they comply with the Code's architectural standards.
- Changed Riverwalk improvement incentives (e.g., waived parking) so they only apply south of Ski Hill Road.
- A new section is added under Policy 43 Public Art outlining requirements for murals outside the Conservation District.
- Parking Requirement Changes: Broke out industrial into manufacturing vs. warehouse. Altered gas and convenience stores. Added requirement for grocery stores outside of historic district (there previously was no standard).

Commissioner Questions/Comments:

Mr. Schuman: If the temporary structure changes and the sprung structure comes back for renewal will they will have to make changes to comply with architecture? (Mr. Truckey: Yes if they come back)

Mr. Schroder: The Beaver Run summer tent is forever? (Mr. Kulick: It is a seasonal tent and is exempt.)

Ms Dudney: On Golden Age Dr. there was a snow fence went up to block windrifts from a hot tub and it has never come down. Can you include a discussion about snow fences for the future—perhaps we could allow in certain situations? I think the parking ratios are good.

Mr. Schroder: Policy 43, can it be crafted as less of the eye of the beholder. Technical proficiency of the artist doesn't seem sound. It seems wide open. (Mr. Truckey: That is why we included the Art Commission approval. They are the experts on this.)

Mr. Giller: 33R energy conservation should also address and apply to a complete rehab.

Ms. Leidal: 34B Erosion, we should add that sediment should not flow off properties onto right of ways also. I see landscape walls and fences on residential land but the changes do not speak to commercial. For example, screening and fencing of outside storage, etc. at Airport Road commercial uses should be allowed. Parking for accessory apartment should be include in conservation district as well (Mr. Kulick: This gets a little tricky because it is based on a ratio to square feet in the district).

OTHER MATTERS:

1. Town Council Summary (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 8:40 pm.

Christie Mathews-Leidal, Chair

Planning Commission Staff Report

Subject: 319 North French Street
(Class B Historic, Preliminary Hearing; PL-2018-0367)

Proposal: Rehabilitate, locally landmark, and add connector and addition to existing historic residence on North French Street. The project proposes a total of 3,368 sq. ft. of new density in addition to the 700 sq. ft. historic home, consisting of 5 bedrooms and 7 bathrooms.

Date: August 28, 2018 (For meeting of September 4, 2018)

Project Manager: Chris Kulick, AICP

Applicant/Owner: Gus and Kathy Ploss

Agent: Andy Stabile, Allen Guerra Architecture

Address: 319 North French Street

Legal Description: Snider Addition, Lot 25

Site Area: 0.18 acres (7,841 sq. ft.)

Land Use District: 18 - Residential Single Family/Duplex - 12 Units per Acre (UPA)

Historic District: 2- North End Residential Character Area

Site Conditions: The lot is located on North French Street, in between the Jex Duplex and the Tinker and Bertaux Residences. The eastern portion of the lot along North French Street slopes gently at 10% and then drops at 21% to the western edge that borders the Ridge Street Alley. The lot contains the historic Murchie Harris House which is located in the northeastern third of the lot. One mature lodgepole pine tree is located on the property. The eastern and western portions of the lot adjacent to French Street and the Ridge Street alley are graded for parking and contain no vegetation. Since the historic home sits one foot over the northern property line a building encroachment easement was issued for the property by the neighboring property owner (Reception Number 488772).

Adjacent Uses:

North:	Jex Duplex (Residential)
South:	Tinker and Bertaux single family residences (Residential)
East:	Single-family residence (Residential)
West:	Red White and Blue Fire Department & Breckenridge Montessori (Governmental & Commercial)

Density:

Allowed under LUG at 12 UPA:	3,456 sq. ft.
Proposed density: (Excluding 700 sq. ft. Landmarked):	3,368 sq. ft.

Above Ground Density:**Allowed:**

At 9 UPA:	2,592 sq. ft.
Up to 10 UPA (with restoration/ negative points)	2,880 sq. ft.
Proposed, (9.3 UPA):	2,680 sq. ft.

Mass:

Allowed:	2,880 sq. ft.
Proposed (652 sq. ft. over):	3,532 sq. ft.

Total:**Historic House**

Lower Level (incl. 700 sq. ft. Landmarked):	700 sq. ft.
Main Level:	700 sq. ft.
Subtotal – Historic House:	1,400 sq. ft.

Addition

Lower Level (Including 852 sq. ft. garage):	2,190 sq. ft.
Main Level:	1,450 sq. ft.
Subtotal- Addition:	3,640 sq. ft.

Total**5,040 sq. ft.****Height:**

Recommended:	23.0 ft. (mean); 26 ft. (max)
Proposed:	25.3 ft. (mean); 28.1 ft. (overall)
Overage:	2.3 ft.

Lot Coverage:

Building / non-Permeable:	3,636 sq. ft. (46.3% of site)
Hard Surface / non-Permeable:	959 sq. ft. (12.2% of site)
Open Space / Permeable Area:	3,246 sq. ft. (41.5% of site)

Parking:

Required:	2 spaces
Proposed:	5 spaces

Snowstack:

Required:	116 sq. ft. (25%)
Proposed:	136 sq. ft. (29%)

Setbacks:

Front (15' recommended):	25 ft.
Sides (5' recommended):	5 ft.
Rear (15' recommended):	16 ft.

Item History

Summit County Assessor records, and Summit County Clerk and Recorder records indicate that this dwelling was constructed in 1940. The building's exterior has been minimally altered since that time. A shed-roofed extension to the north elevation may be part of the original construction. Emily T. Murchie Harris purchased this empty lot on which to build her mountain retirement home from Edward T. Stuard on August 5, 1940. Emily, a widow, and a close friend of Helen Rich and Belle Turnbull, lived quietly in this modest house for the rest of her life. (Helen Rich and Belle Turnbull were regionally prominent poets and authors who lived next door at 317 N. French Street.). Vida A. Thornsberry of Denver owned

the property from June 8, 1979 through May 2, 2018. The property's current owners are Gus and Kathy Ploss.

The building's overall dimensions are approximately 27' N-S by 23' E-W, including a cross gabled main portion and a shed-roofed extension to the north. The house is supported by a concrete foundation, which appears to have been poured some years after the house was built. The foundation is considerably higher to the west (rear) because the building is constructed into a steep hillslope which descends to an alley and to Main Street. The exterior walls are painted yellow horizontal weatherboard siding, with painted dark green 1" by 4" corner boards, over wood frame construction. The cross gabled roof is covered with black asphalt shingles, and has painted dark green boxed eaves. There are no dormers or chimneys. Windows on the east elevation (facade), include one 1/1 double-hung sash, and one 2/2 double-hung sash. There are two 1x1 horizontal sliding windows on the south elevation, while on the north elevation, there are three small single-light fixed-pane or hopper windows. On the west, or rear, elevation, there is one 1x1 horizontal sliding window, and two 9-light hopper windows. There is also one 4-light basement window on the west elevation. All of the windows have painted green or white wood frames and surrounds. A painted yellow wood-paneled front door, with three upper sash lights, opens onto a concrete stoop on the east elevation. A secondary entrance is located on the south (side) elevation, where a painted dark green wood-paneled door, with one upper sash light, opens onto a wood stoop.



The Town's Cultural Resource Survey rates this house as "Contributing" to the District.

42. *Statement of significance:*

This property is historically significant, relative to National Register of Historic Places Criterion A. In this regard, the property is notable for its association with the theme of community development in

Breckenridge - from the end of the Depression-era years, through the end of World War II, and into the early 1950s. Architecturally, under National Register Criterion C, this building is locally notable for its vernacular cross gabled architectural design. Although its level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register, this property should be



regarded as contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays above average historical integrity. A shed-roofed extension to the north elevation appears to be part of the building's original design. Some window patterns may have been altered. No other additions or alterations to the original building were noted at the time of survey.

Staff Comments

At this preliminary review, staff would like to focus on key policies addressing staff's concerns and identify issues related to having this proposal meet all absolute policies and obtain a passing Point Analysis at a future meeting.

The Social Community (24/A):

B. Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition

or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

Since this policy addresses the design criteria found in the Handbook of Design Standards for the Historic and Conservation Districts along with the individual Character Areas, discussion of all historic details will be reviewed here.

Historic Preservation: The applicants propose to restore, rehabilitate and stabilize the structure by building a full basement beneath the historic house, restoring all historic window openings, siding, trim details and doors, adding new electrical, plumbing and mechanical systems. The building location is not proposed to change. Presently the home is on a failing, half wooden, half concrete foundation.

+3: On site historic preservation/restoration effort of average public benefit.

Examples: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details, plus structural stabilization and installation of a new foundation.

+6: On site historic preservation/restoration effort of above average public benefit.

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, plus structural stabilization and installation of a full foundation which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

+9: On site historic preservation/restoration effort with a significant public benefit.

Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration. Projects in this category will remove noncontributing features of the exterior of the structure, and will not include any aboveground additions.

Based on past precedent, staff recommends positive (+6) six points as a “*historic preservation/restoration effort of above average public benefit.*” Does the Commission concur?

Building Scale & Architectural Compatibility (5/A): *Historically, residential structures in the area were one or one-and-a-half stories in height. New buildings should encourage a sense of pedestrian scale for the area as well as reinforce the historic building scale. The scale of the building should also be in proportion to typical lot sizes.*

Historic buildings that survive range between 700 and 2,900 square feet.

The historic house has 700 sq. ft. of above ground density and the addition proposes 1,980 sq. ft. of above ground density, both modules are within the range of surviving structures in Character Area 2. Additionally, the combined total of above ground density for the historic house, connector and addition is 2,680 sq. ft. which is above the recommended 9 UPA but below the 10 UPA allowed under Policies 5/A and 24/A with negative points for historic buildings undergoing a restoration.

Policy 5/A states “*In connection with permit applications for projects which involve "preserving", "restoring", or "rehabilitating" a "landmark structure", "contributing building", or "contributing building with qualifications" (as those terms are defined in the "Handbook Of Design Standards For The Historic And Conservation Districts") anywhere within the eastside residential, north end residential, and the North Main Street residential character areas, a maximum of 10.0 units per acre for aboveground density is allowed. Projects of such types which contain 10.01 units per acre, or more, of aboveground density shall be deemed to have failed this policy for failing to meet a priority policy.*”

Policy 24/A further stipulates projects within the North End Residential Character Area with between 9.01 and 9.50 UPA of above ground density shall receive negative three (-3) points.

Priority Design Standard 118 additionally reinforces the importance of 9 UPA “*New buildings should be in scale with existing historic and supporting buildings in the East side.*” And specifies:

- “***Development densities of less than nine units per acre are recommended.***”

Staff appreciates the design’s strategy of breaking up the above ground density into multiple modules as recommended in Design Standard 119. However, the total above density is 9.3 UPA and therefore will incur negative six (-3) points under Policy 24/A.

Mass (4/R): Per Policy 4; “*In residential and mixed use developments within land use districts 18, and 19, no additional mass shall be allowed for the project and the total allowed mass shall be equal to the allowed density.*”

The applicant proposes a total of 3,532 sq. ft. of mass, this is 22% greater than the 2,880 sq. ft. allowed at 10 UPA.

Per Policy 4/R, projects that are between 20.01% and 30% over the recommended mass earn negative thirty (-30) points.

Staff also has concerns about the amount of stone used on the chimneys, walls and rear garage which increases the perceived scale of the project. Staff believes scaling down the use of stone creating more modest chimneys would be more appropriate. Priority Design Standard 140 states, “*Use building forms similar to those found in the area.*” And further states, “*Keep components of individual building elements in scale with those found historically (during the period of historic significance).*” Priority Design Standard 90 also mandates: “*Use materials that appear to be the same as those used historically*”. Design Standard 91 also advises against using non-historic building materials: “*Use building components that are similar in size and shape to those found historically.*” Staff finds the proposed stone to be inconsistent with the forms and materials typically used during the period of significance.

Staff further finds the design to increase the perceived scale of the project which may be in conflict with Priority Design Standard 86 which states “*The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.*” and further emphasizes “*This is an extremely important standard that should be met in all projects.*” Due to the conflicts with Priority Design Standards 140, 90, and 86, and Design Standard 91, staff believes the proposed stone should be reduced. Does the Commission concur?

Staff also believes the addition along the French Street façade appears as a second primary façade. Priority Design Standard 4 specifically states, “*site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area.*” Staff is not aware of any surviving historic properties structures within Town that feature two primary structures on a single lot, therefore we believe that portion of the addition needs to be setback more from the historic home’s front façade and the addition’s façade redesigned to look more like a secondary structure design to comply with Priority Design Standard 4 as well as the Outbuildings policy for the Character Area. The Outbuildings policy also states, “*Smaller outbuildings are seen on many lots, usually located to the rear of the main house....This tradition of developing a site with a complex of buildings should be continued in new construction.*” Does the Commission concur?

Building Height (6/A & 6/R): As proposed, there are issues with the addition’s building height. Building height for residences within Character Area 2 are reviewed under both the Handbook of Design Standards and Policy 6 in the Development Code.

Under Policy 6, the maximum height of a single-family home in Land Use District 18 is 26’ and the recommended height is 23’ to the mean.

Since a portion of the addition associated with the northwest ridgeline of the addition measures 25’3” to the mean, negative three (-3) points are warranted under Policy 6/R.

Beyond Policy 6, staff has concerns with Priority Design Standards 37, 81, 82, 85, 86, 88, and 142 as they relate to height and perceived size of the addition as viewed from the alley. Staff believes the height of the addition needs to be brought closer to 1-1/2 stories (19.5’), step with the slope more and have some density tucked into the roof form. Also the width of the deck and structure below makes the rear appear much wider than the historic home and addition a level up.

Priority Design Standard 37: Additions should be compatible in size and scale with the main building.

- *They should be visually subordinate to the main building.*
- *They also should be compatible with the scale of the character area.*
- *If it is necessary to design additions that are taller than the main building, set them back substantially from primary character defining facades. See also the discussion of scale in the standards for new construction.*

Priority Design Standard 81: Build to Heights that are similar to those found historically.

- *This is an important standard which should be met on all projects.*
- *Primary facades should be one or two stories in height, no more.*
- *Secondary structures must be subordinate in height to the primary building. (Ord. 32, Series 2010)*
- *The purpose of this standard is to help preserve the historic scale of the block and the character area.*
- *Note that the typical historic building height will vary for each character area (1 to 1-1/2 stories for the East Side character area).*

Priority Design Standard 82: The back side of a building may be taller than the established norm if the change in scale will not be perceived from majority of public view points.

- *This may be appropriate only where the taller portions will not be seen from a public way.*
- *The new building should not noticeably change the character of the area as seen from a distance. Because of the mountain terrain, some areas of the district are prominent in views from the*

surrounding areas of higher elevation. Therefore, how buildings are perceived at greater distances will be considered.

- *As pedestrians use of alleys increases, also consider how views from these public ways will be affected. When studying the impact of taller building portions on alleys, also consider how the development may be seen from other nearby lots that abut the alley. This may be especially important where the ground slopes steeply to the rear.*

Priority Design Standard 86: Design new buildings to be similar in mass with the historic character are context.

- *The overall perceived size of the building is the combination of height, width and length and essentially equals its perceived volume.*
- *This is an important standard which should be met on all projects.*

Priority Design Standard 88: Maintain the perceived width of nearby historic buildings in new construction.

- *This is an extremely important standard, which should be met.*
- *The proposed new building should appear to be similar in width with its historic context, as perceived from public ways.*
- *It is especially important that new buildings be in scale with historic buildings in the immediate vicinity. In some cases, a new project may abut a single-family structure. In this case, the project should be especially sensitive to that edge. In other situations, a collection of historic buildings in the block may establish a broader context of scale that should be respected.*

Priority Design Standard 142: Building height should be similar to nearby historic buildings.

- *Primary facades should be 1 or 1 and ½ stories tall. (Some 2-story portions may be considered if they are set back from the street.)*
- *Refer to height limits in ordinance. (Note that the height limits are absolute maximums and do not imply that all buildings should reach these limits. Visually appropriate buildings are often ones which are less than the maximum height allowed by ordinance.)*

Based on the above Design Standards, staff believes the height of the addition in the rear needs to be brought down closer to 1-1/2 stories (19.5'). Staff is supportive of how the height is addressed from French Street and acknowledges there is precedent for some additions being taller than 1-1/2 stories, but considering the proposed addition is even over the recommended 23' for Land Use District 18 staff believes the height in the rear needs to be brought down. Previously, staff reviewed precedent for the height of additions connected with historic buildings. All of the projects were less than the proposed 25.3" median height. We acknowledge this proposal is a bit unique because the slope drops off significantly from the front of the property and the height of the addition is lower than the historic structure, but as viewed from the rear alley the height and size of the addition does appear large in context to the historic home. Below is a list of previously approved additions connected to historic structures:

1. Harris Residence Restoration, Rehabilitation and Landmarking, PC#2012020. Addition height to mean 22'
2. Searle Residence Restoration, Rehabilitation and Landmarking, PL-2017-0070. Addition height to the mean 21'

3. Giller Residence Restoration, Rehabilitation, Addition and Landmarking, PC#2011054. Addition height to mean 23’
4. Old Enyeart Place Restoration, Addition and Landmarking, PL-2015-0361. Addition height to mean 23’
5. Marvel House Restoration, Addition and Landmarking, PL-2017-0083. Addition height to mean 23’

Staff acknowledges all of these projects additions are higher than 1 ½ stories but none of them exceeded the recommended Land Use District height of 23’, therefore staff believes this design fails Priority Design Standards 81, 82, 86 and 142. Does the Commission concur?

In addition to the concerns over height, staff also has concerns with the perceived width of the addition and deck as viewed from the rear. The addition is 41’ wide in the rear and 46.7’ wide if including the deck or lower garage and living structure. Overall the design is wide compared to surviving historic homes in the area and the perceived mass appears large when viewed from the rear. Staff acknowledges there is precedent for rear decks in the north end residential character area, most recently the Ploss Residence. However this deck design is larger 46.7’ to 42’ and is on a narrower lot, 59.78’ to 82’, . Staff believes the deck and addition design fails Priority Design Standards 37, 86 and 88 as presented. Does the Commission concur?

Staff also reviewed Priority Design Standards 36, 80 and 121 as they relate to the perceived scale of the project.

Priority Design Standard 36: Design Additions to historic buildings such that they will not destroy any significant historic architectural or cultural material.

- Additions also should not obscure significant features.
- Set back additions from primary facades in order to allow the original proportions and character to remain prominent, or set them apart from the main building and connect them with a “link.”
- They should be “reversible,” such that a future owner may be able to restore the building to its historic condition if they so desire.

Priority Design Standard 80: Respect perceived building scale established by historic structures within the relevant character area.

- An abrupt change in scale within the historic district is inappropriate, especially where a new larger structure would directly abut smaller historic buildings.
- Locating some space below grade is encouraged to minimize the scale of new buildings.
- Historically secondary structures at the rear of the property were generally subordinate in scale to the primary building façade. This relationship should be contained in new development. (Ord. 32, Series 2010).

Priority Design Standard 121: Use roof forms that reflect the angle, scale and proportion of historic buildings in the East Side Residential character area.

- Roof shapes have a significant impact on the character of this area because they can be seen from higher elevations of mountain slopes.



- *Those styles which were popular in the 19th century and are still in use today, such as high gable, high hip, shed and gambrel, are appropriate.*
- *Roofs should have a slope similar to those used historically.*
- *Note that although many gable roofs were accented with dormers, these were used in limited numbers on an individual building.*

Priority Design Standard 144: *Reinforce typical narrow front façade widths that are typical of historic buildings in the area.*

- *Projects that incorporate no more than 50 feet of lot frontage are preferred.*
- *The front façade of a building may not exceed 30 feet in width.*

Staff is generally comfortable with the design as it relates to Priority Design Standard 121 but would like feedback from the Commission on how the design relates to Priority Design Standards 36, 80 and 144.

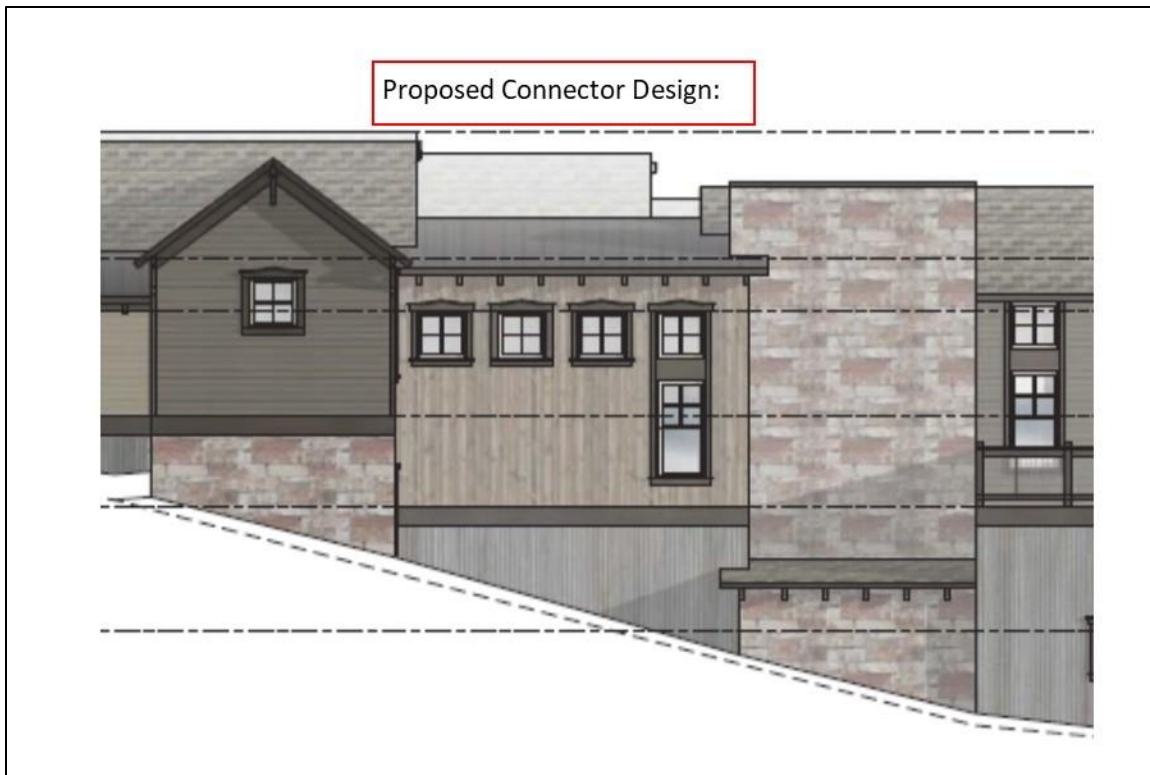
The new addition will be attached by a connector that minimizes removal of historic fabric from the structure and is also setback 4.8' behind and is separated 8.5' from the front façade of the historic structure. To abide with Priority Design Standard 36, staff believes the addition should be setback further and be separated at least half of the width of the front façade (11.5") from the historic structure. This would allow the original proportions and character of the historic structure to remain prominent and not have the primary structure obscured. Staff further believes the addition should be set back so that it does not appear there are two primary structures onsite.

Priority Design Standard 50 states: *“Projects that incorporate no more than 50 feet of lot frontage are preferred and the front façade of a building may not exceed 30 feet in width”*. The project uses 49' of lot frontage and does not exceed 50' but since the addition is not set back at least 5' behind the front façade of the historic home, the width of both structures count toward the total of the front façade and thereby exceed the recommended 30'. Based on staff's interpretation the design does not comply with Priority Policies 36 and 144. Does the Commission concur?

The development's module size is within the range of surviving historic buildings in the area, but the addition is large in scale when viewed from the alleyway relative to other confirming structures in the character area. Does the Planning Commission feel this proposal meets Priority Policy 80?

Finally, the proposal's roof design features gables with 9:12 pitches and shed roof accents with 3:12 pitches, same as the historic structure. Taken together, staff believes the design meets the intent of Priority Design Standards 36 and 121. Does the Commission concur?

Connector: A connector is required for this project since the addition is greater than 50% of the floor area of the historic structure and the addition's roof is taller than the primary structure.



Per this policy:

Priority Design Standard 80A: Use connectors to link smaller modules and for new additions to historic structures.

- *The width of the connector should not exceed two-thirds the façade of the smaller of the two modules to be linked.*
- *The wall planes of the connector should be set back from the corners of the modules to be linked by a minimum of two feet on any side.*
- *The larger the masses to be connected are, the greater the separation created by the link should be; a standard connector link of at least half the length of the principal original mass is preferred. (In addition, as the mass of the addition increases, the distance between the original building and the addition should increase. In general, for every foot in height that the larger mass would exceed that of the original building, the connector should increase by two feet).*
- *The height of the connector should be clearly lower than that of the masses to be linked. The connector shall not exceed one storey in height and be two feet lower than the ridgeline of the modules to be connected.*
- *A connector shall be visible as a connector. It shall have a simple design with minimal features and a gable roof form. A simple roof form (such as a gable) is allowed over a single door.*
- *When adding onto a historic building, a connector should be used when the addition would be greater than 50% of the floor area of the historic structure or when the ridge height of the roof of the addition would be higher than that of the historic building.*

The historic home is 28.5' long and the addition is lower than the historic structure. Based on these figures the recommended connector length should be at least 14.25' long. The proposed connector is 11.5' long, based on the recent Noble House connector discussion on August 7, 2018, staff recommends the connector should be at least half the length of the principal structure (14.25').

Beyond the issues with the length of the addition, the connector is not setback 2' from the north façade of the addition at the main level. Staff believes the connector should feature a 2' offset to comply with Priority Design Standard 80A.

Additionally, the connector's ridge height is 2.7' lower than the historic home's ridge height. However, the connector does not appear to be one story in height.

The design of the connector is a gable roof form which complies with the policy however, the numerous windows on the connector makes the connector element complex rather than a simple design.

Staff acknowledges the Commission has been flexible on the strict interpretation of Policy 80A and would like feedback from the Commission.

Building Materials: The historic home will have its siding, doors, windows, trim, details restored and roofed with composite shingles and non-reflective standing seam metal roofing. The proposed addition and connector is sided primarily with cedar 4" reveal lap siding in muted colors, but also features some vertical barn wood siding, non-reflective metal wainscoting, natural stone on the chimneys and exposed foundations and cedar trim, wood posts and beams.

The secondary structures, consisting of the two garages and the bunk house, feature a mix of lap siding, barnwood and natural stone.

Building Materials within the North End Residential Character Area are reviewed under Priority Design Standards 90, 91, 145 and 146, and Design Standard 147.

Priority Design Standard: *Use Materials that appear to be the same as those used historically.*

- *New materials that appear to be the same in scale, texture and finish as those used historically may be considered.*
- *Imitation materials that do not successfully repeat these historic material characteristics are inappropriate.*
- *For secondary structures, stain or paint in appearance similar to natural wood is appropriate. Materials such as stone, brick or masonry wainscoting is inappropriate.*

Design Standard: *Use Building components that are similar in size and shape to those found historically along the street.*

- *These include windows, doors and porches.*
- *Building components on secondary structures should be similar to those on historic secondary structures.*

Priority Design Standard 145: *Maintain the present balance of building materials found in the Character Area.*

- *Use painted wood lap siding as the primary building material. An exposed lap dimension of approximately 4 inches is appropriate. This helps establish a sense of scale for buildings similar to that found historically.*
- *Contemporary interpretations of historically-compatible materials are discouraged. Wood imitation products are discouraged as primary façade materials because they often fail to age*

well in the Breckenridge climate. The long-term durability of siding materials will be considered.

- *“Modular panel materials are inappropriate.”*
- *Masonry (brick or stone) may only be considered as an accent material. Stone indigenous to the mountains around Breckenridge may be considered.*
- *Logs are discouraged.*
- *Rough-sawn, stained or unfinished siding materials are inappropriate on primary structures.*

Design Standard 147: Use secondary structures in new development.

- *Consider housing utilitarian functions, such as parking, storage and waste receptacles in secondary structures.*
- *Using secondary structures for utilitarian functions (not living area) will help reduce the perceived scale of the development by dividing the total floor area into a cluster of smaller structures rather than one large building.*
- *Use simple forms and materials for these structures.*

Staff finds lap siding and trim detail proposed on the connector and addition is appropriate but finds the barn wood inappropriate on the larger, western portion of the addition. The southeastern portion of the addition should feature, darker, more rustic materials to differentiate it from the adjacent historic home and not give the impression there are two primary structures onsite. This differentiation in materials will also break up the massing and help give the impression there are a collection of different modules. Additionally, the large expanses of stone and metal wainscoting should be reduced. As proposed, staff does not believe the design complies with Priority Design Standards 90 and 145, and would like feedback on materials for the addition?

Staff also believes the blend of materials on the garages and living space adjacent to the alley should feature more rustic materials to have the modules appear as out-buildings. Stone and painted lap siding are not appropriate in this instance and therefore staff does not believe the design complies with Priority Design Standard 90 and recommends negative three (-3) points each under Design Standards 91 & 147. Does the Commission concur?

The proposed roofing materials consist of composite shingles on the primary roof elements and non-reflective, standing seam metal on the shed roof elements, all of which comply with Priority Design Standard 146. Staff has no concerns with the proposed roofing materials.

Windows: Staff has expressed concern to the applicants about the amount of glazing on the western façade of the main house and the use of the irregularly shaped and placed windows.

Priority Design Standard 95 states *“The proportions of window and door openings should be similar to historic buildings in the area”* and that *“this is an important design standard.”* Priority Design Standard 96 further emphasizes the importance of window proportions, *“Use a ratio of solid to void that is similar to those found on historic and supporting buildings.”*

Staff believes there should be a general reduction in the amount of windows on the western elevation. Staff also recommends the elimination of the longer “triple-hung” windows proposed on the north elevation reducing glazing on the connector, and a reduction of the square windows throughout the project to abide with Priority Design Standards 80A, 95 and 96. Does the Commission agree?

The elevations also show diamond shaped upper level window heads on the western elevations, rather than a simple rectangle. Diamond shaped windows do exist in limited applications on new construction in the Historic District, but simple rectangular windows are generally the most prevalent. Diamond shaped windows are seen on some new additions in the historic district such as the Giller Residence (306 South Ridge Street) and on new homes such as the Ploss Residence (305 N. French St.)

Design Standard 148 states: *“Use windows and doors similar in size and shape to those used traditionally.”*

- *“Windows should be similar in size and shape to those used historically.”*
- *“Double hung windows are appropriate.”*

Since there is established precedent, staff believes diamond windows are acceptable in limited applications as long as they adhere to recommended solid to void ratios. However staff is not comfortable with the quantity of windows and the long vertical “triple-hung” windows proposed on the north elevation. Staff believes these should be representative of historic vertical windows and door size and shapes. Does the Commission concur?

Ornament and Detail: The elevations show wood corbels designed under the roof overhangs and under the gables of the historic structure and additions. Staff believes the use of corbels on this project needs to be minimized, particularly since the historic structure previously did not feature any corbels, to blend in with the modest character of the area. Design Standard 150 which suggests to *“Avoid elaborately ornate details that would confuse the genuine history of the area.”* Design Standard 93 further states to *“Avoid the use of non-functional or ornamental brick-a-brac that is out of character with the area.”* Based on these policies staff recommends negative three (-3) points under both Design Standard 93 and 150, does the Commission agree?

Site Plan: The project matches the Town grid (Priority Design Standard 5) and that the new construction reinforces the unity of the block (Priority Design Standard 8). All parking is located at the rear of the lot accessed from the Ridge Street Alley (discussion below).

Plant Material & Landscaping (22/A & 22/R):

Design Standard 151 states: *“Use evergreen trees in front yards where feasible.”*

- *“Begin with a tree, or cluster of trees, large enough in scale to have immediate visual impact.”*

Design Standard 152 states: *Reinforce the alignment of street trees along property lines.*

- *“Planting new cottonwood trees to define the street edge is encouraged.”*

Design Standard 154: *Use landscaping to mitigate undesirable visual impacts.*

- *Use large trees to reduce the perceived scale where larger building masses would abruptly contrast with the historic scale of the area.*
- *Include hedges and other masses of lower scale-scale plantings to screen service areas.*

The plans show five, 14’ spruce trees in the front yard (North French), however, they are all proposed in the French St. ROW. No cottonwood trees are proposed, however, the plan proposes a total of 32, 1.5”-2.5” aspen trees that are planted around the perimeter of the property which gives the plan a solid landscaping plan.

In addition, there are trees, and two walkways proposed in the abutting Town ROW. The Town Engineer and Town Streets Manager have reviewed the plans and have requested all improvements be removed from the Town ROW and that the area only be reseeded with native vegetation.

Staff appreciates the applicant's robust landscaping proposal that complies with Policy 22 and Design Standard 154 but suggests that some of the aspen trees be switched out with cottonwoods to comply with Design Standard 152. Staff recommends the spruce proposed, be brought onto the property and placed in the front yard and in the rear yard to continue meeting Design Standard 151. Based on the proposed landscape plan, negative three (-3) points are suggested under Design Standard 152 for not providing any cottonwoods along French Street. Additionally, based on the size and quantity of the landscaping proposed, positive points may be warranted under Policy 22R. However, since some of the proposed landscaping will have to be removed from the French Street ROW, staff will assess the possibility of positive points once the landscape plan is revised.

Parking (18/A & 18/R): The on-site parking is located in the rear of the property and accessed from the Ridge Street Alley. The design complies with Design Standards 136 and 137.

The proposal shows a driveway width of 18' with 5 onsite parking spaces, 3 located within the garage space and 2 driveway spaces. The Town Engineer and Town Streets Manager have reviewed the plans and found the curb cut and driveway location acceptable. Staff has no concerns.

Placement Of Structures (9/A & 9/R): The Development Code requires the following relative setbacks within the Conservation District (All Residential Development):

- Front yard: Fifteen feet (15')
- Side yard: Five feet (5')
- Rear yard: Fifteen feet (15')

The drawings show the building exceeds the front yard setback at 25', with an additional 21' to the roadway. Side yard setbacks are met at 6' on the north and 5' on the south. The rear setback is being met with 16' proposed. As noted previously, the historic home encroaches 1' onto the Jex Duplex property and is permitted via a building encroachment easement. Staff has no concerns.

Ridgeline and Hillside Development (8/A): The property is situated on a ridge and the design does step the building down the hillside so there is no unnecessary cut or fill. Since the project is located in the Historic District and vehicular access is taken off the alley, there is no need for a long driveway. The design also uses dark natural colors to blend the building in with the backdrop. Based on this policy, the elevations should use non-reflective glass on the house. Staff has expressed concern with the amount of glass proposed on the west elevation as it relates to Handbook of Design Standards. Policy 8/A offers further justification to reduce the amount of glazing to comply with this standard.

Staff believes the design of the house could comply with this policy with a reduction in glass to the western elevation that is also necessitated by the Priority Design Standards 95 and 96. Does the Commission concur?

Access / Circulation (16/A & 16/R; 17/A): Vehicular access to the site is via the Ridge Street Alley. Pedestrian access is provided via North French Street and the Ridge Street Alley. Staff has no concerns.

Snow Removal and Storage (13/R): The applicants propose 136 sq. ft. (29%) of snow stacking for the 463 sq. ft. of proposed impervious surfaces. Staff has no concerns.

Open Space (21/R): The applicants have designed 41.5% of the site as open space, this is above the minimum of 30% residential sites are required to provide. Staff has no concerns.

Site Suitability (7/R): Since this site is in the center of Town, has been previously developed, has the primary structure substantially set back from North French Street and proposes an adequate landscaping plan, all provisions of this policy have been adequately met.

Drainage (27/A & 27/R): Positive drainage from the structure is proposed. Staff has no concerns with the drainage plan.

Utilities Infrastructure (26/A & 26/R; 28/A): All necessary utilities are located in the adjacent ROWs. Staff has no concerns.

Local Landmarking: The applicant is seeking to locally landmark the structure with this proposal. The property is over 50 years old and is historically significant for its associations with Breckenridge's historical development during the "Town Phase" and "Stabilization Phase" periods of the town's growth, dating from circa 1885 to 1942, so it is probably a good candidate for this designation. Given the magnitude of the other issues with this application, landmarking of the structure will be further reviewed in a subsequent hearing with the Planning Commission.

Point Analysis (Section: 9-1-17-3): At this preliminary review, staff has identified several absolute, relative and priority policies that will need to be corrected to have an approvable project. We have identified the following with this report:

From the Development Code:

- Policy 8/A Ridgeline and Hillside Development: Fail – The amount of glazing on the western elevation needs to be reduced.
- Policy 24/A Social Community: Negative three (-3) points - The proposed above ground density is 9.3 UPA.
- Policy 4/R Mass: Negative thirty (-30) points - The proposed mass is 22% above the recommended square footage.
- Policy 6/ Building Height: Negative three (-3) points - The proposed mean height of 25' 3" is above the recommended mean height limit of 23'.
- Policy 24/R, Social Community: Positive six (+6) points - On-site historic preservation/restoration effort of average or above average public benefit for a primary structure.

Historic Standards (24/R)

- Priority Design Standard 37: Fail – The proposed addition's height needs to be reduced to be compatible with the character area.
- Priority Design Standard 80: Fail – The southeastern portion of the connector obscures the original proportions and character of the historic structure.
- Priority Design Standard 80A: Fail – The design of the connector needs to be longer based on the length of the historic home. The connector is not 2' lower than the historic home's adjacent ridgeline. The connector is not setback 2' from the corner of the addition module. Add to this from above connector comments
- Priority Design Standard 82: Fail – The back side of the addition appears large as viewed from the alley.

- Priority Design Standard 86: Fail – The scale (height/ width/ mass) of the proposed addition needs to be reduced to be more compatible with the surviving historic structures of the character area.
- Priority Design Standard 88: Fail – The overall design of the addition and deck is wide compared with surviving historic homes in the area.
- Priority Design Standard 90: Fail – The amount of brick on the chimneys and addition is inappropriate. The stone and lap siding on the outbuilding is not in keeping with the historic character of the area. The barn wood and amount of metal wainscoting on the addition is appropriate for the character area.
- Design Standard 91: Negative three (-3) points – The amount of brick on the chimneys and addition is inappropriate. The stone and lap siding on the outbuilding is not in keeping with the historic character of the area.
- Design Standard 93: Negative three (-3) points – The use of corbels needs to be minimized.
- Priority Design Standard 95: Fail – The design of the windows on the western elevation have more glazing than what is typically found in the character area. Additionally, the longer “triple-hung” windows proposed on the north elevation are not appropriate.
- Priority Design Standard 96: Fail – The solid to void ratio on the western elevation is inconsistent with what is typically found in the character area.
- Priority Design Standard 140: Fail – The proposed stone and chimneys are out of scale with typical historic building components found in the area.
- Priority Design Standard 142: Fail – The proposed addition’s height needs to be reduced to a scale that is more typical for surviving historic structures.
- Priority Design Standard 144: Fail – The front façade of the building exceeds 30’ in width.
- Priority Design Standard 145: Fail – The proposed barn wood, metal wainscoting and stone is not appropriate on the connector or addition.
- Design Standard 147: Negative three (-3) points – More rustic materials should be used on the out buildings.
- Design Standard 148: Negative three (-3) points - The longer “triple-hung” windows proposed on the north elevation are not the typical size or shape found in the character area.
- Design Standard 150: Negative three (-3) points – The use of corbels needs to be minimized.
- Design Standard 152: Negative three (-3) points - No cottonwood trees are present or proposed in the front yard.

At this initial review, the proposal is showing a failure of thirteen (13) Priority Design Standards, one (1) absolute policy, along with a total of negative forty-eight (-48) points.

Staff Recommendation

Staff acknowledges there is a long list of policies that need to be addressed. However, many of these policies are overlapping and therefore can be brought into compliance by adjustments to five main categories.

Based on staff’s recommendations, we have the following questions for the Commission:

1. **Height, Width and Scale** - Staff believes the scale and height of the proposed addition fails Priority Policies 37, 82, 80A, 86, 88,142 and 144. Does the Commission concur?
2. **Connector** – Staff believes this design, including the length of the connector, height of the connector exceeding one-story, offset of the connector from the addition, the size and amount of

windows and the connector's height relative to the height of the historic home does not comply with Priority Design Standard 80A. Does the Commission concur?

3. **Materials, Ornament and Detail** - Staff finds the proposed materials and ornament of the connector and addition does not comply with Design Standards 90, 91, 140, 145, 147 and 150. Does the Commission agree?
4. **Windows and Doors** - Staff recommends a reduction of glazing to the western elevation, elimination of the longer "triple-hung" windows and reduction of square windows on the north and south elevations to comply with Design Standards 80A, 95, 96, 148 and Policy 8/A. Does the Commission support this recommendation?
5. **Landscaping and Site Buffering** - Staff recommends adding cottonwoods to the front yard area to comply with Design Standards 152 and removing improvements from the Right of Way.

The Planning Department recommends this proposal return for a second review after the applicant has addressed the above issues and any other concerns expressed by the Commission.

Preliminary Hearing Impact Analysis				
Project:	319 N. French St.	Positive	Points	+6
PC#	PL-2018-0367			
Date:	8/30/2018	Negative	Points	- 54
Staff:	Chris Kulick, AICP			
		Total	Allocation:	- 48
Items left blank are either not applicable or have no comment				
Sect.	Policy	Range	Points	Comments
1/A	Codes, Correlative Documents & Plat Notes	Complies		
2/A	Land Use Guidelines	Complies		
2/R	Land Use Guidelines - Uses	4x(-3/+2)		
2/R	Land Use Guidelines - Relationship To Other Districts	2x(-2/0)		
2/R	Land Use Guidelines - Nuisances	3x(-2/0)		
3/A	Density/Intensity	Complies		
3/R	Density/ Intensity Guidelines	5x (-2>-20)		
4/R	Mass	5x (-2>-20)	- 30	22% above reccomended mas
5/A	Architectural Compatibility / Historic Priority Policies	Complies		
5/R	Architectural Compatibility - Aesthetics	3x(-2/+2)		
5/R	Architectural Compatibility / Conservation District	5x(-5/0)		
5/R	Architectural Compatibility H.D. / Above Ground Density 12 UPA	(-3>-18)		
5/R	Architectural Compatibility H.D. / Above Ground Density 10 UPA	(-3>-6)		
6/A	Building Height	Complies		
6/R	Relative Building Height - General Provisions	1X(-2,+2)		
	For all structures except Single Family and Duplex Units outside the Historic District			
6/R	Building Height Inside H.D. - 23 feet	(-1>-3)	- 3	The proposed mean height of 25' 3" is above the recommended mean height limit of 23'
6/R	Building Height Inside H.D. - 25 feet	(-1>-5)		
6/R	Building Height Outside H.D. / Stories	(-5>-20)		
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
	For all Single Family and Duplex Units outside the Conservation District			
6/R	Density in roof structure	1x(+1/-1)		
6/R	Broken, interesting roof forms that step down at the edges	1x(+1/-1)		
6/R	Minimum pitch of eight in twelve (8:12)	1x(0/+1)		
7/R	Site and Environmental Design - General Provisions	2X(-2/+2)		
7/R	Site and Environmental Design / Site Design and Grading	2X(-2/+2)		
7/R	Site and Environmental Design / Site Buffering	4X(-2/+2)		
7/R	Site and Environmental Design / Retaining Walls	2X(-2/+2)		
7/R	Site and Environmental Design / Driveways and Site Circulation Systems	4X(-2/+2)		
7/R	Site and Environmental Design / Site Privacy	2X(-1/+1)		
7/R	Site and Environmental Design / Wetlands	2X(0/+2)		
7/R	Site and Environmental Design / Significant Natural Features	2X(-2/+2)		
8/A	Ridgeline and Hillside Development	Fail		The amount of glazing on the western elevation needs to be reduced.
9/A	Placement of Structures	Complies		
9/R	Placement of Structures - Public Safety	2x(-2/+2)		
9/R	Placement of Structures - Adverse Effects	3x(-2/0)		
9/R	Placement of Structures - Public Snow Storage	4x(-2/0)		
9/R	Placement of Structures - Setbacks	3x(0/-3)		
12/A	Signs	Complies		
13/A	Snow Removal/Storage	Complies		
13/R	Snow Removal/Storage - Snow Storage Area	4x(-2/+2)		
14/A	Storage	Complies		
14/R	Storage	2x(-2/0)		
15/A	Refuse	Complies		
15/R	Refuse - Dumpster enclosure incorporated in principal structure	1x(+1)		
15/R	Refuse - Rehabilitated historic shed as trash enclosure	1x(+2)		
15/R	Refuse - Dumpster sharing with neighboring property (on site)	1x(+2)		
16/A	Internal Circulation	Complies		
16/R	Internal Circulation / Accessibility	3x(-2/+2)		

16/R	Internal Circulation - Drive Through Operations	3x(-2/0)		
17/A	External Circulation	Complies		
18/A	Parking	Complies		
18/R	Parking - General Requirements	1x(-2/+2)		
18/R	Parking-Public View/Usage	2x(-2/+2)		
18/R	Parking - Joint Parking Facilities	1x(+1)		
18/R	Parking - Common Driveways	1x(+1)		
18/R	Parking - Downtown Service Area	2x(-2/+2)		
19/A	Loading	Complies		
20/R	Recreation Facilities	3x(-2/+2)		
21/R	Open Space - Private Open Space	3x(-2/+2)		
21/R	Open Space - Public Open Space	3x(0/+2)		
22/A	Landscaping	Complies		
22/R	Landscaping	2x(-1/+3)		
24/A	Social Community	Fails Priority Design Standards 37, 80, 80A, 82,86, 88, 90, 95, 96 140,142, 144 145	- 21	The total above density is 9.3 UPA and therefore will incur negative six (-3) points under Policy 24/A. • Design Standard 91: Negative three (-3) points – The amount of brick on the chimneys and addition is inappropriate. The stone and lap siding on the outbuilding is not in keeping with the historic character of the area. • Design Standard 93: Negative three (-3) points – The use of corbels needs to be minimized. Design Standard 147: Negative three (-3) points – More rustic materials should be used on the out buildings. • Design Standard 148: Negative three (-3) points - The longer “triple-hung” windows proposed on the north elevation are not the typical size or shape found in the character area. • Design Standard 150: Negative three (-3) points – The use of corbels needs to be minimized. • Design Standard 152: Negative three (-3) points - No cottonwood trees are present or proposed in the front yard.
24/R	Social Community - Employee Housing	1x(-10/+10)		
24/R	Social Community - Community Need	3x(0/+2)		
24/R	Social Community - Social Services	4x(-2/+2)		
24/R	Social Community - Meeting and Conference Rooms	3x(0/+2)		
24/R	Social Community - Historic Preservation	3x(0/+5)		
24/R	Social Community - Historic Preservation/Restoration - Benefit	+1/3/6/9/12	+6	For onsite historic preservation/ restoration effort of above average public benefit for a primary and secondary structure.
25/R	Transit	4x(-2/+2)		
26/A	Infrastructure	Complies		
26/R	Infrastructure - Capital Improvements	4x(-2/+2)		
27/A	Drainage	Complies		
27/R	Drainage - Municipal Drainage System	3x(0/+2)		
28/A	Utilities - Power lines	Complies		
29/A	Construction Activities	Complies		
30/A	Air Quality	Complies		
30/R	Air Quality - wood-burning appliance in restaurant/bar	-2		
30/R	Beyond the provisions of Policy 30/A	2x(0/+2)		
31/A	Water Quality	Complies		
31/R	Water Quality - Water Criteria	3x(0/+2)		
32/A	Water Conservation	Complies		
33/R	Energy Conservation - Renewable Energy Sources	3x(0/+2)		
33/R	Energy Conservation - Energy Conservation	3x(-2/+2)		

	HERS index for Residential Buildings		
33/R	Obtaining a HERS index	+1	
33/R	HERS rating = 61-80	+2	
33/R	HERS rating = 41-60	+3	
33/R	HERS rating = 19-40	+4	
33/R	HERS rating = 1-20	+5	
33/R	HERS rating = 0	+6	
	Commercial Buildings - % energy saved beyond the IECC minimum standards		
33/R	Savings of 10%-19%	+1	
33/R	Savings of 20%-29%	+3	
33/R	Savings of 30%-39%	+4	
33/R	Savings of 40%-49%	+5	
33/R	Savings of 50%-59%	+6	
33/R	Savings of 60%-69%	+7	
33/R	Savings of 70%-79%	+8	
33/R	Savings of 80% +	+9	
	Heated driveway, sidewalk, plaza, etc.	1X(-3/0)	
33/R	Outdoor commercial or common space residential gas fireplace (per fireplace)	1X(-1/0)	
33/R	Large Outdoor Water Feature	1X(-1/0)	
	Other Design Feature	1X(-2/+2)	
34/A	Hazardous Conditions	Complies	
34/R	Hazardous Conditions - Floodway Improvements	3x(0/+2)	
35/A	Subdivision	Complies	
36/A	Temporary Structures	Complies	
37/A	Special Areas	Complies	
37/R	Community Entrance	4x(-2/0)	
37/R	Individual Sites	3x(-2/+2)	
37/R	Blue River	2x(0/+2)	
37R	Cucumber Gulch/Setbacks	2x(0/+2)	
37R	Cucumber Gulch/Impervious Surfaces	1x(0/-2)	
38/A	Home Occupation	Complies	
39/A	Master Plan	Complies	
40/A	Chalet House	Complies	
41/A	Satellite Earth Station Antennas	Complies	
42/A	Exterior Loudspeakers	Complies	
43/A	Public Art	Complies	
43/R	Public Art	1x(0/+1)	
44/A	Radio Broadcasts	Complies	
45/A	Special Commercial Events	Complies	
46/A	Exterior Lighting	Complies	
47/A	Fences, Gates And Gateway Entrance Monuments	Complies	
48/A	Voluntary Defensible Space	Complies	
49/A	Vendor Carts	Complies	

319 NORTH FRENCH STREET

LOT 25 . SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
BRECKENRIDGE . COLORADO



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319 NORTH FRENCH STREET
LOT 25 SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: COVER SHEET

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ISSUE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018

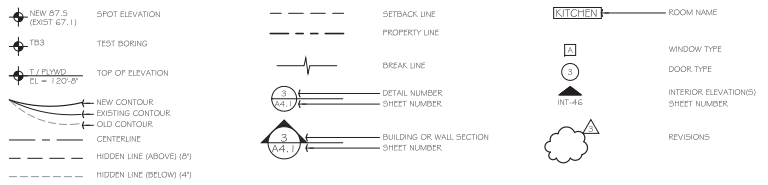
PROJECT # 001



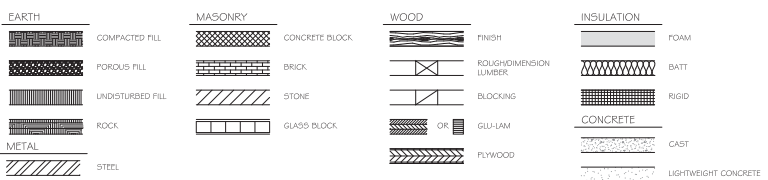
ARCHITECTURAL ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	EL OR ELEV	ELEVATION	LAB LABORATORY	SAN SANITARY
ACCUB ACCUBITAL	ENGR ENGINEER	LAM LAMINATED	LAV LAVATORY	SECT SECTION
ADD ADDITION, ADDENDUM	EQ ESTIMATE	LVT LAMINATED VENEER	LF LIGHT	SEWER SEWER
ADJ ADJACENT	ENG ENGINEER	MFG MANUFACTURER	SHT SHEET	SHEET VINYL FLOORING
AGR AGGREGATE	ENC ENCLOSURE	MAT MATERIAL	SHV SHELVES (ING)	SING SING
ALT ALTERNATE	EXIST EXISTING	NO MASONRY OPENING	SEB SLOPE	SIM SIMILAR
APD APPROVED	EXT EXTERIOR	MTL METAL	SLS SLOPING	SND SOUND TRANSMISSION
APPROX APPROXIMATE	EXP EXPOSED	MAX MAXIMUM	SRT SPOKE	SQ SQUARE
ARCH ARCHITECTURAL	FAB FABRICATION	MCC MECHANICAL	STC STRIP CURTAIN	SQFT SQUARE FEET
ADAP AS SOON AS POSSIBLE	FAC FACE	MED MECHANICAL CONTRACTOR	SUR SURFACE	SS STAINLESS STEEL
BAR BARBED RADIATION	FIN FINISH	MIN MINIMUM	SFD SQUARE FEET	STD STANDARD
BM BEAM	FR FIRE	MISC MISCELLANEOUS	SF SQUARE FOOT	STL STEEL
BRG BEARING	FLR FLOOR	NEC NATIONAL ELECTRICAL CODE	SQ SQUARE	STN STRUCTURAL
DIFF BELOW FINISHED FLOOR	FRZ FIRE RESISTANCE	NOM NOMINAL	SQFT SQUARE FEET	STD STANDARD
DET DETACHED	FT FLOOR FINISH	NOT IN CONTRACT	STL STEEL	STRCT STRUCTURAL
BK BLOCK	FDN FOUNDATION	NTS NOT TO SCALE	SUB SUBSTITUTION	SUPPL SUPPLEMENT
BQBT BASEMENT (BRITISH THERMAL UNITS)	FDN FOUNDATION	OC ON CENTER	SURF SURFACE	TS TRUSSES
BS BOTH SIDES	FURN FURNISH	OPG OFFERING	SURF SURFACE	TV TELEVISION
BO, BV BOTTOM OF	GA GALLON	ORN ORNAMENTAL	TEMP TEMPERATURE	TU TILE
BLDG BUILDING	GAU GAUGE	OC ON CENTER	TEMP TEMPERATURE	TKR THICK
CAB CABINET	GALV GALVANIZED	OPG OFFERING	TEMP TEMPERATURE	TLT TONGUE & GROOVE
CL CENTER LINE	GEN GENERAL CONTRACTOR	OPG OFFERING	TEMP TEMPERATURE	TOP TOP OF
CLG CEILING	GL GLASS, GLAZED	OPG OFFERING	TEMP TEMPERATURE	TRD TREAD
CLD CLOSET	GLU-GUM BEAM	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CLD CLOTHES DRYER	GR GRASS	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CLW CLOTHES WASHER	GRD GRADE	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
COL COLLAR	GYP GYPSUM	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CONC CONCRETE	HW HARDWARE	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CONSTR CONSTRUCTION JOINT	HD HEAD	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CONT CONTINUOUS	HTV HEATING, VENTING, AND AIR CONDITIONING	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
COORD COORDINATE	HRZ HORIZONTAL	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CRT COUNTER	HP HOSE PIPE	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
CU CUBIC FEET	HW HOT WATER HEATER	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DF DRAIN PROOFING	HGT HEIGHT	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DEPT DEPARTMENT	IBC INTERNATIONAL BUILDING CODE	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DET DETAIL	INCL INCLUDES (ING)	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DIAM, O/D DIAMETER	INFO INFORMATION	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DM DIMENSION	INSP INSPECTION, INSPECTION	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DW DRAIN	INS INSULATION	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DR DRAIN	INT INTERIOR	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
DWG DRAWING	IRC INTERNATIONAL RESIDENTIAL CODE	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
EA EACH	JT JOINT	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
ELECT ELECTRICAL	JCT JOINT	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK
EC ELECTRICAL CONTRACTOR	KWH KILOWATT HOUR	OPG OFFERING	TEMP TEMPERATURE	TRG TRACK

ARCHITECTURAL SYMBOLS



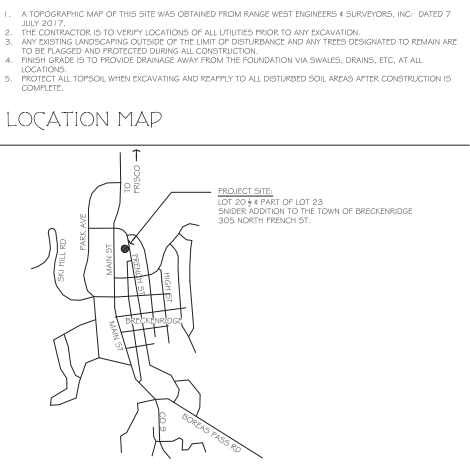
PLAN AND SECTION MATERIAL SYMBOLS



GENERAL NOTES

- A. CONTRACTOR'S RESPONSIBILITIES
 1. THE CONTRACTOR SHALL VERIFY THAT THE BUILDING CODE REQUIREMENTS, AS ADOPTED BY THE LOCAL MUNICIPALITY, HAVE BEEN MET. ALL WORK CONTAINED WITHIN THESE DOCUMENTS SHALL CONFORM TO ALL CODES, REGULATIONS, ORDINANCES, LAWS, PERMITS, & CONTRACT DOCUMENTS WHICH APPLY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, INSPECTIONS, LICENSES, AND APPROVALS ASSOCIATED WITH THIS PROJECT.
 3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING, ELECTRICAL, AND UTILITY COMPANIES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF FIRE MITIGATION REQUIREMENTS WITH THE MUNICIPALITY AND FOREST SERVICE.
 5. THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE OWNER AND ARCHITECT PRIOR TO DIGGING THE FOOTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
 6. THE CONTRACTOR MUST VERIFY THAT ALL DOORS, WALLS, AND CEILINGS BETWEEN GARAGE AND LIVING SPACES CONFORM TO ALL FIRE AND SAFETY CODES AND REGULATIONS.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL FINISH GRADES ON SITE.
 8. THE CONTRACTOR MUST VERIFY THAT FIREPLACE AND/OR WOOD STOVE INSTALLATION COMPLIES WITH ALL LOCAL, STATE, AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
 9. CONTRACTOR SHALL SUBMIT A LIST OF SUBCONTRACTORS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 11. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLETING ALL THE WORK WITHIN THESE DOCUMENTS UNLESS NOTED OTHERWISE.
 12. CONTRACTOR TO PROVIDE SMOKE DETECTORS & CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH LOCAL APPLICABLE CODES.
 13. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BRACING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, AC EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQUIRED.
 14. MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACED AND PROTECTED TO PREVENT DAMAGE AND DEGRADATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 15. PROVIDE ALL ACCESS MATERIALS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION IF NOT NOTED ON PLANS.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE FIRE SPRINKLER SYSTEM. SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES. IF FIRE PROTECTION IS REQUIRED, ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT.
 17. PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT AND ENGINEER. ALL SUCH PORTIONS OF THE WORK SHALL BE INSTALLED IN CONFORMANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.
 18. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THESE DOCUMENTS AND ANY PROPERTY OWNERS ASSOCIATION, IF APPLICABLE.
 19. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS/HER OPERATION.
 20. THE GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR RADON TESTING IN THE FIELD & MUST INSTALL ALL NECESSARY EQUIPMENT TO PREVENT RADON BUILD-UP WITHIN THE STRUCTURE.
 21. MOISTURE IS THE PREVALENT CAUSE OF MOLD GROWTH. GENERAL CONTRACTORS & SUBCONTRACTORS ARE TO BE PROACTIVE IN THE MITIGATION OF MOISTURE DURING CONSTRUCTION. TIGHT BUILDING CONSTRUCTION IS ONE OF THE IMPLICATED CAUSES OF MOLD. ALL ROOFS, GRAVEL SPACES, & OTHER UNCONDITIONED SPACES ARE TO BE VENTILATED ADEQUATELY. IF DISCREPANCY IS NOTICED DURING CONSTRUCTION, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY. ANY MODIFICATION TO THE PLANS REGARDING MOISTURE CONTROL DURING CONSTRUCTION SHALL BE REVIEWED BY THE ARCHITECT.
- B. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THESE DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT, AND FROM THE ARCHITECTURAL REVIEW BOARD, IF APPLICABLE.
- C. STRUCTURAL CHANGES
 1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONSEQUENCES WHICH MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.
- D. DISCREPANCIES
 1. ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
 2. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
- E. DIMENSIONS
 1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS. DRAWINGS SHOULD NEVER BE SCALED. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FACE OF FINISH CEILING MATERIAL, UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS TO BE 2-6" STUD WALLS 1/2" UNLESS NOTED OTHERWISE.
 3. ALL INTERIOR WALLS TO BE STUD WALLS 1/2" UNLESS NOTED OTHERWISE.
 4. WHERE LARGER STUDS OR FURRING ARE INDICATED ON DRAWINGS TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

LOCATION MAP



- 1. A TOPOGRAPHIC MAP OF THIS SITE WAS OBTAINED FROM RANGE WEST ENGINEERS & SURVEYORS, INC. DATED 7 JULY 2017.
- 2. THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- 3. ANY EXISTING LANDSCAPING OUTSIDE OF THE LIMIT OF DISTURBANCE AND ANY TREES DESIGNATED TO REMAIN ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.
- 4. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.
- 5. PROTECT ALL TOPSOIL WHEN EXCAVATING AND REAPPLY TO ALL DISTURBED SOIL AREAS AFTER CONSTRUCTION IS COMPLETE.

SHEET INDEX

CS	COVER SHEET
INFO1	INFORMATION SHEET ONE
A1-1	PROPOSED SITE PLAN
L1-1	LANDSCAPE PLAN
SS-1	SHADOW PROJECTION STUDY
SV	SHEET VIEWS
A2-1	LOWER LEVEL FLOOR PLAN
A2-2	MAIN LEVEL FLOOR PLAN
A2-3	ROOF PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A3-3	PERSPECTIVE RENDERINGS

TOPOGRAPHIC SURVEY



ALLEN-GUERRA ARCHITECTURE
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 BRECKENRIDGE, COLORADO 80424
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 FAX: (970) 468-6240
 E-MAIL: INFO@ALLEN-GUERRA.COM
 WEBSITE: WWW.ALLEN-GUERRA.COM

319 NORTH FRENCH STREET
 LOT 25 (SMIDER ADDITION TO THE TOWN OF BRECKENRIDGE)
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
 INFORMATION SHEET

PROJECT DIRECTORY

OWNER GUS AND KATHY FLOSS 1700 PARKWAY ROAD SUITE 2 AUBURN HILLS - MI - 48326	STRUCTURAL ENGINEER ENGINEERING DESIGNWORKS, INC. 1835 SHI THE SQUARE, UNIT E2C POB 775729 STEAMBOAT SPRINGS, COLORADO 80497 T: 970-675-4680
ARCHITECT ALLEN-GUERRA ARCHITECTURE (3) 5 AIRPORT ROAD - SUITE 105 PO BOX 7468 BRECKENRIDGE, COLORADO 80424 T: 970-468-6281	SURVEYOR RANGE WEST, INC. P.O. BOX 569 SAVERSTONE, COLORADO 80438 T: 970-468-6281
GENERAL CONTRACTOR TBD	GEOTECHNICAL ENGINEER THEISSOLD ENGINEERING, LLC P.O. BOX 5817 1000 AIRPORT ROAD BRECKENRIDGE, COLORADO 80424 T: 970-405-7976

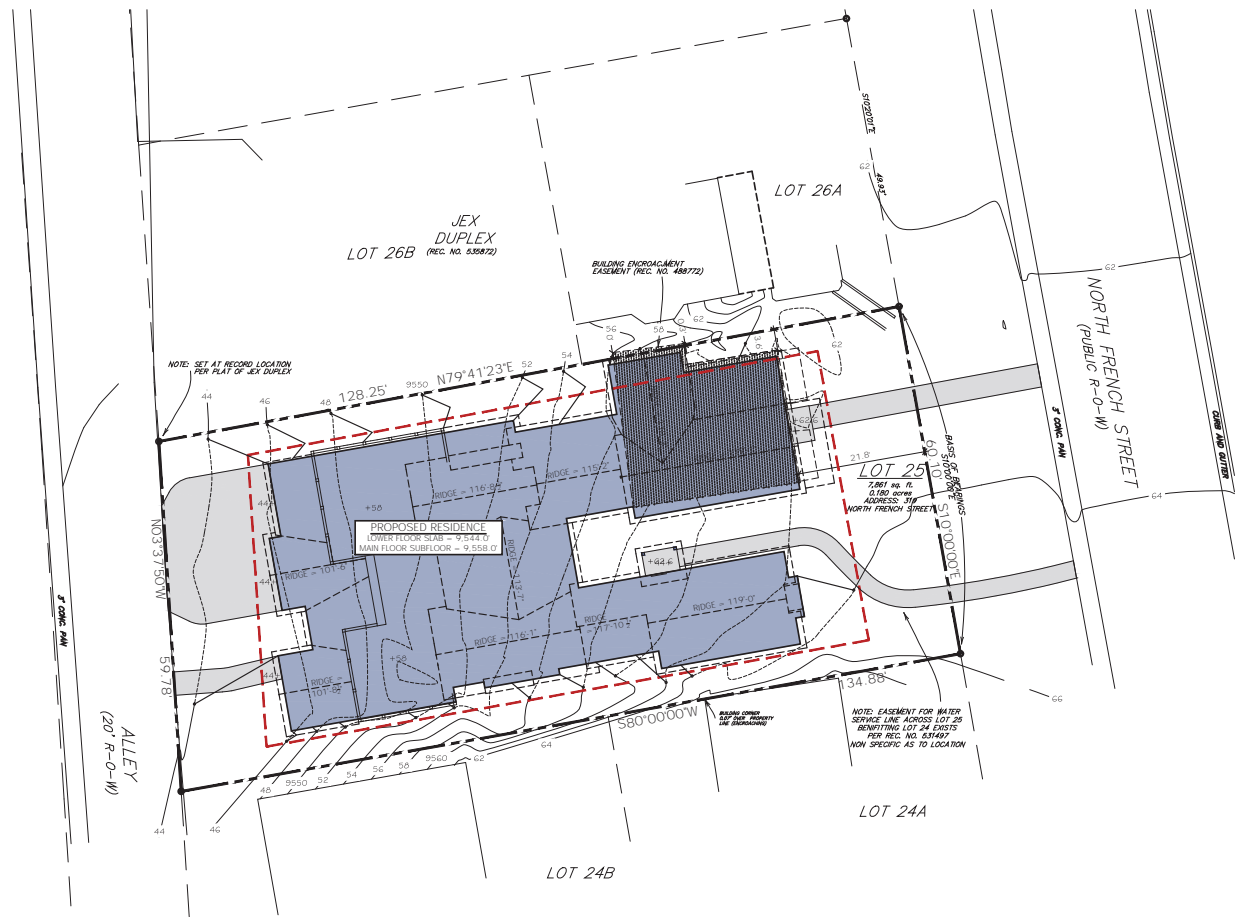
ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUL 2018

PROJECT # 1829

INFO



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319 NORTH FRENCH STREET
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
 TITLE
 SITE PLAN

ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUL 2018

PROJECT # 829

A11



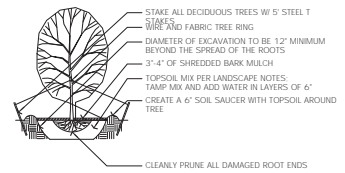
PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	26	RIBES ALPINUM & ROSA WOODSII	ALPINE CURRANT & WOODS ROSE	5 GAL
	32	POPULUS TREMULOIDES	ASPEN	(16) 1.5' CAL (16) 2' CAL
	5	PICEA PUNGENS	COLORADO SPRUCE	14'
	ALL DISTURBED LOCATIONS		NATIVE SEED MIX (SEE LANDSCAPE NOTES)	

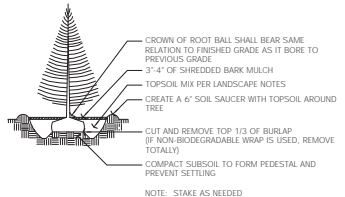
LANDSCAPE NOTES

- EROSION CONTROL METHODS: CONTROL ALL RUNOFF WITHIN SITE PER SUBDIVISION STANDARDS AND COUNTY REQUIREMENTS BY UTILIZING, SINGLY OR IN COMBINATION, NON EXOSIVE DRAINAGE MATS, SILT FENCING, DIVERSION SWALES, AND DIKES AS NECESSARY TO TRAP, INTERCEPT, AND DIVERT RUNOFF WITHIN BUILDING ENVELOPE.
- NATIVE LANDSCAPING AREA IN CONTACT WITH BUILDING ENVELOPE WILL BE PROTECTED FROM ROOF RUNOFF AS SHOWN IN WALL SECTION. RIVER ROCK RIPRAP IS TO EXTEND 6' BEYOND DROP LINE.
- EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS POSSIBLE TO PROMOTE XERISCAPING - PER TOWN OF BRECKENRIDGE CODE SECTION 3603.C.3.
- ALL EXISTING TREES WITHIN 15' OF THE PROPOSED RESIDENCE MUST BE REMOVED TO CREATE DEFENSIBLE SPACE, PER TOWN CODE.
- REMOVE ALL EXISTING BEETLE KILL TREES, PER HOA GUIDELINES.
- TREE REMOVAL TO BE COORDINATED BETWEEN OWNER, GENERAL CONTRACTOR, HOA, AND TOWN PLANNING STAFF - PRIOR TO REMOVAL.
- ALL AREAS WITHIN BUILDING ENVELOPE AND WITHIN 40' OF DRIVEWAY OUTSIDE OF ENVELOPE TO BE RE-VEGETATED WITH 100% NATIVE HIGH COUNTRY GRASS SEED MIXTURE CONSISTING OF:
 - 30% SLENDER WHEATGRASS
 - 15% CANBY BLUEGRASS
 - 10% BIG BLUEGRASS
 - 10% IDAHO FESCUE
 - 10% SHEEP FESCUE
 - 10% WESTERN WHEATGRASS
 - 5% BLUE WILDRYE
 - 5% TUFTED HARRIGRASS
 ALONG WITH A MIXTURE OF PERENNIALS & GROUND COVER, PER SUMMIT COUNTY DEVELOPMENT CODE.
- A DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO ALL NEW TYPES OF TREES AND SHRUBS, PER THE TOWN REQUIREMENTS.

DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



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319 NORTH FRENCH STREET
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

LANDSCAPE PLAN

TITLE

DATE: 16 JUN 2018

DATE: 16 JUN 2018

PROJECT # 829



SPRING EQUINOX (MARCH 20)

SUMMER SOLSTICE (JUNE 21)

FALL EQUINOX (SEPTEMBER 21)

WINTER SOLSTICE (DECEMBER 21)



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319 NORTH FRENCH STREET
LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: SHADOW PROJECTION STUDY

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ISSUE	DATE
PRELIM	1 JUN 2018
PLANNING	16 JUL 2018

PROJECT # B29

SS.1



8:00 AM



8:00 AM



8:00 AM



8:00 AM



10:00 AM



10:00 AM



10:00 AM



10:00 AM



12:00 PM



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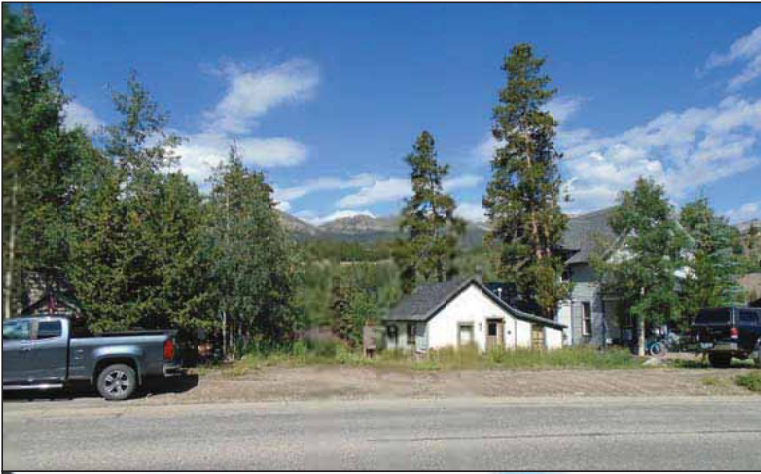
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VIEW FROM
FRENCH
STREET

CURRENT

PROPOSED



VIEW FROM
ALLEY
LOOKING
SOUTHEAST

CURRENT

PROPOSED



VIEW FROM
ALLEY
LOOKING
NORTHEAST

CURRENT

PROPOSED



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319 NORTH FRENCH STREET
LOT 25 - SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE
STREET VIEWS

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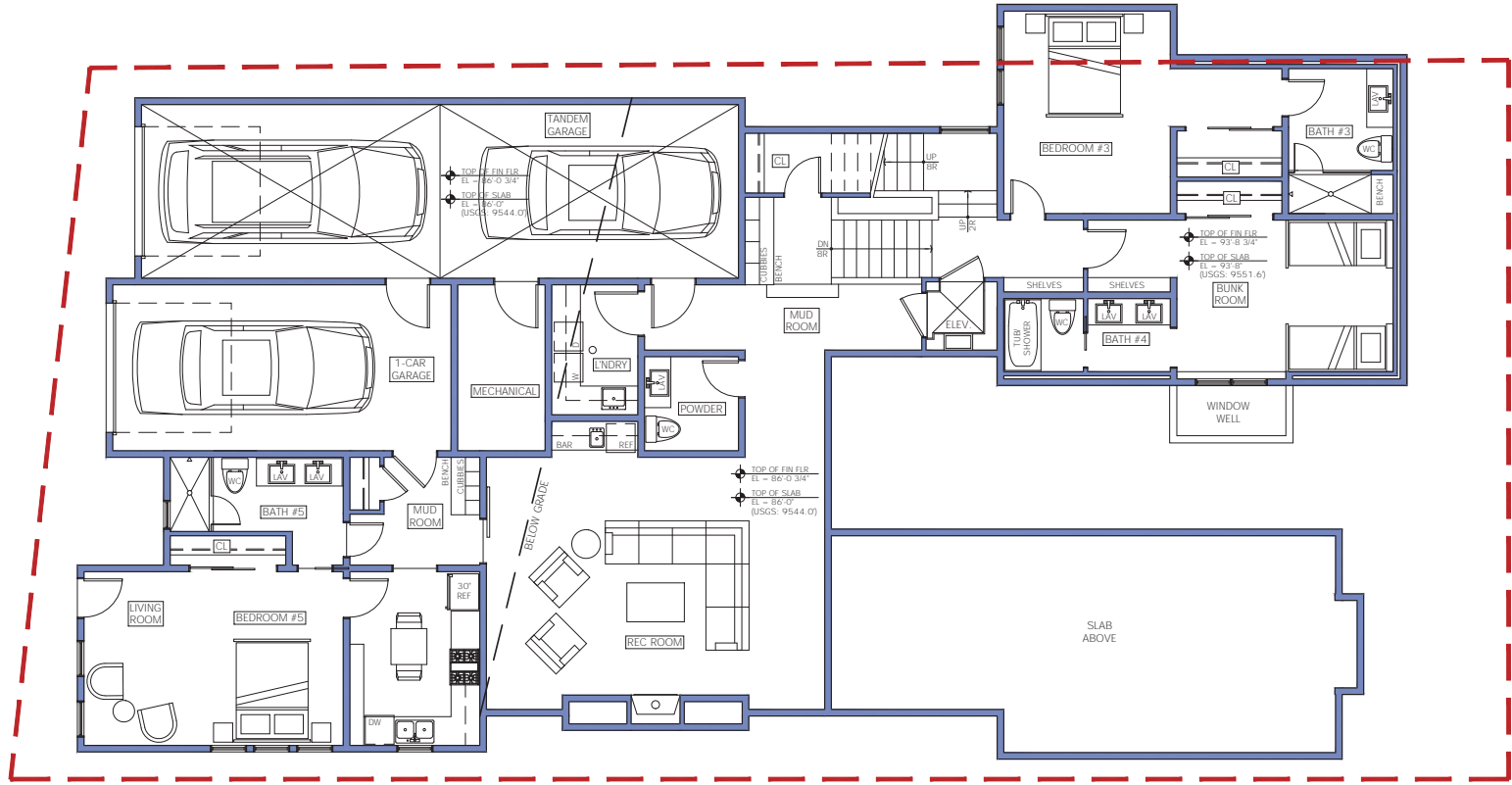
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PROJECT # 1829





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	FINISHED	UNFINISHED	TOTAL
MAIN LEVEL (HISTORIC)	700	0	700
MAIN LEVEL (ADDITION)	1450	0	1,450
LOWER LEVEL (ABOVE GRADE)	530	852	1,382
LOWER LEVEL (BELOW GRADE)	688	120	808
LOWER LEVEL (BELOW HIST.)	700	0	700
TOTAL	4,068	972	5,040

ABOVEGROUND MASS 3,532
 FINISHED DENSITY (NO HISTORIC OR BELOW) 3,368

319 NORTH FRENCH STREET
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE
LOWER LEVEL FLOOR PLAN

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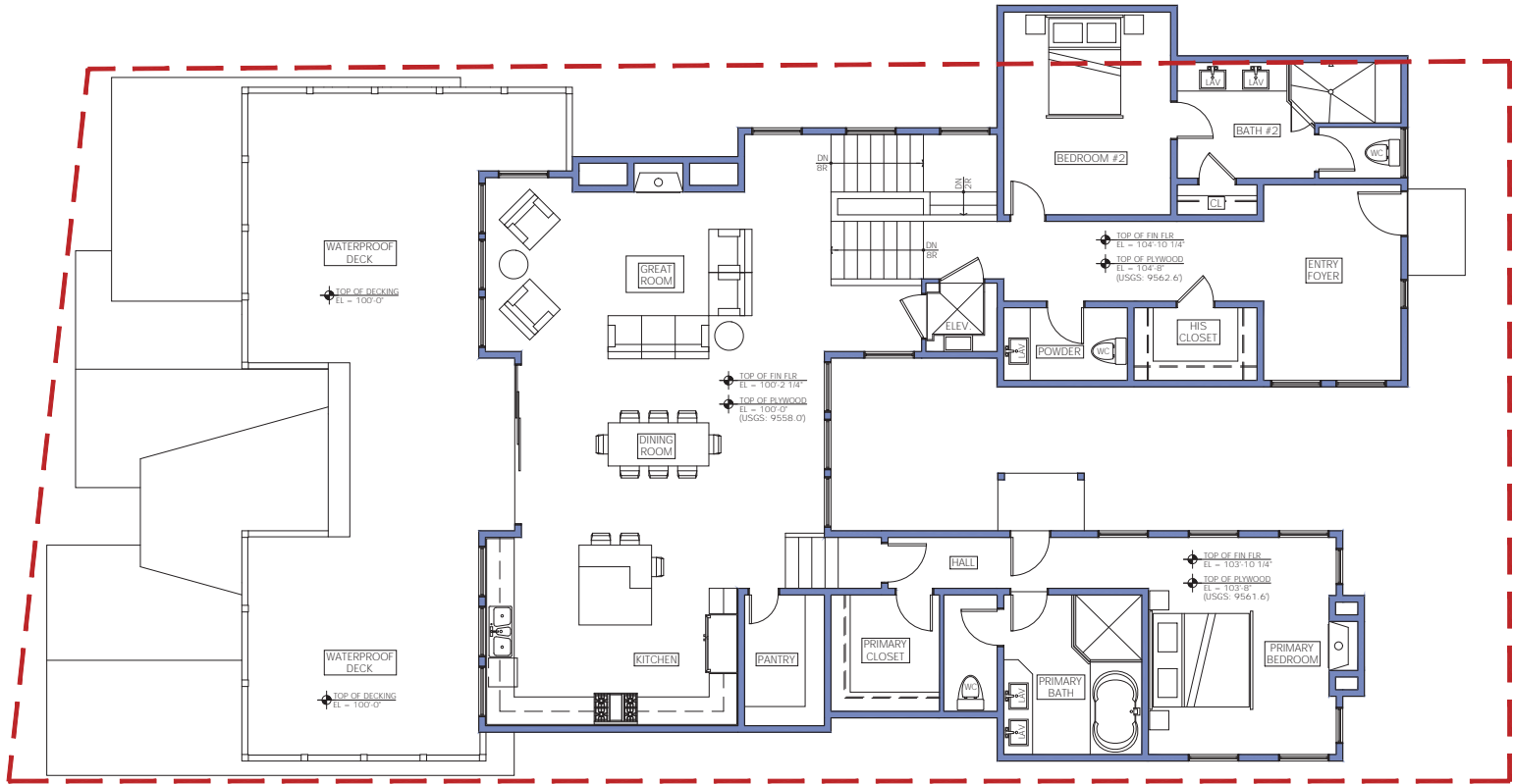
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PLANNING	16 JUL 2018

PROJECT # 829



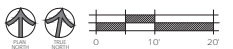


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	FINISHED	UNFINISHED	TOTAL
MAIN LEVEL (HISTORIC)	700	0	700
MAIN LEVEL (ADDITION)	1450	0	1,450
LOWER LEVEL (ABOVE GRADE)	530	852	1,382
LOWER LEVEL (BELOW GRADE)	688	120	808
LOWER LEVEL (BELOW HIST.)	700	0	700
TOTAL	4,068	972	5,040
ABOVEGROUND MASS			3,532
FINISHED DENSITY (NO HISTORIC OR BELOW)			2,668

1
A2.2 MAIN LEVEL FLOOR PLAN
 SCALE: 1/8"=1'-0"



319 NORTH FRENCH STREET
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO
 TITLE: MAIN LEVEL FLOOR PLAN
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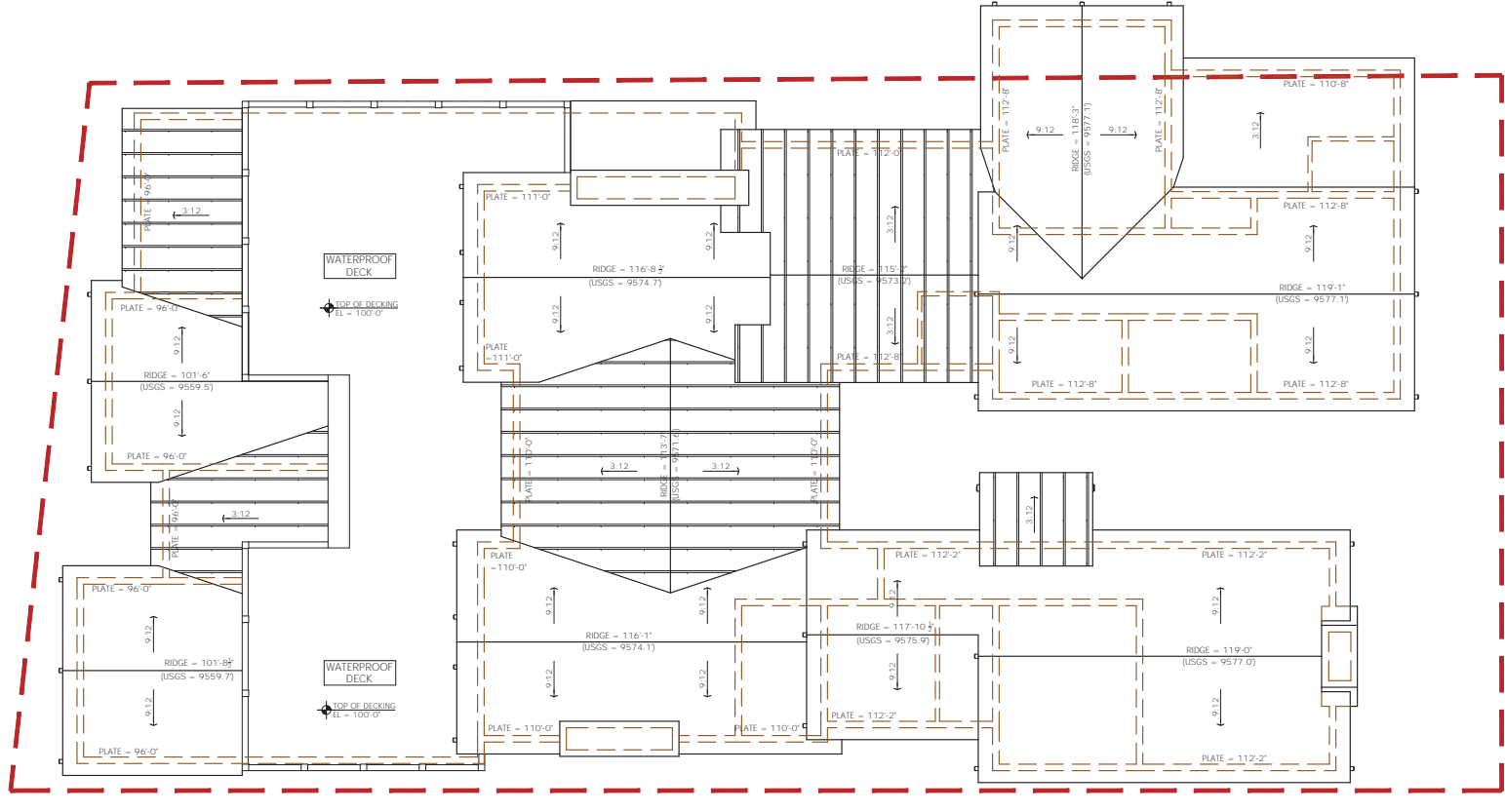
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A2.2



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319 NORTH FRENCH STREET
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE
ROOF PLAN

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PROJECT # 829

1 ROOF PLAN
 A2.3 SCALE: 1/8"=1'-0"



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319 NORTH FRENCH STREET
 LOT 25 SNIDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: EXTERIOR ELEVATIONS

DATE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018
PROJECT#	038

A3.1



1 NORTH ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"



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A3.2 EAST ELEVATION
 1/4" = 1'-0"



A3.2 WEST ELEVATION
 1/4" = 1'-0"

319 NORTH FRENCH STREET
 LOT 25 SINDER ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE - SUMMIT COUNTY, COLORADO
 TITLE: EXTERIOR ELEVATIONS

ISSUE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018

PROJECT# 158

A3.2



2 A3.4 SOUTHEAST PERSPECTIVE



1 A3.4 NORTHEAST PERSPECTIVE



4 A3.4 NORTHWEST PERSPECTIVE



3 A3.4 SOUTHWEST PERSPECTIVE



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319 NORTH FRENCH STREET
 LOT 25 ADDITION TO THE TOWN OF BRECKENRIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

TITLE: **PERSPECTIVE RENDERINGS**

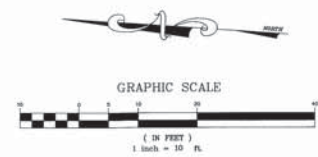
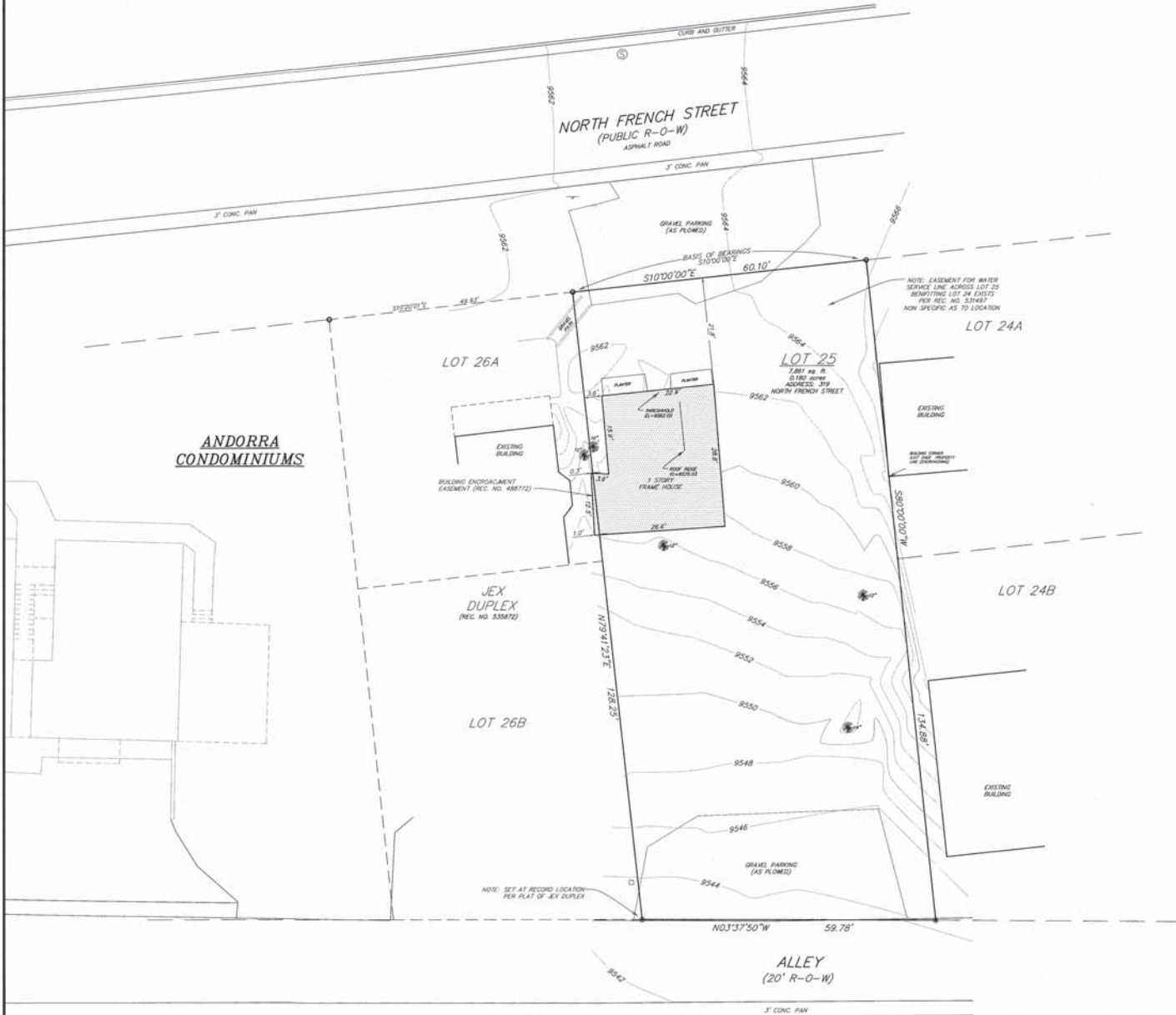
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ISSUE	DATE
PRELIM	5 JUL 2018
PLANNING	16 JUL 2018

PROJECT # 1511

A3.4

**AN IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP OF
 LOT 25, SNIDER ADDITION TO THE TOWN OF BRECKERIDGE
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO**



DATE OF FIELD SURVEY: 04/10/18
 CONTOUR INTERVAL=2 FEET

- LEGEND**
- SET REBAR & PLASTIC CAP (PLS 26292)
 - FOUND REBAR & RED PLASTIC CAP (PLS 9939)
 - ⊙ SEWER MANHOLE
 - UTILITY PEDESTAL
 - SIGN
 - TREE WITH TRUNK DIAMETER

SURVEYOR'S CERTIFICATE
 I, ROBERT R. JONES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
 DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER
 MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.
 DATED THIS 10th DAY OF April, 2018.
 SIGNATURE: *Robert R. Jones*
 ROBERT R. JONES
 COLORADO REGISTRATION NO. 26292



Drawn RRU	Dwg 219173P	Project 21917
Checked RRU	Date 04/19/18	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR NO LATER THAN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF THE SURVEY'S RECORDATION.



TOWN OF BRECKENRIDGE TOWN COUNCIL

Summary of the August 28 Meeting



Happy Hour with the Mayor
August 30, 4:30 PM
Breckenridge Golf Course Clubhouse

Check out the clubhouse renovations and chat about town issues with Mayor Mamula, Town Council, and Staff. Snacks provided with drinks for purchase.

Welcome to the Town of Breckenridge's newsletter summarizing our latest Town Council Meeting. Our goal is to get the best information to our citizens about what happens during Town Council. Please provide us with feedback on how we can best serve you. We hope to see you at the meetings.

Manager's Report

Public Projects

- **Ice Arena Locker Room Addition:** At its July 10th meeting, Town Council directed staff to evaluate the feasibility and begin the initial design of a locker room addition to the Stephen C. West Ice Arena. Council approved an appropriation of \$100,000 to begin the design phase.
- **Electric Bus Acquisition:** Staff shared that the Town has received a \$1,000,000 grant from FTA

(through CDOT) for electric buses and charging stations. [Learn more about the grant here.](#)

Parking and Transportation

- Staff presented the 2017-2018 annual parking report. This season, the Town created an Employee East permit for employees on or east of Ridge Street. The goal was to reduce the number of vehicles parked on French Street. Parking revenue for 2017-2018 was \$1,434,086 with highest months being Mar, Jan, & Feb.
- Discussion centered around the number of voids and warnings issued. The initial stance has been to issue first time warnings in hopes of educating about payment necessary for parking. There was also discussion about an audit of parking signage. "There are new people here every day who may not know about the parking." Town Manager Holman. Council's focus is to continue to get cars moving to create parking availability across Town or incentivize other forms of transportation.
- "The Town is committed to using the lowest rate possible to achieve the desired occupancy," commented staff. A survey of traffic counts from last winter shows that occupancy exceeds 90% in certain areas. Staff proposed an incremental increase in rates in several areas in an effort to create more availability. Overnight parking rates in some areas will increase. [See the full report here \(56-78\).](#)

-

Financials

- The Town is approximately \$2.1M over 2018 budgeted revenues in the Excise fund. This is mostly due to sales tax being \$976k over budget and \$886k ahead of prior year and Real Estate Transfer Tax being up \$2.1M over prior year. RETT is down \$201k over prior year, however this was anticipated in the budget.

Other Presentations

BTO Board Discussion

- Showcased "Arrivalist," a new key performance indicator for BTO marketing, enables BTO to

understand the effectiveness/efficiency of media, as well as provides data of visitors' path to getting to Breckenridge/interaction with BTO marketing and what markets visitors are coming from.

- BTO is asking for \$198,392 increase in 2019 budget. Some funds have been redirected internally. Priority towards merit pool increase and incremental Welcome Center hours. Increase to Arrivalist and SEO/Creative/Social Media. Add Summer Weather Summit for PR. Some increase for events (Breck Pride, July 4th, security & conservation for events, money for new events). Planning and admin (destination management plan), improved visitor's guide. Areas where savings/reallocations were realized include International, Colorado/local events media, Wine Classic, One Breckenridge, Camp 9600, and some departmental contingency funds. BTO budget ask will be included at the Town budget retreat for approval.
- The Tourism Office is beginning their "Destination Management Plan," not focused on growth but on strategic management and planning for the future of tourism in Breckenridge.

Revision to Housing Code (Policy 24R) Discussion

- Policy 24R is relative policy provides for positive or negative points based on the amount of employee housing included with a new development permit. Staff has expressed concern because very little housing has resulted from the policy. Current policy has not kept pace with development impacts, lacks flexibility, projects are exempt if less than 5,000 sq ft (excludes a lot of developments that supply significant employees).
- Popular restaurants in town can be 3,000 sq ft but can employ up to ~70 employees. These would be exempt from 24R and would not address housing issues. Most communities have requirements mitigating between 20-65% of employees or opt for a fee-in-lieu to pay into housing fund.
- Goals: establish appropriate and balanced mitigation rate, be more flexible/provide a variety of options to meet housing obligation, aim for 50% of people who work in Town to live in Town. Staff will continue to fine tune the revision and will return to council with more suggestions.

Regular Council Meeting

Legislative Review

- **Short-Term Rental Ordinance (First Reading):** The ordinance included revisions from first reading on August 14th.
 - The term “Local Agent” has been replaced with “Responsible Agent” to avoid any confusion.
 - A provision for an alternate responsible agent in the cases when the responsible agent cannot be reached.
 - A provision that states a license will not be issued if the proper fee is not paid has been added.
 - The meaning of an appropriate response to a complaint has been clarified.
 - The administrative regulations have also been revised to reflect the creation of the alternate responsible agent and to specify when the alternate agent is to be contacted. The administrative regulations have also been modified to more specifically address what constitutes a proper response on the part of the responsible agent (or alternate responsible agent). The new language makes clear that physical presence at the property to resolve the issue may not be required. The requirement to notarize the self-compliance affidavit has been removed. **Passed 7-0.** [Find the revised ordinance here \(pg 12-30\).](#)
 - [For a recap of the discussion and public comment, please see the thread here.](#)
- **Cucumber Creek Estates Lease (First Reading):** This ordinance would allow the Town of Breckenridge to continue using the Christie Heights/Cucumber Creek Estates property adjacent to Breckenridge Nordic Center for summer and winter trail use. **Passed 7-0.**
- **Revision to Drone Ordinance:** This ordinance provides a specific prohibition against obstruction of “a peace officer, firefighter, emergency medical service provider, rescue specialist, or volunteer.” The revision is intended to reflect state-wide language. (Obstruction = operating a UAS in a way that obstructs/impairs/hinders the noted emergency service branches). **Passed 7-0.**
- **Transfer of TDRS for Thaemert Apartments:** This resolution specifies the number of TDRs that the Town agrees to transfer to the Denison Placer Apartments project for the deed-restricted housing in the project (5.27 units of density from Carter Park). **Passed 7-0.**

Public Comment

- Waste Less Summit Campaign presented on initiative encouraging restaurants in Summit County to waste less, shared a list of participating restaurants with council. Looking to create more solutions for waste stream diversion and reducing single-use plastic (take out containers, etc).
- Amy Kemp/Scott Brockmeier presented to council about a new conference, CampSight, an innovation and marketing conference to support local entrepreneurs. There will be presenters from Otter Box, Airstream, Outdoor Industry Association, Meow Wolf, Starbucks, and Esquire.